

**COMMUNITY  
DEVELOPMENT BLOCK  
GRANT (CDBG)  
ANNUAL ACTION PLAN**

**2019-2020**

**DRAFT**

*City of Tempe, Arizona*



# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Tempe's Human Services Department assists low-income communities through the distribution of the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds. The U.S. Department of Housing and Urban Development (HUD) annually determines the allocation amounts for these programs. In order to receive grant funds, the City must submit a five-year Consolidated Plan and an Annual Action Plan to HUD for approval. As an entitlement city, Tempe receives its CDBG funding directly from HUD and the City is a participant in the Maricopa HOME Consortium and receives HOME funds thru the Consortia.

The FY 2019 Annual Action Plan represents the City's attempt to address affordable housing and homeless needs. The Five-Year Consolidated Plan contains a strategic plan for addressing these needs and a specific one-year action plan for the use HUD formula grant funds. The City's AAP is a one-year plan that describes the activities that the City will fund. It also describes activities that will be undertaken to support needs as described in the Five-Year Consolidated Plan.

The estimated CDBG entitlement for FY 2019 is \$1,600,688 and \$464,880 for HOME. The City Council will formally approve the AAP on May 9, 2019.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Tempe plans to undertake the following specific objectives as identified in the Annual Action Plan:

- Rehabilitate up to 25 homeowner-occupied or rental units
- Provide down payment assistance to support the acquisition of 5 homeownership units
- Acquisitions of 5 housing units to provide affordable rental housing
- Provide public services activities to support homeless needs
- Provide public services activities to support youth mentoring services
- Provide public services activities to individuals experiencing substance abuse

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Tempe has successfully completed the following activities undertaken last program year.

#### **CDBG PS**

CASS Emergency Shelter Services - Assisted 69 homeless Individuals

A New Leaf - La Mesita Family Shelter - Assisted 34 homeless families

A New Leaf – East Valley Men’s Center – Assisted 35 homeless men

Community Bridges – Mobile Outreach – Assisted 843 individuals

UMOM New Day Center – Family Shelter – Assisted 37 homeless individuals

Maggie’s Place – Elizabeth’s House – Assisted 28 pregnant women

COT Homeless Coordinator – Assisted 599 Homeless individuals.

#### **CDBG Housing**

Tempe Coalition for Affordable Housing – Acquisition – The program acquired 4 properties for affordable housing.

COT Emergency Home Repair Program – Assisted 31 low-to-moderate income households with emergency repairs.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Tempe has a thorough and extensive community process that is employed for all projects. The City consistently seeks to include the input of Tempe residents in all phases and aspects of its Community Development initiatives, from the initial planning, to project and program implementation to the reporting and assessment of accomplishments. The effectiveness of this process is key in delivering the proper services and programs to the City’s residents, while ensuring that the overall direction of the Human Services Department’s work is consistent with residents’ expectations and is responsive to neighborhood concerns. The City encourages citizen participation in all stages of the

planning process. The city is required to submit at the end of each program year, a Consolidated Annual Performance Plan (CAPER) to summarize the accomplishments and the progress made towards the goal established in Five-Year Consolidated Plan. The City hosts Public Meetings, provides draft copies of the Plan before submission, accepts and incorporates citizen input and feedback, and holds special hearings whenever any substantial amendments are made. Notices soliciting public input are placed in the *Arizona Republic*. In addition, a notice inviting input is placed on the City website: <http://www.tempe.gov/housing>. Additional notices inviting public comment and notice of the public hearing are also placed in the Community Development Department public lobby areas, as well as the public notice kiosks at City Hall. The public is encouraged to submit written comments by e-mail and mail.

Citizen participation is strongly encouraged and includes the following opportunities for input

- 2 public hearings (February 28, 2019 and March 28, 2019)
- 1 public meeting (May 9, 2019)
- 30-day public review/comment period (March 15, 2019 – April 16, 2019)

The City offers accommodations for public meeting and information on the Actual Annual Plan were also made available for persons with disabilities and persons with limited English proficiency. Meetings were held in the evenings and at times that were convenient for working families.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments received.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

None.

## **7. Summary**

This document was developed through a process that included a significant community engagement component, which included focus groups, workshops, and a public review period. No comments were received from the public during the public review period, which is indicative of the extent to which community involvement was incorporated into the development of the Consolidated Plan.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TEMPE	Human Services Department

Table 1 – Responsible Agencies

### Narrative

The City of Tempe Human Services Department located at 3500 S Rural Road, Suite 202, Tempe, AZ 85252 is the lead and responsible agency for the development of the Annual Action Plan (AAP) for the CDBG funds.

The Maricopa HOME Consortium located at 234 N. Central, Third Floor, Phoenix, AZ 85004 is the lead agency for HOME funds and for the development of the AAP for HOME funds.

### Consolidated Plan Public Contact Information

The contact person for the Consolidated Plan and Action Annual Plan is:

LeVon Lamy, Housing Manager Telephone: (480) 858-2264

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Tempe is dedicated to obtaining input from citizens, municipal officials, non-profit agencies, non-profit developers, private developers, governmental agencies, and the Regional Continuum of Care as part of the Consolidated and Annual Action Plan processes. For the 2019 Annual Action Plan, consultation included a combination of meetings with stakeholder interviews, two community input hearings, newspaper advertisements, website announcements, and two public meetings with hearings to solicit comments on the draft Annual Action Plan. Citizen participation is strongly encouraged throughout the processes of short and long range departmental planning, plan implementation, and assessment of plan effectiveness.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Tempe will continue working to enhance coordination between public and assisted housing providers as well as private and governmental health, mental health and service agencies. This will be accomplished using both formal and informal networks that bring together public, private and nonprofit housing and service providers. These include groups such as the Resident Advisory Board and the Council of the Whole Committee.

Efforts to enhance coordination between public and assisted housing providers and private and government health, mental health, and service agencies includes Tempe Housing Agency Section 8 rental assistance program and other members work closely with applicable local housing authorities to develop strategies to assist housing low income and homeless families. Currently, Tempe has 25 families in the TBRA program.

Tempe has a number of successful groups and committees that currently work together to provide an effective delivery system for affordable housing production and services throughout the City. A variety of organizations, including the Housing Authority, Community Development Department, Transportation, Economic Development, Tempe Community Council and nonprofit agencies, routinely collaborate on projects and participate in network meetings.

City of Tempe Fair Housing Coordinator provides educational and outreach programs to further fair housing. As required by HUD, the Community Development Department completed its Fair Housing Plan, which consists of an Analysis of Impediments to Fair Housing (AI). Tempe plans to address impediments identified in the AI through disbursement of educational materials in different formats, coordinating fair housing presentations during City-wide events, maintaining records, fulfilling reporting requirements and diligently 100% monitoring CDBG subrecipients for HUD compliance.

In addition, Tempe has partnered with Tempe Coalition for Affordable Housing, a non-profit established in 2018 to (a) support the construction of affordable housing for low and moderate income persons, where either limited or no adequate housing exists for such groups, (b) provide and support social service outreach ventures aimed at empowering low and moderate income persons within their communities, (c) support the acquisition, construction, or redevelopment of single and/or multi-family residences, and (d) manage any properties constructed, redeveloped or acquired by the Corporation for the purpose of creating permanently affordable rental housing.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Tempe continues to be an active participant in the regional Continuum of Care Activities. The City of Tempe performs a full scope of work and services to aid in the coordination of ending homelessness through partnerships with Maricopa County, the State of Arizona and Federal partnerships. The City of Tempe was selected to serve on The Continuum of Care Committee of the Board, with a collaborative cross-sector of stakeholders providing housing and supportive services to people experiencing homelessness in Maricopa County. This includes participation on the community Standards of Excellence and the Continuum of Care Plan to End Homelessness. Additionally, the City of Tempe General Fund provides funding for a local Homeless Outreach Program Effort (HOPE). The HOPE program is an access point for the Maricopa County Coordinated Entry System. The HOPE team provides a variety of navigation services that connect hundreds of unsheltered and hard to reach, homeless families and individuals to mental health, physical health and homeless service providers and housing.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Tempe performs a full scope of work and services to aid in the coordination of ending homelessness services through city, county, state, and federal partnerships. The City was selected to serve on The CoC Committee of the Board, with a collaborative of cross-sector stakeholders providing housing and supportive services to people experiencing homelessness in Maricopa County. The purpose of the Committee is to provide input and recommendations to the Continuum of Care Board and Maricopa Association of Government staff, and to support communication across working groups.

Through the work on the Committee, Tempe has provided input into the regional performance standards of excellence, and the 2017 Regional Plan to End Homelessness.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through public meetings, email discussions and phone conversations
2	<b>Agency/Group/Organization</b>	NEWTOWN - CDC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted by requesting to participate in the public hearing process.

3	<b>Agency/Group/Organization</b>	Catholic Charities Community Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the public hearing process.
4	<b>Agency/Group/Organization</b>	Community Bridges, Inc.
	<b>Agency/Group/Organization Type</b>	Services- substance abuse Services-homeless Services-Health Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Requested to participate in the public hearing process.
5	<b>Agency/Group/Organization</b>	A New Leaf
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Requested to participate in the public hearing process.
6	<b>Agency/Group/Organization</b>	Tempe Community Action Agency
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Requested to participate in the public hearing process.

7	<b>Agency/Group/Organization</b>	TEMPE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Planning organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The city of Tempe held departmental meetings to solicited input from City of Tempe Planning, Economic Development, Community Development, Transportation, Building Safety and Housing Services Division which administers the City Section 8 Voucher program.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	MAG	The City of Tempe's goals and objectives align with the regional Continuum of Care's plan.
Analysis of Impediments to Fair Housing Choice	City of Tempe	Tempe seeks to reduce impediments to fair housing choice for citizens by aligning its Fair Housing efforts with recommendations made in AI

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation Plan provides policies and procedures that assure that the public has adequate notice and opportunities to provide input into the development of the Annual Action Plan. The City of Tempe has a thorough and extensive community process that is employed for all projects. The City consistently seeks to include the input of Tempe residents in all phases and aspects of its Community Development initiatives, from the initial planning, to project and program implementation to the reporting and assessment of accomplishments. The effectiveness of this process is key in delivering the proper services and programs to the City's residents, while ensuring that the overall direction of the Human Services Department's work is consistent with residents' expectations and is responsive to neighborhood concerns. The City encourages citizen participation in all stages of the planning process. From the drafting of the Consolidated Plan to the filing of the annual Performance Evaluation Report the City hosts Public Meetings, provides draft copies of the Plan before submission, accepts and incorporates citizen input and feedback, and holds special hearings whenever any substantial amendments are made. Notices soliciting public input are placed in the *Arizona Republic*. In addition, a notice inviting input is placed on the City website: <http://www.tempe.gov/city-hall/human-services/housing-services/public-notices-and-plans> Additional notices inviting public comment and notice of the public hearing are also placed in the Housing Department public lobby areas, as well as the public notice kiosks at City Hall. The public is encouraged to submit written comments by e-mail and mail.

Citizen participation is strongly encouraged and includes the following opportunities for input

- 2 public hearings (February 28, 2019 and March 28, 2019)
- 1 public meeting (May 9, 2019)
- 30 public review/comment period (March 15 – April 16, 2019)

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	City Council and Tempe Staff	Public Meeting on May 9, 2019. No comments from the attending public were received. The AAP and selection of activities was discussed by staff, Mayor and City Council. Consensus was achieved.	N/A	<a href="http://www.tempe.gov/clerk">www.tempe.gov/clerk</a>
2	Public Hearing	Non-targeted/broad community	City Council and Tempe Staff	Public Hearing on March 28, 2019. No comments received	N/A	<a href="http://www.tempe.gov/clerk">www.tempe.gov/clerk</a>
3	Public Hearing	Non-targeted/broad community	City Council and Tempe Staff	Public Meeting on February 28, 2019. No comments received	N/A	<a href="http://www.tempe.gov/clerk">www.tempe.gov/clerk</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	Notice of 30-day public comment period was published on 3/12/19, 3/19/19, 3/26/19 and 4/2/19 in the Arizona Republic. A news paper of general circulation.	No comments received.	N/A	<a href="http://www.azrepublic.com">www.azrepublic.com</a>
5	Internet Outreach	Non-targeted/broad community  Residents of Public and Assisted Housing	A copy of the draft AAP was uploaded to the City of Tempe's Housing Services website. The link to the draft plan was made available for 30 days.	No comments received via email.	N/A	<a href="http://www.tempe.gov/housing">www.tempe.gov/housing</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Tempe receives funding from one federal grant programs, the Community Development Block Grant Program. The grant program will bring \$1,362,162 into the city to support affordable housing, homeless, and community development programs and projects in the first program year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,600,688	0	0	1,600,688	0	Expected resources equal the 5th year CDBG and Program Income funding

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

*City of Tempe General Fund*

The City of Tempe general commits resources from its general fund and from citizen donations through their water bill to assist over 50 nonprofit agencies that provide services to: homeless and domestic violence shelters, programs designed to assist the working poor and those individuals with disabilities and programs designed to assist youth and seniors. In FY 2019, the City anticipates contributing approximately \$1,132,205 in general fund resources to assist our nonprofit partners.

Private Resources

*Federal Home Loan Bank Programs*

The Federal Home Loan Bank (FHLB) manages a number of programs that support the acquisition and development of affordable housing projects and the Family Self-Sufficiency Programs, known as the Individual Development and Empowerment Account (IDEA) program. Tempe nonprofits have been successful at receiving these funds in the past and have applied for additional FHLB funds in FY 2019.

*Private Lenders*

Local private lenders provide acquisition, rehabilitation and construction loans to Tempe's non-profit partners who produce affordable housing projects.

In order to ensure that matching requirements for the HOME program are satisfied, the City of Tempe has maintained a HOME match log since the inception of the HOME program. This log documents specific projects and identifies the date and amount of HOME dollars expended, the amount of match liability incurred, the value of a match contribution, the type of match and the date that it was recognized. The log maintains a running tally of recognized match contributions and allows the banking of match in excess of the required amounts associated with yearly disbursements. Such yearly disbursements are captured in the IDIS PR33 report and compared against the match log to ensure that ample match is available to satisfy the required 25% each year.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City will work with non-profit housing providers and CHDOs to address the need for affordable housing.

**Discussion**

The City has programmed approximately \$1.6 million from the CDBG program and program income for the FY 2019 program year. This sum included the annual allocation, program income, and reprogrammed funds from previous program years. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency Home Repair	2015	2019	Affordable Housing	Citywide CDBG Eligible Areas	Housing Repair	CDBG: \$322,229	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Case Management/Career and Employment Services	2015	2019	Homeless Non-Housing Community Development	Citywide CDBG Eligible Areas	Job Training, Workforce Development Technical Assistance to Small Businesses	CDBG: \$50,000	Jobs created/retained: 5 Jobs Businesses assisted: Businesses Assisted
3	Case Management and Shelter Services	2015	2019	Non-Housing Community Development	Citywide CDBG Eligible Areas	Youth Services Homeless Prevention and Emergency Assistance	CDBG: \$101,852	Homelessness Prevention: 80 Persons Assisted
4	Downpayment Assistance	2015	2019	Affordable Housing	Citywide	Housing Assistance - Homeownership	CDBG: \$716,446	Rental units rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Outreach and Coordination	2015	2019	Homeless	Citywide CDBG Eligible Areas	Homeless Management Information System (HMIS) Homeless Prevention and Emergency Assistance	CDBG: \$120,000	Homelessness Prevention: 800 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Emergency Home Repair
	<b>Goal Description</b>	The Emergency Home Improvement Program funding will provide assistance to correct all health and safety deficiencies and to provide decent, safe and sanitary housing for eligible housing units (Home owners and rental)
2	<b>Goal Name</b>	Case Management/Career and Employment Services
	<b>Goal Description</b>	COT Workforce Development : Will provide at least 51% of LMI jobs to LMI individuals by providing training and skill development workshops.

3	<b>Goal Name</b>	Case Management and Shelter Services
	<b>Goal Description</b>	Public Services assistance to provide support for case management and employment/career services to homeless and chronic homeless individuals. Public Services to provide assistance with youth activities. Public Services to provide substance abuse services Public Services to provide emergency housing services to homeless pregnant women and their babies
4	<b>Goal Name</b>	Downpayment Assistance
	<b>Goal Description</b>	Acquire properties to produce affordable rental housing; title and ongoing management responsibility will either be handled directly by the City or by Tempe Coalition for Affordable Housing.
5	<b>Goal Name</b>	Homeless Outreach and Coordination
	<b>Goal Description</b>	City of Tempe Homeless Coordinator will carry out the following responsibilities: Provide resources and information to residents who are experiencing homelessness and those who are at risk. Provide assistance to residents and local businesses who have concerns about homelessness in our community. Oversee, HOPE, the City's Homeless Outreach Team. Participate in regional planning efforts through the Maricopa County Continuum of Care. Facilitate the Annual Homeless Street Count in Tempe. Plan Project Connect events in Tempe in partnership with Tempe-based Homeless Service Providers and the Valley of the Sun United Way. Provide community education on homelessness and its impact within Tempe.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey. The anticipated CDBG allocation for FY 2019-20 is \$1,600,688.

#	Project Name
1	City of Tempe - Emergency Home Repair
2	City of Tempe - Workforce Development
3	City of Tempe Homeless Coordinator- Homeless Outreach Program
4	Maggie's Place – Elizabeth's House
5	Community Bridges, Inc.
6	Catholic Charities Community Services Inc.
7	CDBG Program Administration
8	Acquisition – Affordable Housing

**Table 7 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	City of Tempe - Emergency Home Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Emergency Home Repair
	<b>Needs Addressed</b>	Housing Repair
	<b>Funding</b>	: \$322, 229
	<b>Description</b>	COT Emergency Home Repair will provide assistance to correct health and safety deficiencies and provide decent, safe and sanitary housing to owner/rental low-to-moderate income households in Tempe. (Housing)
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Households
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Emergency Home Repairs to low-to-moderate income rental/owner occupied households in Tempe.
2	<b>Project Name</b>	City of Tempe -Workforce Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Case Management/Career and Employment Services
	<b>Needs Addressed</b>	Job Training, Workforce Development Technical Assistance to Small Businesses Small Business Loans
	<b>Funding</b>	: \$50,000
	<b>Description</b>	COT Workforce Development enhances economic opportunity in LMI neighborhoods by providing technical assistance with the goal of creating jobs to LMI Tempe residents. (Economic Development)
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 jobs created

	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	COT Workforce Development will provide professional services to low-to-moderate income Tempe residents to create and retained jobs.
<b>3</b>	<b>Project Name</b>	City of Tempe Homeless Coordinator- Homeless Outreach Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Outreach and Coordination
	<b>Needs Addressed</b>	Homeless Management Information System (HMIS) Homeless Prevention and Emergency Assistance
	<b>Funding</b>	: \$120,000
	<b>Description</b>	The COT Homeless Coordinator will carry-out the following responsibilities: Provide resources and information to residents who are experiencing homelessness and those who are at risk. Provide assistance to local business who have concerns about homelessness in our community. Oversee the HOPE team, the City's Homeless Outreach Team. Participate in regional planning efforts with Maricopa Associated Governments (MAG) and Maricopa Continuum of Care (CoC). Facilitate the Annual Homeless Count in Tempe. Plan and coordinate Tempe based homeless service providers to provide community education and services on homelessness in Tempe. (PS)
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800 Homeless individuals
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The COT Homeless Coordinator will carry-out the following responsibilities: Provide resources and information to residents who are experiencing homelessness and those who are at risk. Provide assistance to local business who have concerns about homelessness in our community. Oversee the HOPE team, the City's Homeless Outreach Team. Participate in regional planning efforts with Maricopa Associated Governments (MAG) and Maricopa Continuum of Care (CoC). Facilitate the Annual Homeless Count in Tempe. Plan and coordinate Tempe based homeless service providers to provide community education and services on homelessness in Tempe.

4	<b>Project Name</b>	Maggie's Place
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Case Management and Shelter Services
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Assistance
	<b>Funding</b>	: \$25,000
	<b>Description</b>	Maggie's Place is a safe-heaven to homeless pregnant women. The program provides emergency shelter and wrap-around services to vulnerable moms and their children in Tempe. (PS)
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	Elizabeth's House 1815 E Gemini Drive, Tempe AZ 85283
<b>Planned Activities</b>	The program will provide basic needs and crisis shelter services to homeless pregnant women and their children in Tempe.	
5	<b>Project Name</b>	Community Bridges, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Case Management/Career and Employment Services Homeless Outreach and Coordination
	<b>Needs Addressed</b>	Disability Services
	<b>Funding</b>	: \$13,437
	<b>Description</b>	Community Bridges provides a full continuum of highest quality substance abuse and mental health treatment, life-saving interventions. Substance and homeless outreach prevention and education throughout Tempe. (PS)
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	Mobile Services

	<b>Planned Activities</b>	
6	<b>Project Name</b>	Big Brothers Big Sisters
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Youth Mentoring Services
	<b>Needs Addressed</b>	Case management, Youth services
	<b>Funding</b>	: \$20,000
	<b>Description</b>	The site-based mentoring services we provide in Tempe are located at Scales Technology Academy and are delivered by a team of highly-trained professional staff, including a Community Relations Specialist and a Program Specialist. We screen, interview, match, and enroll children attending Scales and their mentors, manage the program, provide direct match support (to include support for each child, their mentor, and the child's family), and ensure its success in helping these children thrive in school and in life. (PS)
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	1115 W 5 <sup>th</sup> Street Tempe, AZ 85281
	<b>Planned Activities</b>	The BBBSAZ Tempe Mentoring Program provides community-based and site-based mentoring services to at-risk, Tempe youth, ages 6-18.
7	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Citywide CDBG Eligible Areas
	<b>Goals Supported</b>	Emergency Home Repair Downpayment Assistance Case Management/Career and Employment Services Case Management and Shelter Services Homeless Outreach and Coordination

	<b>Needs Addressed</b>	Youth Services Child Care Services Senior Services Disability Services Housing Assistance - Homeownership Housing Repair Housing Development and Reconstruction Emergency Assistance Rental Housing Subsidies Infrastructure (streets and sidewalks) Public and Community Facilities Demolition and Site Clearance Job Training, Workforce Development Technical Assistance to Small Businesses Small Business Loans Business Facades and Business Infrastructure Homeless Management Information System (HMIS) Homeless Prevention and Emergency Assistance
	<b>Funding</b>	: \$320,138
	<b>Description</b>	Program administration
	<b>Target Date</b>	06/30/20
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program administration
<b>8</b>	<b>Project Name</b>	Acquisition - Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Downpayment Assistance
	<b>Needs Addressed</b>	Housing Development and Reconstruction
	<b>Funding</b>	: \$716,446

<b>Description</b>	Acquisition of properties to create affordable housing. Tempe has partnered with Tempe Coalition for Affordable Housing, a non-profit corporation established in 2018 and other agencies to (a) support construction of affordable housing for low-to-moderate income persons, (b)provide and support social services outreach ventures aimed at empowering low-and-moderate income persons with their communities, (c)support the acquisition , construction, or redevelopment of single and/or multi-family residences, and (d)manage any properties constructed, redeveloped or acquired by the Corporation for the purpose of creating permanently affordable rental housing.
<b>Target Date</b>	06/30/20
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 units
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Create affordable rental housing for low-to-moderate income households.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Much of the funding from the CDBG program is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	70
CDBG Eligible Areas	30

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

#### **Discussion**

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Maintaining diversity and creating affordable housing opportunities are two central policy objectives of the City of Tempe. As a result, public policies tend to facilitate, rather than obstruct, the creation and preservation of affordable housing. However, even within the framework of a regulatory structure that supports affordable housing, there are some provisions and procedures that can be barriers to affordable housing. In order to further its ongoing commitment to the provision of affordable housing, the City of Tempe will continue its efforts to remove barriers and encourage support for public policies designed to house its extremely low, low and moderate-income residents.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Tempe will continue to work to reduce the resource gap by aggressively seeking out additional federal, state and private resources to support its affordable housing priorities. To this end, the City created a Housing Trust Fund in January 2009. The purpose of the fund is to create and/or preserve affordable housing in Tempe. The HTF is currently funded with private dollars received pursuant to development agreements. Additional sources of funding are currently being researched and reviewed. In addition to the HTF, the City is considering the possible implementation of a Density Bonus program and an Affordable Housing fee for new developments. The City will work to eliminate any regulatory gaps by working with federal and other agencies to identify problems and, where appropriate, to seek refinements or waivers of regulations that impede efficient affordable housing production. In addition, the City will continue its efforts to overcome these barriers by considering the use of City-owned land, whenever possible, for development as affordable housing. There are problems with this strategy, however, because the City owns a limited amount of land. In the coming years, the City of Tempe will continue to assess all of its housing activities to take advantage of opportunities for expanding the affordable housing stock in a changing market, while working to minimize the

impact on its most vulnerable residents.

## **Discussion**

### Homeownership Incentives

The City continues to respond to high home prices by expanding its first-time homebuyer buyer education programs, increasing the amount of financial assistance it makes available to eligible homebuyers through its First-time Homebuyer Financial Assistance program, and exploring new programs to help expand homeownership opportunities. The City also allocates substantial resources to the development of affordable units for first time buyers by non-profit housing developers. The City will continue to provide incentives for homeownership through a variety of sources including the Section 8 Housing Choice Voucher Program, the Family Self-Sufficiency Program Escrow Accounts and the Community Assistance Mortgage Program (HOME and CDBG funding).

The City will continue to partner with agencies such as, Newtown, CDC's Community Land Trust and Affordable Housing Restrictive Covenant programs that involve volunteer and "sweat equity" like Habitat for Humanity to assure continued affordability of housing city-wide. The Community Land Trust (CLT) program protects the affordability of housing by owning the land while the homebuyer owns the home and other improvements on that land. The CLT protects the affordability of the housing by controlling the sale of the home. The Affordable Housing Restrictive Covenant program contains restrictions on the transfer and encumbrance of the property, and the owner's current and future equity interest therein. These restrictions limit the amount of equity available to the owner upon transfer, thereby maintaining the affordability of the unit for future owners. The City will also continue to support non-profits who conduct affordable housing activities in Tempe.

### Rental Assistance

The City will continue to administer the Section 8 Housing Choice Voucher Program to provide assistance to 924 households with rental

assistance.

The city currently has the TBRA program to provide rental assistance to 25 low income families.

### Accessible Housing

The City will conduct new outreach efforts to educate the community on the availability of funds for housing accessibility for persons with disabilities. The City has an ADA Accessibility Specialist who provides information to citizens regarding the Americans with Disabilities Act and local disability resources by answering an ADA hotline. The City's Fair Housing Coordinator continues to work with the ADA Accessibility Specialist to promote community awareness of accessibility issues especially as they pertain to the Fair Housing Act and the need for accessible units.

The strategies to address this barrier include public education, using prior successful affordable housing developments as examples, and intensive work with neighborhood residents to try to develop support for new housing. Speaking with residents and city officials early in the development process has proven successful in building support for affordable housing development. It is important to recognize that in a very dense city, there will always be the difficult issue of competing uses for any remaining undeveloped land.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City currently provides a variety of services to the residents of Tempe, some funded by CDBG and HOME allocations, with private and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

### **Actions planned to foster and maintain affordable housing**

When possible and appropriate opportunities exist, the City will explore providing financial assistance for Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development. Consideration for additional funding will be given upon completion of the pre-development phase.

In addition, Tempe has partnered with Tempe Coalition for Affordable Housing, a non-profit corporation established in 2018 to (a) support the construction of affordable housing for low and moderate income persons, where either limited or no adequate housing exists for such groups, (b) provide and support social service outreach ventures aimed at empowering low and moderate income persons within their communities, (c) support the acquisition, construction, or redevelopment of single and/or multi-family residences, and (d) manage any properties constructed, redeveloped or acquired by the Corporation for

the purpose of creating permanently affordable rental housing.

### **Actions planned to reduce lead-based paint hazards**

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Seek additional funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- Expand the stock of lead safe housing units through housing initiatives.

### **Actions planned to reduce the number of poverty-level families**

The City will continue its efforts in conjunction with the Continuum of Care and the Tempe Housing Authority to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the city.

### **Actions planned to develop institutional structure**

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community development efforts.
- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to coordinate planning activities with private housing and social service agencies,

including participation in the MAG Continuum of Care meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises.

## **Discussion**

The actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social service agencies.

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## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The following provides details on program specific requirements for the Community Development Block Grant.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- |  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 84.00% |

## Discussion

The City of Tempe has no funding returning from any of the above mentioned sources. Eighty-four percent of grant funding is expected to benefit persons of low- and moderate-income. The overall benefit will be for the period of 2019 and 2020.

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