



# Five-Year Consolidated Plan and Annual Action Plan Executive Summary

2020-2025



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# What is the Consolidated Plan?

The City of Chandler has prepared its Five-Year Consolidated Plan that provides the framework for utilizing Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) over the five-year period beginning July 1, 2020 and ending June 30, 2025.

The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

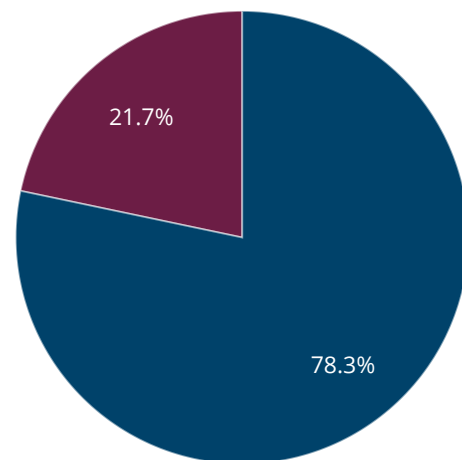
The City of Chandler has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process; Needs Assessment; Market Analysis; Strategic Plan; and Annual Action Plan.

The City of Chandler's Neighborhood Resources Department (NRD) manages the oversight of CDBG funding. The nonprofit organizations and City departments that undertake CDBG-funded activities are selected annually through a competitive request for proposals process and must address one of the Consolidated Plan goals identified.

## Federal Resources

The City receives two allocations of HUD funding. The Community Development Block Grant program is provided through the federal Office of Community Planning and Development within the U.S. Department of Housing and Urban Development Department. Due to its size and composition, the City of Chandler is classified as an "entitlement community" under the CDBG program. This means that Chandler does not apply for the CDBG program, but is awarded the grant at a funding level based on a HUD formula involving population and demographics. In order to receive CDBG funds, the City must complete a Consolidated Plan every five years and an Annual Action Plan that annually details the uses of funds. The City also receives HOME funding as a member of the Maricopa County HOME Consortium. The Consortium is a legal entity created through an intergovernmental agreement between Maricopa County, the Cities of Avondale, Chandler, Glendale, Peoria, Scottsdale, Surprise, Tempe and the Town of Gilbert for the purpose of receiving HOME Investment Partnerships Program (HOME) funds from HUD. Each Consortium member receives a pro rata share of funds and uses them to meet the needs of their community. The County's Five-Year Consolidated Plan and Annual Action Plans also include the housing needs and activities of Chandler.

## Consolidated Plan Resources 2020-2025



● CDBG \$7,410,984

● HOME \$2,053,525

\* Anticipated Resources

# 2020-2025 City of Chandler Goals

## Creating and Preserving Housing for All Incomes

Vibrant, livable cities have housing for residents of all incomes. The City of Chandler is committed to preserving existing affordable housing stock and increasing housing opportunities for households with low and moderate income, including persons with special needs and persons experiencing homelessness.

Activities in support of this goal include but are not limited to adding 100 units of new housing through:

- Acquisition of new housing.
- Rehabilitation of existing housing.



## Maintaining Owner-Occupied Housing

Another way to preserve affordability is to assist homeowners with low and moderate income in addressing emergency or minor repairs necessary to maintain decent, safe and sanitary living conditions.

Activities in support of this goal include but are not limited to assisting 179 households with:

- Emergency/minor home repair and modification.
- Exterior home repairs.
- Home modifications for homeowners with physical disabilities to continue to live independently in their home.



## Providing Public Services and Promoting Fair Housing

Public services are critical to the general health and welfare of the Chandler community including delivering basic needs to individuals and families with low and moderate income, persons at-risk of or experiencing homelessness and persons with special needs.

Fair housing education is an essential tool to ensure compliance with fair housing laws, so that renters, real estate professionals and owners/landlords understand their rights and responsibilities.

Activities in support of this goal include but are not limited to:

- Outreach and navigation services to 1,090 persons experiencing unsheltered homelessness.
- Rent and utility assistance to 84 families with low and moderate income.
- Case management services to 25 families experiencing homelessness.
- Fair housing education workshops and outreach for 500 real estate professionals, housing providers and residents.
- Mentorship, educational and recreational activities for 1,173 youth living in Public Housing.



## Public Facilities and Infrastructure Improvements

The City of Chandler is committed to providing accessible neighborhood parks, infrastructure including nonprofit and service facilities, and community locations where individuals can learn and thrive throughout the City.

Activities in support of this goal include but are not limited to:

- Park Improvements
- Nonprofit Facility Improvements
- Nonprofit Expansions



## Neighborhood Revitalization

Keeping Chandler neighborhoods clean and safe is a high priority for the City of Chandler. Through education and enforcement, the City continues to foster neighborhood preservation in CDBG-eligible areas.

Activities in support of this goal include but are not limited to:

- Code Enforcement
- Alley Maintenance



# 2020-2021 City of Chandler Initiatives

## Public Services and Fair Housing

- **AZCEND – Rent and Utility Assistance.** Funding is requested to provide rent and utility assistance to households with low or moderate income facing eviction or hardship as a result of COVID-19. Each CDBG eligible household may receive rent and utility assistance for up to 3 months per HUD regulations.
- **City of Chandler Community Development – Client Services.** Funding is requested to provide direct intensive, targeted client services to individuals who are experiencing homelessness in Chandler. Funding will support one Client Services Specialist and one Community Navigator who will locate and establish relationships with chronically homeless and medically vulnerable individuals, facilitate coordinated care and communications with other service providers, facilitate their voluntary relocation into housing and provide the support and advocacy necessary to help them stay in housing. These services will be provided both in person and through phone.
- **City of Chandler Community Development – Fair Housing Training.** Funding is requested to conduct fair housing activities to affirmatively further fair housing and promote free housing choice in the City of Chandler. Activities include training, counseling, and referral services to provide information on fair housing rights and on the availability of housing in a wide variety of locations. Fair housing trainings are conducted in person at community gatherings, partner agency locations and community centers. In addition, the worldwide web, social media and print and promotional materials are used.
- **City of Chandler Housing and Redevelopment – Public Housing Youth Program.** Funding is requested to provide after school and intersession programming to youth, ages 6-18, who reside in Chandler's four Public Housing family sites. Activities include academic support; mentoring; youth development; arts; books and reading services and sports and recreation. Programming is offered Monday through Friday on regular school days at each public housing site. During intersession, youth from all four sites come together to participate in regular programming and special events. In the summer months, activities are offered in the morning for younger children, in the afternoon for all ages and in the evening for teens.
- **Save the Family – Case Coordination and Homeless Housing.** Funding is requested to assist Chandler families experiencing homelessness in obtaining and maintaining permanent housing through long-term shelter, rapid rehousing and case coordination. Save the Family is unique in its provision of a scattered-site long-term shelter model, which allows families to stay integrated in their community and near their natural support systems, while they are in transition to permanency. Scattered-site shelter is provided in the cities of Mesa and Tempe. Scattered-site rapid rehousing services are provided throughout Maricopa County, but primarily in the East Valley cities of Chandler, Mesa, Tempe, Scottsdale and Gilbert.



# Capital Projects, Housing, and Neighborhood Revitalization

- City of Chandler Code Enforcement – Low-Mod Neighborhoods. Funding is requested to continue the systematic, proactive inspection program in CDBG eligible areas, with an emphasis on north Chandler. The program supports 1.5 full-time Code Inspectors and .3 full-time Neighborhood Preservation Technician specifically assigned to initiate code enforcement inspections and take necessary enforcement actions to remediate neighborhood degradation. Residents will receive an advisory notice providing information about common code violations for self-evaluation and correction prior to inspection.
- City of Chandler Community Development – Homeowner Rehabilitation. Funding is requested to assist low and moderate income, single-family, Chandler homeowners with significant housing rehabilitation needs. The Home Modifications program works in tandem with the FSL Home Improvements Programs to assist homeowners in accessing services for both Emergency Home Repair and Home Modifications.
- FSL Home Improvements – Emergency Home Repair Program. Funding is requested for owner-occupied emergency repairs for low-income Chandler residents. This is a continuation of services currently provided by the Foundation for Senior Living (FSL) for the City of Chandler. This program is the only program that addresses emergency repairs for Chandler residents. The City will continue to process client applications directly through the Homeowner Rehabilitation grant. FSL's role will include home inspections, scope of work creation, contractor procurement, construction oversight and billing/reporting.
- FSL Home Improvements – Home Modifications. Funding is requested for owner-occupied interior and exterior repairs to improve health and safety and correct code violations. The repairs include Exterior Improvement Loan Program (EILP) and Americans with Disabilities Act (ADA) improvements. The EILP program offers up to \$20,000 for exterior improvements to address blighted conditions, and revitalize the property and surrounding neighborhood in the form of zero percent interest loans, which are forgivable over five years. The ADA program offers up to \$10,000 for persons with disabilities to modify their homes so they can continue to live safely and comfortably. The City will continue to process client applications directly through the Homeowner Rehabilitation grant. FSL's role will include home inspections, scope of work creation, contractor procurement, construction oversight and billing/reporting.



## HOME Housing Activities

These activities are included in the Maricopa County HOME Consortium Annual Action Plan.

- City of Chandler Housing and Redevelopment – Tenant-Based Rental Assistance. Funding is requested to provide a Tenant-Based Rental Assistance (TBRA) Program for 22 individuals or family households experiencing homelessness in Chandler. HOME TBRA funds will be used for direct housing assistance for a period of up to 24 months per household. The Housing and Redevelopment Division will partner with a local nonprofit service provider, experienced in serving persons experiencing homelessness, for individualized case management and supportive services for participants receiving rental assistance.
- Newtown Community Development Corporation – Community Land Trust Homeownership. Funding is requested to provide affordable homeownership opportunities for two low income, Chandler first-time homebuyers who are priced out of the current housing market. Eligible buyers must complete homebuyer education classes and homeownership counseling, and attend an orientation where the ground lease, resale restrictions, shared equity and other provisions of the Community Land Trust (CLT) program are explained. The CLT ground lease contains resale restrictions required by HOME program guidelines. Properties must be kept as the homebuyer's principal place of residency and only households with incomes below 80% of the Area Median Income are eligible to purchase a Newtown home. The ground lease gives Newtown the right of first refusal upon sale by the Homeowner and includes a shared appreciation provision to ensure the CLT homes remain affordable.



# CDBG AND HOME Funding Recommendations

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

Agency	Program	Funding Requested	Funding Recommended	HUD Outcome
<b>CDBG Public Service and Fair Housing</b>				
AZCEND	Rent and Utility Assistance	\$700,000	\$294,491	SL1
City of Chandler Community Development	Client Services	\$153,727	\$153,727	SL1
City of Chandler Community Development	Fair Housing Training	\$7,500	\$7,500	SL1
City of Chandler Housing and Redevelopment	Public Housing Youth Program	\$78,000	\$78,000	SL1
Save the Family	Case Coordination and Homeless Housing	\$28,000	\$25,000	SL1
<b>CDBG Capital Projects, Housing, and Neighborhood Revitalization</b>				
City of Chandler Code Enforcement	Low-Mod Neighborhoods	\$166,326	\$166,326	SL3
City of Chandler Community Development	Homeowner Rehabilitation	\$50,000	\$50,000	DH3
FSL Home Improvements	Emergency Home Repair Program	\$372,093	\$372,093	DH3
FSL Home Improvements	Home Modifications	\$157,061	\$157,061	DH3
<b>Administration</b>				
City of Chandler Community Development	Program Administration	\$288,786	\$288,786	N/A

The City of Chandler receives federal HOME funding, administered by HUD, through the Maricopa HOME Consortium. Eligible HOME activities include building, buying and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to people with low and moderate income. These recommendations are included in the Maricopa County HOME Consortium Consolidated Plan and Annual Action Plan.

Agency	Program	Funding Requested	Funding Recommended	HUD Outcome
<b>HOME Housing Activities</b>				
ARM of Save the Family Foundation of Arizona, Inc.	Acquisition / Rehabilitation of Affordable Rental Housing	\$270,266	\$0	DH2
City of Chandler Housing and Redevelopment	Tenant-Based Rental Assistance	\$185,036	\$185,036	DH2
Newtown Community Development Corporation	Community Land Trust Homeownership	\$200,000	\$200,000	DH2
<b>Administration</b>				
City of Chandler Community Development	Program Administration	\$25,669	\$25,669	N/A

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



# Citizen Participation Plan

The draft Annual Action Plan is available for review at the Neighborhood Resources Department, and on the City's website at [chandleraz.gov/PlansAndReports](http://chandleraz.gov/PlansAndReports).

The City of Chandler's Citizen Participation Plan includes a 30-day public comment period from May 26, 2020 to June 24, 2020. In addition, two public hearings will be held on June 10, 2020, and on June 11, 2020, to ensure multiple opportunities for input from the community. The public hearing was announced through an advertisement in the Arizona Republic and is posted in public locations including the City Clerk's office and the Neighborhood Resources Department office. The public hearing notice includes the meeting location, date, time, key staff contacts, topics to be considered and the beginning and ending dates of the public comment period. The notice also includes information for citizens requesting reasonable accommodations for a disability. In addition to commenting at the public hearing, citizens are invited to submit written comments to the Neighborhood Resources Department at [community.development@chandleraz.gov](mailto:community.development@chandleraz.gov).

Public Comments received will be incorporated into the Consolidated Plan and Annual Action Plan that will be submitted to the US Department of Housing and Urban Development.

## Chandler Mayor and City Council



### Mayor

Kevin Hartke

### Vice Mayor

René Lopez

### Councilmembers:

Sam Huang

Jeremy McClymonds

Matt Orlando

Terry Roe

Mark Stewart



## Housing and Human Services Commission

### Chair

Catrina Ulery

### Vice Chair

Dylan Raymond

### Commissioners

Tony Alcala

Mekele Cole

Vanessa Dearmon

Cynthia Hardy

Heather Mattisson

Leonard Navarrete

Greg Rodriguez

Steve Tepper

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