

# **CITY OF TEMPE**

## **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

**FY 2006/2007**



**COMMUNITY DEVELOPMENT DEPARTMENT**

**HOUSING SERVICES DIVISION  
NEIGHBORHOOD ENHANCEMENT DIVISION  
REDEVELOPMENT DIVISION  
ECONOMIC DEVELOPMENT DIVISION**

**September, 2007**

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**September, 2007**

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# Second Program Year CAPER CITY OF TEMPE

The CPMP 2006/2007 Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

Program Year 2 CAPER Executive Summary response:

The City of Tempe has successfully completed its second year Action Plan of the City's Five-Year Consolidated Plan for Fiscal Years 2005-2009. Activities undertaken during this period reflect the goals and objectives as stated in the City's Five-Year Consolidated Plan and FY 2006 Second-Year Action Plan. What follows below is a broad overview of how each receiving Division within the City utilized CDBG funds in relation to the Second-Year Action Plan, and how these activities contributed to the fulfillment of objectives as stated in the City's Five-Year Consolidated Plan.

The City is pleased to report that it succeeded in meeting and exceeding the cumulative goals as stated in the FY2005-2009 Consolidated Plan. Where one program or objective experienced lower performance than expected a different program would over-perform. This exemplifies the broad array of programs offered and evidences the City's continuing efforts to be effective stewards of federal funds in the service of its residents.

Overview of CDBG/HOME Funded Activities	Affordable Housing – Homeownership/Rehab/Lead-based Test/Abate	Public Services/Homeless Needs	Economic Development
<i>Accomplishments</i>	<i>(Units)</i>	<i>(People Served)</i>	<i>(Clientele)</i>
<i>FY 2005-2006</i>	89	3537	8
<i>FY 2006-2007</i>	91	3297	32
<i>Consolidated Plan Anticipated Actual Needs</i>	650	10,876	0
<i>Expenditures</i>			
<i>FY 2005-2006</i>	\$2,582,137	\$273,802	\$18,750
<i>FY 2006 -2007</i>	\$1,787,634	\$246,302	\$25,232
<i>Actual % Complete</i>	<b>28%</b>	<b>62%</b>	<b>N/A</b>

Overview of CDBG/HOME Funded Activities	Community Planning – Clearance and Demolition	Community Planning - Acquisition of Real Property/Development	Community Development – Relocation
<i>Accomplishments</i>	<i>(Units Assisted)</i>	<i>(Units Assisted)</i>	<i>(Units Assisted)</i>
<i>FY 2005-2006</i>	1	5	4
<i>FY 2006-2007</i>	1	9	30
<b>Consolidated Plan Anticipated Actual Needs</b>	50	100	20
<b>Expenditures</b>			
<i>FY 2005 - 2006</i>	\$7,993	\$1,075,918	\$128,420
<i>FY 2006 - 2007 Actual</i>	\$14,757	\$980,003	\$348,614
<i>% Complete</i>	4%	14%	170%

In the Five-Year Consolidated Plan, completed in May 2005, the City projected goals to be achieved over 5 years. The primary strategic objectives addressed in the Consolidated Plan and addressed in the FY2006 Action Plan are:

- Homeless needs
  - Support regional Continuum of Care activities to serve the homeless
  - Support local activities to address homelessness in Tempe
- Community Development (non-housing)
  - Continue to support the removal of slum and blight conditions in Redevelopment areas
  - Continue to support public/private partnerships for Rio Salado Marketplace, Brownfield Project
- Special needs populations
  - Identify and address special need populations
  - Provide financial assistance to non-profit agencies that provide Services to special needs populations

Through its commitment to create and preserve affordable housing for low and moderate-income residents in the City of Tempe, the City's Community Development Department Housing Division identified four definitive objectives to meet its goal.

The objectives include:

- Preserving Affordable Rental Units;
- Creating New Affordable Rental Units;
- Creating Affordable Homeownership Units; and
- Stabilizing and Renovating Owner-Occupied and Rental Units.

It then embarked on plans to strategically meet its objectives by partnering with non-profit housing developers, Newtown Community Development Corporation (Newtown, CDC)/Community Land Trust, Chicanos Por Los Causas (CPLC) and the Tempe Housing Services Division. With funds received from the U.S. Department of Housing and Urban Development (HUD) it successfully leveraged financial support from other federal, state, local and private sources to meet development and housing service objectives. To this end, the City of Tempe reports that decent housing has been created, improved or preserved as affordable for 122 households in the communities served by the City of Tempe. In addition, homeless and near homeless individuals and families receiving public services had 3297 units of service made available or accessible to improve their living environment.

<b><u>Assistance Meeting the Objective of Decent Housing with an Outcome of Affordability</u></b>				
<b>Activity</b>	<b>Units</b>	<b>CDBG Expenditure</b>	<b>HOME, PROGRAM INCOME, ADDI Expenditure</b>	<b>Local City Funds Expenditure</b>
<b><i>AFFORDABLE HOUSING</i></b>				
<b>Single Family Rehabilitation</b>	17	\$0	\$269,085 (HOME) 25,394 (PI)	\$0
<b>Single Family Emergency Repair</b>	28	\$283,968	\$0	\$0
<b>Direct Homebuyer Assistance</b>	37	\$285,000	\$611,933 (HOME) \$18,007 (ADDI) \$288,067(PI)	\$0
<b><i>COMMUNITY DEVELOPMENT</i></b>				
<b>Single Family - Land Acquisition of Real Prop/New Construction</b>	4	\$773,011	\$0	
<b>Single Family - Acquisition/Rehab</b>	5	\$0	\$206,992	
<b>Multi-Family – Acquisition/Rehab</b>	0	\$0	\$0	\$0
<b>Multi-Family - New Construction</b>	0	\$0	\$0	\$0
<b>Relocation</b>	30	\$175,000	\$0	\$173,614
<b>Clearance and Demolition</b>	1	\$14,757	\$0	\$0
<b>Total:</b>	<b>122</b>	<b>\$1,531,736</b>	<b>\$1,419,478</b>	<b>\$173,614</b>

## General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining "other" public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

Program Year 2 CAPER General Questions response:

**Assessment of the one-year goals and objectives:**

The following narrative is an overview of the City's activities completed in Fiscal Year 2006 and its progress in meeting the housing goals stated in the Five-Year Consolidated Plan.

**Objective #1:** To preserve affordable rental housing opportunities, and enhance access for extremely low, and low and moderate-income renters.

The City invests approximately \$8,750,044 annually in affordable rental housing, through the efforts of the City's Section 8 Housing Choice Voucher Program. Priority waiting list preference points are given to applicants who live in the City of Tempe and/or applicants, where the head, co-head, or spouse is employed, or has been hired to work in the City of Tempe.

To help reverse the process of neighborhood deterioration and enhance the quality of housing preservation including rental housing the City adopted a Rental Housing Task Force to enhance the City's Rental Housing Code. Through this code, the City ensures that rental housing units remain free of deteriorated and slum-like conditions while working with tenants, owners, non-profit organizations, and other concerned parties to address the long-term needs of housing developments at risk of losing their affordability. From this Task Force, several recommendations included: adoption of Model City Tax Code Option with a single licensing process that associates cost recovery with the licensing fee and mandates updates on a timely basis when property status changes (purchases or sales of property); amended the nuisance and property enhancement code so that fines for tenants are activity related (i.e. crime, noise, litter) and fines for landlords are property related and/or at the chronic tenant activity level; and the hiring of 10 part-time Code Compliance Inspectors.

In addition, a portion of the city's Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) entitlement is allocated for this purpose.

**Accomplishments:** In FY 2006, the City successfully assisted 1089 Section 8 Housing Choice Voucher families and 1 Disaster Voucher Program (DVP) family with finding suitable affordable rental housing in the City. In its efforts to preserving affordable housing opportunities, Housing staff negotiated rental rents with landlords and property owners to allow families to pay no more 40% of their monthly income

towards rent in addition to inspecting 1746 rental units to meet Housing Quality Standards which included requirements of City code for safe and sanitary conditions.

**Challenges:** The strong real estate market in Tempe continues to be the primary challenge in preserving rental units. Owners of federally funded developments and cooperatively owned buildings need significant financial incentives to not convert units to market-rate rental or condominium housing as tremendous financial gains can be made by doing so. While the economy has slowed this year, the cost of housing units and land in Tempe remains very competitive and costs have continued to escalate.

**Objective #2:** To create new affordable rental units targeted to extremely low, and low and moderate-income families and individuals.

Affordable rental and homeownership units are being negotiated for development through the City's initiative towards Affordable Housing with several local non-profit housing agencies and private developers including the acquisition and rehabilitation of existing buildings for the development of new affordable housing and the creation of implementing an Inclusionary Housing program and/or In-Lieu Payments for Off Site Development. In this effort, the City expects to produce permanently affordable housing units, which enforces a long-term deed restriction, generally 20 years or more. Whenever possible, the City will consider the use of City-owned land for development of affordable rental or homeownership housing units.

**Accomplishments:** In FY 2006, the City successfully contracted with Save the Family for the operation of 5 units for affordable housing on two vacant City owned properties. Save The Family Foundation of Arizona's contract provides for a lease and operational agreement for a five-year contract with two, five-year renewal options for the operation of 5 Transitional Housing Units for low income families affected by domestic violence. Save the Family Foundation of Arizona will pay the City \$1/year and be responsible for all maintenance costs. For FY 2006, Save the Family Foundation of Arizona assisted a total of 6 families by providing a stable housing environment and case management services with the goal of moving the families into market rate housing within a two year period. The development was funded with CDBG, HOME and other public and private funds that will be leveraged.

**Challenges:** As the City builds out, it faces new challenges in providing residents with a variety of affordable housing opportunities. The City is responding by maintaining and developing affordable housing programs, however, as of 2006, Tempe has 5.87 percent remaining in vacant land, making new multi-family and/or residential development very difficult and expensive.

**Challenges:** Due to the increasing conversion of single-family properties to rental properties, Tempe is known to have one of the highest percent of renter-occupied dwelling units in Maricopa County, 45 percent is owner occupied and 55 percent renter occupied. Due to the high rental population in Tempe, the City is challenged in building affordable housing rental units in the community, communicating the need with residents, getting planned participation and providing programs. In 2006 the average monthly rental rate for a two bedroom unit was \$836. This rate continues to increase.

### **City of Tempe Rental Reinvestment Program (RRP)**

The City of Tempe Housing Services Division provides low-interest rehabilitation financing to private owners of multifamily properties in return for a set-aside of units for low and moderate-income tenants. Due to the exceptionally strong market-rental rate in Tempe, it has had difficulty attracting new owners to the program that secures units for low and moderate-income renters. Owners also indicated their preference to secure conventional financing versus City financing through Tempe to avoid caps on rents. The City is considering a reassessment of the program's regulations to invite new interest among private owners in generating and increasing participation once again.

Challenges: The primary challenges in producing new affordable rental opportunities are high acquisition and construction costs. Land for construction is in limited supply as Tempe is a largely built-out city. Also, competing community demands often result in the density reduction of new development opportunities.

**Objective #3: To increase affordable homeownership units and opportunities** for first-time low and moderate-income buyers.

The City finances the acquisition and rehabilitation of units for homeownership and for the improvement of the quality and quantity of affordable housing. It also creates programs and services to support first time homebuyers as they embark on homeownership. In collaboration with other Housing Counseling agencies, the City also offers First-time Homebuyer Education and Counseling programs to assist first-time home buyers of single family and multifamily units.

**Accomplishments:** In FY 2006, 37 homeownership units were created by the City of Tempe. Increasing the availability of affordable owner housing by providing downpayment assistance to low and moderate income families the City successfully expended its entire allocation of American Dream Downpayment Initiative funds in the amount of \$18,007 in addition to \$611,933 in HOME funds, \$285,000 in CDBG funds and \$288,067 in Program Income. The City's Housing staff also collaborated with other Housing Counseling agencies to provide and host 22 homebuyer classes and 10 credit counseling workshops. Approximately 168 people participated in the classes and 68 received one-on-one counseling.

**Accomplishments:** In FY 2006, pursuant to an agreement signed in FY 2005, Newtown Community Development Corporation successfully completed the construction and sale of 3 new single family homeownership units located at 1105 S. McKemy. In the agreement, to ensure long-term affordability, the initial sale and any subsequent resale of the property were restricted to low and moderate income households and subject to the Community Land Trust Model provided by Newtown. The project received \$208,474 in City of Tempe's Community Development Block Grant (CDBG) funds and other leveraged funds from other public and private sources.

**Accomplishments:** Adding to the existing housing opportunities and to support the City's effort towards Affordable Housing, the City continued its partnership with Chicanos Por La Causa Inc. (CPLC), a non profit development corporation and affordable housing agency. In FY 2005, the City entered into an agreement with CPLC to fund land acquisition for the development of 5 new single family homeownership units in the Victory Acres and Escalante neighborhoods. The project received a \$250,000 commitment from the City of Tempe's CDBG funds with the

intention to use other leveraged funds from both public and private resources. In FY 2006, an income eligible first time homebuyer purchased a newly constructed home built on a parcel purchased in FY 2005. In addition, in FY 2006, the project expended \$60,000 for the land acquisition of 1 parcel. CPLC is currently in the process of obtaining the necessary building permits for the construction of a single family affordable housing unit. Upon completion, priority shall be given for the sale to eligible families participating in the City's Section 8 homeownership Program and/or Community Assisted Mortgage Program (CAMP).

**Accomplishments:** In FY 2006, Newtown Community Development Corporation, in collaboration with Habitat for Humanity Valley of the Sun, constructed a new affordable single family unit and rehabilitated a relocated single family home in the Jen Tilly and East Rio neighborhoods, respectively. The two homes have been sold to two income eligible first time homebuyers using Newtown's Community Land Trust which ensures that the properties will remain affordable for all future households. In FY 2006, the home was sold to a income eligible family.

**Accomplishments:** In FY 2006, The City of Tempe's HOME funded CHDO, Newtown Community Development Corporation/Community Land Trust successfully completed the acquisition and rehabilitation of 2 to 4 single-family affordable homeownership units for low-income families. Upon completion the homes were sold to eligible first-time homebuyers using Newtown's Community Land Trust. As of 06/30/07, the activity expended \$89,725 in HOME funds and other public and private funds that were leveraged.

**Accomplishments:** In FY 2006, the City entered into an agreement with Newtown Community Development Corporation for the acquisition of 5 deed restricted condominium units. In the agreement, to ensure long-term affordability, the initial sale and any subsequent resale of any of the properties were restricted to low and moderate income households, a restrictive deed was placed on each unit. In addition to restricting the resale of the units to low and moderate income households, the restrictive covenants provide for a shared equity equation to be calculated on any future sale, thereby preventing a win fall profit for any one household and ensuring the future affordability of the units. The project received \$300,000 in Community Development Block Grant funds and other leveraged funds from other public and private sources.

**Challenges:** Tempe is largely a built-out City. Because of this, it faces several challenges in producing new affordable homeownership opportunities, such as high acquisition and construction costs, and competing community demands that often reduce the density of new development opportunities. In addition, tax credits are a major source of equity for development opportunities but homeownership is not an eligible use under the Federal tax-credits program.

**Objective #4: To stabilize and renovate owner-occupied and rental, one-to-four family units owned by the extremely low, low and moderate-income households.**

The Home Improvement Program (HIP) and the Rental Reinvestment Program are low-interest rehabilitation loan programs for low and moderate-income owners of one to four-unit buildings. Through these programs owners use funds to renovate their multi or single family homes to meet HUD, State and City building code requirements with the agreement that rents will be kept affordable and that owner-

occupied units will be stabilized and renovated in addition to revitalizing neighborhoods. The program is managed by the Tempe Housing Services (THS) Division and targets rehabilitation efforts in separate parts of the City covering all Tempe Neighborhoods.

***Accomplishments:*** In FY 2006, THS contracted with homeowners to rehabilitate a total of 45 units through the Home Improvement Program and Rental Reinvestment Program. The Community Development Department Housing Services Division annually commits CDBG and HOME funds to support both staff salaries and loan funds for these programs.

***Challenges:*** Though Lead Regulations continued to pose a significant challenge for rehabilitation programs to assist owners of 1-4 family owner-occupied buildings, owners are finding relief in private Bank loans and HUD funds for Lead Clearance Testing. The challenge of lead regulations is that due to the requirement to de-lead, the scope of work for any project increases causing a significant increase in the loan amount that the owner must borrow to complete the project. Many owners have elected not to participate in the program since the new regulations were enacted, thus, reducing the number of affordable rental units potentially secured through this program, or ownership units that could have been brought up to code.

***Challenges:*** The strong real estate market for rentals, in addition to Tempe being a City with a University, has created challenges in preserving rental units under the Rental Reinvestment program. Most university students choose not to live on campus and seek housing within Tempe neighborhoods in consanguinity situations. Owners of multi-family rental units need significant financial incentives to not convert units to market-rate rentals or condominium housing as tremendous financial gains can be made by doing so. While the economy has slowed this year, the cost of housing units and land in Tempe remains very competitive and costs have continued to escalate.

***Challenges:*** The gentrification pattern, together with the pressures of student housing, raises the cost of rental housing in what traditionally had been Tempe's affordable housing areas. During the past several years, neighborhoods in Tempe have experienced gentrification--a dramatic shift in their demographic composition toward better educated and more affluent residents, causing the displacement of disadvantaged residents.

## **OTHER HOUSING SERVICES**

### ***Public Education and Outreach***

In addition to the four objectives outlined above that addresses preserving and creating rental and homeownership opportunities, and stabilizing units throughout the City of Tempe, the Community Development Department Housing staff also serve as a housing resource for Tempe residents providing referrals to organizations that can meet other housing and social service needs. The "Affirmatively Furthering Fair Housing" section of the narrative outlines the public outreach events that staff attended or hosted this year to educate residents about housing programs and services offered throughout the City. In FY 2006, Housing staff responded to over 1700 inquiries concerning housing services and provided program information and referrals to agencies throughout the City and/or greater Phoenix Metropolitan area. Housing Staff also attended more than a dozen outreach events such as Tempe Tardedeia Festival Day and the Homes for Arizonans Day at the State Capital, to distribute materials and discuss available programs.

## Neighborhood Enhancement Programs

### ***One Stop Shop***

Facilitated by the Neighborhood Enhancement Division and in partnership with the City's Sanitation Department, Neighborhood Services, Police Department and the Fire Department, this program provides Neighborhood and Non-profit groups with one centralized location to assist with clean-up projects within the City of Tempe. The One Stop Shop coordinates the Tempe Tool Box, dumpsters, Fire Safety Inspections, Police visits and Community Volunteers for their projects. Through the Tempe Tool Box, the program lends landscaping tools and painting supplies to Tempe residents, neighborhood groups, or other qualified organizations to aid in the maintenance of properties in our city. The trailer can be delivered to neighborhoods that have 5 or more interested participants in a neighborhood cleanup and the trailer can remain for a weekend. In FY 2006, the One Stop Shop assisted residents with 10 Community Clean-ups.

### ***Volunteer Assistance***

Neighborhood Enhancement assists disabled and/or elderly homeowners bring their landscape into compliance by matching them with local volunteers. The volunteers typically do mow lawns, trim shrubs and trees and pull weeds.

### **Accomplishments in attaining the goals and objectives for the reporting period:**

<b>National Objective: Decent housing</b>							
<b>Outcome: Affordability</b>							
<b>Need to be addressed</b>	<b>Goal to address high priority needs</b>	<b>Activity</b>	<b>Unit of measure</b>	<b>HOME</b>	<b>ADDI</b>	<b>CDBG</b>	<b>All other Source # and \$ spent</b>
<b>Desired Outcome</b>			<b>(Goal/ Completed housing units, all sources)</b>	<b>\$ spent</b>	<b>\$ spent</b>	<b>\$ spent</b>	
<b>Single-family housing rehab</b>	Increase the quality of owner-occupied housing by providing	Housing rehab assistance to low and moderate income households					Program Income
			35 units	17	0	0	2
<b>Affordability</b>				\$269,085	0	0	\$7,689
<b>Single-family housing emergency repair</b>	Improve the habitability of owner occupied housing by providing	Emergency home repair assistance to low and moderate income households					Program Income
			30 units	0	0	28	1
<b>Affordability</b>				0	0	\$283,968	\$17,705
<b>Homebuyer Assistance</b>	Increase the availability of affordable owner housing by providing	Down payment assistance to low and moderate income households					Program Income
			35 units	30	3	7	12
<b>Afford-ability</b>				\$611,933	\$18,007	\$285,000	\$288,067

<b>Acquisition of land and construction of new housing for owner occupants</b>	Increase the availability of affordable owner housing by providing	Acquisition and development for owner-occupied housing					
<b>Affordability</b>			10 units	0	0	4	
				\$0	0	\$773,011	
<b>Acquisition and rehabilitation of owner housing</b>	Increase the supply of affordable rental and/or ownership housing by providing	Acquisition and rehab assistance to house low and moderate income households					
<b>Availability</b>			10 units	5	0	0	0
<b>Accessibility</b>				\$206,993	0	0	0
<b>Acquisition of land and construction of new rental housing</b>	Increase the supply of affordable rental housing by providing	Acquisition and development assistance to house low and moderate income households					
<b>Affordability</b>			0 units	0	0	0	0
				0	0	0	0
<b>Preservation of existing public housing units and tenant based rental assistance.</b>	Preserve existing number of units of public housing and Housing Choice Vouchers.	Administrati on of public housing and Housing Choice Vouchers to house extremely low, low and moderate-income households					
<b>Affordability</b>			0 units	0	0	0	
				0	0	0	
<b>Expansion of assisted rental units in the private marketplace</b>	Increase the number of assisted rental units in the private rental market through	Applications for additional assisted vouchers when they become available.					
<b>Affordability</b>			0 units	0	0	0	0
				0	0	0	0

HOME Investment Partnership					
	Administrative Set Aside	HOME Net Allocation	HOME \$ spent	HOME match applied	Public or private funds leveraged by this expenditure
TEMPE		\$498,618	\$1,289,376	\$322,375	\$0

American Dream Downpayment Initiatives				
	ADDI Net Allocation	ADDI Funding spent	ADDI match applied	Public or private funds leveraged by this expenditure
TEMPE	\$13,083	\$13,083	\$0	\$0

CDBG Expenditures for affordable housing			
	CDBG Net Allocation to activities that increase the supply of affordable housing	CDBG Expenditures activities that increase the supply of affordable housing in 2006/07	Amount of public or private funds leveraged by this expenditure
TEMPE	\$1,642,014	\$1,531,736	\$173,614

### **Affirmatively Furthering Fair Housing:**

The City of Tempe works diligently to ensure that residents are aware of the Fair Housing Act and know that discrimination in the housing market is not acceptable. The City continues to provide information to residents about Fair Housing and how to file a complaint in response to alleged discrimination.

The City of Tempe attended the Homes for Arizonians Day sponsored by the Arizona Department of Housing in January 2007 and distributed information about our Affordable Housing and Fair Housing programs. The City of Tempe continues to be an active participant in the Arizona Fair Housing Partnership (AZFHP). The City is partnering with the AZFHP to sponsor and conduct an event on April 11, 2007 titled, "Fair Housing in the Trenches".

The City's Section 8 staff conducts briefings with all new tenants when they receive their Housing Choice voucher. These briefings include written and verbal information about the Fair Housing Act and how to file a complaint regarding potential discrimination. The Fair Housing Coordinator makes multiple presentations throughout the year about the issue in an effort to promote greater awareness.

In FY06 approximately \$3,276 in CDBG administrative funds were used for Fair Housing activities in the program year.

As part of its Fair Housing Plan in FY 2006, the City continued to work to reduce the barriers to Fair Housing Choice in Tempe as identified in its Analysis of Impediments (AI) to Fair Housing Choice. In addition, the City is required, as part of the Consolidated Plan Performance Evaluation Report (CAPERS) to provide HUD with a summary of the AI identified and the jurisdiction's accomplishments in addressing them for the current reporting year.

Below is a summary of impediments for fair housing choice and the steps taken by the City to address the impediments that have been identified.

- *Data Collection on Planning and Zoning Commission Members*

A review of the composition of the City of Tempe Planning and Zoning commission found that the city does not collect demographic data on the members of this commission.

The Fair Housing Coordinator met with the City's Diversity Office to discuss this impediment and the potential impact on fair housing choice in Tempe. The Diversity Office determined that demographic data isn't collected by the city on the members of any city-appointed board or commission. A City Attorney was also brought into the conversation and stated that if this information is going to be collected for one board/commission it must be collected for all. City staff continues to discuss the feasibility of collecting demographic information, however, based on legal opinion will not continue this issue.

- *Addressing Concerns and Complaints of Citizens*

A review of the number and nature of the Fair Housing Complaints being received from Tempe residents indicate that the majority of calls are in regard to Race/Color/National Origin and Disability discrimination issues. Furthermore, a large number of calls are in regard to Arizona Landlord Tenant Act issues.

The City of Tempe Housing Services web page has been updated to include web links to the Arizona Residential Landlord and Tenant Act information hotline web page in addition to providing other resources available. The web page also includes links to Fair Housing information in Spanish. The Fair Housing Coordinator continues to participate in the Arizona Fair Housing Partnership and continue to educate the public by attending community events. Other community outreach efforts and public meetings sponsored and attended by City of Tempe staff include, The Tempe Tardedeo, City of Tempe DARE Night Out, the One-Year Action Plan Public Meetings and the annual Arizona Fair Housing Partnership event.

- *Limited Housing Facilities in Neighborhoods for People with Disabilities*

Interviews with city staff indicate that housing facilities for people with disabilities tend to be clustered in limited neighborhoods in Tempe thereby limiting housing choices for people with disabilities.

The City's Fair Housing Coordinator and the ADA Accessibility Specialist have met with Development Services staff about providing ongoing education to housing facility property owners and neighborhood associations on the importance of integrating people with disabilities into the entire community.

- *Development of Accessible Rental Units*

Based on surveys and interviews performed in conjunction with the preparation of the 2003 Analysis of Impediments, there is a demand for additional accessible rental units that is not being met by new development. One possible way to increase the supply of accessible units would be for the city to encourage additional units as it reviews applications for public incentives to rental rehabilitation or development.

The ADA Accessibility Specialist has provided training to Development Services staff about accessibility and the need for increased accessible units in Tempe.

## **Other Actions taken to address obstacles to meet underserved needs:**

The City of Tempe continues to buffer the effects of rent control for its community. The costs of housing in Tempe have risen dramatically especially with the rise in acquisition and construction costs in the greater Phoenix Metropolitan area and low vacancy rates throughout the City of Tempe. Since 2005, Tempe has made significant contributions to increasing affordable housing through the City of Tempe's CDBG and HOME programs. These programs provide funding for housing development, preservation, and improvement. Tempe is one of the few localities nationwide that spends significant local funds on affordable housing efforts.

Actions taken during this program year to address the obstacles to meeting the underserved needs include:

### Housing rehabilitation

- owner-occupied
- rental units
- lead-paint testing
- historical preservation

Funding sources: CDBG, HOME, HOME match, program income

### Affordable housing

- first-time homebuyer programs
- site acquisition and development
- Section 8 rental assistance

Funding sources: CDBG, HOME, HOME match, ADDI, Section 8

### Acquisition, demolition and relocation

- Elimination of slum and blight
- Removal of substandard living conditions

Funding sources: CDBG, HOME, Capital Improvement Program funding

### Brownfield's Redevelopment

- Remediation
- Payment of 1<sup>st</sup> two years of interest

Funding sources: CDBG 108 loan guarantee, Brownfield's Economic Development Initiative

### Public Services

- Human services

Funding sources: CDBG (15%)

## **Leveraging Resources:**

High acquisition and construction costs, low vacancy rates, and a strong economic sector have had a tremendous impact on the cost of housing in the City of Tempe market. According to the University of Arizona Real Estate Center, the median residential sales prices have increased nearly 8% in the last year. Continued escalation of the cost of housing results in fewer units created with federal, state, and local dollars.

#### Federal

In FY 2006, the City of Tempe received \$1,642,014 in CDBG funds, \$498,618 in HOME funds and \$13,083 in American Dream Downpayment Initiative (ADDI) funds from the Maricopa County Consortium, as a participant in the Consortium. In addition, the City received approximately \$8,750,044 under the Section 8 Housing Choice Voucher Program.

#### Non-federal funds

The funding the City received through the Maricopa County Consortium for the HOME program required a 25% non-federal match. The match funds of \$322,375 are from the City's General funds. In addition, program Income of \$330,461 was received during the year and credited to the HOME program. Program income was received from payoffs on loan payments under the Housing Improvement Program (HIP). In addition, \$50,000 was received and credited to the Affordable Housing fund for future projects. The City contributed \$173,614 in local funds for relocation.

### **Managing the Process**

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 2 CAPER Managing the Process response:

The City of Tempe has a multi-faceted approach to delivering affordable housing to its residents. The costs and supply of housing, limited of subsidy, competing pressure for land uses, and pressure to keep density of new development low are the challenges faced by the City in preserving and creating affordable housing.

The City's achievements in fiscal year 2006 are discussed throughout this narrative. Areas addressed include the creation of affordable rental and homeownership units and stabilization and renovation of owner-occupied and investor owed affordable units. Each of these activities received funding from the City. Discussion also included the volume of public inquires fielded by staff and the number of residents served through the divisions other public services and outreach events.

The City's funding for public services has remained a priority of committing 15% of the CDBG allocation fro Public Services. These priorities have included human services recommended funding by the Tempe Community Council (TCC) which includes services for the disabled/handicapped, homeless, domestic violence, youth, substance abuse and supportive services. Other public services include affordable and fair housing activities.

The total number of persons served for public services in FY 2006 was 3,297 persons. All the activities funded in this program year aided populations in need while meeting specific medium and high priorities as identified in the 2005-2009 Consolidated Plan. Numerous affordable housing projects were completed in this fiscal year.

For the FY 2006 Action Plan, the City of Tempe held one community meeting and two public hearings. In addition, a presentation on the Action Plan was held before the City Council Committee and Tempe Community Council (TCC). During the public

comment period, citizens were invited to submit comments in writing to the Housing Services Division or to present their comments before the Tempe City Council.

In addition, meetings were held with staff of the Community Development Department, including the following Divisions: Housing Services, Neighborhood Enhancement, Redevelopment and Economic Development. A meeting was also held with Tempe Community Council to discuss social service priorities and needs. In addition, a process meeting was also held with Maricopa County Consortium members.

The Housing Services Division of the City of Tempe administers the Community Development Block Grant, HOME, American Dream Down payment Initiative, Section 8 Housing Choice Voucher, Family Self-Sufficiency, Rehabilitation and Homeownership Programs and Homeless and Fair Housing Programs. Consistency with the Consolidated Plan, Action Plan and Section 8 Annual Plan and Five-Year Plan was coordinated with staff administering these programs and activities within the Community Development Department. The redevelopment activities are also administered within the Community Development Department with funding oversight by the Housing Services Division.

The Tempe Community Council (TCC) has the responsibility for recommending CDBG and local funding for social service requests. TCC receives the requests from social service agencies, reviews the requests, meets with applicants then recommends funding to the Tempe City Council for approval.

The citizens of Tempe were consulted through the public comment/hearing process. Comments could be delivered in person at the public hearings, via written comment delivered through the U.S. Mail or via the city's website.

Individual consultations were as follow:

Community Development Department:

Chris Salomone, Community Development Manager, City of Tempe  
Neil Calfee, Deputy Community Development Manager, City of Tempe

Economic Development:

Sheri Wakefield-Saenz, Economic Development Director, City of Tempe  
Dan Hendersen, Economic Development Specialist, City of Tempe

Housing:

Liz Chavez, Housing Services Administrator, City of Tempe  
Kent DeYoung, Grants Accountant, City of Tempe  
Craig Hittie, Affordable Housing Supervisor, City of Tempe  
Karen Pierce, Family Self-Sufficiency Specialist, City of Tempe

Neighborhood Enhancement:

Jan Koehn, Neighborhood Enhancement Administrator, City of Tempe

Redevelopment:

Larry Schmalz, Principal Planner  
Tim Jones, Planner II  
Mike Anaya, Planner I

Joe Nucci, Historic Preservation Officer, City of Tempe

Homelessness, Special Needs and Fair Housing:

Theresa James, Homeless Coordinator and Fair Housing Coordinator,  
City of Tempe

Social Services:

Kate Hanley, Tempe Community Council Executive Director  
Jayson Mathews, Tempe Community Council

General:

Allen Carlson, Newtown CDC, Director  
Maricopa County Consortium  
Arizona Department of Health Services  
Citizens of Tempe through the public hearing process

During FY2006, the City continued to create new partnerships with public and private agencies to enhance the coordination of services to the residents of Tempe. Actions taken include:

- Meeting with public service agencies to determine how partnerships can be established to link services
- Surveyed other jurisdictions to discover what successful partnerships they have already established
- Surveyed program participants to determine what other services are needed and could possibly be coordinated
- Surveyed current partnerships to determine how services may be better coordinated.

As demonstrated in this report, the City's housing service providers, committees and residents continue to collaborate on development initiatives.

## **Citizen Participation**

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

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

Program Year 2 CAPER Citizen Participation response:

**Summary of citizen's comments:**

During the citizen participation process for the FY06 Action Plan, one public comment was received at the first public hearing on February 2, 2006. The commenter asked that the Action Plan be pulled for separate consideration so the "public could know the numbers on these programs and know where the money comes from".

**Public Participation Process:**

The City of Tempe involved the general public in the process of CDBG funding allocations for FY2006/2007. Additional public hearings were held by Tempe Community Council (TCC) for the public services and capital allocations of CDBG funds.

Notices soliciting public input were placed in the Tempe Tribune, the local newspaper. In addition, a notice inviting input was placed on the City web-site: <http://www.tempe.gov/housing>. Additional notices inviting public comment and notice of the public hearing were also placed in the Community Development Department and Housing Services Division public lobby areas. Meeting notices were posted in advance; on the Friday afternoon prior to a Thursday Council meeting and were located in the City Clerk's office on the 2<sup>nd</sup> floor of City Hall on the bulletin board outside of the City Council Chambers and on the internet at [www.tempe.gov/clerk](http://www.tempe.gov/clerk). Citizens were invited to submit comments in writing via the U.S. Mail, via e-mail or in person at the public hearing before the City Council.

The City also met with the Housing Resident Advisory Board and the Human Service Advisory Board; met and provided funding information to other City departments, nonprofit agencies, private developers and the general public. Tempe Community Council held two public informational and bid application meetings at the beginning of the application process.

The public process involved a first public hearing which was held at the beginning of the Consolidated Plan and Action Plan development process. This public hearing was to obtain views and proposals from citizens on how funding may be used and on needs and priorities for the 1-year Action Plan period. The second public hearing was held after the draft Action Plan were made available for a 30-day comment period.

The Tempe Community Council (TCC) has the responsibility of recommending funding for social service agencies and TCC presented their recommendations before the City Council at an Issue Review Session where citizens are invited to express their views on the funding recommendations at the Issue Review Session. The Issue Review Session agenda is posted in the same manner as the City Council meetings.

One public meeting was held in conjunction with the Tempe Community Council Board meeting and board meeting notices were posted one week in advance. At this meeting, city staff presented preliminary information regarding the Action Plan development process. Comments, views and proposals were accepted at this meeting.

### ***Availability of Plans***

When the draft Consolidated Plan, Action Plan and CAPERS are published, a notice of their availability is published in the *East Valley Tribune*; hard copies are available at the Community Development Department, Housing Services Division of the City of Tempe. Requests for copies may be made in person, by mail, e-mail or telephone. The draft is also on the City's web site at [www.tempe.gov/housing](http://www.tempe.gov/housing).

### ***Access to Meetings***

City Council Chambers as well as all City offices are accessible to persons with disabilities. Reasonable accommodation may be requested 48 hours prior to a meeting for special circumstances.

## **Institutional Structure**

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 2 CAPER Institutional Structure response:

During the program year covered by the Action Plan for FY06/07, the City reviewed the gaps listed in the Consolidated Plan and determined methods to strengthen the institutional structure in order to eliminate the gaps.

Actions in this program year to strengthen the delivery of services include, but are not limited to:

- Reviewed current services and processes to determine what may be streamlined;
- Reviewed the delivery systems between the three Divisions of the Community Development Department that utilize federal funding to determine how to strengthen the coordination of services;
- Met with program partners to determine what gaps may exist and how best to eliminate those gaps

HOME Funds were used for assisting Newtown, CDC a Community Housing Development Organization (CHDO) with operating and capacity building assistance in developing affordable housing in Tempe.

New positions in the Housing Services Division to support further development of the delivery systems for housing and community development included:

- Affordable Housing Supervisor
- Administrative Assistant II

In FY2006, the City of Tempe continued to collaborate with and further develop its relationship with federal, state and local policy makers, funders, tenant groups and service providers. This was accomplished by using both formal and informal networks that bring together public, private and nonprofit housing and service providers.

### ***Federal***

The City of Tempe continues to work with the U.S. Department of Housing and Urban Development (HUD) on policy, program, monitoring and funding. In FY 2006, the City continued to implement its annual monitoring scheme to verify its subrecipient's compliance with rules and regulations that are required by HUD, the State and the City.

### ***County and State***

The City has a strong working relationship with Maricopa County and the Arizona Department of Housing and Community Development and other county and state agencies that provide regular and ongoing support to the City's affordable housing development organizations.

The City continues to serve as a member of the Maricopa County HOME Consortium and in this capacity, the City works with other Consortium members to exchange information, enhance performance of grant recipients, improve performances, examine issues, and develop policy and to work cooperatively to pursue joint funding activities.

The City continues to actively participate in the Continuum of Care activities. During the past program year, the City was an active participant on a variety of committees and sub-committees. City staff served actively on committees to develop procedures provide information and strengthen the Continuum of Care process within Maricopa County.

### ***Local***

The City provides funding to supportive housing and affordable housing activities. As evidenced in this report, the City has committed funds to public agencies providing these services. The City continues to exchange information with supportive services in efforts to promote these activities and to develop more partnerships.

The City has a number of successful groups and committees that currently collaborate to provide an effective delivery system for affordable housing production and social services throughout the City.

The City of Tempe Housing Services (THS) Division is one of the highest performing housing authorities in the state and country. The THS works collaboratively with local housing landlords to accept tenant-based Section 8 vouchers in proposed rentals, significantly increasing the financial feasibility of these units and markets the City's housing initiatives by attending public outreach events.

The City of Tempe Community Department also works with housing developers to market in-lieu inclusionary fees in proposed developments, supports the city's acquisition efforts and has funded several of its development projects through HUD entitlements. The department works collaboratively with local non-profits such as Newtown CDC/Community Landtrust, Habitat for Humanity and Chicanos Por Las Causa (CPLC).

The Tempe Community Council funds and assist a wide range of services from homelessness prevention, emergency shelters, transitional housing to emergency

funds. Both the Community development Department and TCC communicate and collaborate regularly to serve as wide a range of persons as possible throughout the City.

Since early 2006, the City's Affordable Housing Council Committee has met regularly to coordinate affordable housing development projects throughout the city. This group is made up of staff from the Community Development Department, the Tempe Housing Division, Development Services and Neighborhood Services. The City has strong working relationships with neighborhood groups and housing advocates that support affordable housing development in the City. Local support has been one of the central factors contributing to the success of housing developers and service providers.

The City of Tempe Fair Housing Program, Homeless Advisory Committee and Human Relations Commission are also active in initiating educational and outreach programs to further fair housing and to promote mutual understanding and respect among the many groups of people who live, work and visit our city. The Housing Services Division is monitoring progress on measures to combat Impediments to Fair Housing for the City and identifies impediments as required by HUD.

## **Monitoring**

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
  - a. Describe the effect programs have in solving neighborhood and community problems.
  - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
  - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
  - d. Indicate any activities falling behind schedule.
  - e. Describe how activities and strategies made an impact on identified needs.
  - f. Identify indicators that would best describe the results.
  - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
  - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
  - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 2 CAPER Monitoring response:

The City of Tempe is an active participant and member in the Maricopa County HOME Consortium and receives HOME funding through Maricopa County. As a member, the City participates in the administration, policy decision making, funding and selection for CHDO recipients, monitoring activities and other activities as necessary. The City also makes a 25% matching fund commitment to HOME funded activities (acquisition and homeowner rehabilitation).

To ensure compliance with program and comprehensive planning requirements, monitoring of all public service agencies including Tempe's CHDO, Newtown CDC/Community Landtrust and CDBG Community Development partner Chicanos Por Los Causes (CPLC) were carried out. Monitoring of public services agencies was conducted on all agencies by the City's Grants Accountant, Housing Services staff, Tempe Community Council staff and Maricopa County Consortium staff. The Monitoring schedule was scheduled concurrently with monitoring visits of the same agency funded by other cities. Staff also monitored agencies as required by the HOME Consortium IGA agreement. Monitoring reports for this fiscal year revealed 30 concerns, 10 recommendations and 2 findings. The findings were subsequently resolved by a plan of correction. Other programs and activities receiving CDBG funding (non-public service and capital funding) are monitored throughout the program year to assure that projects are moving forward within funding and program guidelines.

### ***Performance Measurement Systems***

As a part of new initiatives set forth by the Office of Management and Budget (OMB), HUD has informed all entitlement grantees of their obligation to create and maintain Performance Measurement Systems. This initiative is aimed at establishing a new process for gathering information to determine how well programs and projects are meeting needs and then using that information to more effectively target resources. The component parts of this initiative involve establishing long-term and short-term goals, the tracking of accomplishments on a yearly basis, the aggregation of actual units of program-year accomplishments to short and long-term numeric goals and the assessment of the outputs and outcomes that follow. This entails the establishment of long-term goals, the year-by-year assessment of how the City is trending vis-à-vis their long-term goals and the rationalizing of how these objectives will enhance the lives of the residents we serve.

The City of Tempe has had such a system in place for years. We continually set long-term goals for projects and programs, we monitor and assess the performance of each on a yearly basis keeping these long-term goals in mind and we react to trends as they occur in order to better determine how our funds will be most effectively utilized. In accordance with OMB and HUD guidelines, we instituted a new focus on Outputs and Outcomes in our FY2005 One-Year Action Plan and continue to institute this today. These metrics were familiar to some sub-recipients and for those new to these method steps were taken to ensure their compliance with the initiative as well as their understanding of its intention. As such, we feel that the City makes every effort to fully understand the impact our programs have on the residents and how we may make these programs more effective.

### **Strategies and Activities Adjusted to Meet Needs Effectively:**

#### ***Homeless Needs***

During the program year 2006, the City Council approved funding for a one-year, part-time pilot project called HOPE (Homeless Outreach Program Effort). The Homeless Coordinator worked to implement this program that became operational in October 2006. The City Council has since approved increased funding for another year of operation.

HOPE employs 3 part-time Homeless Outreach Caseworkers who are out in the Tempe community 32 hours per week. The goal of HOPE is to reach out to the homeless and engage them into the homeless service delivery system. One of the unique aspects of HOPE is that the Homeless Outreach Caseworkers assist the homeless in obtaining resources by staying with them through the entire process of applying for needed resources.

To date, HOPE has had contact with over 300 unduplicated homeless individuals in Tempe. HOPE is the only homeless outreach team in Arizona to be funded with city funds and staffed by city employees.



In the past year, the City of Tempe Homeless Coordinator has collaborated with local homeless service providers, local businesses and the faith-based community to facilitate quarterly Project Homeless Connect events. Project Homeless Connect is a national best-practice model that brings together the community for one day under one roof to provide immediate services to homeless individuals and families. An average of 112 homeless individuals has been served at each Project Homeless Connect event. Participating service providers include the Social Security Administration, the Arizona Department of Economic Security, local shelters and transitional living programs, behavioral health agencies, and the City of Tempe Courts. Tempe is the first city in Arizona to facilitate a Project Homeless Connect event.

***Annual Action Plan Amendments***

During the past year, as a part of the City's efforts to address and create Affordable Housing in its community, the City amended it's 2006/2007 CDBG Annual Action Plan amounts. The amendments would allow the City to re-allocate \$337,095.70 of prior fiscal year CDBG funds to supplement current year activities being carried out by Newtown, CDC for the acquisition and rehabilitation of five condo units; Newtown's FY06/07 HOME contract was amended to utilize CDBG funds. Proposed allocations included Affordable Housing Program activities to be used for the direct subsidy to the homebuyer for downpayment assistance.

Amended activities are as follow:

<u>FROM ACTIVITY</u>	<u>TO ACTIVITY</u>	<u>AMOUNT</u>
FY03/04: Affordable Housing	FY06/07: Acquisition	\$ 19,828.74
FY04/05: Lead Based Paint	FY06/07: Acquisition	\$ 15,733.58
FY04/05: Historic Preservation	FY06/07: Acquisition	\$ 66,665.91
FY05/06: Acquisition-Not A/B	FY06/07: Acquisition	\$ 20,646.47
FY06/07: Neighborhood Facilities	FY06/07: Acquisition	\$105,592.00
FY06/07: Historic Preservation	FY06/07: Acquisition	\$ 52,904.30
FY06/07: Historic Preservation	FY06/07: Affordable Hsing	\$ 37,095.70

FY06/07: Public Facilities	FY06/07: Acquisition	\$ 2,161.00
FY06/07: Program Income	FY06/07: Acquisition	\$ 4,158.00
FY06/07: Contingency	FY06/07: Acquisition	\$ 12,310.00
<b>TOTAL</b>		<b>\$337,095.70</b>

## Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 2 CAPER Lead-based Paint response:

The City of Tempe will continue to comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-paint in its housing. The City is committed to reducing the hazards throughout the community of Tempe and hope to achieve two major policy goals: increasing access to affordable lead-safe housing for low-income families, and preventing the lead poisoning of Tempe children.

The City continued to address, monitor, evaluate and reduce lead-based paint hazards throughout the community through its Housing Improvement Program, Emergency Rehabilitation Grant Program and Rental reinvestment Program. For the Section 8 Housing Choice Voucher Program, the City inspects all units prior to placing a unit under a Housing Assistance payments Contract and at least annually thereafter. The City contracts with Environmental Protection Agency (EPA) certified lead paint firms to assess and abate activities in the rehabilitation program and will continue to address all pre-1978 units participating in its City programs with a presumption of lead-paint hazards.

In the rehabilitation programs and the Section 8 Rental Assistance Program, information on the hazards of lead-paint is distributed to all program participants, and property owners. Staff will continue to remain current on lead paint issues including the education to program participants on the hazards.

During FY2006, \$6,180 in CDBG funds were expended to inspect and abate lead in 15 homes for the HIP and Rental Reinvestment Programs as part of the lead paint testing and assessment for rehabilitation activities.

## HOUSING

### Housing Needs

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

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 2 CAPER Housing Needs response:

In the Five-Year Consolidated Plan adopted in 2005, the City identified and continues to address those impediments to developing affordable housing for the City's low-income residents. In addition, the City has identified other key areas to the successful delivery of affordable housing programs and services. These include continued collaboration among key institutional structures at the federal, state and local levels to improve public housing and resident initiatives, and evaluate and reduce lead based paint.

In FY2006, Tempe continued to collaborate with and further develop its relationship with federal, state and local policy makers, funders, tenant groups, service providers, etc. This was accomplished by using both formal and informal networks that bring together public, private and nonprofit housing and service providers.

### ***Federal***

The City of Tempe continues to work with the U.S. Department of Housing and Urban Development (HUD) on policy, program, monitoring, and funding. In FY 2006, the City continued to implement its annual monitoring scheme to verify its Subrecipients compliance with rules and regulations that are required by HUD, the State, and the City. This included the coordinated services through contracts for program delivery.

The City of Tempe Community Development has over \$245,373 in annual contracts with nonprofit housing agencies for the operation of housing programs, and professional service providers for the division's projects. The nonprofits also operate community service programs on an ongoing basis, and are invited to contribute to the City's policy, program development, and annual reports.

### ***County and State***

The City has a strong working relationship with the Maricopa County Community Development Department and other state agencies that provide regular and ongoing support to the City's affordable housing development organizations.

### ***Local***

Tempe has a number of successful groups and committees that are discussed below. They currently collaborate to provide an effective delivery system for affordable housing production and social services throughout the City.

The City of Tempe Housing Services Division (THS) is one of the highest performing authorities in the country. The THS works collaboratively with local housing rental landlords to use tenant-base Section 8 Housing Choice Vouchers in rental properties (significantly increasing the financial feasibility of these projects), marketing Land Trust units to very low-income households with Section 8 Vouchers who are prospective homeowners, and supporting the City's housing initiatives by attending public outreach events. The City also supports the Section 8 HOME/ADDI Homeownership Programs on first-home homebuyer assistant to its Section 8 participants.

The City of Tempe and Chicanos Por La Causa (CPLC) have been working to create and assist 5 low-income First-time homebuyers to purchase affordable housing in the Victory Acres and Escalante neighborhoods in Tempe. As part of the partnership, Family Self-Sufficiency (FSS) Program participants and Community Assisted

Mortgage Program (CAMP) participants have the 1st right-of-refusal for the purchase of homes. The FSS families attend monthly meetings to learn about homeownership, understand their credit and prepare for owning a home. As part of their graduation from the FSS program, each participant must meet with a homeownership counselor, pull their credit report and attend the HUD-approved homeownership class. CAMP participants also attend HUD approved classes and work towards pre-approval for a loan. This educational process prepares the families to walk into homeownership with the preparation needed to become homeowners. In FY 2006, an income eligible first time homebuyer purchased a newly constructed home built on a parcel purchased in FY 2005. In addition, in FY 2006, the project expended \$60,000 for the land acquisition of 1 parcel. CPLC is currently in the process of obtaining the necessary building permits for the construction of a single family affordable housing unit.

The City of Tempe and Newtown CDC/Community Land Trust continue to have a strong partnership in meeting the commitment to create and preserve affordable housing in the City of Tempe. In FY 2006, the City entered into an agreement with Newtown Community Development Corporation for the acquisition of 5 deed restricted condominium units. In the agreement, to ensure long-term affordability, the initial sale and any subsequent resale of any of the properties were restricted to low and moderate income households, a restrictive deed was placed on each unit. In addition to restricting the resale of the units to low and moderate income households, the restrictive covenants provide for a shared equity equation to be calculated on any future sale, thereby preventing a win fall profit for any one household and ensuring the future affordability of the units. The project received \$300,000 in Community Development Block Grant funds and other leveraged funds from other public and private sources.

The Tempe Community Council and Tempe Community Action Agency offer a wide range of services from homelessness prevention, emergency shelters, transitional housing, to emergency funds. Both the Community Development Department and Human Service Department communicate and collaborate regularly to serve as wide a range of persons as possible throughout the City.

## **Specific Housing Objectives**

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 2 CAPER Specific Housing Objectives response:



A Redevelopment Study Area is one which is without an adopted redevelopment plan. Objectives of the Redevelopment Area are to: ensure the provision of adequate infrastructure; encourages reinvestment, revitalization, redevelopment or reuse; prevent and eliminate slum and blight; stimulate private investment and attract new development.

## **Affordable Housing**

***Non-Profit Acquisition and Rehabilitation of Single Family Properties:*** In FY2006, 12 units were funded including the creation of deed restricted condominium units.

The City created a total of 12 units including 6 single family detached and 5 deed restricted condominium units through non-profit development, and through Newtown Community Land Trust. In addition, 1 unit was completed by Chicanos Por La Causa and sold to a graduate of the City's Family Self Sufficiency Program.

Through the City's acquisition and development program, non-profit organizations in Tempe and the City of Tempe Housing Services acquire and rehab existing buildings and/or develop new housing. The buildings become permanently affordable through the City's Affordable Housing Covenant and a long-term deed restriction.

***First-time Homebuyer Program:*** In FY2006, Housing staff in partnership with Housing Counseling agencies hosted 22 classes. Approximately 300 people participated in classes and 136 received one-on-one counseling. 37 households became first time homeowners.

Through this program, the City offers first-time homebuyer education and counseling. City Housing staff also worked with residents to help them gain access to special mortgage products such as the Soft Second Loan Program and Purchaser Assistance funds (for down payment and closing costs). Through a Soft Second Loan and financial financing, the City assisted 37 families with down-payment assistance through its HOME funded programs, the Community Assistance Mortgage Program (CAMP) and American Dream Downpayment Initiative Program (ADDI).

***Housing Improvement Program (HIP) and Rental Rehabilitation Program:*** In FY2006, 45 units were rehabilitated and stabilized.

The City provides low-interest rehabilitation loans to low-moderate income owners of single family and one to four-unit multi-family buildings, through the Housing Improvement Program (HIP) and Rental Rehabilitation Program. Both programs are low interest rehabilitation loan programs for low-moderate income owners of one to four-unit buildings. Through this program, owners use funds to renovate their single family homes or multi-family buildings to meet HUD, State and City building code requirements with the agreement that rents will be kept affordable. Owners can use program funds to improve their buildings to meet HUD, State and City building code requirements.

***In-Lieu Fee Payments:*** In FY2006, the consulting firm of David Paul Rosen and Associates was commissioned to prepare an affordable housing in lieu fee analysis for the City of Tempe. The methodology for the study used six housing prototypes (three owner and three rental) representing market-rate residential developments currently being built in the City of Tempe. Based on the conclusions in the

completed study, a staff recommendation on the appropriate fees and targeted income levels are scheduled to be presented to the City Council for review and recommendation. The staff recommendation, if adopted, will require developers to pay a fee determined by the City Council and deposited in an Affordable Housing Trust Fund in lieu of providing affordable housing units. Through the innovative In-Lieu Fee Payments, the City will provide new affordable housing opportunities and leverage funds from non-residential developers in Tempe to further housing production.

**Other City-Sponsored Services:**

- Tenant Homebuyer Counseling Services: With funding from the City, Newtown CDC, Housing for Mesa and Neighborhood Housing Services (NHS) administer homebuyer counseling programs. The Agencies received \$9,600 in City funds to administer, develop, and implement these programs.
- Tempe Community Action Agency (TCAA): This agency provides housing search services, referrals to shelters, and limited emergency funds. The "Tempe CAP" serves as a first line of defense for Tempe's families in crisis. TCAA offers a variety of services designed to assist families meet their immediate basic needs and then move to self-reliance. TCAA works both to prevent and alleviate homelessness.

**Performance by the City of Tempe toward the Housing Goals for the First and Second Year Annual Action Plans for the 2005/2009 Five Year Consolidated Plan. All of the accomplishments reported in this chart meet the Section 215 definition of affordable housing.**

Housing Needs			3-5 Year Quantitative Goal	One and Two year cumulative Units	Disproportionate Need
Household Income <= 30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS		
			With any housing problems	289	384
				0	0
			0	0	
			0	0	
			0	0	
		Small Related	NUMBER OF HOUSEHOLDS	0	0
	With Any Housing Problems		1,179	1328	
			0		
			0		
			0		
		Large Related	NUMBER OF HOUSEHOLDS	0	
	With Any Housing Problems		324	752	
			0		
		0			
	All other households	NUMBER OF HOUSEHOLDS	0		
With Any Housing Problems		4,155	18		
		0			

Household Income > 30 to < =50% MFI	Owner	Elderly	NUMBER OF HOUSEHOLDS	0				
			With Any Housing Problems	559	8			
		Small Related	NUMBER OF HOUSEHOLDS	0				
			With Any Housing Problems	260	9			
		Large Related	NUMBER OF HOUSEHOLDS	0				
			With Any Housing Problems	117	8			
		All other households	NUMBER OF HOUSEHOLDS	0				
			With Any Housing Problems	540	0			
		Household Income > 30 to < =50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	0		
					With Any Housing Problems	252	28	
				Small Related	NUMBER OF HOUSEHOLDS	0		
					With Any Housing Problems	1,295	12	
				Large Related	NUMBER OF HOUSEHOLDS	0		
					With Any Housing Problems	379	22	
All other households	NUMBER OF HOUSEHOLDS			0				
	With Any Housing Problems			2,585	0			
Owner	Elderly			NUMBER OF HOUSEHOLDS	0			
				With Any Housing Problems	939	16		

		Small Related	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	409	30	
			0			
			0			
			0			
			0			
		Large Related	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	149	12	
			0			
		All other households	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	365	0	
			0			
Household Income > 50 to <= 80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	454	528	
			0			
		Small Related	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	2,005	0	
			0			
		Large Related	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	619	0	
			0			
		All other households	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	3,945	0	
			0			
	Owner	Elderly	NUMBER OF HOUSEHOLDS	0		
			With Any Housing Problems	1,325	4	
			0			
	Related	NUMBER OF HOUSEHOLDS	0			

		With Any Housing Problems	1,235	21	
			0		
			0		
			0		
	Large Related	NUMBER OF HOUSEHOLDS	0		
		With Any Housing Problems	380	25	
			0		
			0		
	All other households	NUMBER OF HOUSEHOLDS	0		
		With Any Housing Problems	965	0	
			0		
			0		

**Efforts to address “worst-case” needs and housing needs of persons With Disabilities:**

The City continues to review and analyze how it can better meet the needs of the under-served and address “worst case” housing needs through housing programs, supportive services and the efforts of the City’s Homeless/Fair Housing Coordinator. In addition, the City continues to serve the under-served through the Section 8 Rental Assistance Program and the supportive services through CDBG and HOME funds.

The City of Tempe addresses households with worst case needs through a “priority preference point system” established by the City that reflects HUD guidelines. Priority is given to Tempe residents and households who are involuntarily displaced, homeless in the City of Tempe or if the head and spouse or sole member is age 62 or older, or is a person with disabilities and reside in the City of Tempe. In addition:

- **Rents:** In Tempe, high rents often are more than 25% above the Section 8 Fair Market Rents. These can be a barrier to extremely low to moderate-income families moving from areas of concentration and locating affordable housing. The Housing Authority will continue to review Fair Market Rents and Payment Standards and will work within HUD Regulations to request adjustments as necessary. The Section 8 program addresses the needs of families paying more than 50% of their monthly income toward rent by requiring that initially, a family can not pay more than 40% of their monthly adjusted income for rent and utilities.
- **Substandard Housing:** Households who may have been living in substandard housing prior to entering the Section 8 Program are ensured of standard living conditions due to the Housing Quality Standards (HQS) inspection performed by the Housing Services Division prior to approval of a rental unit. Rental units must pass inspection prior to a housing assistance payments contract being executed with a landlord. Thereafter, the unit must

pass inspection annually after the initial inspection. Failure to comply with the programs HQS inspection requirements will terminate program assistance.

- ***Involuntary Displacement:*** For households facing involuntary displacement due to City action or in some cases, due to private action as a result of code violation issues, the City provided relocation assistance. Relocation assistance is funded with both CDBG and City funds. In addition, with a partnership with Tempe Community Action Agency, relocation assistance is also provided to residents who may face involuntary displacement. All efforts are made to ensure displaced families are relocated to affordable, standard housing.
- ***Housing for Individuals with Disabilities:*** The City employs an ADA Specialist who promotes accessibility for City of Tempe citizens and the employees with disabilities hired in the City. The Specialist works with other city departments to ensure accessibility; assists in reviewing plans, updating policies, provides employee trainings, and creates access to programs and services, ensuring that its non-profit sponsored developments comply with the American with Disabilities Act to provide handicap accessible units. During the program year, staff meets with non-profits that regularly work with persons with disabilities to provide information on the availability of funds for modifications.

Information is provided to citizens regarding the Americans with Disabilities Act and local disability resources by answering an ADA hotline. In addition, the Specialist sits on the city's Commission on Disability Concerns, and participates on the Access Tempe Committee, reviewing city facilities, and providing ideas to further accessibility. As an active member of the disability community, the Specialist speaks on disability-related issues at several conferences each year.

Throughout the year, the ADA Specialist and the Fair Housing Coordinator for the City of Tempe communicate on a regular basis as concerns are brought to their attention about Fair Housing complaints related to disability issues. The Diversity Department web page includes links to Fair Housing information provided by the City of Tempe.

Through its partnership with CASS, a local non-profit homeless service provider, the City targets to persons with mental health issues and disabilities. CASS concentrates on the delivery of housing to single individual households as well as the mentally disabled population, and is also skilled in the management of single room occupancy dwellings with a social service component.

The City has also partnered with Save the Family to administer 5 units of transitional housing for formerly homeless persons who are victims of domestic violence. Save the Family is a homeless service provider that operates a transitional living program for victims of domestic violence. Families are offered access to two years of a transitional living program with case management, domestic violence education, child development education, referrals and the option to participate in some structured activities.

In addition, efforts continue to be made to promote the rehabilitation program to persons with disabilities. Homeowners requesting rehabilitation assistance for accessibility modifications are given priority.

## Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

**Error! Reference source not found.**CAPER Public Housing Strategy response:

**This section is not applicable to the City of Tempe. The City does not administer a public housing program.**

## Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

**Error! Reference source not found.**CAPER Barriers to Affordable Housing response:

The City of Tempe continues to be committed to providing quality, affordable housing. Land values in Tempe are high and as with the rest of Maricopa County, housing prices have jumped significantly in the past year. Tempe is land-locked which makes preserving and creating affordable housing a challenge.

The main barriers to affordable housing in Tempe identified in the Consolidated Plan are:

- Land values  
Land values are relatively high in Tempe and continue to increase because the City is attractively built, land-locked and centrally located with regional facilities. Land value is an important factor in the overall cost of a project and affects its ability to compete with smaller projects where land costs are lower.
- Vacant land  
Remaining vacant land in Tempe is 6.8%. This contributes to making new residential development difficult and expensive.
- Gentrification of housing  
The gentrification pattern, together with the pressures of student housing issues, raises the cost of housing in what have traditionally been Tempe's affordable housing areas.
- Housing facilities for persons with disabilities  
Housing facilities for persons with disabilities tend to be clustered in limited neighborhoods in Tempe thereby limiting housing choices.

- Accessible rental units  
The demand for additional accessible rental units is not being met by new development or rental rehabilitation activities.

While some of the barriers are generally out of the City's control, there are actions the City has taken to alleviate barriers. The actions include:

#### Homeownership Incentives

The City continued 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, the Community Assistance Mortgage Program (HOME funding) and American Dream Down payment Incentive funds.

The City will continue to partner with the Community Land Trust, administered by Newtown CDC, to assure continued affordability of housing city-wide. The Community Land Trust (CLT) 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 City will continue to support non-profits who conduct affordable housing activities in Tempe.

#### Monitoring Affordability

The Rental Reinvestment Program requires rehabilitated units remain affordable for a five year period. The City will monitor the affordability of rehabilitated rental units to ensure the units meet the five-year affordability requirements.

#### Rental Assistance

The City will continue to administer the Section 8 Housing Choice Voucher Program to provide assistance to households to enable them to rent units in the private market.

#### Accessible Housing

The City is in the process of conducting outreach efforts to educate the community on the availability of funds for housing accessibility for persons with disabilities. In addition, the City is in the process of conducting a landlord survey to determine the availability of accessible rental units. From the results of this survey, the City will be better able to determine what further actions may be necessary to increase the number of accessible units in the City.

### **HOME/ American Dream Down Payment Initiative (ADDI)**

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report

- a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

**Error! Reference source not found.**CAPER HOME/ADDI response:

HOME/American Dream Downpayment Initiative (ADDI)

### **Assessment and Evaluation of Relationship of HOME Funds to Goals and Objectives:**

The City of Tempe as a member of the Maricopa HOME Consortium receives a pro-rata share funds under an Intergovernmental Agreement (IGA) with the Maricopa County Consortium. In FY 2006, 35 HOME assisted affordable homeownership units, 5 units of acquisition/rehabilitation and 17 single family rehabilitations have been created through the City's entitlement HOME funds. Since FY2003, the City has received \$2,227,585 in HOME funds and anticipates spending an additional \$487,711 for FY2007.

The City uses both HOME and ADDI funds for homebuyers. As a member of the Maricopa County Consortium, it has adopted the Consortium's guidelines for resale or recapture of funds. The full policy is located in the Additional Files section of the Consolidated Plan.

A summary of the policy is as follows:

It is the policy of the Maricopa HOME Consortium that each member of the Consortium may use either the recapture option or the resale option based on what is most beneficial to the member and to the potential homebuyer. Consortium members will select the method to be used prior to granting the HOME/ADDI assistance to the potential homebuyers. Each Consortium member will ensure the proper security instruments are executed to guarantee the HOME/ADDI investment for the affordability period for the selected recapture/resale option.

Recapture Option – Under this option, the HOME subsidy must be returned to the HOME Program. This option allows the seller to sell to any willing buyer at any price. Once the HOME/ADDI funds are repaid, the property is no longer subject to any HOME/ADDI restrictions. The recaptured funds must be used for another HOME/ADDI -eligible activity.

The City receives a pro-rata share American Dream Down payment Initiative (ADDI) funds as member of the Maricopa County Consortium. In FY2006, the City expended its entire allocation of funds totaling \$13,083. The City used ADDI funds as down payment assistance for first-time homebuyers using the Section 8 Homebuyer Program and/or the Community Assistance Mortgage Program homebuyer programs in which eligible first-time homebuyers received up to \$10,000 or 6% of the purchase amount if the home to be purchased is located in areas north of Alameda Drive. A maximum of \$8,500 is available for first-time homebuyers purchasing homes on other parts of the city.

The City's homebuyer assistance programs outreach plan includes:

- Program briefings at monthly Family Self-Sufficiency briefings;
- Informational mailings to all Section 8 participants;
- Information posted on the City's website;
- Program brochures available in Housing Services waiting room;
- Staff meets regularly with realtor groups and homeowner association groups.

First-time homebuyers who met the income eligibility requirement for the City's Down payment assistance program completed a HUD/City approved homebuyer education class. The agencies approved to conduct the homebuyer education classes are: Newtown CDC and Neighborhood Housing Services of Phoenix.

In addition, when ADDI funding was combined with Section 8 Homeownership funding, the Community Land Trust (CLT) was an option to use in protecting the affordability of the home to be purchased. Homebuyers must meet CLT's guidelines prior to the purchase of a home. In FY2005, 6 first-time homebuyers purchasing homes combined the leveraging of funds in addition to using the Landtrust model.

With the HOME funds it receives from Maricopa County Consortium, the City will provide loans to support the acquisition, new construction and rehabilitation of eligible affordable rental and homeownership units. As required by HUD, HOME funds will be used specifically to support Newtown, CDC, Tempe's Community Housing Development Organization (CHDO), to create affordable homeownership developments through acquisition and rehabilitation.

**FY2006: HOME/American Dream Down Payment Initiative Assessments**

Overview of HOME/ADDI Funded Activities	Homebuyer Assistance	Acquisition of land/new construction	Acquisition of land/rehabilitation of rental housing	Housing Rehabilitation
<b>Accomplishments</b>	(Units)	(Units)	(Units )	(Units)
<b>FY 2006-2007</b>	35	0	5	17
Anticipated Proposed	25	10	10	60
<i>% Complete</i>	140%	0%	50%	28%
<i>Compared to FY2006 Action Plan</i>				
<b>Expenditures</b>				
<b>FY 2006 -2007</b>	\$611,933 HOME	\$0	\$206,993	\$269,085
Actual	\$ 18,007 ADDI			

### **HOME Jurisdiction's Affirmative Marketing Action:**

The City continued actively marketing the City's programs through various mediums. Past experience indicated that one of the obstacles to serving the under-served was the lack of information. In FY2005, through our marketing efforts and through neighborhood associations, social service agencies and other City departments, those in need of our services increased.

In partnership with the City of Tempe Community Council, the City continued to maintain its relationships with local service providers. By funding agencies who provide case management and other services to low and moderate income individuals and families, the health and welfare of the participants improves which in turn, improves the health and welfare of the community.

### **Outreach to Minority and Women Owned Businesses:**

As stipulated by HUD in regulation 24 CFR Part 84, the City of Tempe includes in its contract agreements, requirements that developers make a good faith effort to involve minority and women owned businesses as contractors and subcontractors when working on federally funded projects. Example of the language includes: The City of Tempe encourages pursuant to Executive Orders 11625 and 12432 regarding Minority Business Enterprise, and 12138 regarding Women's Business Enterprise, and regulations S. 85.36 (e) and of Section 281 of the National Housing Affordability Act to respond to this RFP.

## HOMELESS

### **Homeless Needs**

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

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

**Error! Reference source not found.**CAPER Homeless Needs response:

### **Actions taken to address needs of Homeless Persons:**

The City of Tempe funds a number of programs that serve homeless persons and individuals. Those programs include Chrysalis Shelter, Sojourner Center, Catholic Social Service and the YWCA all of whom serve victims of domestic violence. The city also funds Central Arizona Shelter Services, the East Valley Men's Center and Pre-Hab; these agencies provide shelter to homeless adults and families. HomeBase Youth Services and Tumbleweed are funded to provide services to homeless youth. Homeward Bound and Save the Family are funded to provide transitional living

services to homeless families. La Mesita is funded as a crisis shelter for homeless families. The Tempe Community Action Agency and Tempe Salvation Army are funded to provide emergency services to homeless individuals and families and to prevent homelessness. The Thomas J. Pappas School is funded to provide an outreach clinic to homeless children and their families. The United Food Bank is funded to provide emergency food to individuals and families in need.

The City of Tempe employs a Homeless Coordinator who works with the Homeless Advisory Committee to implement the recommendations made in the Homeless Task Force Report published in 2000. The Homeless Coordinator and representatives from city-funded agencies actively participate in the Maricopa County Continuum of Care on Homelessness committees. The Homeless Coordinator serves on the Continuum of Care Regional Committee on Homelessness. The Homeless Coordinator also participated on the Ranking and Review Committee, the group that reviewed agency applications for Stewart B. McKinney Homeless Assistance Grants. The Homeless Coordinator also participated on the Gaps Analysis Committee and was appointed Co-Chair of the Planning Sub-Committee.

The Homeless Coordinator facilitated a Street Count of the homeless in January 2007 resulting in a count of 110 people living on the streets including 20 single men, 58 chronically homeless men, 2 single women, 5 chronically homeless women, 2 male youth, 2 female youth and 21 adults and children in family units. Various city departments, including the Police Department, Parks and Recreation and Public Works as well as homeless service providers assisted with the 2006 Count. In addition, the Homeless Coordinator serves as the Chair of the Board of Directors for the Arizona Coalition to End Homelessness.

A major focus for the Homeless Coordinator during the past year was the creation of a homeless outreach team called HOPE. The City Council has approved additional funding enabling the program to employ 3 part-time Homeless Outreach that are out in the Tempe community 32 hours per week. Since the program's inception, over 300 unduplicated homeless individuals have received services. The goal of HOPE is to reach out to homeless individuals and families and engage them into services that can end their homelessness.



The Homeless Coordinator has also worked with the local community to facilitate quarterly Project Homeless Connect events in Tempe. An average of 112 homeless individuals has been served at each Project Homeless Connect event during the past year. The goal of Project Homeless Connect is to provide multiple immediate services to homeless individuals on one day under one roof.

During the past year, the Homeless Coordinator provided training on homelessness to victim advocates, city departments, churches and neighborhood groups. Additional activities by the Homeless Coordinator include enhancing prevention activities, assisting service providers with effective resource coordination, and community education. The Homeless Coordinator distributed over 1,000 copies of "A Directory of Services for Homeless Persons in the East Valley"; this resource guide is

distributed to the homeless, the police department, local churches, businesses and social service agencies.

### **Actions to help homeless persons make the transition to permanent housing and independent living:**

As mentioned previously, the City of Tempe funds several crisis shelters and transitional living programs for homeless individuals and families. All of these programs offer case management with the goal of helping participants to obtain and maintain a self-sufficient lifestyle in permanent housing.

During the past year, the City of Tempe Housing Services Division released a Request for Proposals for a non-profit organization to lease 2 units of housing utilizing the "Housing First" model. The intent of these units is to provide permanent housing and supportive services to chronically homeless individuals.

### **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

**Error! Reference source not found.**CAPER Specific Housing Prevention Elements response:

The City of Tempe funds the Tempe Community Action Agency and the Tempe Salvation Army. Both of these agencies provide emergency financial assistance for the purpose of preventing homelessness to Tempe residents. The City of Tempe Homeless Coordinator provides resource information and referrals to individuals and families who are living on the agency. This resource information is also distributed to service providers who come in contact with those in danger of becoming homeless.

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

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

4. State Method of Distribution
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
  - b. Homeless Discharge Coordination
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
  - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

**Error! Reference source not found.**CAPER ESG response:

**This section is not applicable to the City of Tempe. The City does not administer ESG funds.**

## COMMUNITY DEVELOPMENT

### Community Development

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

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
  - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
  - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

10. Loans and other receivables
  - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
  
11. Lump sum agreements
  - a. Provide the name of the financial institution.
  - b. Provide the date the funds were deposited.
  - c. Provide the date the use of funds commenced.
  - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
  
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
  - a. Identify the type of program and number of projects/units completed for each program.
  - b. Provide the total CDBG funds involved in the program.
  - c. Detail other public and private funds involved in the project.
  
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
  - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

**Error! Reference source not found.**CAPER Community Development response:

### **Assessment of Community Development Goals and Objectives:**

Community Development activities undertaken during this program year addressed certain goals and objectives stated in the City of Tempe’s Five-Year Consolidated Plan. These established specific goals and objectives are outlined as follows:

#### **Apache Boulevard Project Area**

Since 1996, redevelopment activities have been ongoing in the Apache Boulevard Project area. CDBG and HOME funding, as well as city funding, have been used to acquire and demolish properties in an effort to remove slum and blight conditions. In addition, CDBG and local funding have been used for relocation purposes.

Accomplishments in the Apache Boulevard area include:

- Light Rail Station Area planning efforts underway. The City has retained a consultant to work with residents and stakeholders to master plan the area around the four light rail stations within the Apache Boulevard Redevelopment Area. These plans will include land use recommendations as well as transit-oriented design standards for development within these areas;
- The Tempe Police North Substation was completed and operational;
- The City broke ground on a new 3-acre public park north of Apache Boulevard east of the Price Freeway within the Victory Acres Neighborhood;
- Newberry Terrance Project will be under construction;
- The City is negotiating with the private sector developers to create new affordable housing units at, and in the vicinity of, planned light rail stations. These units may be created via direct City investment in the project itself or through targeted homebuyer subsidies.

***Acquisition: high priority***

Funding was used to acquire a 30-unit trailer park located at on Apache Boulevard, adjacent to the light rail station east of Price Road. This park was widely regarded as one of the most dilapidated in the City. The City plans to use the property for a transit-oriented mixed-use project including affordable housing. The acquisition was funded with CDBG in the amount of \$144,408.

***Demolition: high priority***

30 substandard trailers on one parcel on East Apache Boulevard were demolished, using \$14,757 in CDBG funds.

***Relocation: high priority***

Due to the acquisition and demolition of the trailer park on E. Apache Boulevard, funding was used to relocate 30 individuals and families displaced due to this acquisition. This activity was funded with CDBG in the amount of \$175,000 and City funding in the amount of \$173,614.

***Brownfields Redevelopment – Tempe Marketplace***

The Tempe Marketplace Brownfields Redevelopment effort is a public/private partnership between the City of Tempe and Vestar Development Company. The project includes the construction of a regional commercial shopping center of 1.3 million square feet with the future potential for office and recreational uses in a subsequent phase.

The City utilized the Section 108 Loan Program to fund to fund environmental remediation activities at the site. Additionally, the City received Brownfields Economic Development Initiatives (BEDI) funding. The BEDI grant will be used to carry the interest-only payments for the first two years of the loan. The BEDI grant is funded at \$1,000,000 and the Section 108 Loan is funded at \$7,000,000. The project is nearing completion and will be fully open for the 2007 holiday season. When Tempe Marketplace is completed, it is estimated 2,363 jobs will be created as well as new retail shopping and neighborhood services in a previously underserved area of the community.

**Public Services**

The City used 15% of its CDBG grant toward public service activities in addition to the following funding sources: General Revenue funds and Help to Others (H2O). The public services funded with CDBG funds for the program year were:

- **Tempe Community Action Agency** \$27,302  
Homeless prevention/intervention
- **City of Tempe Family Homeless Coordinator** \$57,000  
Case management for homeless activities
- **Sojourner Center** \$14,000  
Domestic violence shelter
- **Central Arizona Shelter Services** \$65,000  
Shelter services for adults
- **Mesa Community Action Network** \$15,000  
East Valley Men’s Center
- **Newtown CDC** \$12,000  
Match money for downpayment assistance
- **Prehab** \$46,000  
Case management for domestic violence
- **Homeward Bound** \$10,000  
Case management for transitional housing

**General Program Administration**

Funds for this activity were used for program administration and management of projects and programs under the Community Development Block Grant Program. Program regulations allow 20% of the annual grant to be used for administrative purposes. This activity was funded at \$328,402.

**Affordable Housing Accomplishments using CDBG funds:**

**Accomplishments:** In FY2006, the City and Save the Family Foundation successfully entered into an agreement for the operation of 5 units Transitional Housing Units for low income families affected by domestic violence. Save the Family Foundation of Arizona will pay the City \$1/year and be responsible for all maintenance costs. The development was funded with CDBG, HOME and other public and private funds that will be leveraged.

**Accomplishments:** In FY2006, pursuant to an agreement signed in FY2005, Newtown, CDC successfully completed the construction and sale of 3 single family homeownership units located at 1105 S. McKemy Street. In the agreement, to ensure long term affordability, the initial sale and any subsequent resale of the properties are restricted to low and moderate income households and subject to the Community Land Trust Model provided by Newtown.

**Accomplishments:** In addition, in FY 2006, the City entered into an agreement with Newtown Community Development Corporation for the acquisition of 5 deed restricted condominium units. In the agreement, to ensure long-term affordability, the initial sale and any subsequent resale of any of the properties were restricted to low and moderate income households, a restrictive deed was placed on each unit. In addition to restricting the resale of the units to low and moderate income households, the restrictive covenants provide for a shared equity equation to be calculated on any future sale, thereby preventing a win fall profit for any one

household and ensuring the future affordability of the units. The project received \$300,000 in Community Development Block Grant funds and other leveraged funds from other public and private sources.

Adding to the existing housing opportunities and to support the City's effort towards Affordable Housing, the City continued its partnership with Chicanos Por La Causa Inc. (CPLC), a non profit development corporation and affordable housing agency. In FY 2005, the City entered into an agreement with CPLC to fund land acquisition for the development of 5 new single family homeownership units in the Victory Acres and Escalante neighborhoods. The project received a \$250,000 commitment from the City of Tempe's CDBG funds with the intention to use other leveraged funds from both public and private resources. In FY 2006, an income eligible first time homebuyer purchased a newly constructed home built on a parcel purchased in FY 2005. In addition, in FY 2006, the project expended \$60,000 for the land acquisition of 1 parcel. CPLC is currently in the process of obtaining the necessary building permits for the construction of a single family affordable housing unit. Upon completion, priority shall be given for the sale to eligible families participating in the City's Section 8 homeownership Program and/or Community Assisted Mortgage Program (CAMP).

**Accomplishments:** In FY2006, Newtown Community Development Corporation, in collaboration with Habitat for Humanity Valley of the Sun, constructed a new affordable single family unit and rehabilitated a relocated single family home in the Jen Tilly and East Rio neighborhoods, respectfully. The two homes will soon be sold to two income eligible first time homebuyers using Newtown's Community Land Trust which ensures that the properties will remain affordable for all future households.

**Accomplishments:** In FY 2006, the City of Tempe's HOME funded CHDO, Newtown Community Development Corporation, successfully completed the acquisition and rehabilitation of 2 to 4 single family affordable homeownership units for low and moderate income families. Upon rehabilitation completion, the homes were sold to eligible first time homebuyers using Newtown's Community Land Trust which ensures that the properties will remain owner occupied and affordable for all future households. The activities were funded with \$89,725 in HOME funds and other public and private funds that were leveraged.

**Accomplishments:** In FY 2006, THS contracted with homeowners to rehabilitate a total of 45 units through the Home Improvement Program and Rental Reinvestment Program. The Community Development Department Housing Services Division annually commits CDBG and HOME funds to support both staff salaries and loan funds for these programs.

**Anti-displacement and Relocation:**

The City of Tempe has taken reasonable steps to minimize the displacement of families as a result of acquisitions, rehabilitations or demolitions. When relocation of tenants is required, the City follows the procedures and regulations set forth in the Uniform Relocation Act. Relocations efforts in the City are coordinated with Tempe Community Action Agency to ensure families relocated receive additional counseling and/or benefits. Appropriate notices and advisory services were offered, replacement housing, including the offer of Section 8 Housing Assistance. Moving

and related expenses were also available so the tenant could relocate successfully into replacement housing.

The City followed the one-for-one replacement requirements when the regulations of Section 104(d) are triggered:

- The unit meets the definition of low/moderate dwelling unit; and
- The unit is occupied or is a vacant acceptable dwelling unit; and
- The unit is to be demolished or to be a use that is no longer for permanent housing.

If the unit does not meet the above criteria, one-for-one replacement is not required. To meet the requirements under Section 104(d) for one-for-one replacement, the City will add replacement units into its affordable housing stock within the next five years.

Relocation efforts are also implemented when the City de-lead's a unit. The division follows the federal relocation requirements and guidelines under the Uniform Relocation and Real Property Acquisition Policies Act (URA) and Section 104(d) of the Housing and Community Development Act.

In FY 2006, the City took the opportunity to curtail the conditions of slum and blight existing at the AAA Trailer Park located at 2319 E. McArthur and 2320 E. Apache. The City was able to acquire the land and 32 trailers. Thirty (30) residents were relocated and substandard trailers were demolished. The acquisition and relocation of its residents was a solution to address the substandard living conditions at that location. Former residents were relocated to decent, safe and sanitary housing, and the creation of first-time homeownership affected several households.

In FY 2006, 410 W. Pebble Beach and 1130 S. Stratton were acquired to create affordable and transitional housing units for the citizens of Tempe. The former residents were relocated to decent, safe, and sanitary housing.

### **Economic Development:**

The City of Tempe's community's overall quality of life is based, in part, on business growth and stability. The City's Economic Development Division (EDD) focuses on activities designed to meet the City's need for a diversified and thriving economic base by providing a broad range of services to assist small businesses including supporting entrepreneurship, working to maintain a diversified employment base and revitalizing businesses in the City's commercial districts.

Toward this end, the Division has several programs that are operated internally and others that work with collaborative partnerships. The Tempe business retention and expansion program is an outreach program designed to open lines of communication with existing businesses in targeted industry clusters (e.g., advanced business services, high technology, and manufacturing). These industries are key drivers in the local economy and the purpose in targeting these industry sectors is to discuss issues of concern; identify issues affecting the local, regional and state economy; measure company impact in the community; and identify company growth potential or identify companies that may be downsizing or contemplating relocation.

Entrepreneurship is also a key driver of the local economy. Wealth and a high majority of jobs are created by small businesses started by entrepreneurially minded individuals. As a result, Tempe believes that fostering a robust entrepreneurial culture will maximize individual and collective economic and social success on a local, national, and global scale. Therefore as part of the business retention and expansion strategy Tempe is now offering an entrepreneurship program called FastTrac. FastTrac is national entrepreneurial training program that offers existing business leadership, educational insight and business incubation to expand enterprise.

The intent of the Tempe FastTrac program is to provide a comprehensive classroom environment that offers solid business content, but also give entrepreneurs access to the bigger business community. In class, participants meet with knowledgeable business instructors, peers experiencing similar business challenges, and business advisors, such as bankers, CPAs, and marketing experts. Collaborative learning and encouragement is a common part of each class. In addition the comprehensive educational program provides entrepreneurs with business insights, leadership skills and professional networking connections through its industry, community and Chamber of Commerce partnerships.

The purpose of offering the FastTrac Growth Venture program is designed for existing small business owners, with the focus of helping them learn and implement key business strategies to transform and improve the business. This ten (10) session program provides participants with information on strategic planning, legal issues, market research and analysis, financial documents and cash flow management. It also covers financing methods and growth strategies for small business owners.

Tempe launched the FastTrac program in the spring of fiscal year 2005-2006 and plans to offer the FastTrac program two (2) times per year (a fall program session and a spring program session). In fiscal year 2006-2007 Tempe currently had thirty-four (34) participants and thirty-two (32) companies registered for the program year.

Participants of the Tempe FastTrac Growth Venture program include internet based businesses, environmental engineering firms, high technology manufacturing firms, financial services firms, online retailers and similar or like industries. According to Tony Riggs, Director of Sales & Marketing of NeedThese.com in Tempe, Arizona FastTrac helped define and quantify his target market and that led NeedThese.com to concentrate on a much bigger market where he could touch hundreds of thousands of people instead of a few thousand.

In addition the FastTrac program offers the participants an opportunity to learn about economic development programs designed to improve opportunities for private investment within the City of Tempe that have geographically high poverty or unemployment rates. Increased investment in areas with high poverty or unemployment rates tends to strengthen property values (or keep property values from falling) and encourages job creation promoting the vitality of the local economy. The job creation component specifically addresses economic development activities opportunities where jobs are made available to low or moderate-income persons.

In FY 2006, \$25,232 in CDBG fund were expended for this activity; 34 companies and 32 participants were assisted by the FastTrac program.

**Program Income:**

Program Income is received from the City's housing rehabilitation programs from loan payments on previous rehabilitation loans re-paid back to the City. In FY 2006, the City received and earned \$330,461 in HOME program income and returned \$313,461 back to the City's rehabilitation programs and the City's HOME funded Community Assistance Mortgage Program (CAMP). In addition, the City received \$60,190 in CDBG program income and returned those funds to further Affordable Housing and public service activities.

Federal regulation states that program income derived from federal and consortium activities may allow a member to retain PI for other HOME activities within that member's boundaries provided the member uses the PI before additional HOME funds are drawn down for use within its boundaries.

**Loans and Other Receivables:**

Under the City's Rehabilitation programs, (Housing Improvement Program (HIP) and Rental Reinvestment Program), the City of Tempe has a low-interest loan program for low and moderate income owners of one to four unit buildings and single family homes. Through this program the terms of the deferral or forgiveness of the loan are that the loan is forgiven at 50% of the loan amount for homeowners that stay in their homes at least 36 months after rehabilitation. Deferred loan payments are given to all elderly (age 62 years or older) and disabled homeowners.

Overview of HOME/CDBG Funded Loan Activity for FY 2006/2007	Housing Rehabilitation
	(Units)
Loans Outstanding	115
<i>Principal Balance</i>	\$1,676,284
Total number of Outstanding Loans Deferred or Forgivable	98
<i>Total Principal Balanced Owed</i>	\$1,505,150
<i>Defaulted Loans Forgiven or written off</i>	0

**Housing Rehabilitation:**

To stabilize and renovate owner-occupied one-to-four family buildings owned by extremely low and low to moderate income households, the City administers the Housing Improvement Programs (HIP) and the Rental Reinvestment Program. These rehabilitation programs meet the needs of low to moderate income (50%-80% median income) households and approximately 50% of households receiving rehabilitation assistance fall within this category. If the homeowner maintains the property as their primary residence for a period of 36 months, 50% of their deferred loan is forgiven. The remaining 50% is due back upon sale, conveyance or alienation. During the FY 2006, approximately 19 families received rehabilitation assistance for their home in this category.

Through this program owners use funds to renovate their multi or single family homes to meet HUD, State and City building code requirements with the agreement for the Rental Rehabilitation program, that rents will be kept affordable for a five year period. The program is managed by the City of Tempe's Housing Services (THS) Division and targets rehabilitation efforts in separate parts of the City covering all Tempe Neighborhoods.

In FY 2006, the City contracted with homeowners to rehabilitate a total of 45 units through the Housing Improvement and Rental Reinvestment Programs. 17 units were completed using \$269,085 in HOME funds, \$25,394 in HOME program income and 28 units were completed using \$283,968 in CDBG funds.

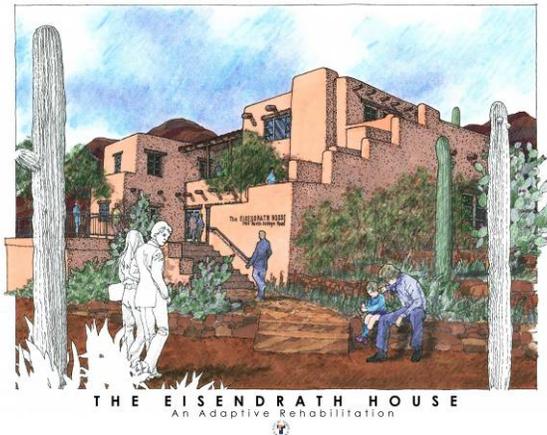
### **Historic Preservation:**

The City of Tempe engages in a wide range of preservation-related activities, primarily through its Historic Preservation Commission and Office, but also via other divisions and departments. Funding sources typically involve some combination of City general funds, federal Community Development Block Grant (CDBG) funds, matching grants from the Arizona Heritage Fund, non-profit grants and private contributions. A current "snapshot" is provided below.

### **PROJECTS**

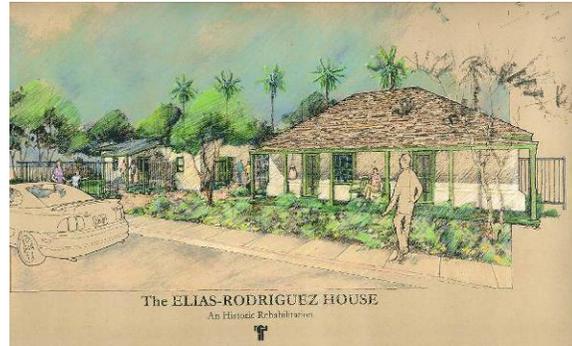
#### **Eisendrath House**

Following City acquisition of the National Register-eligible c2003, the property has been listed on the Tempe Register and the roof stabilized, utilizing a combination of CDBG and AZ Heritage funds. A rehabilitation study, funded by non-profit grants, is now underway, with rehabilitation planned for 2008-09.



### **Elias-Rodriguez House**

Rehabilitation completed c20002 on this City-owned, National and local register-listed property, utilizing a combination of CDBG, AZ Heritage and City funds. CDBG funds will again be applied to improve ADA access on-site.



### **Hackett House**

Acquired by the City c1978 and rehabilitated in 1981 utilizing CDBG funds, the National and Local Register-listed property is operated by a non-profit community group but suffers from a lack of storage. City funds and expertise will be used to design and construct a freestanding storage addition. Additional City funds have been applied toward remediation of water penetration and termite damage, as well as lighting upgrades.



### **Tempe Beach Stadium**

Restoration of the National and Local Register-listed property completed in 2006. WPA-era walls and seating repaired utilizing combination of City and private grant funds.

## NEIGHBORHOODS + DISTRICTS

### Maple-Ash

Will be working with property owners to consider changes to the Preservation Ordinance, as well as application of form-based codes to enhance preservation efforts in the neighborhood, in the wake of Proposition 207.



### Borden/Tomlinson/Roosevelt

Working with owners to develop design guidelines for previously-designated historic districts.

## OPERATION + MAINTENANCE

The City, typically through its own resources, physically maintains and, sometimes in conjunction with community non-profits, operates a variety of historic structures, including:

**Elias-Rodriguez House**

**Hackett House**

**Governor Moeur House**

## Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

**Error! Reference source not found.**CAPER Antipoverty Strategy response:

The City of Tempe Section 8 Housing Choice Voucher Program has continued to administer the Family Self-Sufficiency (FSS) program and continued to network with supportive services that enable participants to improve their employability. All of the Housing Specialists market the FSS program with their tenants. Information about the FSS program is included on the City of Tempe Housing Services Division web page.

The number of FSS graduates provides a quantitative measurement that can be applied to reducing the number of families in poverty status. In order to graduate, the FSS participant must have an income that will allow for self-sufficiency without dependence on public welfare assistance. In almost all cases, the graduate has full-

time employment and may be eligible for first-time homebuyer assistance. Since the first FSS contract was executed in April 1994, the FSS Program has graduated 71 FSS participants, paid out \$491,806 in escrow payments, and produced 27 homeowners. The FSS program has also partnered with the City of Tempe's Community Assisted Mortgage Program (CAMP) and NewTowN CDC to provide other down payment assistance. Also, Tempe FSS program worked with National Bank of Arizona and Alliance Bank to secure IDEA grants that match participant's escrow accounts 3:1 up to \$15,000 for more down payment assistance.

The City of Tempe allocates CDBG funding to support public service activities and facilities that seek to reduce poverty through training programs and employment opportunities. Resources are targeted for reinvestment in targeted neighborhoods in Tempe. CDBG/HOME sub recipients are encouraged to recruit and hire employees from extremely low to moderate income groups.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

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

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

**Error! Reference source not found.**CAPER Non-homeless Special Needs response:

The priorities and specific objectives for non-homeless special needs populations in Tempe are identified in the City of Tempe People Improvement Plan (PIP), Phase II Report, Inventory of Needs and Services. In addition, another report entitled Building Blocks for the Future; East Valley Needs Assessment provides information describing the priority needs of the special populations in Tempe.

The PIP philosophy is:

- The PIP should address the long range needs of Tempe citizens, like the Capital Improvement Plan (CIP) address the long-range needs for street and infrastructures.
- The PIP should incorporate existing and proposed new efforts to improve the quality of life for Tempe citizens, with emphasis on those in greatest need.
- The PIP should incorporate past and current efforts toward improving the quality of life for Tempe citizens and also address new priority issues for target groups on a phased basis, where study and needs assessments show that special study and action is required.
- The PIP should address both the human services funded by the City of Tempe through the Agency Review process and selected City of Tempe and selected City of Tempe provided services and other human services provided by public and private agencies as relevant to the issues being studied.

The special needs populations identified in the Reports are as follows:

**Children, Youth and Families**

This population was identified as an important population in need of services that emphasized prevention. Attention was given to single and working parents. Needed services were identified as parenting education, sex education, life management skills, child protection, childcare, domestic violence shelter and services.

**Elderly**

Needed services for this population include health care, case management and counseling, in-home services, adult day care, caregiver support services including respite care, affordable housing, transportation, and job training and financial management assistance.

**Disabled**

The needed services for the disabled population are the same as those services needed for the Elderly population above. Services include health care, case management and counseling, in-home services, adult day care, caregiver support services including respite care, affordable housing, transportation, and job training and financial management assistance.

**Mentally Ill**

Behavioral health services for the mentally ill population were identified as an important need in Tempe. Housing assistance, shelter services, and case management services are needed.

**Substance Abusers**

The needed services for this population are the same as those for the mentally ill. In addition to housing assistance, shelter services and case management services, substance abusers will also need medical detoxify and treatment services.

The PIP identifies a phased study and recommended action on issues for addressing the target groups in a timeline. This schedule is set to follow the City's two-year budget cycle. Implementation of recommended actions for all target groups will begin by FY09-10. After that date the PIP will be reviewed and new priorities, if necessary, will be set.

Sources of funds to address the special needs populations identified above include:

- General Revenue
- CDBG
- Seized Assets Community Action
- Transportation
- Help to Others (H2O): donations by Tempe citizens with utility bills

**Specific HOPWA Objectives**

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

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
  
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
    - ii. Project Accomplishment Overview
      - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences

- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
  - (3) A brief description of any unique supportive service or other service delivery models or efforts
  - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
  - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
  - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
  - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

**Error! Reference source not found.**CAPER Specific HOPWA Objectives response:

**This section is not applicable to the City of Tempe. The City does not administer HOPWA funds.**

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

**Error! Reference source not found.**CAPER Other Narrative response:

**The City has no other narrative to address.**

## **APPENDIX 1**

**Annual Performance Report – HOME Program  
Form HUD-40107  
Program Year 2006**

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting	Ending	
	07/01/2006	06/30/2007	09/19/2007

## Part I Participant Identification

1. Participant Number Revised 09/19/2007	2. Participant Name City of Tempe	REvised 09/19/2007	
3. Name of Person completing this report Kent DeYoung, Grants Accountant	4. Phone Number (Include Area Code) 480-858-2264		
5. Address 21 E. 6th Street, Suite 214	6. City Tempe	7. State AZ	8. Zip Code 85281

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$ 0	\$ 330,461.00	\$ 330,461.00	\$ 0	\$ 0

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	16				16
2. Dollar Amount	\$ 203,550.94				\$ 203,550.94
<b>B. Sub-Contracts</b>					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	16		16		
2. Dollar Amount	\$ 203,550.94		\$ 203,550.94		
<b>D. Sub-Contracts</b>					
1. Number					
2. Dollar Amounts					

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	1	\$ 206,991.96
2. Businesses Displaced		
3. Nonprofit Organizations Displaced		
4. Households Temporarily Relocated, not Displaced		

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

## **APPENDIX 2**

**IDIS-CO4PR26, CDBG Financial Summary  
Program Year 2006**

CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006  
 07-01-2006 TO 06-30-2007  
 TEMPE, AZ

## PART I: SUMMARY OF CDBG RESOURCES

01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,082,317.54
02	ENTITLEMENT GRANT	1,642,014.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	60,190.00
06	RETURNS	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08	TOTAL AVAILABLE (SUM, LINES 01-07)	2,784,521.54

## PART II: SUMMARY OF CDBG EXPENDITURES

09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,082,912.55
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,082,912.55
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	260,043.67
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	2,342,956.22
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	441,565.32

## PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,692,441.28
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,692,441.28
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	81.25%

CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006  
07-01-2006 TO 06-30-2007  
TEMPE, AZ

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

	PY	PY	PY
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION			
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION			0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS			0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)			0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES			222,204.91
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR			0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR			0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS			0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)			222,204.91
32 ENTITLEMENT GRANT			1,642,014.00
33 PRIOR YEAR PROGRAM INCOME			3,821.34
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP			0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)			1,645,835.34
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)			13.50%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION			260,043.67
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR			0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR			0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS			0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)			260,043.67
42 ENTITLEMENT GRANT			1,642,014.00
43 CURRENT YEAR PROGRAM INCOME			60,190.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP			0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)			1,702,204.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)			15.28%

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM

CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006  
 07-01-2006 TO 06-30-2007  
 TEMPE, AZ

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

NONE FOUND

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

NONE FOUND

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

PGM YEAR ----	PROJ ID ----	IDIS ACT ID -----	ACTIVITY NAME -----	MATRIX CODE -----	NTL OBJ -----	DRAWN AMOUNT -----
2003	0005	211	AFFORDABLE HOUSING	01	LMH	4,000.00
2004	0003	227	ACQUISITION - APACHE BOULEVARD	01	LMH	52,630.00
2004	0006	230	LEAD BASED PAINT/HAZARDSTEST/ABATEMENT	14I	LMH	495.00
2004	0006	230	LEAD BASED PAINT/HAZARDSTEST/ABATEMENT	14I	LMH	1,085.00
2004	0006	230	LEAD BASED PAINT/HAZARDSTEST/ABATEMENT	14I	LMH	395.00
2004	0017	241	REHABILITATION	14A	LMH	24,742.62
2004	0017	241	REHABILITATION	14A	LMH	33,351.05
2004	0017	241	REHABILITATION	14A	LMH	15,143.11
2004	0017	241	REHABILITATION	14A	LMH	53,519.64
2004	0017	241	REHABILITATION	14A	LMH	15,588.39
2004	0017	241	REHABILITATION	14A	LMH	60,447.00
2004	0017	241	REHABILITATION	14A	LMH	21,858.42
2004	0017	241	REHABILITATION	14A	LMH	100,777.87
2004	0017	241	REHABILITATION	14A	LMH	29,482.62
2005	0003	244	ACQUISITION - APACHE BOULEVARD	01	LMH	33,798.44
2005	0003	244	ACQUISITION - APACHE BOULEVARD	01	LMH	8,571.50
2005	0003	244	ACQUISITION - APACHE BOULEVARD	01	LMH	2,900.00
2005	0003	244	ACQUISITION - APACHE BOULEVARD	01	LMH	25,264.53

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006  
 07-01-2006 TO 06-30-2007  
 TEMPE, AZ

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	MATRIX CODE	NTL OBJ	DRAWN AMOUNT
2005	0004	245	ACQUISITION - NOT APACHE BOULEVARD	01	LMH	235.00
2005	0004	245	ACQUISITION - NOT APACHE BOULEVARD	01	LMH	143,454.22
2005	0004	245	ACQUISITION - NOT APACHE BOULEVARD	01	LMH	5,000.00
2005	0004	245	ACQUISITION - NOT APACHE BOULEVARD	01	LMH	2,851.07
2005	0004	245	ACQUISITION - NOT APACHE BOULEVARD	01	LMH	740.28
2006	0002	258	AFFORDABLE HOUSING	01	LMH	9,499.00
2006	0002	258	AFFORDABLE HOUSING	01	LMH	204,726.00
2006	0002	258	AFFORDABLE HOUSING	01	LMH	57,600.00
2006	0002	258	AFFORDABLE HOUSING	01	LMH	2,400.00
2006	0002	258	AFFORDABLE HOUSING	01	LMH	1,335.56
2006	0003	280	ACQUISITION-NEWTOWN	01	LMC	300,000.00
2006	0005	261	LEAD-BASED PAINT	14I	LMH	890.00
2006	0005	261	LEAD-BASED PAINT	14I	LMH	2,275.00
2006	0005	261	LEAD-BASED PAINT	14I	LMH	395.00
2006	0005	261	LEAD-BASED PAINT	14I	LMH	395.00
2006	0007	267	TEMPE COMMUNITY ACTION AGENCY	05	LMC	7,559.13
2006	0007	267	TEMPE COMMUNITY ACTION AGENCY	05	LMC	6,900.07
2006	0007	267	TEMPE COMMUNITY ACTION AGENCY	05	LMC	8,966.71
2006	0009	268	PREHAB OF AZ	05	LMC	23,000.00
2006	0009	268	PREHAB OF AZ	05	LMC	11,500.00
2006	0010	269	HOMELESS COORDINATOR	05	LMC	15,771.25
2006	0010	269	HOMELESS COORDINATOR	05	LMC	22,283.17
2006	0010	269	HOMELESS COORDINATOR	05	LMC	18,945.58
2006	0011	270	SOJOURNER CENTER	05G	LMC	3,500.00
2006	0011	270	SOJOURNER CENTER	05G	LMC	3,500.00
2006	0011	270	SOJOURNER CENTER	05G	LMC	3,500.00
2006	0012	271	NEWTOWN CDC	05	LMC	12,000.00
2006	0013	272	CENTRAL ARIZONA SHELTER SERVICES (CASS)	05	LMC	16,250.00
2006	0014	273	MESA COMMUNITY ACTION NETWORK	05	LMC	4,997.00
2006	0015	274	HOMEWARD BOUND	05	LMC	2,500.00
2006	0015	274	HOMEWARD BOUND	05	LMC	2,500.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM

CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006  
 07-01-2006 TO 06-30-2007  
 TEMPE, AZ

PGM YEAR ----	PROJ ID ----	IDIS ACT ID -----	ACTIVITY NAME -----	MATRIX CODE -----	NTL OBJ -----	DRAWN AMOUNT -----
2006	0015	274	HOMeward BOUND	05	LMC	2,500.00
2006	0017	279	VICTORY ACRES PARK-NEIGHBORHOOD FAC	03F	LMC	10,745.09
2006	0017	279	VICTORY ACRES PARK-NEIGHBORHOOD FAC	03F	LMC	1,153.67
2006	0017	279	VICTORY ACRES PARK-NEIGHBORHOOD FAC	03F	LMC	77,646.20
2006	0017	279	VICTORY ACRES PARK-NEIGHBORHOOD FAC	03F	LMC	51,773.89
2006	0018	265	ECONOMIC DEVELOPMENT	18B	LMJ	6,482.20
2006	0018	265	ECONOMIC DEVELOPMENT	18B	LMJ	6,250.00
2006	0018	265	ECONOMIC DEVELOPMENT	18B	LMJ	12,500.00
2006	0021	275	CHILD CRISIS CENTER: EXPANSION PROJECT	03C	LMC	75,000.00
2006	0022	277	PUBLIC FACILITIES; CATHOLIC SOCIAL SVCS	03C	LMC	12,839.00
2006	0023	278	THE CENTERS FOR HABILITATION	05B	LMC	56,032.00
TOTAL:						1,692,441.28

## **APPENDIX 3**

**Race/Ethnicity Charts for Social Service Activities/Projects  
Program Year 2006**

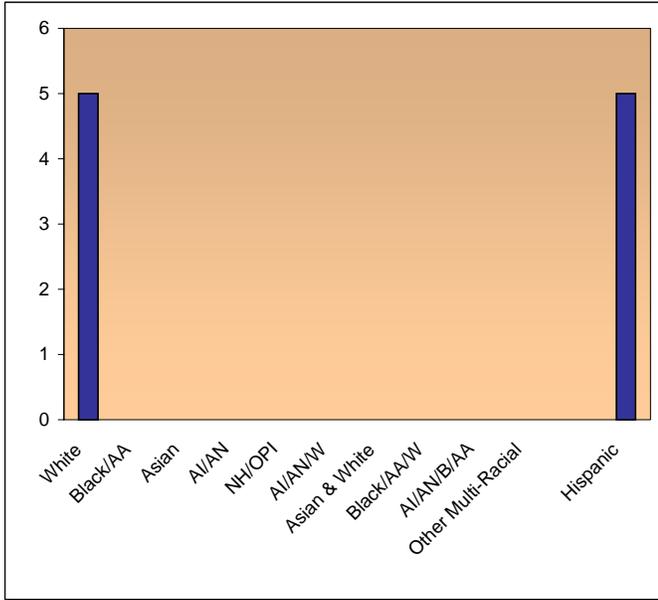
**CDBG PUBLIC SERVICE SUBRECIPIENTS  
FUNDING FY06/07**

Central Arizona Shelter Services	\$65,000
Homeward Bound	\$10,000
MesaCAN	\$15,000
Newtown, CDC	\$12,000
Prehab	\$46,000
Sojourner Center	\$14,000
City of Tempe Homeless Coordinator	\$57,000
Tempe Community Action Agency	\$27,302

**LEGEND FOR RACE/ETHNICITY CHARTS  
FOR PUBLIC SERVICE ACTIVITIES**

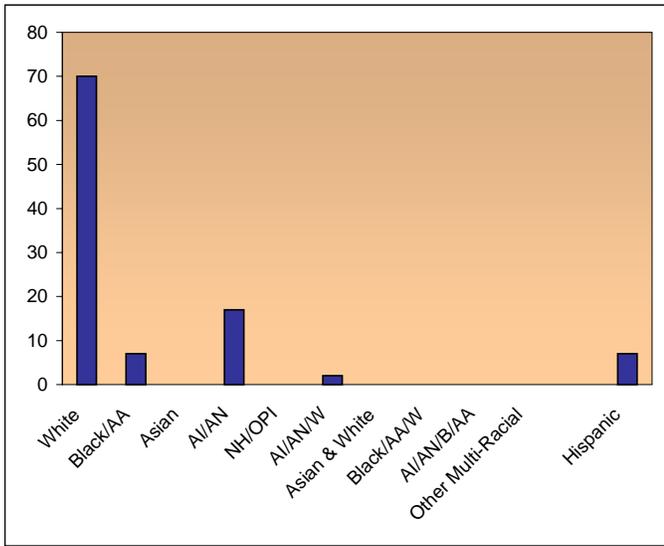
<u>Racial Description</u>	<u>Abbreviation</u>
White	White
Black/African America	Black/AA
Asian	Asian
American Indian/Alaskan Native	AI/AN
Native Hawaiian/Other Pacific Islander	NH/OPI
American Indian/Alaskan Native & White	AI/AN/W
Asian & White	Asian & White
Black/African American & White	Black/AA/W
Am. Indian/Alaskan Native & Black/African American	AI/AN/B/AA
Other Multi-Racial	Other Multi-Racial
Hispanic	Hispanic

### Catholic Social Services



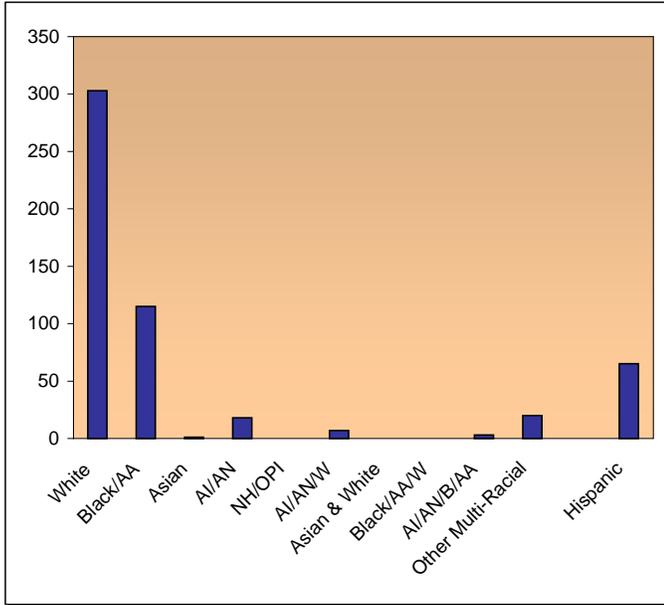
White	5
Black/AA	0
Asian	0
AI/AN	0
NH/OPI	0
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	0
Hispanic	5

### The Centers for Habilitation



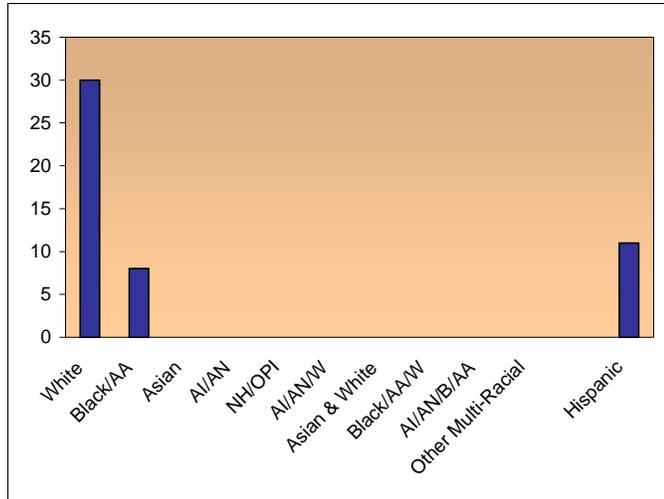
White	70
Black/AA	7
Asian	0
AI/AN	17
NH/OPI	0
AI/AN/W	2
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	0
Hispanic	7

### Central Arizona Shelter Services



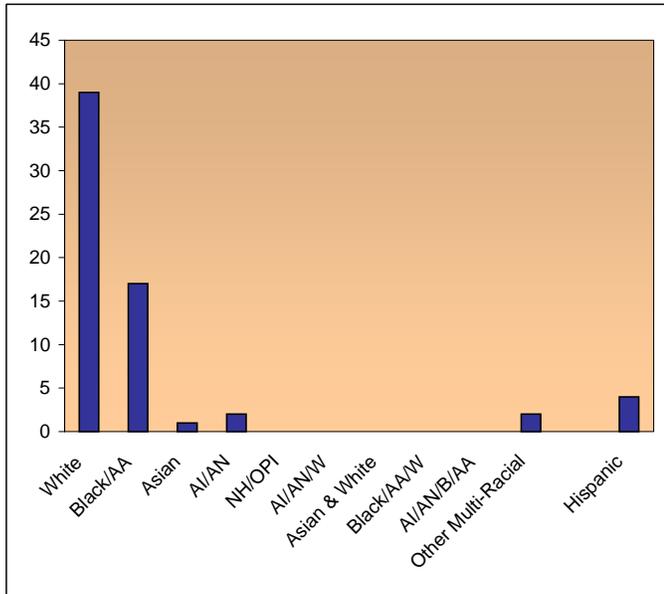
White	303
Black/AA	115
Asian	1
AI/AN	18
NH/OPI	0
AI/AN/W	7
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	3
Other Multi-Racial	20
Hispanic	65

### Homeward Bound



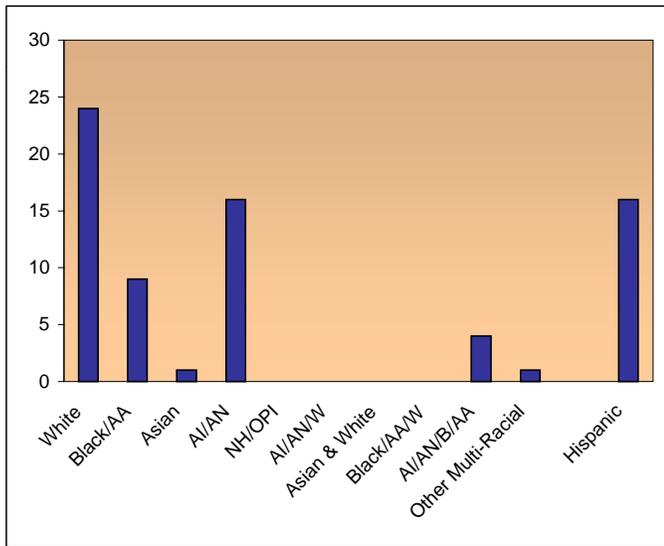
White	30
Black/AA	8
Asian	0
AI/AN	0
NH/OPI	0
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	0
Hispanic	11

### Mesa Community Action Network



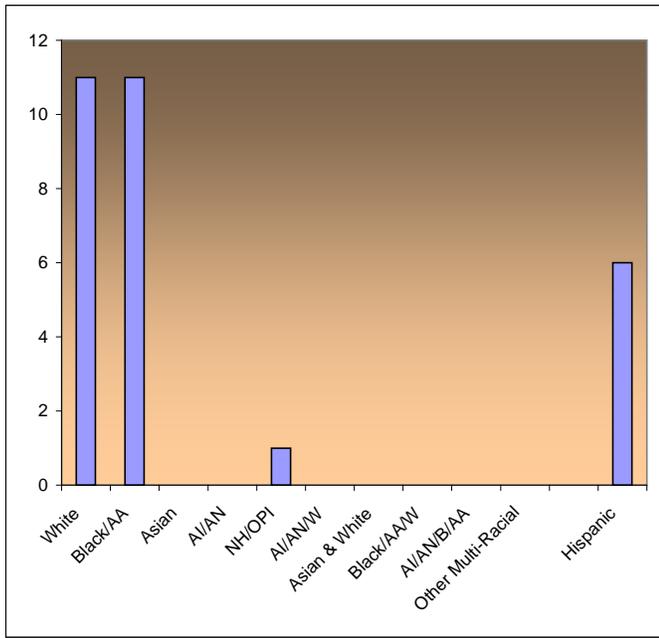
White	39
Black/AA	17
Asian	1
AI/AN	2
NH/OPI	0
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	2
Hispanic	4

### Prehab of Arizona



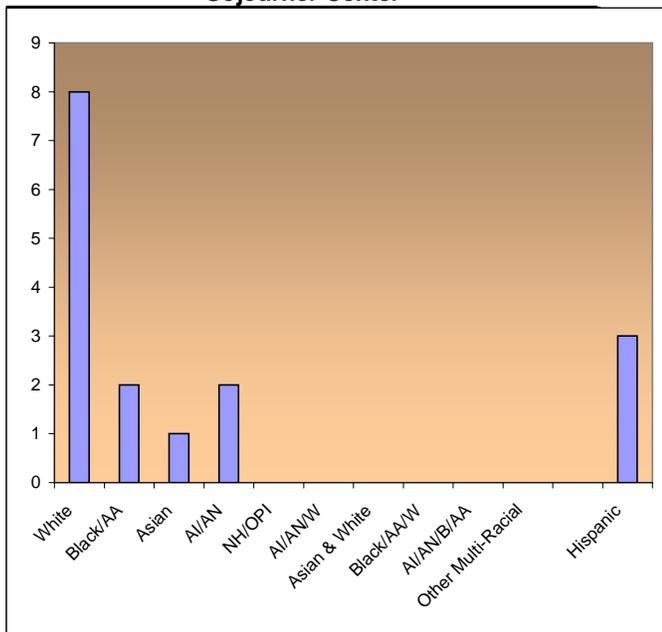
White	24
Black/AA	9
Asian	1
AI/AN	16
NH/OPI	0
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	4
Other Multi-Racial	1
Hispanic	16

### Save the Family



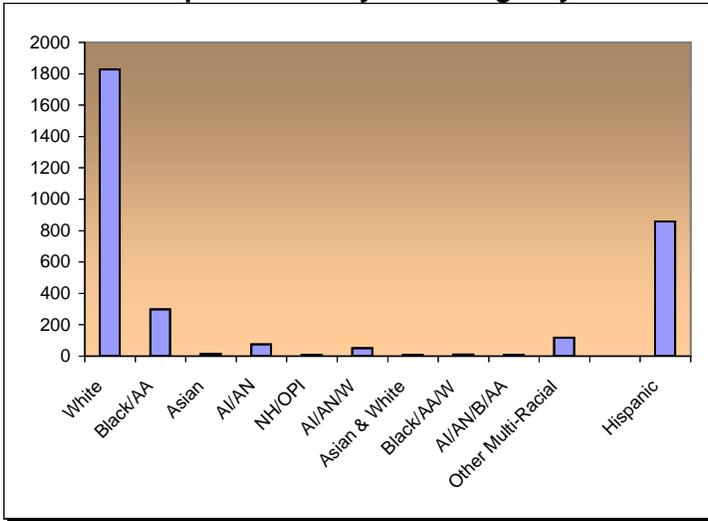
White	11
Black/AA	11
Asian	0
AI/AN	0
NH/OPI	1
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	0
Hispanic	6

### Sojourner Center



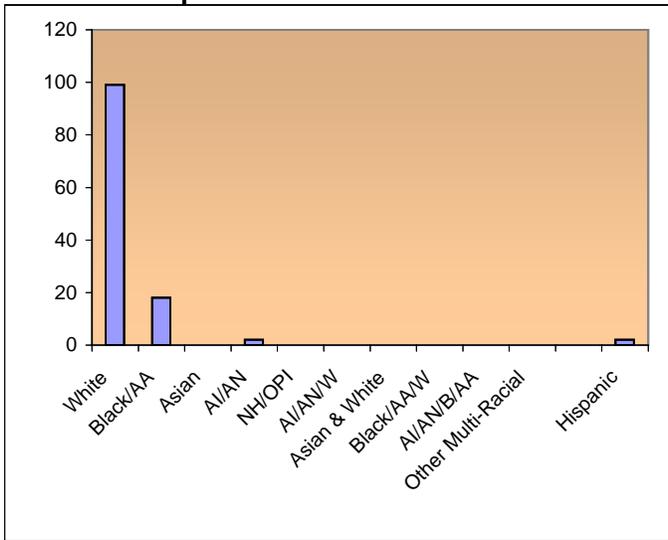
White	8
Black/AA	2
Asian	1
AI/AN	2
NH/OPI	0
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	0
Hispanic	3

### Tempe Community Action Agency



White	1827
Black/AA	299
Asian	14
AI/AN	75
NH/OPI	9
AI/AN/W	51
Asian & White	9
Black/AA/W	10
AI/AN/B/AA	9
Other Multi-Racial	117
Hispanic	857

### Tempe Homeless Coordination



White	99
Black/AA	18
Asian	0
AI/AN	2
NH/OPI	0
AI/AN/W	0
Asian & White	0
Black/AA/W	0
AI/AN/B/AA	0
Other Multi-Racial	0
Hispanic	2

## **APPENDIX 4**

**Public Notices  
Program Year 2006**

**The Tribune; Affidavit of Publication**

**Housing Services Office Posting**

**CITY OF TEMPE**  
**PUBLIC COMMENT REVIEW NOTICE**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**CONSOLIDATED ANNUAL PERFORMANCE AND**  
**EVALUATION REPORT (CAPER) FOR**  
**FISCAL YEAR 2006/2007**

The City of Tempe's Consolidated Annual Performance and Evaluation Report (CAPER), for Fiscal Year 2006/2007 is currently available for public review and comment. The CAPER provides the City with the opportunity to evaluate its progress in meeting its priorities and specific objectives identified in the City's Action Plan. The CAPER describes the City's accomplishments and an assessment of activities taken during the funding year. The CAPER includes a report of specific activities as reported to the U.S. Department of Housing & Urban Development through the Integrated Disbursement and Information System for the Community Development Block Grant Program. The report includes the Analysis of Impediments to Fair Housing Choice for the city.

Citizens seeking to review or comment on the City's Consolidated Annual Performance and Evaluation Report for Fiscal Year 2006/2007 may contact the City of Tempe, Community Development Department, Housing Services Division, between 7:00 a.m. and 5:00 p.m. by September 15, 2005 at 21 E. Sixth Street, Suite 214, Tempe, AZ 85281; 480-350-8950 (TDD: 480-350-8913).

Comments must be submitted in writing to:

**CITY OF TEMPE**  
Community Development Department  
Housing Services Division  
P.O. Box 5002  
Tempe, AZ 85280-5002



## **APPENDIX 5**

**Affordable Housing Program Map  
CDBG/HOME**

**CAMP & Rehabilitation Programs**

**CITY OF TEMPE, ARIZONA  
COMMUNITY DEVELOPMENT DEPARTMENT**

**HOUSING SERVICES DIVISION  
NEIGHBORHOOD ENHANCEMENT DIVISION  
REDEVELOPMENT DIVISION  
ECONOMIC DEVELOPMENT**

**Hugh Hallman, Mayor**

**Will Manley, City Manager**

**Jeff Kulaga, Assistant City Manager**

**Chris Salomone, Community Development Manager**

**Neil Calfee, Deputy Community Development Manager**

**Sherri Wakefield-Saenz, Deputy Economic Development Manager**

**Liz Chavez, Housing Services Administrator**

**Jan Koehn, Neighborhood Enhancement Administrator**

**Larry Schmalz, Redevelopment Administrator**

