



# Maricopa HOME Consortium 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 5-year strategic planning period.

5 Year Strategic Plan Executive Summary:

**In 1974, the Federal Government entered into partnership with local governments to address national priorities related to poverty, housing and blight. The Community Development Block Grant and, later, the HOME Investment Partnerships Program allocated federal funds on formula bases rather than on the political power or will of the Congressional delegation.**

**Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) funds, including the American Dream Down payment Initiative program (ADDI) may well be the most heavily accountable investments made by the federal government. Funding from these grants is contracted revenue to the local government and, as such, is subject to the same requirements for budgeting, accountability and audit as other public funding. Over and above these requirements are the grant requirements for:**

- **A Five-year Consolidated Plan prepared in consultation with the community, service providers, potentially eligible beneficiaries and their advocates,**
- **A publicly adopted Citizens Participation Plan,**
- **A publicly adopted Annual Action Plan that results in a contract between the United States Department of Housing and Urban Development (HUD) and the community,**
- **An annual performance report to the community and HUD, and**
- **A *Single Audit*, which adds programmatic compliance to the financial audit.**

**The population threshold for participation in the HOME program is substantially higher than the threshold for the CDBG program. However, the enabling legislation for HOME does allow communities to band together in consortia in order to reach that threshold and receive funding. Maricopa County serves as the lead agency for the Maricopa HOME Consortium. The**

Maricopa HOME Consortium is a legal entity created through an intergovernmental agreement between Maricopa County, the cities of Chandler, Glendale, Mesa, Peoria, Scottsdale and Tempe, and the Town of Gilbert. The Maricopa HOME Consortium receives HOME/ADDI funds through the United States Department of Housing and Urban Development (HUD) to increase the supply of and preserve affordable housing in the service area. Maricopa County Community Development administers the contract with HUD for the HOME program.

The regulations that authorize establishing a consortium also require that the consortium develop its own Consolidated Plan, which aggregates the housing needs and goals for the creation and preservation of affordable housing in the consortium service area. The Maricopa HOME Consortium Consolidated Plan 2005-2009 serves that purpose for the communities that are members of the Consortium. This Consolidated Plan does not stand alone. It incorporates by reference the Maricopa Urban County Consolidated Plan 2005-2009 and the Consolidated Plans of the other Consortium members. While every effort is being made to minimize repetition in these documents, there is some. To the greatest extent feasible, this plan focuses on the goals and structures of the Maricopa HOME Consortium as they pertain to the preservation and development of affordable housing in the Consortium service area.

Representatives of local communities began their involvement in the development of this plan in summer of 2004 with the update of the Consolidated Plan, mandated policies, operating procedures and the negotiation for the renewal of the intergovernmental agreement for the Consortium. These activities were supplemented by consultation with the State Department of Health regarding lead-paint hazards, and homeless coordinators for MAG and the State of Arizona regarding homelessness. Participation at the local levels included surveys, letters from interested citizens, consultation with Local Housing Agencies and interest groups, public meetings to gain input on needs and goals and the development of the first Annual Action Plan. On February 17, 2005, the first public hearing was held in conjunction with the presentation of CHDO applications for the year one Annual Action Plan. The second public hearing was held on April and the County Board of Supervisors adopted the Citizens Participation Plan, the Consolidated Plan and the First Annual Action Plan on May 4, 2005.

The term of this plan is from July 1, 2005 through June 30, 2010. Key components of the Plan are:

- Consultation,
- Needs assessment,
- Strategic goals,
- The delivery system,
- Accountability and performance measurement.

Primary categories of need that are addressed in the Plan are:

- Needs assessment,
- Barriers to housing affordability,
- Homelessness,

- Supportive services to special needs populations particularly as they relate to independent living,
- Fair Housing,
- Significant changes anticipated.

The key strategic objectives of this Plan are:

- Increase the quality of owner-occupied housing through housing rehabilitation/replacement assistance for low and moderate-income households,
- Increase the supply of affordable owner-occupied housing by providing down payment assistance and housing counseling to low and moderate-income households,
- Increase the supply of affordable owner-occupied housing by providing land acquisition and development assistance,
- Preserve habitability of owner-occupied housing through assistance with emergency repairs and accommodations for persons with disabilities,
- Increase the supply of rental housing by providing acquisition and rehabilitation assistance,
- Increase the supply of rental housing by providing assistance for land acquisition and development of units,
- Preserve the supply of quality rental units in the public and private market through continuation of public housing and Housing Choice Voucher assistance,
- Increase opportunities for people to find quality affordable rental housing in the private marketplace through tenant based rental assistance in addition to Housing Choice Vouchers.
- Through participation in the MAG Continuum of Care Homeless Committee,
  - Contribute to completion of the Human Services Campus,
  - Contribute to the Human Services Campus facility for the mentally ill,
  - Support the implementation of the Homeless Management Information System (HMIS),
  - Continue homeless prevention services through administration of the ESG in Maricopa County, Mesa and Glendale,
  - Advocate for preservation and addition of Housing Choice Vouchers for agencies and communities,
  - Increase performance and accountability through evaluation.

This Plan incorporates a number of other documents by reference. Some of these documents are included in their entirety in an electronic folder titled *Strategic Plan Additional Files*. Others are available by contacting Maricopa County Community Development at (602) 240-2210. These documents include:

- The Consolidated Plan 2005-2009 for each of the Consortium members for non-housing community development,
- The Citizens Participation Plan,
- The Antidisplacement Plan,
- The Affirmative Marketing Policy,
- The MBE/WBE Policy,
- The Monitoring Procedure,
- The Recapture/Resale Policy,

- The Tenant Based Rental Assistance Option,
- The MAG Continuum of Care Committee Regional Plan to End Homelessness as updated in draft 2005,
- The MAG Continuum of Care Committee Gaps Analysis,
- The most recent Analysis of Impediments to Fair Housing Choice for each of the Consortium members,
- The Arizona Department of Health Services' Childhood Lead Poisoning Targeted Screening Plan,
- The Housing Element of the General Plan for each of the Consortium members,
- The Public Housing Agency Plan for for each of the Consortium members,
- The local goals and objectives for affordable housing for each of the Consortium members,
- ESG Plans for Maricopa Urban County, Mesa and Glendale.
- The East Valley Needs Assessment,
- The West Valley Community Scan.

Changes currently anticipated during the term of this Plan include:

- Proposed elimination or reduction of funding for all types of HUD assistance for the preservation and development of housing,
- Further reductions to the Housing Choice Voucher rental assistance program and the need for some communities to utilize HOME funds for tenant based assistance,
- The addition of Avondale and Surprise to the Intergovernmental Agreement for the Maricopa HOME Consortium.

This Consolidated Plan will serve as a guide for the Maricopa HOME Consortium in the use of HUD funds for the preservation and development of rental and owner-occupied housing during the next five years. The Plan is updated annually through the adoption of the Annual Action Plan and may be amended from time to time as circumstances change. The Annual Action Plan and amendments to the Plan must allow for public review and comment consistent with the Citizens Participation Plan.

## **Strategic Plan**

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date.

Mission:

**To provide regional cooperation in the implementation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding for the preservation and development of quality, affordable housing in the Maricopa HOME Consortium service area.**

## **General Questions**

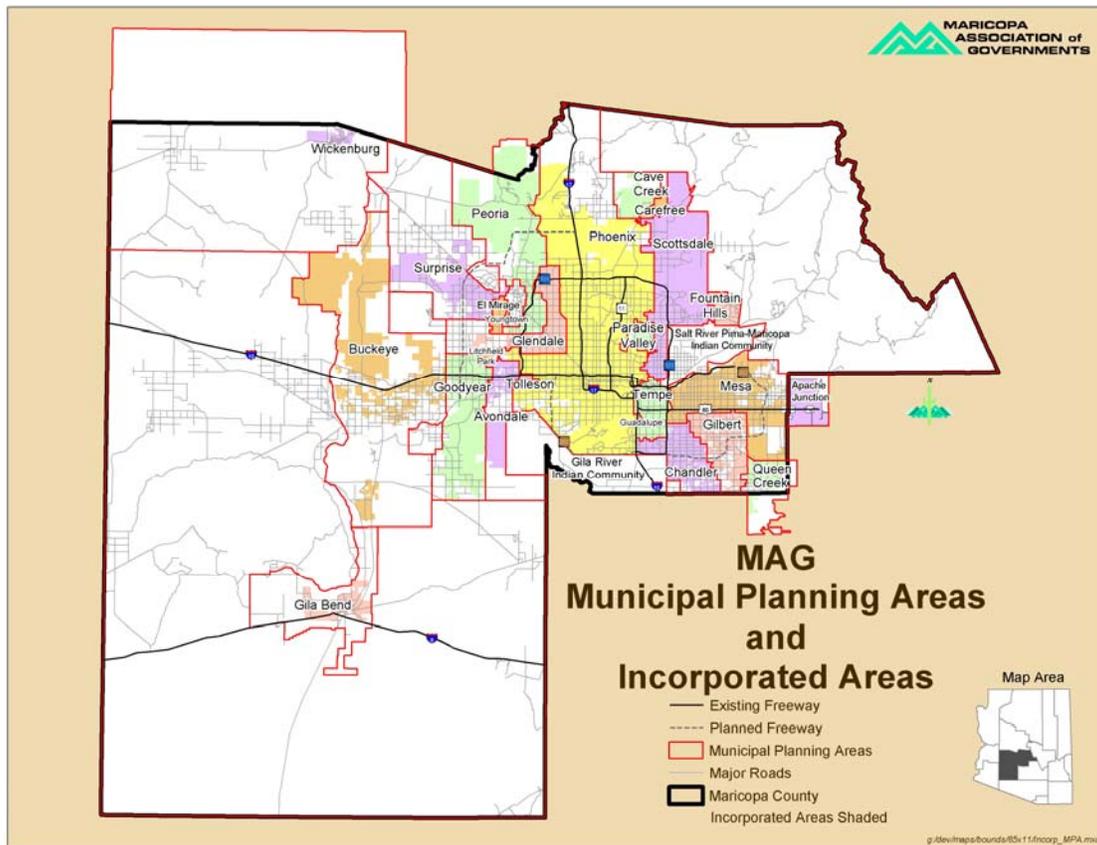
1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for

assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

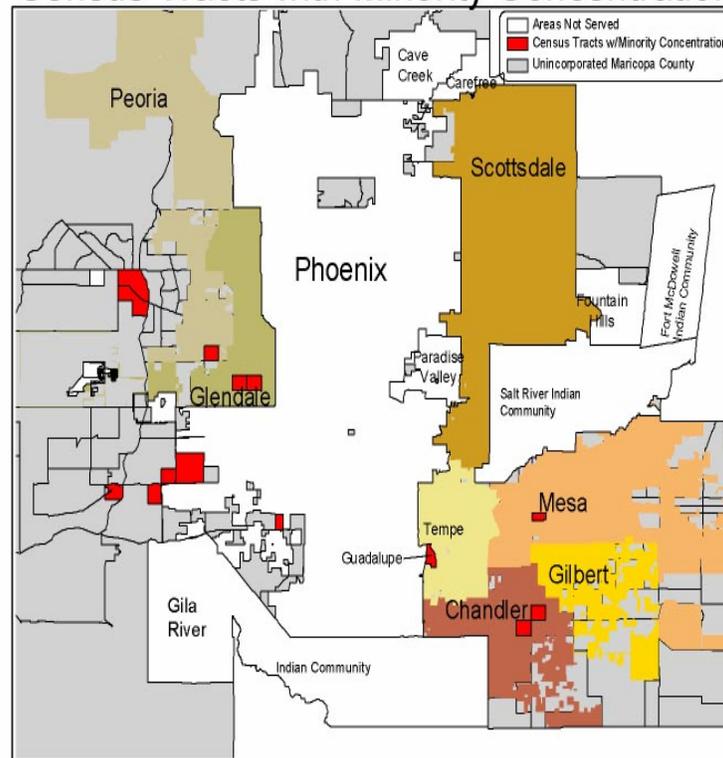
5 Year Strategic Plan General Questions response:

**1. The service area for the Maricopa HOME Consortium Consolidated Plan 2005-2009 includes the unincorporated areas of Maricopa County; and the Cities and Towns of Avondale, Buckeye, El Mirage, Goodyear, Gila Bend, Guadalupe, Queen Creek, Tolleson, Surprise, Wickenburg and Youngtown; and the Consortium member Cities of Chandler, Glendale, Mesa, Peoria, Scottsdale, Tempe and Town of Gilbert. Many of these communities are experiencing explosive residential development and their demographics are changing rapidly; but all have pockets of poverty.**



**There are areas of minority concentration in Surprise, El Mirage, Cashion, Tolleson, Glendale, Guadalupe, Chandler and the unincorporated area. (See map on the following page.)**

## Census Tracts with Minority Concentration



2. The Maricopa HOME Consortium is comprised of the Town of Gilbert; the Cities of Chandler, Glendale, Mesa, Peoria, Scottsdale and Tempe; and Maricopa County (exclusive of Phoenix, Paradise Valley, Fountain Hills and the tribal lands). Maricopa County is the Lead Agency and is advised by a committee of representatives of the member governments. This group:
- assures compliance with federal regulations,
  - assists in the development of
    - a. the Consolidated Plan,
    - b. the Annual Action Plan and
    - c. the Consolidated Annual Performance and Evaluation Report.
  - monitors expenditure rates: Each month, the Consortium members review expenditures from all open grant years. Performance against the expenditure and commitment deadlines of the HOME program is part of this monthly review among the members and is a standard agenda item for the Consortium meeting.
  - makes recommendations to the County Board of Supervisors regarding:
    - a. the intergovernmental agreement,
    - b. use of funds and
    - c. award of contracts from the 15% set aside of HOME funds for Community Housing Development Organizations.

- **Within these parameters, recommendations to the Board of Supervisors take into account:**
    - a. **past performance,**
    - b. **monitoring results,**
    - c. **quality of proposed annual activities and**
    - d. **rates of expenditure on currently funded activities.**
  - **Priorities for each category of need in this Consolidated Plan were developed through several steps.**
    - a. **The first was through surveys,**
    - b. **The second step evaluated the reported needs against the goals and objectives proposed by the participating jurisdictions.**
    - c. **The third step considered the funding limits of the likely resources and the administrative capacity of the County and the locality.**
    - d. **Finally, the priorities were reviewed in consultation with the CDAC.**
- 3. Obstacles to underserved needs include but are not limited to the following:**
- a. **The Consortium includes eight local governments and each has its own individual needs, goals, priorities and political culture.**
  - b. **The growth of the Valley is very rapid. At least two new communities will likely become CDBG entitlements during the term of this Consolidated Plan. This will require one or more amendments to this plan.**
  - c. **The resources available to the Consortium members for housing and community development are becoming increasingly unstable and unpredictable. In many cases, funding has been reduced while costs for development have increased.**
  - d. **Conflicting objectives exist at the federal level, e.g., a goal to end chronic homelessness in ten years is juxtaposed against cuts in Housing Choice Voucher rental assistance and there is increased movement of housing resources to homeownership.**
  - e. **New resources come with increased administrative burden, less flexibility and little or no administrative funding, e.g. the American Dream Downpayment Initiative.**

## **Managing the Process (91.200 (b))**

1. **Lead Agency.** Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. **Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**
3. **Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.**

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

---

5 Year Strategic Plan Managing the Process response:

1. **Maricopa County Community Development is the County agency responsible for developing and implementing the plan and administering the CDBG and HOME/ADDI grants. The roles of the staff of eight primarily focus on**
  - **Planning,**
  - **technical assistance,**
  - **regulatory compliance,**
  - **financial management,**
  - **reporting,**
  - **monitoring and**
  - **staff support to the HOME Consortium and the Board of Supervisors.**
2. **The process used to develop the plan:**
  - **Selection, by RFP, of a planning consultant to guide the development of the plan.**
  - **Meetings in the Fall of 2004 with the Maricopa HOME Consortium to finalize updates to**
    - **the Citizens Participation Plan,**
    - **the Antidisplacement Plan,**
    - **the Affirmative Marketing Policy,**
    - **the MBE/WBE Policy,**
    - **the Monitoring Procedure,**
    - **the Recapture/Resale Policy**
    - **the Tenant Based Rental Assistance option.**
    - **(See the Additional Files folder for these documents.)**
3. **Consultations included:**
  - **Lead Based Paint-Jason Mihalic, Epidemiology Specialist II, Arizona Department of Health Services**
  - **Homelessness**
    - **Amy St.Peter, Human Services Planner, MAG, 602-452-5049**
    - **Charlene Moran Flaherty, State Homeless Coordinator, 602-542-9949**
  - **Senior issues-Jim Knaut, Area Agency on Aging**
  - **ADDI-Bank of America-Daniel Duckworth and Maria Escheveste.**
  - **ESG,**
    - **Annette Stein, Director, Maricopa County Human Services**
    - **Marge Leyvas, Assistant Director, Human Services, 602 506-4983.**
    - **Mindy Wakefield, Human Services Planner, 602-506-2316.**
  - **Housing needs and resources-The Maricopa County Industrial Development Authority staff, October 7, 2004.**
  - **Survey of Housing and Community Development Needs circulated to housing services providers.**
  - **Survey of Public Housing Agency regarding plans for public and assisted housing including the Housing Authority of Maricopa County. Fred Carrington, Administrative Director, 602-257-1113.**

Consultations listed here frequently occurred in conjunction with meetings of the staff representatives of the Consortium in order to provide some

**consistent information to all members for the preparation of their own Plans.**

### **Citizen Participation (91.200 (b))**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

5 Year Strategic Plan Citizen Participation response:

**1. The Citizens Participation Plan (CP Plan) has been updated as part of the preparation of this Consolidated Plan and is located in the Additional Files folder of this CPMP document. It mirrors the requirements of 24 CFR 91.200. It is specifically adopted along with the Antidisplacement Policy as a component of this Consolidated Plan. Participation by communities, agencies and individual citizens is solicited through at least two public hearings**

- for the adoption of the Consolidated Plan,
- for each subsequent Annual Action Plan and
- for any defined amendment to the plans. Public notices invite participation in alternate languages and formats to encourage participation by minorities, low-income persons and persons with disabilities.

Each member of the Consortium follows this Citizens Participation Plan in the development of local Consolidated Plans, Annual Action Plans and amendments. Public hearings for this Consortium Consolidated Plan were held on February 17, 2005 and April 21, 2005; and the Plan was approved by the Maricopa County Board of Supervisors on May 4, 2005.

2. Written comments received during the preparation of the plan addressed:
    - needs of low-income people for affordable housing,
    - the need for a variety of facilities and services to serve
      - low-income people,
      - seniors and
      - people with disabilities.
    - One commentor raised the need for communities to begin serious regional cooperation in the development of affordable housing resources and solutions.
    - One commentor raised questions about the current market in home purchase.
  3. Efforts to broaden public participation:
    - Maricopa County Research and Reporting conducted a Community Development Needs Assessment Survey by telephone in September
-

2004. The number of people surveyed was 1,192. Of this number, 559 identified the household as having at least one elderly person. 140 responded that some health related problem affected housing choice. 233 responded that the household contained at least 1 minority member.
- Printed surveys were mailed out to 26 agencies that provide services to single parent families, persons with disabilities, persons with AIDS and agencies with large minority clientele. The mailing list and cover letter are included in the Additional Files folder. A notice and invitation for public comment has been on the Maricopa County Community Development web page since early December.
  - Members of CDBG offices of East Valley communities circulated a common needs assessment survey and received 9 responses from agencies and one from a individual.
  - One of the public hearings of the Consortium was held at the same meeting at which CHDO applications were presented to provide greater likelihood for public participation.
  - United Way agencies in both the East Valley and the West Valley conducted sub-regional needs assessments in the year prior to the preparation of this Consolidated Plan. Those needs assessments are incorporated by reference above.
4. Comments not accepted:
- Although some requests for funding have been rejected because they were not for eligible activities and some were not funded simply because there were not enough funds available, no comments have been rejected and none of the identified needs have been rejected.

### **Institutional Structure (91.215 (i))**

- 1) Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
- 2) Assess the strengths and gaps in the delivery system.
- 3) Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

**The chart on the following page illustrates the institutional structure of the various members of the Maricopa HOME Consortium.**



Maricopa HOME Consortium

| Consortium Member   | Maricopa County   | Gilbert  | Chandler   | Glendale   | Mesa  | Peoria                           | Tempe   | Scottsdale  |
|---|---|--|--|--|---|----------------------------------|---|---|
| <b>Contract Authority</b>                                     | Board of Supervisors  | Town Council                                       | City Council   | City Council   | City Council                                      | City Council                     | City Council  | City Council  |
| <b>Citizens Participation Entity</b>                          | Community Development Advisory Committee                                      | Redevelopment Commission                           | Housing and Human Services Commission                  | Community Development Advisory Committee                     | Housing and Human Services Board                  |                                  | Tempe Community Council (for public services only)  | Human Services Commission   |
| <b>Administrative Responsibility for CDBG/ HOME/ ADDI</b>     | Community Development Department  | Town Manager                                       | Housing and Redevelopment Division                     | Community Revitalization Division                            | Community Revitalization Division                 | Neighborhood Services Department | Housing Services Division   | Community Assistance Office   |
| <b>Administrative Responsibility for Local Housing Agency</b> | Housing Authority of Maricopa County-Separate Agency                          | Contracted to Housing Authority of Maricopa County | Chandler Housing Authority                             | Community Housing Division                                   | Housing Services Division                         | Community Services of Arizona    | Housing Services Division   | Community Assistance Office   |
| <b>Rehabilitation Assistance</b>                              | Contracted  | Contracted   | Housing and Redevelopment Division                     | Community Revitalization Division                            | Housing Services Division                         |                                  | Neighborhood Enhancement Division   | Citizen and Neighborhood Resources Department                                   |
| <b>Homebuyer Assistance</b>                                   | Non profits, housing authority and private lenders                            | Habitat  | Housing and Redevelopment Division                     | Habitat and Community Revitalization Division<br>CPLC<br>CSA | Habitat and non-profits and private lenders.      |                                  | Housing Services Division, (CAMP and HCV ownership), non-profits: Community Land Trust and CPLC | Community Assistance Office (HOAP), non-profits and private lenders (ADDI), CSA |
| <b>Workforce and Senior Rental Housing Development</b>        | Housing Authority, non-profits and private developers.                        | Non-profit senior housing development              | None   | None   | Non-profits and for-profits                       | Non-profits and CHDOs            | None  | None  |
| <b>Rental Acquisition and Rehabilitation</b>                  | Non-profits and CHDOs   | None   | Non-profits and CHDOs                                  | None   | Non-profits and CHDOs                             |                                  | Non-profits and CHDOs   | Non-profits and CHDOs   |
| <b>Homelessness local</b>                                     | Human Services Campus   |  | Chandler Christian Community Center, My Sister's Place | PREHAB, Homeward Bound, West Valley Child Crisis Center      | Mesa CAN, PREHAB, East Valley Child Crises Center |                                  | Tumbleweeds Day Center  | Chrysalis, Homeward Bound   |
| <b>Homelessness Regional</b>                                  | Human Services Campus   |  | East Valley, Men's Shelter                             | CASS, Community Bridges                                      | Human Services Campus                             |                                  | CASS, Mesa CAN, Pappas school, Community Bridges  | CASS, Mesa CAN, La Mesita   |
| <b>Supportive services funding</b>                            | ESG and SSBG-Human services Department, Ryan-White-Health Services Department |  | CDBG and SSBG  | ESG and SSBG   | ESG, SHP and SSBG                                 |                                  | CDBG and utility donations  | CDBG, utility donations and general funds                                       |

- 1) The term “Institutional Structure” does not communicate the intention of this regulation very well. Institutional structure would generally be understood to be the organizational chart for the responsible entity. However, in this context, the *institutional structure* is the overall delivery system for carrying out the Five-year Consolidated Plan. That institutional structure for the Maricopa HOME Consortium is as follows:
  - a) The governing authority for this Consolidated Plan is the Maricopa County Board of Supervisors. The County is the:
    - i) Grant recipient for CDBG,
    - ii) Lead Agency for the Maricopa HOME Consortium,
    - iii) Administrator for the Maricopa County Fair Housing Program,
    - iv) Grant recipient for ESG.
    - v) Administrative responsibility for these grants are delegated to
      - (1) Maricopa County Community Development for CDBG and HOME/ADDI.
      - (2) For HOME/ADDI, the staff of the County works with the staff members of the town and cities that are signatories to the intergovernmental agreement that authorizes the Consortium. Each of these entities has its own delivery system for housing and community development activities and the components of those systems have been described in the table on the previous page.
      - (3) Maricopa County Human Services for the ESG.
        - (a) Contracting
        - (b) Reporting
        - (c) Draw-down
    - vi) These grants are finally reviewed by the County’s internal and external auditors in the annual single audit.
  - b) Contracted delivery of the programs and projects funded from these grants includes
    - i) For CDBG
      - (1) Local communities for public facilities and improvements
      - (2) Non-profits for public facilities
      - (3) Consultants for
        - (a) Fair Housing and
        - (b) Performance reporting
    - ii) For HOME
      - (1) Non-profits
      - (2) Community Housing Development Organizations
      - (3) Consultants
        - (a) Housing rehabilitation services
        - (b) Performance reporting
        - (c) Environmental review
      - (4) For profit housing developers for development of new affordable housing units.
  - c) Other resources for the implementation of the Consolidated Plan include:
    - i) The Maricopa Association of Governments Continuum of Care Committee on Homelessness for the funding of homeless

- programs
- ii) Maricopa County Industrial Development Authority for single and multi-family housing financing
- 2) There are strengths and gaps in this delivery system:
  - a) Strengths
    - i) Contractual relationships-The relationships of the members of the Consortium are governed by an executed intergovernmental agreement, which clearly describes benefits and responsibilities.
    - ii) Open participation on a regional basis has been effective in developing predictability in the application processes of multiple communities for non-profit providers.
    - iii) Regional interaction has
      - (1)Improved consistency in application processes
      - (2)Developed capacity in
        - (a)The staff of local communities
        - (b)The non-profit and CHDO agencies
      - (3)Reduced duplication of effort
      - (4)Provided single sources of contact for entities interested in addressing regional problems.
      - (5)Helped to develop a more comprehensive performance report on the variety of resources being brought to bear on community development problems.
  - b) Gaps in the delivery system
    - i) Population growth is so fast in the Urban County service area that it impacts
      - (1)Staff capacity at every level
      - (2)Eligibility of certain types of activities because of changes in the percentages of low and moderate-income people in census tracts.
      - (3)Availability of land for affordable housing.
    - ii) The number of communities that are involved in the Consortium
      - (1)Communities have different
        - (a)Populations in
          - (i) Size
          - (ii)Demographics
        - (b)Values based on
          - (i) Rates of growth and
          - (ii)Elections
        - (c)Levels of capacity or willingness to perform on the obligations of membership in the Consortium related to the submission of local information needed for the completion of required plans and performance reports.
    - iii) Federal funding for housing and community development, which is generally based on population
      - (1)Always lags population growth
      - (2)Has been traditionally biased toward the Eastern part of the Country
      - (3)Is currently being reduced in nearly every area of the federal budget to address deficits related to
        - (a)The war on terror
        - (b)Tax cuts and

- (c) The administration's priorities related to
  - (i) A bias for homeownership and
  - (ii) A focus on the needs of the military and business community over the needs of low and moderate-income people.
- 3) The Housing Authority of Maricopa County (HAMC) provides Public Housing and Housing Choice Voucher rental assistance in the Urban County and for the Town of Gilbert. As noted in the table above, each of the other communities has its own local housing agency, either contracted as in the case of Peoria or a division of the local government in the other cities. This Plan incorporates by reference each of the Agency Plans of the Consortium members. At the time of preparation of this Consolidated Plan, none of the housing agencies have been designated "troubled" by HUD.

### **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

#### **Monitoring**

- **Monitoring begins at the application process that is part of the development of the Annual Action Plan.**
  - **Each application for funding is reviewed for compliance with national objectives and the Consolidated Plan.**
  - **Applications are then reviewed for past performance with the Consortium staff representatives as a part of the preparation of the Annual Action Plan.**
- **The second monitoring step is the review of invoices for reimbursement of costs incurred against the grant. This occurs before reimbursements are authorized to the CHDOs or participating communities.**
- **The more formal monitoring**
  - **begins with a risk assessment of all grant funded projects and subrecipient contracts. The risk assessment considers size of the grant contract, changes in organizational structure and how long it has been since the last on site monitoring. For HOME-funded multifamily projects, the risk assessment also includes whether it has been more than two years since the last on-site monitoring. Based on the risk assessment, there are two possible options:**
    - **Desk review**
    - **On-site monitoring-including sample inspection of units.**
  - **is performed annually as a peer review for each member of the Consortium. The peer monitoring is performed by representatives from other participating communities and may take the form of either a desk review or an on site monitoring.**

**The community or agency is given an opportunity to correct any**

---

findings. The need for follow-up review is considered in the risk assessment for the next year and corrections to prior year findings are specifically included in the subsequent monitoring. The Monitoring Policy and the monitoring questionnaire are included in the Additional Files folder in the CPMP tool.

## Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. **The process for assigning priority and the obstacles to meeting underserved needs were addressed in *General Questions* above. The basis for the assignment of priority is as follows:**
  - ***High priority:*** The need for projects or programs in these categories is generally recognized as
    - Significant
    - Appropriate for available funding sources
    - Addressable with available funding levels
    - Within the capacity of the locality or agency to accomplish.
  - ***Medium priority:*** The need for projects or programs in these categories is considered to be important enough to address if appropriate funding were to become available during the planning period but:
    - Less urgent than other needs
    - Not clearly appropriate to the objectives of the federal or local funding available
    - More costly than the resources reasonably expected to be available
  - ***Low priority:*** The need for projects in this category will not be addressed during this planning period because it is considered to be:
    - Less critical than other identified needs
    - Inappropriate to the public objectives of the locality or of the funding sources.
    - More costly than the resources reasonably expected to be available
    - Beyond the capacity locally available to successfully address the problem.

**Note:** The Consolidated Plan is a federally mandated plan for the use of HUD funds for housing and community development activity. Activities that are funded from regular HUD appropriations must be ranked as high or medium priorities to qualify for funding. A low priority activity cannot receive CDBG, HOME, ESG or other covered federal funds during the Consolidated Plan period unless a program amendment is proposed and approved by HUD. While it is important to plan for all housing and community development activities anticipated during the next five years,

---

the Consolidated Plan cannot control the expenditure of local funds; and amendments to the Consolidated Plan are only required if changes in priorities would affect the expenditure of regular HUD appropriations.

2. Obstacles to underserved needs include but are not limited to the following:

- The Consortium includes eight local governments and each has its own individual needs, goals, priorities and political culture.
- The growth of the Valley is very rapid. At least two new communities will likely become CDBG entitlements during the term of this Consolidated Plan. This will require one or more amendments to this plan.
- The resources available to the Consortium members for housing and community development are becoming increasingly unstable and unpredictable. In many cases, funding has been reduced while costs for development have increased.
- Conflicting objectives exist at the federal level, e.g., a goal to end chronic homelessness in ten years is juxtaposed against cuts in Housing Choice Voucher rental assistance and there is increased movement of housing resources to homeownership.
- New resources come with increased administrative burden, less flexibility and little or no administrative funding, e.g. the American Dream Downpayment Initiative.
- Rapid growth and changes in staffing due to retirements and new hires are impacting planning and program delivery.

### **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

5 Year Strategic Plan Lead-based Paint response:

1. **Records provided by the Arizona Department of Health Services indicate that in 2001, 163 Arizona children tested for levels of lead in their blood tested high enough to be in danger of brain damage. Although lead in paint is not the only way that children ingest lead, it is a prominent contributor. The following estimates for the number of housing units that contain lead hazards is based on 2000 Census data for age of dwelling units and households with children in poverty. The methodology for the development of the estimates applied the findings of a national study entitled "The Prevalence of Lead Based Paint Hazards in U.S. Housing" published October, 2002. The applied calculations are as follows**

- a. Based on age of housing and owner/renter tenure, it is estimated that as many as 31,905 owner-occupied units and 13,803 rental units would test positive for presence of lead in painted surfaces.
- b. These numbers represent the likely outside risk based on the application of the findings of the national study.
- c. Since the study indicates that risk is generally 25% both for households below poverty and above the poverty line, and since that number would be less than the number of units expected to have lead contamination, the unit numbers for all occupied units are estimated to be the upper limit.

| Sample   | Study | Cons | Prevalence            | Study      | Consortium/Units |        |
|--|-------|------|-----------------------|------------|------------------|--------|
|  |       |      |                       | %w/hazards | Owner            | Renter |
| Western Region   |       |      | Western region        | 15%        |                  |        |
| Owner renter split   |       |      | Construction year     |            |                  |        |
| Owner  | 69    | 85%  | 1978+w/hazards        | 3%         | 9,326            | 3,292  |
| Renter   | 30    | 15%  | 1960-1977             | 8%         | 11,798           | 5,019  |
| In poverty   | 14%   | 5.6% | 1940-1959             | 43%        | 9,118            | 4,616  |
| Income   |       |      | Before 1940           | 69%        | 1,663            | 875    |
| 0-\$19,999   | 20%   |      | Tenure                |            |                  |        |
| \$20-39,999  | 27%   |      | Owner                 | 23%        | 31,905           |        |
| \$40-+   | 44%   |      | Renter                | 30%        |                  | 13,803 |
| Calculations are derived from 2000 Census based on findings of "The prevalence of Lead Based Paint Hazards in U.S Housing" October 2002. |       |      | In poverty            | 38%        |                  |        |
|  |       |      | W/children regardless | 25%        | 7,976            | 3,451  |
|  |       |      | Race                  |            |                  |        |
|  |       |      | White                 | 25%        |                  |        |
|  |       |      | African American      | 29%        |                  |        |
|  |       |      | Other                 | 23%        |                  |        |
|  |       |      | Ethnicity             |            |                  |        |
|  |       |      | Hispanic              | 32%        |                  |        |
| Non-Hispanic   | 24%   |      |                       |            |                  |        |

- 2. Housing assisted under any and all programs covered under this Consolidated Plan are inspected and/or tested prior to assistance as follows:
  - a. The Housing Authorities of each community inspect all rental units prior to occupancy by households who have Housing Choice Vouchers or who will receive Tenant Based Rental Assistance. For units built before 1978, chipped or peeling paint must be removed prior to occupancy.
  - b. Renter and owner occupied units built before 1978 that are being rehabilitated with CDBG or HOME funds must be professionally assessed and abated as part of the assisted contract.
  - c. Lead-based paint is not allowed or sold for residential construction after 1978. Newly constructed single-family or multifamily

**residences assisted with funding from the covered grants will be free of lead paint hazards.**

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

1. **Housing needs are documented in the table on page 19 titled *Housing Needs from the CHAS Data Tables*. The table includes needs, priorities and five-year goals consolidated for the Consortium members throughout the Consortium services area. The level of detail which is required by the Consolidated Plan regulations is so great that the only feasible source for this information is the Comprehensive Housing Affordability Strategy (CHAS) data table derived from 2000 Census, calculated by HUD on a national data base and posted on the Web for each community. For the purposes of a very broad needs assessment for 46 categories of need, the CHAS tables serve as a good base. And since the need is so much greater than the resources available, the CHAS data also serves as an indicator of magnitude of need against the availability of resources.**

**However, it should be noted that the practical problems of allocating resources at the community level do create a need for housing planning that addresses the varied needs of different communities and those changes in housing demographics that occur between the times of the census. These studies are important and inform the decision making process in the allocation of housing resources but seldom contain the detail for all 46 categories.**

In addition to the CHAS tables, the key studies considered in the preparation of this Strategy are the Arizona Affordable Housing Profile jointly funded by HUD and the Arizona Department of Commerce (The Pollack Study) and the Affordability Index published periodically by the Arizona Real Estate Center at Arizona State University's W. P. Carey School of Business

2. The information considered for the analysis of disproportionate need of a particular racial or ethnic group in any income category is contained in the CHAS Data tables for Housing Problems Outputs. The worksheets are included in the *Strategic Plan Additional Files*. A review of these files shows that there was one category of income and tenure in which residents with housing problems were more than 10 percentage points higher than the population at large in that category. The population group of elderly, Black, non-Hispanic owner occupants with incomes greater than 80% of the area median was 14% greater than the overall population of elderly owner/occupants with incomes greater than 80% of median. As with other housing demographics required by the Consolidated Plan, there are so many categories that the only possible source is the CHAS data table. This particular category will be most difficult to target for assistance since it is in an income range that is beyond income eligibility requirements of CDBG and HOME for housing rehabilitation and homebuyer assistance. Since people in this category are already homeowners, rental assistance would not be available to them either. The only feasible resource that could be targeted to them would be property tax relief which can come in forms of exemption for widows, widowers and the disabled; tax deferral for qualified seniors and a property tax freeze for qualified seniors.

### **Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

#### **1. Priorities for each category of need are identified in the housing needs**

---

table.

2. All categories have been ranked as high or medium. All categories of need are considered appropriate for a solution if resources are available. Those categories in which Consortium members intend to focus resources under their control during the next five years are the ones designated as *High* priorities. However, the Consortium recognizes that on occasion a resource is identified that would benefit a relatively small number of people in need and the use of that resource would not be opposed by the Consortium.
  
3. For example, assistance to non-elderly homeowners with incomes below 30% of median is assigned a medium priority for the reason that unless a home is owned outright, no resource that carried a note or mortgage would be appropriate because it is not likely that a family with an income less than 30% of median income would be able to pay for utilities and taxes necessary to retain ownership for very long. In short term circumstances, a community or Community Action Program agency may provide utility or mortgage assistance to an extremely low income family but eligibility for home ownership or major rehabilitation would be rare.

| Table 2A<br>Housing Needs from the CHAS<br>data tables |               |                           | Grantee:                           |  | Maricopa HOME Consortium |                  |                 |
|--|---------------|---------------------------|------------------------------------|--|--------------------------|------------------|-----------------|
|  |               |                           | Current<br>% of<br>House-<br>holds | Current<br>Number<br>of<br>House-<br>holds | Priority<br>Need?        | Plan to<br>Fund? | Fund Source     |
| Household Income <= 30% MFI                            | Elderly       | NUMBER OF HOUSEHOLDS      | 100%                               | 5,906                                      |                          |                  |                 |
|  |               | Any housing problems      | 70.4                               | 4,160                                      | High                     | yes              | HCV/HOME/PubHsg |
|  |               | Cost Burden > 30%         | 69.6                               | 4,111                                      | High                     | yes              | HCV/HOME/PubHsg |
|  |               | Cost Burden >50%          | 57.5                               | 3,396                                      | High                     | yes              | HCV/HOME/PubHsg |
|  | Small Related | NUMBER OF HOUSEHOLDS      | 100%                               | 8,041                                      |                          |                  |                 |
|  |               | With Any Housing Problems | 82.1                               | 6,603                                      | High                     | yes              | HCV/HOME/PubHsg |
|  |               | Cost Burden > 30%         | 76.8                               | 6,178                                      | High                     | yes              | HCV/HOME/PubHsg |
|  |               | Cost Burden >50%          | 64.7                               | 5,204                                      | High                     | yes              | HCV/HOME/PubHsg |
|  | Large Related | NUMBER OF HOUSEHOLDS      | 100%                               | 3,538                                      |                          |                  |                 |
|  |               | With Any Housing Problems | 92.8                               | 3,285                                      | High                     | yes              | HCV/HOME/PubHsg |
|  |               | Cost Burden > 30%         | 74.9                               | 2,649                                      | High                     | yes              | HCV/HOME/PubHsg |
|  |               | Cost Burden >50%          | 53.8                               | 1,903                                      | High                     | yes              | HCV/HOME/PubHsg |
|  | other hshol   | NUMBER OF HOUSEHOLDS      | 100%                               | 11,524                                     |                          |                  |                 |
|  |               | With Any Housing Problems | 74.6                               | 8,593                                      | Medium                   | unknown          |                 |

| Table 2A<br>Housing Needs from the CHAS<br>data tables |                                      |                           | Grantee:                        |   | Maricopa HOME Consortium |                  |                 |                 |                 |
|--|--------------------------------------|---------------------------|---------------------------------|---|--------------------------|------------------|-----------------|-----------------|-----------------|
|  |                                      |                           | Current<br>% of House-<br>holds | Current<br>Number<br>of House-<br>holds | Priority<br>Need?        | Plan to<br>Fund? | Fund Source     |                 |                 |
| Owner  |                                      | Cost Burden > 30%         | 72.5                            | 8,356                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden >50%          | 67.1                            | 7,733                                   | Medium                   | unknown          |                 |                 |                 |
|  | Elderly                              | NUMBER OF HOUSEHOLDS      | 100%                            | 12,270                                  |                          |                  |                 |                 |                 |
|  |                                      | With Any Housing Problems | 65.8                            | 8,075                                   | High                     | yes              | CDBG/HOME       |                 |                 |
|  |                                      | Cost Burden > 30%         | 65.3                            | 8,013                                   | High                     | yes              | CDBG/HOME       |                 |                 |
|  |                                      | Cost Burden >50%          | 45.6                            | 5,599                                   | High                     | yes              | CDBG/HOME       |                 |                 |
|  | Small Related                        | NUMBER OF HOUSEHOLDS      | 100%                            | 4,503                                   |                          |                  |                 |                 |                 |
|  |                                      | With Any Housing Problems | 76.1                            | 3,427                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden > 30%         | 74                              | 3,330                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden >50%          | 65                              | 2,927                                   | Medium                   | unknown          |                 |                 |                 |
|  | Large Related                        | NUMBER OF HOUSEHOLDS      | 100%                            | 1,860                                   |                          |                  |                 |                 |                 |
|  |                                      | With Any Housing Problems | 91.8                            | 1,708                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden > 30%         | 75.7                            | 1,408                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden >50%          | 60.8                            | 1,130                                   | Medium                   | unknown          |                 |                 |                 |
|  | All other hsholds                    | NUMBER OF HOUSEHOLDS      | 100%                            | 4,163                                   |                          |                  |                 |                 |                 |
|  |                                      | With Any Housing Problems | 71.1                            | 2,958                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden > 30%         | 69.8                            | 2,906                                   | Medium                   | unknown          |                 |                 |                 |
|  |                                      | Cost Burden >50%          | 60.2                            | 2,507                                   | Medium                   | unknown          |                 |                 |                 |
|  | Household Income >30 to <=50%<br>MFI | Renter                    | Elderly                         | NUMBER OF HOUSEHOLDS                    | 100%                     | 5,665            |                 |                 |                 |
|  |                                      |                           |                                 | With Any Housing Problems               | 78.4                     | 4,439            | High            | yes             | HCV/HOME/PubHsg |
| Cost Burden > 30%                                      |                                      |                           |                                 | 78                                      | 4,421                    | High             | yes             | HCV/HOME/PubHsg |                 |
| Cost Burden >50%                                       |                                      |                           |                                 | 49.7                                    | 2,817                    | High             | yes             | HCV/HOME/PubHsg |                 |
| Small Related  |                                      | NUMBER OF HOUSEHOLDS      | 100%                            | 9,273                                   |                          |                  |                 |                 |                 |
|  |                                      | With Any Housing Problems | 84.1                            | 7,801                                   | High                     | yes              | HCV/HOME/PubHsg |                 |                 |
|  |                                      | Cost Burden > 30%         | 76.7                            | 7,113                                   | High                     | yes              | HCV/HOME/PubHsg |                 |                 |
|  |                                      | Cost Burden >50%          | 24                              | 2,223                                   | High                     | yes              | HCV/HOME/PubHsg |                 |                 |

| Table 2A<br>Housing Needs from the CHAS<br>data tables |                           | Grantee:                        |   | Maricopa HOME Consortium |                  |             |                 |
|--|---------------------------|---------------------------------|---|--------------------------|------------------|-------------|-----------------|
|  |                           | Current<br>% of House-<br>holds | Current<br>Number<br>of House-<br>holds | Priority<br>Need?        | Plan to<br>Fund? | Fund Source |                 |
| Owner  | Large Related             | NUMBER OF HOUSEHOLDS            | 100%                                    | 3,458                    |                  |             |                 |
|  |                           | With Any Housing Problems       | 93.6                                    | 3,235                    | High             | yes         | HCV/HOME/PubHsg |
|  |                           | Cost Burden > 30%               | 56.2                                    | 1,944                    | High             | yes         | HCV/HOME/PubHsg |
|  |                           | Cost Burden >50%                | 12.6                                    | 435                      | High             | yes         | HCV/HOME/PubHsg |
|  | All other hsholds         | NUMBER OF HOUSEHOLDS            | 100%                                    | 8,158                    |                  |             |                 |
|  |                           | With Any Housing Problems       | 90.6                                    | 7,395                    | Medium           | unknown     |                 |
|  |                           | Cost Burden > 30%               | 88.7                                    | 7,234                    | Medium           | unknown     |                 |
|  |                           | Cost Burden >50%                | 44.7                                    | 3,643                    | Medium           | unknown     |                 |
|  | Elderly                   | NUMBER OF HOUSEHOLDS            | 100%                                    | 19,450                   |                  |             |                 |
|  |                           | With Any Housing Problems       | 42.2                                    | 8,208                    | High             | yes         | CDBG/HOME       |
|  |                           | Cost Burden > 30%               | 42                                      | 8,164                    | High             | yes         | CDBG/HOME       |
|  |                           | Cost Burden >50%                | 19.4                                    | 3,775                    | High             | yes         | CDBG/HOME       |
|  | Small Related             | NUMBER OF HOUSEHOLDS            | 100%                                    | 6,883                    |                  |             |                 |
|  |                           | With Any Housing Problems       | 79.1                                    | 5,447                    | High             | yes         | CDBG/HOME/ADDI  |
|  |                           | Cost Burden > 30%               | 76.9                                    | 5,293                    | High             | yes         | CDBG/HOME/ADDI  |
|  |                           | Cost Burden >50%                | 51.6                                    | 3,555                    | High             | yes         | CDBG/HOME/ADDI  |
|  | Large Related             | NUMBER OF HOUSEHOLDS            | 100%                                    | 2,909                    |                  |             |                 |
|  |                           | With Any Housing Problems       | 87.1                                    | 2,534                    | High             | yes         | CDBG/HOME/ADDI  |
|  |                           | Cost Burden > 30%               | 64.2                                    | 1,869                    | High             | yes         | CDBG/HOME/ADDI  |
|  |                           | Cost Burden >50%                | 29.8                                    | 866                      | High             | yes         | CDBG/HOME/ADDI  |
| All other hsholds                                      | NUMBER OF HOUSEHOLDS      | 100%                            | 3,336                                   |                          |                  |             |                 |
|  | With Any Housing Problems | 74                              | 2,467                                   | Medium                   | unknown          |             |                 |
|  | Cost Burden > 30%         | 73.3                            | 2,445                                   | Medium                   | unknown          |             |                 |
|  | Cost Burden >50%          | 51.8                            | 1,727                                   | Medium                   | unknown          |             |                 |
|  |                           | NUMBER OF HOUSEHOLDS            | 100%                                    | 5,795                    |                  |             |                 |

| Table 2A<br>Housing Needs from the CHAS<br>data tables |                   | Grantee:                        |   | Maricopa HOME Consortium |                  |             |                    |
|--|-------------------|---------------------------------|---|--------------------------|------------------|-------------|--------------------|
|  |                   | Current<br>% of House-<br>holds | Current<br>Number<br>of House-<br>holds | Priority<br>Need?        | Plan to<br>Fund? | Fund Source |                    |
| Owner  | Small Related     | With Any Housing Problems       | 64.2                                    | 3,723                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  |                   | Cost Burden > 30%               | 63                                      | 3,648                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  |                   | Cost Burden >50%                | 25.2                                    | 1,462                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  | Small Related     | NUMBER OF HOUSEHOLDS            | 100%                                    | 15,528                   |                  |             |                    |
|  |                   | With Any Housing Problems       | 50.7                                    | 7,867                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  |                   | Cost Burden > 30%               | 38.9                                    | 6,048                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  |                   | Cost Burden >50%                | 2.9                                     | 457                      | High             | yes         | HCV/HOME/LIHTC/IDA |
|  | Large Related     | NUMBER OF HOUSEHOLDS            | 100%                                    | 5,353                    |                  |             |                    |
|  |                   | With Any Housing Problems       | 76.8                                    | 4,112                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  |                   | Cost Burden > 30%               | 20.8                                    | 1,112                    | High             | yes         | HCV/HOME/LIHTC/IDA |
|  |                   | Cost Burden >50%                | 1                                       | 53                       | High             | yes         | HCV/HOME/LIHTC/IDA |
|  | All other hsholds | NUMBER OF HOUSEHOLDS            | 100%                                    | 16,042                   |                  |             |                    |
|  |                   | With Any Housing Problems       | 55.9                                    | 8,972                    | Medium           | Unknown     |                    |
|  |                   | Cost Burden > 30%               | 53.5                                    | 8,579                    | Medium           | Unknown     |                    |
|  |                   | Cost Burden >50%                | 5.4                                     | 872                      | Medium           | Unknown     |                    |
|  | Owner             | Elderly                         | NUMBER OF HOUSEHOLDS                    | 100%                     | 30,601           |             |                    |
| With Any Housing Problems                              |                   |                                 | 25                                      | 7,642                    | High             | yes         | CDBG/HOME          |
| Cost Burden > 30%                                      |                   |                                 | 24.8                                    | 7,601                    | High             | yes         | CDBG/HOME          |
| Cost Burden >50%                                       |                   |                                 | 7                                       | 2,145                    | High             | yes         | CDBG/HOME          |
| Small Related  |                   | NUMBER OF HOUSEHOLDS            | 100%                                    | 19,083                   |                  |             |                    |
|  |                   | With Any Housing Problems       | 62.2                                    | 11,872                   | High             | yes         | CDBG/HOME/ADDI     |
|  |                   | Cost Burden > 30%               | 59.8                                    | 11,417                   | High             | yes         | CDBG/HOME/ADDI     |
|  |                   | Cost Burden >50%                | 15.3                                    | 2,928                    | High             | yes         | CDBG/HOME/ADDI     |
| Large Related  |                   | NUMBER OF HOUSEHOLDS            | 100%                                    | 8,069                    |                  |             |                    |
|  |                   | With Any Housing Problems       | 72.3                                    | 5,831                    | High             | yes         | CDBG/HOME/ADDI     |
|  |                   | Cost Burden > 30%               | 45.4                                    | 3,665                    | High             | yes         | CDBG/HOME/ADDI     |

| Table 2A<br>Housing Needs from the CHAS<br>data tables |                           |      | Grantee:                        |   | Maricopa HOME Consortium |                  |             |
|--|---------------------------|------|---------------------------------|---|--------------------------|------------------|-------------|
|  |                           |      | Current<br>% of House-<br>holds | Current<br>Number<br>of House-<br>holds | Priority<br>Need?        | Plan to<br>Fund? | Fund Source |
| All other hsholds                                      | Cost Burden >50%          | 9.1  | 738                             | High                                    | yes                      | CDBG/HOME/ADDI   |             |
|  | NUMBER OF HOUSEHOLDS      | 100% | 8,543                           |   |                          |                  |             |
|  | With Any Housing Problems | 64.7 | 5,524                           | Medium                                  | Unknown                  |                  |             |
|  | Cost Burden > 30%         | 63.8 | 5,453                           | Medium                                  | Unknown                  |                  |             |
|  | Cost Burden >50%          | 21   | 1,796                           | Medium                                  | Unknown                  |                  |             |
|  |                           |      |                                 |   |                          |                  |             |

### Housing Market Analysis (91.210)

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

**The Housing Market Analysis Table  
Taken from the CHAS Data Tables for Mismatch**

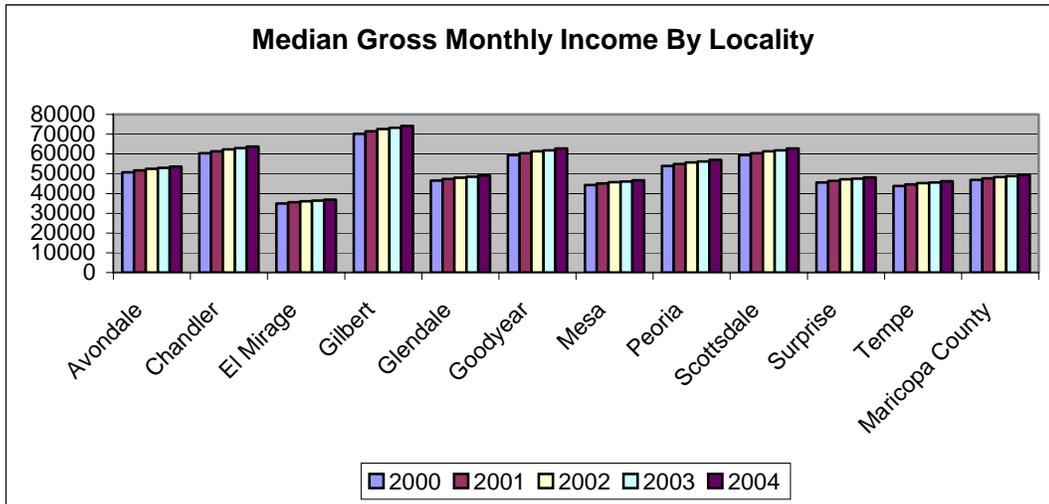
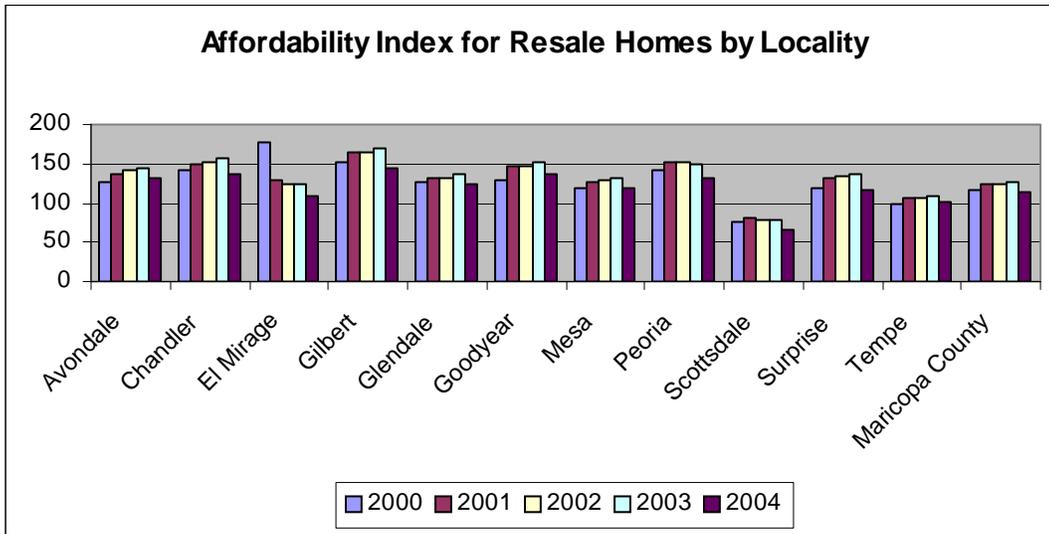
| Maricopa HOME Consortium      |              |               |            |             |       |                    |
|-------------------------------|--------------|---------------|------------|-------------|-------|--------------------|
| Housing Market Analysis       |              |               |            |             |       |                    |
|                               | Vacancy Rate | 0 & 1 Bedroom | 2 Bedrooms | 3+ Bedrooms | Total | Sub-standard Units |
| Housing Stock Inventory       |              |               |            |             |       |                    |
| <b>Affordability Mismatch</b> |              |               |            |             |       |                    |

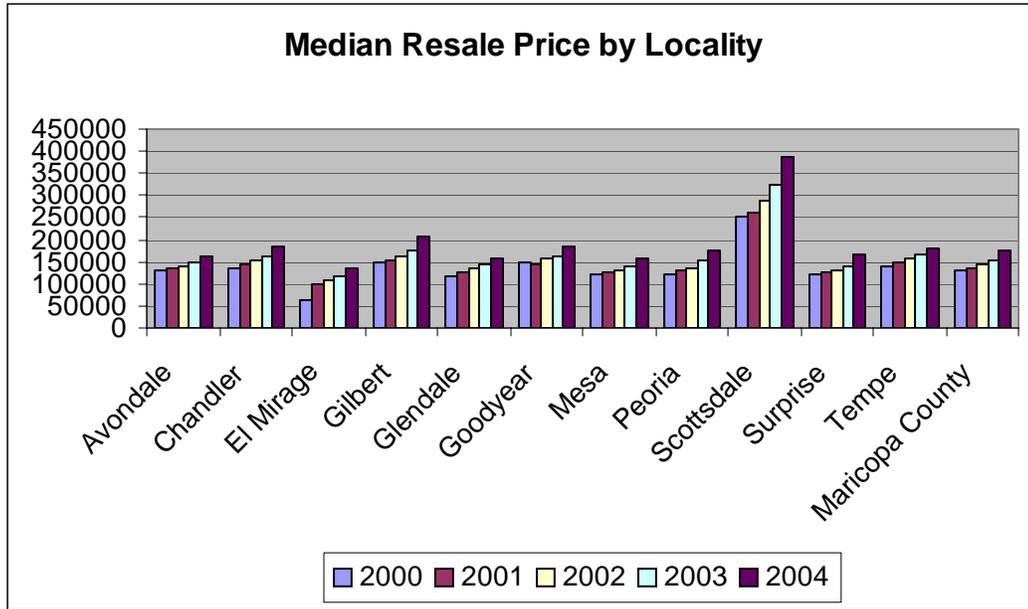
|                                  |    |              |               |               |               |       |
|----------------------------------|----|--------------|---------------|---------------|---------------|-------|
| Occupied Units: Renter           |    | 71210        | 73610         | 36954         | 181774        | 64311 |
| Occupied Units: Owner            |    | 22106        | 119278        | 324034        | 465418        | 10697 |
| Vacant Units: For Rent           | 3% | 7050         | 9464          | 2260          | 18774         | 6812  |
| Vacant Units: For Sale           | 2% | 801          | 3470          | 6127          | 10398         | 312   |
| Total Units Occupied & Vacant    |    | 101167       | 205822        | 369375        | 676364        | 82133 |
| Rents: Applicable FMRs (in \$s)  |    | 677          | 817           | 1,190         |               |       |
| Affordable @ 30% of 50% of \$MFI |    | 549          | 658           | 761           |               |       |
| <b>Public Housing Units</b>      |    |              |               |               |               |       |
| Occupied Units                   |    | 203          | 474           | 621           | 1298          | 0     |
| Vacant Units                     | 5% | 11           | 18            | 30            | 59            | 59    |
| Total Units Occupied & Vacant    |    | 214          | 492           | 651           | 1357          | 59    |
| Rehabilitation Needs (in \$s)    |    | \$42,443,750 | \$228,013,140 | \$551,458,620 | \$821,915,510 |       |

1. The Arizona Affordable Housing Profile was prepared for the Governor's Office of Housing Development under a grant from the U.S. Department of Housing and Urban Development by Elliott D. Pollack and Company in 2002. That study made the following important observations. Among them were the following that were relevant to this Plan.

- A. The total affordability gap for Maricopa County was 118,000 households (10.5%) (The population of the Maricopa HOME Consortium is 55.7% of the population of the County as a whole.)
  - B. The affordable housing gap (the shortage of affordable housing units at each household income level compared to the supply of housing) typically, but not always, occurs at 50% or less of the area median household income (AMI).
  - C. This finding is true for the largest and most well established cities in the State where the affordability gap is the greatest.
  - D. Households within this income range are the poorest 20% of the population.
  - E. The question for decision makers is whether it is possible to create homes and apartments that are affordable for these households.
- The nearly unavoidable conclusion from this study was that the core resource for the affordability gap in the metro area would need to be tenant based assistance.

The other important source for information on the supply and demand for housing in the Consortium service area is the periodic report from the Arizona Real Estate Center in the W. P. Carey School of Business. Those reports from 2003 tracked improved affordability based on increases in median income and lower interest rates. By the end of 2004, the increases in home prices were more than offsetting the effect of interest rates and income. At the time of the preparation of this Plan, newspaper articles on the rising cost of housing in the Phoenix metro area occur weekly. The following charts illustrate the growing divergence over the last three years, between the median income in selected communities in the Consortium service area and the median resale price of housing in those localities. The first is the most significant in that it indicates the degree to which improved affordability resulting from lower interest rates in 2003 was eroded by increasing housing prices in 2004.





The housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families is the same housing stock that is available to the population at large and is not differentiated in this plan. Insofar as these populations have special needs related to Fair Housing, reasonable accommodation or rental assistance, there are agencies and non-profit corporations that target assistance to them and are generally funded at the same inadequate levels as the providers of housing services to other specific populations.

2. **Current Assistance-Housing agencies associated with the Maricopa HOME Consortium communities have 1357 Public Housing units and administer approximately 6300 Housing Choice Vouchers. There are approximately 3400 people living in Low-Income Housing Tax Credit assisted affordable units in the service area. The 11,100 people being served by these resources are not part of the 65,000 people in the affordability gap estimated in the Pollack study, the majority of whom are also renters. National reports indicate that about 1 in 3 people who need some housing subsidy receive it. Taking into account the likelihood that there are some types of subsidies that have not been included here, it appears that the ratio in the Consortium service area is more likely between 1 in 5 and 1 in 6. Non-profit housing providers provide rental units and homebuyer assistance in smaller numbers but with faithful regularity each year and are gradually adding to the affordable housing stock for both owners and renters.**
  
3. **Market Characteristics and the Use of Funds-The housing market is currently in difficult circumstances for the providers of affordable housing and related services. The strategy for the next five years will have to have a great deal of flexibility as the market changes but it would be irresponsible to project large increases in the supply of affordable units. Decreases in support for the Housing Choice Voucher**

program are creating a need for some Consortium members to allocate HOME funds to rental assistance for the first time. Increases in homeownership that resulted from lower interest rates in 2003 and the early part of 2004 have increased vacancy rates in the rental market. While this would ordinarily increase opportunities for non-profits to acquire and rehabilitate rental units, competition from out of state investment is increasing the per unit cost of acquisition. It will require larger amounts of money to acquire rental housing but non-profits will be less secure in their ability to support debt. There are resources for homeownership, but the amounts are small relative to the cost of housing and will need to be layered. New resources from Fannie Mae and the ADDI are involving the private mortgage market in the financing of creative mortgage products but at the present time, homebuyers have little time to prepare for, find and purchase a home. The current volatility of the marketplace will mean that homebuyer counseling will be more important than ever to avoid significant losses of federal investment due to foreclosures. Even Habitat for Humanity is having increased difficulty in finding lots to acquire for ownership.

The market forces coupled with reductions in funding will necessarily result in fewer numbers of people assisted. However, assistance will continue. The non-profit providers have gained some sophistication over the last five years. It is currently planned that there will be regional cooperation both among localities and among non-profit housing providers to continue to provide units and homebuyer assistance. Working relationships are currently developing among localities and private lenders and between private lenders and non-profits.

### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

- 1. The following chart consolidates the goals and objectives for affordable housing prepared by the participating communities in The Maricopa HOME Consortium along with anticipated sources of funds for the period of this Consolidated Plan.**

| <b>National Objective met by: <i>Providing decent housing.</i></b>                    |  |   |  |  |
|---|--|---|--|--|
| <b>Desired outcome: <i>An increase in the number of quality affordable units.</i></b> |  |   |  |  |
| <b>Need to be addressed/<br/>from the<br/>Needs<br/>Assessment</b>                    | <b>Goal to address<br/>high priority<br/>needs</b>                 | <b>Activity</b>   | <b>Unit of<br/>measure<br/>(Completed<br/>housing units)</b> | <b>Anticipated<br/>fund sources</b>  |
| Single-family housing rehabilitation  | Increase the quality of owner-occupied housing by providing        | Housing rehabilitation assistance to low and moderate-income households.              | 1,627 units  | CDBG funds,<br>HOME funds<br>State Housing Trust funds<br>fee waivers<br>owners' funds   |
| Single-family housing emergency repair  | Improve the habitability of owner occupied housing by providing    | Emergency home repair assistance to low and moderate-income households.               | 2,746 units  | CDBG funds,  |
| Homebuyer Assistance  | Increase the availability of affordable owner housing by providing | Down payment assistance to low and moderate-income households.                        | 305 units  | CDBG funds,<br>HOME funds,<br>ADDI funds,<br>IDEA Grants,<br>FSS Escrow,<br>Private mortgages<br>IDAs and<br>Mortgage Credit Certificates                      |
| Acquisition of land and construction of new housing for owner occupants               | Increase the availability of affordable owner housing by providing | Acquisition and development for owner occupied housing                                | 28 units   | CDBG funds (for land acquisition only)<br>HOME funds,<br>Habitat,<br>sweat equity,<br>Private mortgages<br>State Housing Trust Fund                            |
| Acquisition and rehabilitation of rental housing                                      | Increase the supply of affordable rental housing by providing      | Acquisition and rehabilitation assistance to house low and moderate income households | 3,000 units  | HOME funds<br>State Housing Trust Funds<br>Low Income Housing Tax Credits<br>Private financing<br>Affordable Housing Bonds<br>Non-federal match<br>Fee waivers |

| <b>National Objective met by: <i>Providing decent housing.</i></b>                    |   |  |  |  |
|---|---|--|--|--|
| <b>Desired outcome: <i>An increase in the number of quality affordable units.</i></b> |   |  |  |  |
| <b>Need to be addressed/<br/>from the<br/>Needs<br/>Assessment</b>                    | <b>Goal to address<br/>high priority<br/>needs</b>                                | <b>Activity</b>  | <b>Unit of<br/>measure<br/>(Completed<br/>housing units)</b> | <b>Anticipated<br/>fund sources</b>  |
| Acquisition of land and construction of new rental housing                            | Increase the supply of affordable rental housing by providing                     | Acquisition and development assistance to house low and moderate income households   | 5,000 units  | HOME funds<br>State Housing Trust Funds<br>Low Income Housing Tax Credits<br>Private financing<br>Affordable Housing Bonds<br>Non-federal match<br>Fee waivers |
| Preservation of existing public housing units and tenant based rental assistance.     | Preserve existing number of units of public housing and Housing Choice Vouchers.  | Administration of public housing and Housing Choice Rental Assistance to house extremely low, low and moderate-income households | 8,763 units  | Annual Contributions<br>Contracts capital improvement funds<br>Housing Choice Vouchers,<br>Preservation Vouchers   |
| Expansion of assisted rental units in the private marketplace                         | Increase the number of assisted rental units in the private rental market through | Applications for additional assisted vouchers when they become available.  | 1,089 units  | Project based vouchers, HOME tenant-based rental assistance<br>Fair Share Vouchers   |

- 2. Specific strategies that will be utilized to carry out the above objectives:**
- a. Advocate for the preservation of federal and state resources that support assisted owner and renter occupied housing through:**
    - i. Public information,**
    - ii. Circulation of Consolidated Annual Performance and Evaluation Reports to elected officials,**
    - iii. Registered lobbyists of the member communities,**
  - b. Increase regional collaboration through:**
    - i. The MAG Continuum of Care Committee,**
    - ii. The Maricopa HOME Consortium,**
    - iii. The Arizona Housing Authority Directors Association,**
    - iv. The Arizona State University regional housing effort,**
    - v. The East Valley Alliance for Family Self Sufficiency,**
    - vi. Updates to the**
      - 1. East Valley Needs Assessment,**
      - 2. The West Valley Community Scan,**

- c. Continue to:
  - i. Foster the development of community-based development organizations,
  - ii. Support the work of existing non-profit providers of owner occupied and rental housing,
  - iii. Support projects of greater impact through joint funding agreements among Consortium members,
  - iv. Develop homeownership resources that include private lenders and non-profit housing counseling organizations.
- d. Effectively plan for, administer and report on the performance of communities' use of available resources.

A final strategy may be the one that is most important and that is to exercise as much flexibility and creativity as possible to deal with the opportunities and challenges that are sure to arise during the term of this Plan when the housing market corrects for the "irrational exuberance" that has taken hold of the home purchase market. It is possible that the need for foreclosure assistance and rental assistance could increase noticeably over the next twelve to twenty four months as interest rates begin to rise and the purchase market cools. This shift in housing need could come at a time after important resources like Housing Choice Vouchers and CDBG have already been reduced.

| Table 2C-Five-year goals<br>Maricopa HOME Consortium |        |                           | Cumulative<br>Goal        |       |
|--|--------|---------------------------|---------------------------|-------|
| Household Income <= 30% MFI                          | Renter | Elderly                   | NUMBER OF HOUSEHOLDS      |       |
|  |        |                           | With any housing problems | 2,295 |
|  |        | Small Related             | NUMBER OF HOUSEHOLDS      |       |
|  |        |                           | With Any Housing Problems | 4,126 |
|  |        | Large Related             | NUMBER OF HOUSEHOLDS      |       |
|  |        |                           | With Any Housing Problems | 2,882 |
|  |        | All other households      | NUMBER OF HOUSEHOLDS      |       |
|  |        | With Any Housing Problems | 1,387                     |       |
|  | Owner  | Elderly                   | NUMBER OF HOUSEHOLDS      |       |
|  |        | With Any Housing Problems | 468                       |       |

| Household Income > 30 to <= 50% MFI | Owner                     | Small Related     | NUMBER OF HOUSEHOLDS      |     |  |
|-------------------------------------|---------------------------|-------------------|---------------------------|-----|--|
|                                     |                           |                   | With Any Housing Problems |     |  |
|                                     | Renter                    | Small Related     | NUMBER OF HOUSEHOLDS      |     |  |
|                                     |                           |                   | With Any Housing Problems | 356 |  |
|                                     |                           | Large Related     | NUMBER OF HOUSEHOLDS      |     |  |
|                                     |                           |                   | With Any Housing Problems | 204 |  |
|                                     |                           | All other hsholds | NUMBER OF HOUSEHOLDS      |     |  |
|                                     |                           |                   | With Any Housing Problems | 169 |  |
|                                     | Owner                     | Elderly           | NUMBER OF HOUSEHOLDS      |     |  |
|                                     |                           |                   | With Any Housing Problems | 879 |  |
|                                     |                           | Small Related     | NUMBER OF HOUSEHOLDS      |     |  |
|                                     |                           |                   | With Any Housing Problems | 788 |  |
|                                     |                           | Large Related     | NUMBER OF HOUSEHOLDS      |     |  |
|                                     |                           |                   | With Any Housing Problems | 709 |  |
| All other hsholds                   | NUMBER OF HOUSEHOLDS      |                   |                           |     |  |
|                                     | With Any Housing Problems | 346               |                           |     |  |
| Elderly                             | NUMBER OF HOUSEHOLDS      |                   |                           |     |  |
|                                     | With Any Housing Problems | 436               |                           |     |  |
| Small Related                       | NUMBER OF HOUSEHOLDS      |                   |                           |     |  |
|                                     | With Any Housing Problems | 378               |                           |     |  |

| Household Income > 50 to <=80% MFI | Owner             | Large Related             | NUMBER OF HOUSEHOLDS      |                           |     |
|------------------------------------|-------------------|---------------------------|---------------------------|---------------------------|-----|
|                                    |                   |                           |                           | With Any Housing Problems | 139 |
|                                    | Small Related     |                           | NUMBER OF HOUSEHOLDS      |                           |     |
|                                    |                   |                           | With Any Housing Problems | 277                       |     |
|                                    |                   | Elderly                   |                           | NUMBER OF HOUSEHOLDS      |     |
|                                    |                   |                           |                           | With Any Housing Problems | 143 |
|                                    | All other hsholds |                           | NUMBER OF HOUSEHOLDS      |                           |     |
|                                    |                   |                           | With Any Housing Problems | 3,366                     |     |
|                                    |                   | Large Related             |                           | NUMBER OF HOUSEHOLDS      |     |
|                                    |                   |                           |                           | With Any Housing Problems | 255 |
| Renter                             | Small Related     |                           | NUMBER OF HOUSEHOLDS      |                           |     |
|                                    |                   |                           | With Any Housing Problems | 334                       |     |
|                                    | Elderly           |                           | NUMBER OF HOUSEHOLDS      |                           |     |
|                                    |                   |                           | With Any Housing Problems | 134                       |     |
| All other hsholds                  |                   | NUMBER OF HOUSEHOLDS      |                           |                           |     |
|                                    |                   | With Any Housing Problems | 167                       |                           |     |
|                                    | Large Related     |                           | NUMBER OF HOUSEHOLDS      |                           |     |
|                                    |                   |                           | With Any Housing Problems | 188                       |     |

|                      |                           |      |
|----------------------|---------------------------|------|
| All other households | NUMBER OF HOUSEHOLDS      |      |
|                      | With Any Housing Problems | 1387 |

### Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

**Each member of the Maricopa HOME Consortium is served by a Local Housing Agency (LHA), which prepares an Annual Agency Plan. Those Agency Plans are incorporated by reference in each of the individual plans and are only considered herein as they contribute to the goals of the member communities for the preservation and development of affordable housing in the *Housing* section above.**

| Local Housing Agency   | Number of Public Housing Units  | Number of public housing units in need of rehabilitation  | Number of public housing units not accessible to persons with disabilities (504 Needs Assessment)   | Number of Public Housing Units expected to be lost from the agency's inventory, 2005 through 2009 | Activities planned to encourage involvement of tenants in housing management.  | Activities planned to encourage home ownership by tenants.   | Public housing needs which may be appropriate for assistance from the community, 2005 through 2009  |
|------------------------|---|---|---|---|--|--|---|
| <b>Maricopa County</b> | 792 habitable PH units  | 369 units   | 750 units not accessible  | Total of 75   | Resident-Councils<br><br>Annual plan participation   | Submitted application for homeownership June 28, 2005<br><br>BOC approved homeownership policy Nov 2004  | Create a Partnership with the cities of Glendale, Avondale and Tolleson for homeownership   |
| <b>Chandler</b>        | The City of Chandler currently has 303 housing units which are divided amongst conventional Housing Units, Elderly Housing, and Scattered Sites | The Housing Division Prepares five-year modernization-funding plan, which assess and prioritize the Rehabilitation needs. | There are 37 elderly housing units, all which meet the Section 504 Program criteria. Additionally the City of Chandler has an ADA Grant Program that allows residents to obtain assistance for ADA home upgrades. | No inventory losses to public housing units are expected.   | There are no activities planned at this time.  | The Housing Division created the 5(h) Scattered Site Homeownership Program to provide homeownership opportunities to qualified families who are considered low to moderate-income households | The Weed & Seed Program serves the needs of children and youth that reside in Chandler Public Housing Developments, The Family Self Sufficiency Program was designed to reduce poverty and welfare dependency for families residing in Public and Section 8 Housing and the Tenant Community Builders Organization that provides leadership and assistance in enhancing the quality of life for residents living in Public Housing. |
| <b>Gilbert</b>         | Gilbert contracts with the Housing Authority of Maricopa County for assisted housing services.  |   |   |   |  |  |   |
| <b>Glendale</b>        |   |   |   |   |  |  |   |
| <b>Mesa</b>            | Agency has no Public Housing units.   | 0   | 0   | 0   | Resident advisory board reviews and comments on Agency Plan, Plan includes provisions for resident on governing board. | HOUSE (Home Ownership Under Section 8), Payment assistance, Downpayment Assistance   | Not Applicable  |
| <b>Peoria</b>          |   |   |   |   |  |  |   |
|                        | Maricopa HOME<br>ar Strategi  |   |   | 6   |  | Version 1.3  |   |
| <b>Scottsdale</b>      | Agency has no Public Housing units.   |   |   |   | Resident advisory board reviews and comments on Agency Plan,   | Homebuyer Club, Escrow accounts. IDEA grants, Payment  | Not applicable  |

## **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

**Each member of the Maricopa HOME Consortium is served by a Local Housing Agency (LHA), which prepares an Annual Agency Plan. Those Agency Plans are incorporated by reference in each of the individual plans and are only considered herein as they contribute to the goals of the member communities for the preservation and development of affordable housing in the *Housing* section above.**

**None of the public housing agencies in the Consortium service area are designated as "troubled" at this time. However, nearly all are impacted to some degree by reductions in federal rental assistance and the mobility of families with Housing Choice Vouchers within the geographically seamless metropolitan area.**

## **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that

assessment to HUD and it shall be considered to have complied with this requirement.

| Consortium Member                | Maricopa County | Gilbert | Chandler | Glendale | Mesa | Peoria | Tempe | Scottsdale |
|----------------------------------|-----------------|---------|----------|----------|------|--------|-------|------------|
| Strategies                       |                 |         |          |          |      |        |       |            |
| Fee reductions or no impact fees | X               |         |          | X        | X    |        |       | X          |
| Land donation                    |                 |         |          |          | X    |        | X     |            |
| Community Land Trust             |                 |         |          |          |      |        | X     |            |
| Housing Board                    |                 |         |          |          |      |        |       | X          |
| General funds for housing        |                 |         |          | X        | X    |        | X     | X          |
| Housing element                  | X               | X       | X        | X        | X    | X      | X     | X          |

5 Year Strategic Plan Barriers to Affordable Housing response:

| Consortium Member                   | Maricopa County | Gilbert | Chandler | Glendale | Mesa | Peoria | Tempe | Scottsdale |
|-------------------------------------|-----------------|---------|----------|----------|------|--------|-------|------------|
| Barriers                            |                 |         |          |          |      |        |       |            |
| Land cost/availability              |                 | X       | X        |          | X    |        | X     | X          |
| Impact fees                         |                 | X       | X        | X        | X    | X      | X     | X          |
| Development review/land use control |                 | X       | X        | X        |      |        |       | X          |
| Public policy                       | X               |         |          |          |      |        |       |            |
| Market patterns                     |                 | X       | X        |          | X    |        | X     | X          |

Each community undertakes some action to mitigate barriers to affordability based on its own approach to solving local housing problems. Some of the actions chosen are limited by the availability of local resources and may vary during the course of the five-year plan.

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of

homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

**The Maricopa Association of Governments Continuum of Care Subcommittee is a regional body. The individual members of the Maricopa HOME Consortium are participants in the work of that regional body. The cumulative population of the Consortium members represents 55.7% of the population of Maricopa County. The numbers reported in the Homeless Needs Table are precisely 55.7% of the homeless needs reported in the Maricopa Association of Governments Continuum of Care Gaps Analysis.**

**1. In 1999, the Maricopa Association of Governments took over the consultative responsibility of the Continuum of Care planning process by hosting and staffing a Continuum of Care Regional Committee on Homelessness. In 2002, the Committee published the Regional Plan to End Homelessness. That Plan was updated in January/February of 2005 and is herein incorporated by reference. The Plan has already resulted in:**

- a. increased funding**
- b. development of the Human Services Campus**
- c. implementation of a Housing First project for the chronically homeless**
- d. creation of a Day Resource Center for the chronically homeless**
- e. implementation of the Homeless Management Information System which will improve the reliability of information on the needs and services to homeless and chronically homeless persons.**

**Homeless data for this Consolidated Plan has been taken directly from the Continuum of Care Gaps Analysis for the HUD McKinney-Vento application process and is deemed reliable. Consultation with the State Homeless Coordinator and the MAG Homeless Coordinator has been documented earlier in this plan. Urban County staff and staff of the Consortium member communities met with the homeless planning coordinators, incorporated the MAG Homeless Plan by reference and specifically reviewed the current MAG Plan to End Homelessness for information on the extent of homelessness by race and ethnicity. That plan is the best available information on homelessness in the county and it does not include this data. All categories identified in the Homeless and Special Needs Populations Chart in Table 1A are considered to be high priority populations and will continue to be funded through the HUD McKinney-Vento application process. Barriers to ending homelessness identified in the Regional Plan included:**

- a. limited funding**
- b. the need for technical assistance**
- c. public resistance to homelessness**
- d. limited choice for treatment and housing.**

## Priority Homeless Needs

- Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
- A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:

**The needs chart below is developed directly from the MAG Continuum of Care Gaps Analysis for the County and adjusted to reflect the Maricopa HOME Consortium's 55.7% share of the overall County population.**

| Table 1A<br>Part 1: Homeless Population        | Sheltered |              | Un-sheltered | Total |
|--|-----------|--------------|--------------|-------|
|  | Emergency | Transitional |              |       |
| 1. Homeless Individuals                        | 585       | 754          | 1,389        | 2,729 |
| 2. Homeless Families with Children             | 136       | 232          | 206          | 574   |
| 2a. Persons in Homeless with Children Families | 453       | 765          | 683          | 1,901 |
| Total (lines 1 + 2a)                           | 1,039     | 1,519        | 2,072        | 4,630 |
| Part 2: Homeless Subpopulations                | Sheltered |              | Un-sheltered | Total |
| 1. Chronically Homeless                        | 135       | 468          |              |       |
| 2. Severely Mentally Ill                       | 301       | 0            | 60           |       |
| 3. Chronic Substance Abuse                     | 1,047     | 0            | 207          |       |
| 4. Veterans                                    | 140       | 0            | 28           |       |
| 5. Persons with HIV/AIDS                       | 20        | 0            | 4            |       |
| 6. Victims of Domestic Violence                | 330       | 0            | 67           |       |
| 7. Youth (Under 18 years of age)               | 15        | 0            | 3            |       |

## **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

**The Update to the Plan to End Homelessness indicates that the inventory presently includes:**

- a. 1,584 shelter beds**
- b. 3,964 transitional housing beds**
- c. 2,876 permanent supportive housing beds**

**This is a 17% increase in shelter and housing capacity over the last two years.**

## **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which

the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

**The driving force behind the strategy to end homelessness will continue to be the MAG Continuum of Care Committee on Homelessness. The Committee is comprised of:**

- a. formerly homeless persons
- b. elected officials
- c. providers of services to the homeless
- d. faith-based agencies and
- e. veterans who are or work with the homeless

**Planned strategic objectives for the term of this Consolidated Plan include:**

- a. Continuation of support for the Continuum of Care Regional Committee of MAG. The County Human Services Director has just been appointed to chair the Planning Sub-committee.
- b. Completion of development of the Human Services Campus. The County is serving as the administrator to the LLC.
- c. Funding and construction, with other members of the Maricopa Consortium, of a separate facility on the Human Services Campus for mentally ill homeless people.
- d. Full implementation of the HMIS among homeless providers.
- e. Continuation of homeless prevention services through ESG, United Way and other sources through Community Action Programs.
- f. Continued advocacy for preserving and increasing the number of Housing Choice Vouchers to local housing agencies and providers.
- g. An increased emphasis on performance and accountability through evaluation.

**The MAG Continuum of Care Committee has been nationally recognized for effectiveness in regional cooperation in addressing planning, service and reporting issues related to the continuum of care. When a plan to end chronic homelessness is developed, it will most naturally fall to that body. At this point in time, the goal to end chronic homelessness by 2012 is being seriously undermined by reductions in funding for the Housing Choice Voucher Program and proposed cuts to the HUD budget for housing and community development which are critical to the supportive services required to address the goal. When the development of a strategy becomes reasonable, components of the strategy will likely include:**

- a. **Additional “housing first” projects similar to Casa de Paz, which have:**
  - i. **Relaxed eligibility guidelines**
  - ii. **Allowance for relapse as a part of recovery**
  - iii. **Greater flexibility in access to multiple services**
- b. **One-stop day services**
- c. **Outreach and peer outreach teams.**

Some strides have already been made in coordination of discharge policies among members of the MAG Continuum taskforce. The Arizona Department of Corrections has established a position to work exclusively with inmates at risk of being released without a place to live. The transition plan for discharge has a goal to ensure that inmates are released to safe, affordable housing rather than to a shelter or the streets. Some hospitals, most notably John C. Lincoln, already have detailed discharge plans. (From page 12 of the draft Regional Plan Update.)

### **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

5 Year Strategic Plan ESG response:

**Maricopa County, Glendale and Mesa are direct recipients of ESG funding. ESG Consolidated Planning is included in the individual community’s non-housing Consolidated Plan. Those plans are herein incorporated by reference but are not repeated or consolidated here.**

## **COMMUNITY DEVELOPMENT**

### **Community Development (91.215 (e))**

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

5 Year Strategic Plan Community Development response:

**Each member of the Maricopa HOME Consortium has developed this section in the individual community's non-housing Consolidated Plan. Those plans are herein incorporated by reference but are not repeated or consolidated here.**

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

**Each member of the Maricopa HOME Consortium has developed this section in the individual community's non-housing Consolidated Plan. Those plans are herein incorporated by reference but are not repeated or consolidated here.**

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)-- *THE MARICOPA HOME CONSORTIUM IS NOT AN ELIGIBLE HOPWA RECIPIENT.***

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

5 Year Non-homeless Special Needs Analysis response:

**Each member of the Maricopa HOME Consortium has developed this section in the individual community's non-housing Consolidated Plan. Those plans are herein incorporated by reference but since this section describes supportive services needs and resources related to peoples' ability to continue to live as independently as possible outside of an institutional setting, the needs and resources for special needs populations are consolidated in Table 1B.**

**Table 1B**

| Special needs populations identified here are ranked as high priority for Consolidated Planning purposes but may not necessarily be funded through CDBG/HOME | Population count for Maricopa County | Data Sources   | Population count proportional to the Maricopa HOME Consortium- 55.7% | Types of supportive services needed by this population  | Identified funding gap in services  | Identified sources of service for this population   |
|--|--------------------------------------|--|--|---|---|---|
| <b>Elderly</b>   | 358,979                              | 2000 Census  | 199,951  | Case management, befriending services, counseling, adult day care home care home delivered meals  | Area Agency on Agency Study in 2000 indicated current funding serves about one third of need. | Area Agency on Aging, Maricopa County Special Transportation Services, AHCCCS, Community Action Program                     |
| <b>Frail elderly</b>   | 24,770                               | <i>Frailty in Older Adults, Evidence for a Phenotype.</i> Journal of Gerontology, 2001 | 13,797   | Case management, befriending services, counselling, adult day care home care, home delivered meals, help service, nursing/ medical services | Area Agency on Agency Study in 2000 indicated current funding serves about one third of need. | Area Agency on Aging, Senior Adult Independent Living (SAIL), Arizona Long Term Care System, AHCCCS                         |
| <b>Persons with severe mental illness</b>  | 79,876                               | <i>Mental Health: A Report of the Surgeon General,</i> USDHS, 1999                     | 44,491   | Outreach and identification, treatment, health care, income support, rehabilitation services  |   | AHCCCS  |
| <b>Developmentally disabled persons</b>  | 24,116                               | <i>MR/DD Data Brief,</i> University of Minnesota, 2001                                 | 13,433   | Assistive technology, employment and training, information and referral, transportation, caregiver respite                                  | Area Agency on Agency Study in 2000 indicated current funding serves about one third of need. | The Centers for Habilitation, Arizona Bridge to Independent Living, Maricopa County Special Transportation Services, AHCCCS |

| Special needs populations identified here are ranked as high priority for Consolidated Planning purposes but may not necessarily be funded through CDBG/HOME | Population count for Maricopa County | Data Sources  | Population count proportional to the Maricopa HOME Consortium-55.7% | Types of supportive services needed by this population   | Identified funding gap in services  | Identified sources of service for this population  |
|--|--------------------------------------|---|---|--|---|--|
| <b>Physically disabled persons</b>   | 307,215                              | Estimated from 2000 Census  | 171,119   | Assistive technology, employment and training, information and referral, transportation, caregiver respite                   | Area Agency on Agency Study in 2000 indicated current funding serves about one third of need. | Arizona Technology Access Program, Easter Seals, Southwest Human Development, Arizona Center for the Blind and Visually Impaired, Valley Center for the Deaf, Arizona Commission for the Deaf and Hard of Hearing, Arizona Bridge to Independent Living, Maricopa County Special Transportation Services, AHCCCS |
| <b>Alcohol/drug addicted persons</b>   | 254,998                              | US Department of Health and Human Services, September 5, 2003 report                                  | 142,034   | Monitoring, screening, information and referral, detox medication, education, self-help groups                               |   | CDBG, AHCCCS   |
| <b>Persons with HIV/AIDS and their families</b>  | 9,825                                | Estimate extrapolated from HIV/AIDS Statistics, National Institute of Allergy and Infectious Diseases | 5,473   | Case management, emergency financial assistance, food, transportation, early intervention, education, wellness and nutrition |   | CDBG, Maricopa County Health Department, Ryan White, AHCCCS  |

## Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Special Needs Objectives response:

1. **The resources to address the non-housing needs of people with special needs are not housing resources and for this reason are not within the control of the Maricopa HOME Consortium. Activities that support special needs are funded from a variety of sources at the local level by the members of the Consortium and are included in those non-housing, Community Development Plans. Resources include CDBG, Ryan-White, United Way, local donations through utility billing, local general funds, use of public facilities and the passion of the people who work in the non-profits that serve these populations.**
2. **See Consolidated Plans of the individual members of the Consortium.**

## Housing Opportunities for People with AIDS (HOPWA)

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

5 Year Strategic Plan HOPWA response:

**N/A. Neither the Maricopa HOME Consortium nor any of the individual members of the Consortium are a HOPWA grantee.**

### **Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Specific HOPWA Objectives response:

**N/A. Neither the Maricopa HOME Consortium nor any of the individual members of the Consortium are a HOPWA grantee.**

## **OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.

### **Analysis of Impediments to Fair Housing Choice**

**The tables below describe the most recent three-year history of Fair Housing complaints filed and resolved in the Consortium service area. Because of the time involved to address a complaint, the complaints filed in a fiscal year do not correspond to the complaints resolved in that same year. Each participating member of the Maricopa HOME Consortium is individually responsible as the recipient of CDBG funds for maintaining an updated Analysis of Impediments to Fair Housing Choice and for reporting performance on HUD funded activities by beneficiaries in protected classes.**

| Title VIII Cases Filed  |              |               |             |           |          |                 |          |            |          |                 |             |
|-------------------------|--------------|---------------|-------------|-----------|----------|-----------------|----------|------------|----------|-----------------|-------------|
| 10/1/02 to 1/31/05      |              |               |             |           |          |                 |          |            |          |                 |             |
| Arizona                 |              |               |             |           |          |                 |          |            |          |                 |             |
| Fiscal Year 2003        |              |               |             |           |          |                 |          |            |          |                 |             |
| Complaints              | Filed w/ HUD | Filed w/ FHAP | Total filed | Race      | Color    | National Origin | Sex      | Disability | Religion | Familial Status | Retaliation |
| Sun City West, AZ       | 0            | 1             | 1           | 1         | 1        | 1               | 1        | 1          | 1        | 1               | 1           |
| Youngtown, AZ           | 0            | 1             | 1           | 1         | 1        | 1               | 1        | 1          | 1        | 1               | 1           |
| M Urban County, AZ      | 0            | 2             | 2           | 2         | 2        | 2               | 2        | 2          | 2        | 2               | 2           |
| Chandler, AZ            | 2            | 3             | 5           | 0         | 0        | 0               | 0        | 3          | 0        | 0               | 0           |
| Glendale, AZ            | 1            | 2             | 3           | 3         | 0        | 0               | 0        | 0          | 0        | 0               | 0           |
| Mesa, AZ                | 5            | 9             | 14          | 4         | 0        | 1               | 2        | 6          | 0        | 2               | 1           |
| Scottsdale, AZ          | 3            | 4             | 7           | 0         | 0        | 0               | 0        | 6          | 0        | 1               | 1           |
| Tempe, AZ               | 0            | 3             | 3           | 0         | 0        | 2               | 0        | 1          | 0        | 0               | 0           |
| <b>Total Consortium</b> | <b>11</b>    | <b>23</b>     | <b>34</b>   | <b>9</b>  | <b>2</b> | <b>5</b>        | <b>4</b> | <b>18</b>  | <b>2</b> | <b>5</b>        | <b>4</b>    |
| Fiscal Year 2004        |              |               |             |           |          |                 |          |            |          |                 |             |
| Avondale, AZ            | 0            | 1             | 1           | 0         | 0        | 0               | 0        | 1          | 0        | 0               | 0           |
| Carefree, AZ            | 0            | 8             | 8           | 0         | 0        | 0               | 0        | 8          | 0        | 0               | 0           |
| Litchfield Park         | 0            | 1             | 1           | 1         | 0        | 0               | 0        | 0          | 0        | 0               | 0           |
| M Urban County          | 0            | 10            | 10          | 1         | 0        | 0               | 0        | 9          | 0        | 0               | 0           |
| Chandler, AZ            | 0            | 5             | 5           | 2         | 1        | 3               | 0        | 2          | 0        | 0               | 0           |
| Glendale, AZ            | 0            | 6             | 6           | 1         | 0        | 3               | 0        | 2          | 0        | 0               | 0           |
| Mesa, AZ                | 0            | 14            | 14          | 4         | 0        | 0               | 0        | 9          | 0        | 0               | 0           |
| Scottsdale, AZ          | 1            | 6             | 7           | 2         | 0        | 2               | 0        | 4          | 0        | 1               | 1           |
| Tempe, AZ               | 1            | 5             | 6           | 2         | 0        | 4               | 0        | 1          | 0        | 1               | 0           |
| <b>Total Consortium</b> | <b>2</b>     | <b>46</b>     | <b>48</b>   | <b>12</b> | <b>1</b> | <b>12</b>       | <b>0</b> | <b>27</b>  | <b>0</b> | <b>2</b>        | <b>1</b>    |
| Fiscal Year 2005        |              |               |             |           |          |                 |          |            |          |                 |             |
| Buckeye, AZ             | 0            | 1             |             | 1         | 0        | 1               | 0        | 0          | 0        | 0               | 0           |
| Laveen, AZ              | 0            | 1             |             | 0         | 0        | 1               | 0        | 0          | 0        | 0               | 0           |
| Sun City, AZ            | 0            | 1             |             | 1         | 0        | 0               | 0        | 0          | 0        | 0               | 0           |
| M Urban County          | 0            | 3             | 0           | 2         | 0        | 2               | 0        | 0          | 0        | 0               | 0           |
| Chandler, AZ            | 0            | 2             | 2           | 1         | 0        | 1               | 0        | 0          | 0        | 0               | 0           |
| Gilbert, AZ             | 1            | 0             | 1           | 0         | 0        | 0               | 0        | 1          | 0        | 0               | 0           |
| Glendale, AZ            | 0            | 3             | 3           | 0         | 0        | 1               | 0        | 2          | 1        | 0               | 0           |
| Mesa, AZ                | 0            | 2             | 2           | 1         | 0        | 0               | 0        | 2          | 0        | 0               | 0           |
| Scottsdale, AZ          | 0            | 10            | 10          | 2         | 0        | 0               | 0        | 8          | 0        | 0               | 0           |
| <b>Total Consortium</b> | <b>1</b>     | <b>20</b>     | <b>18</b>   | <b>6</b>  | <b>0</b> | <b>4</b>        | <b>0</b> | <b>13</b>  | <b>1</b> | <b>0</b>        | <b>0</b>    |

| Title VIII Cases Closed    |             |              |              | Type of Complaint |          |                 |          |            |          |                 |             | Resolution    |                       |           |          |                            |  |
|----------------------------|-------------|--------------|--------------|-------------------|----------|-----------------|----------|------------|----------|-----------------|-------------|---------------|-----------------------|-----------|----------|----------------------------|--|
| Community                  | Closed/ HUD | Closed/ FHAP | Total Closed | Race              | Color    | National Origin | Sex      | Disability | Religion | Familial Status | Retaliation | Admin Closure | Conciliated/ Resolved | No Cause  | Cause    | Referred and Closed by DOJ | Compensation for Conciliation/ Resolved complaints |
| <b>Fiscal Year 2003</b>    |             |              |              |                   |          |                 |          |            |          |                 |             |               |                       |           |          |                            |  |
| Sun City, AZ               | 0           | 1            | 1            | 1                 | 0        | 0               | 0        | 0          | 0        | 0               | 0           | 0             | 0                     | 1         | 0        | 0                          |  |
| M Urban County             | 0           | 1            | 1            | 1                 | 0        | 0               | 0        | 0          | 0        | 0               | 0           | 0             | 0                     | 1         | 0        | 0                          |  |
| Chandler, AZ               | 1           | 4            | 5            | 1                 | 0        | 0               | 0        | 3          | 1        | 0               | 0           | 0             | 2                     | 3         | 0        | 0                          | \$556.00   |
| Gilbert, AZ                | 0           | 1            | 1            | 1                 | 0        | 0               | 0        | 0          | 0        | 0               | 0           | 1             | 0                     | 0         | 0        | 0                          |  |
| Glendale, AZ               | 0           |              | 3            | 0                 | 0        | 2               | 0        | 1          | 0        | 0               | 0           | 0             | 2                     | 1         | 0        | 0                          | \$4,255.00   |
| Mesa, AZ                   | 1           | 14           | 15           | 3                 | 0        | 1               | 0        | 9          | 0        | 2               | 1           | 0             | 7                     | 8         | 0        | 0                          | \$3,524.00   |
| Peoria, AZ                 | 0           | 2            | 2            | 0                 | 0        | 0               | 0        | 2          | 0        | 0               | 0           | 0             | 2                     | 0         | 0        | 0                          | \$1,000.00   |
| Scottsdale, AZ             | 0           | 4            | 4            | 1                 | 0        | 1               | 0        | 1          | 0        | 1               | 0           | 0             | 1                     | 3         | 0        | 0                          | \$1,420.00   |
| Tempe, AZ                  | 0           | 3            | 3            | 1                 | 0        | 0               | 0        | 3          | 0        | 0               | 0           | 0             | 2                     | 1         | 0        | 0                          | \$599.00   |
| <b>Total Consortium 03</b> | <b>2</b>    | <b>32</b>    | <b>34</b>    | <b>8</b>          | <b>0</b> | <b>4</b>        | <b>0</b> | <b>19</b>  | <b>1</b> | <b>3</b>        | <b>1</b>    | <b>1</b>      | <b>16</b>             | <b>17</b> | <b>0</b> | <b>0</b>                   | <b>\$11,354.00</b>                                 |
| <b>Fiscal Year 2004</b>    |             |              |              |                   |          |                 |          |            |          |                 |             |               |                       |           |          |                            |  |
| Avondale, AZ               | 0           | 1            | 1            | 0                 | 0        | 0               | 0        | 1          | 0        | 0               | 0           | 0             | 1                     | 0         | 0        | 0                          |  |
| Carefree, AZ               | 0           | 9            | 9            | 0                 | 0        | 0               | 0        | 9          | 0        | 0               | 0           | 1             | 1                     | 7         | 0        | 0                          |  |
| Litchfield Park, AZ        | 0           | 1            | 1            | 1                 | 0        | 0               | 0        | 0          | 0        | 0               | 0           | 0             | 0                     | 1         | 0        | 0                          |  |
| Sun City West, AZ          | 0           | 1            | 1            | 0                 | 0        | 0               | 0        | 1          | 0        | 0               | 0           | 0             | 0                     | 0         | 1        | 0                          |  |
| Youngtown, AZ              | 0           | 1            | 1            | 0                 | 0        | 0               | 0        | 1          | 0        | 0               | 0           | 0             | 0                     | 1         | 0        | 0                          |  |
| M Urban County             | 0           | 13           | 13           | 1                 | 0        | 0               | 0        | 12         | 0        | 0               | 0           | 1             | 2                     | 9         | 1        | 0                          | 0  |
| Chandler, AZ               | 1           | 5            | 6            | 2                 | 0        | 0               | 0        | 4          | 0        | 1               | 0           | 0             | 2                     | 4         | 0        | 0                          | \$425.00   |
| Gilbert, AZ                | 1           | 1            | 2            | 0                 | 0        | 0               | 0        | 1          | 0        | 0               | 0           | 1             | 0                     | 1         | 0        | 0                          |  |
| Glendale, AZ               | 1           | 3            | 4            | 3                 | 0        | 0               | 0        | 1          | 0        | 0               | 0           | 2             | 1                     | 1         | 0        | 0                          |  |
| Mesa, AZ                   | 5           | 17           | 22           | 7                 | 0        | 1               | 2        | 12         | 0        | 1               | 1           | 6             | 6                     | 9         | 1        | 0                          | \$10,000.00  |
| Peoria, AZ                 | 0           | 1            | 1            | 1                 | 1        | 0               | 0        | 0          | 0        | 0               | 0           | 0             | 0                     | 1         | 0        | 0                          |  |
| Scottsdale, AZ             | 2           | 11           | 13           | 1                 | 0        | 4               | 0        | 9          | 0        | 1               | 1           | 4             | 3                     | 6         | 0        | 0                          | \$500.00   |
| Tempe, AZ                  | 3           | 6            | 9            | 4                 | 0        | 2               | 0        | 2          | 0        | 1               | 0           | 0             | 5                     | 4         | 0        | 0                          | \$4,635.00   |
| <b>Total Consortium 04</b> | <b>13</b>   | <b>57</b>    | <b>70</b>    | <b>19</b>         | <b>1</b> | <b>7</b>        | <b>2</b> | <b>41</b>  | <b>0</b> | <b>4</b>        | <b>2</b>    | <b>14</b>     | <b>19</b>             | <b>35</b> | <b>2</b> | <b>0</b>                   | <b>\$15,560.00</b>                                 |

|                     |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year 2005    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| M Urban County      | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chandler, AZ        | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |   |
| Glendale, AZ        | 0 | 2 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |   |
| Mesa, AZ            | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |   |
| Scottsdale, AZ      | 2 | 1 | 3 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 3 | 0 | 0 |   |
| Tempe, AZ           | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |   |
| Total Consortium 05 | 2 | 6 | 8 | 2 | 0 | 2 | 0 | 5 | 0 | 0 | 1 | 1 | 0 | 7 | 0 | 0 | 0 |

**Performance measurement system**

As part of the planning process each participating community in the Urban County was provided with two templates to guide their needs assessment and goal setting. Although non-profit service providers and individual citizens were invited to comment on needs and goals, the primary responsibility for goal setting was placed with the community. The templates and the spreadsheets on the individual local submissions are included in the Additional Files folder.

The needs assessment template listed common housing and community development needs and the three possible priorities for each need. It also asked for an assessment of fair housing needs.

The template for goals and objectives was developed primarily along the lines of the national United Way Performance Measurement model. It documented:

- The need that was chosen to be addressed
- The "goal" as *what thing to be accomplished*
- The "activity" as *the eligible grant funded activity to be undertaken*
- The "output" as *the number and unit of measure*
- The "input" as *the fund amount and fund source*
- To meet an identified "desired outcome" e.g., An increase in the number of quality, affordable dwelling units, which would address one of the national objectives of the CDBG program.

Issues on the horizon for the 5-Year planning period:

- Continued reductions in federal support for tenant based rental assistance necessitating reductions in numbers of assisted families and use of other resources to the extent possible.
- Possible reductions to CDBG and other housing resources which will result in reductions in production and a need to be more strategic in the investment of program and local resources.
- A fairly serious "correction" in the home ownership market which will create a need for reassessment of the use of resources.
- Completion of the Human Services Campus.

- **Growing interest and need for regional approaches to the need for senior and workforce housing.**
- **The addition of Avondale and Surprise to the Intergovernmental Agreement for the Maricopa HOME Consortium.**
- 

**The Consolidated Plans for the individual members of the Maricopa HOME Consortium have been incorporated by reference throughout this document.**

**Consortium Member Contacts**

|  |  |
|--|--|
| <b>CITY OF CHANDLER</b>  | <b>TOWN OF GILBERT</b>   |
| Mr. Pat Tyrrell, CD Coordinator<br>215 E. Buffalo Street<br>Chandler, AZ 85225-5593<br>Phone: (480) 782-3210 FAX: (480) 782-3009<br>E-Mail: <a href="mailto:patrick.tyrrell@ci.chandler.az.us">patrick.tyrrell@ci.chandler.az.us</a>   | Mr. Carl Harris-Morgan, CD Specialist<br>90 E. Civic Center Drive<br>Gilbert, AZ 85296<br>Phone: (480) 503-6893 FAX: (480) 503-6170<br>E-Mail: <a href="mailto:carlhm@ci.gilbert.az.us">carlhm@ci.gilbert.az.us</a><br>Ms. Sandra Simmons, CD Assistant<br>Phone: (480) 503-6891 FAX: (480) 503-6170<br>Email: <a href="mailto:sandras@ci.gilbert.az.us">sandras@ci.gilbert.az.us</a>  |
| <b>MARICOPA COUNTY</b>   | <b>CITY OF MESA</b>  |
| Mr. Jim Prante, CD Acting Director<br>3003 North Central, Suite 1040<br>Phoenix, AZ 85012-2906<br>Phone: (602) 240-2210 x <b>204</b> FAX: (602) 240-6960<br>E-Mail: <a href="mailto:jprante@mccd.maricopa.gov">jprante@mccd.maricopa.gov</a><br>Ms. Lydia Gaza, Grants Accountant (ext. <b>201</b> )<br>E-Mail: <a href="mailto:lydiag@mccd.maricopa.gov">lydiag@mccd.maricopa.gov</a><br>Ms. Colleen Tweedy, Recording Secretary (ext. <b>200</b> )<br>E-Mail: <a href="mailto:ctweedy@mccd.maricopa.gov">ctweedy@mccd.maricopa.gov</a><br>Ms. Renee Ayres-Benavidez (ext. <b>206</b> )<br>E-Mail: <a href="mailto:ayresr@mccd.maricopa.gov">ayresr@mccd.maricopa.gov</a> | Ms. Kathleen "Kit" Kelly, Comm. Revitalization Director<br>PO Box 1466 (20 E. Main St., Ste. 250, 85201)<br>Mesa, AZ 85211-1466<br>Phone: (480) 644-2168 FAX: (480) 644-4842<br>E-Mail: <a href="mailto:Kathleen.Kelly@cityofmesa.org">Kathleen.Kelly@cityofmesa.org</a><br>Ms. Lisa Hembree<br>Phone: (480) 644-3660 FAX: (480) 644-4842<br>E-Mail: <a href="mailto:Lisa.Hembree@cityofmesa.org">Lisa.Hembree@cityofmesa.org</a>  |
| <b>CITY OF SCOTTSDALE</b>  | <b>CITY OF TEMPE</b>   |
| Mr. Mark Bethel, Comm. Assistance Manager<br>7515 E. First Street<br>Scottsdale, AZ 85251-4502<br>Phone: (480) 312-2309 FAX: (480) 312-7761<br>E-Mail: <a href="mailto:Mbethel@scottsdaleaz.gov">Mbethel@scottsdaleaz.gov</a>  | Ms. Liz Chavez, Housing Services Administrator<br>PO Box 5002 (21 E. 6 <sup>th</sup> St., #214)<br>Tempe, AZ 85280-5002<br>Phone: (480) 350-8958 FAX: (480) 350-8902<br>Email: <a href="mailto:liz_chavez@tempe.gov">liz_chavez@tempe.gov</a><br>Ms. Patty Hatvick, Grants Accountant<br>Phone: (480) 858-2264 FAX: (480) 350-8902<br>Email: <a href="mailto:patty_hatvick@tempe.gov">patty_hatvick@tempe.gov</a><br>Mr. Chris Salomone<br>Phone: (480) 350- 8294 FAX: (480) 350-8579<br>Email: <a href="mailto:chris_salomone@tempe.gov">chris_salomone@tempe.gov</a> |
| <b>CITY OF GLENDALE</b>  | <b>CITY OF PEORIA</b>  |
| Mr. Gilbert Lopez, Revitalization Administrator<br>Community Revitalization<br>6829 North 58 <sup>th</sup> Dr., Ste. 104<br>Glendale, AZ 85301-3222<br>Phone: (623) 930-3670 FAX: (623) 435-8594<br>E-Mail: <a href="mailto:glopez@glendaleaz.com">glopez@glendaleaz.com</a><br>Mr. Steven Capes, Revitalization Grants Supervisor<br>E-Mail: <a href="mailto:scapes@glendaleaz.com">scapes@glendaleaz.com</a>   | Mr. William "Bill" Patena, Neighborhood Svcs. Manager<br>8401 W. Monroe, Peoria, AZ 85345-6560<br>Phone: (623) 773-7167 FAX: (623) 773-7233<br>E-Mail: <a href="mailto:billp@peoriaaz.com">billp@peoriaaz.com</a><br>Mr. Mark Appleby (Com Sense, Inc.)<br>2750 E. Menlo Street<br>Mesa, AZ 85213-1550<br>Phone: (480) 649-8080 FAX: (480) 649-8864<br>E-Mail: <a href="mailto:appleman@cableaz.com">appleman@cableaz.com</a>  |