



# 5 Year Strategic Plan City of Tempe, Arizona

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

## GENERAL

### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

5 Year Strategic Plan Executive Summary:

**The City of Tempe is required to submit to the U.S. Department of Housing and Urban Development (HUD) a five-year Consolidated Plan to satisfy the statutory requirements for the Community Development Block Grant (CDBG) Program. The Consolidated Plan is prepared pursuant to 24 CFR 91.200.**

**The Consolidated Plan offers local jurisdictions the opportunity to shape the various housing and community development programs into effective strategies to meet the needs of the jurisdiction's communities.**

**The primary objective of the Community Development Block Grant Program is to improve the jurisdiction's communities by providing decent housing, suitable living environments and expanding economic opportunities. The objectives and strategies set forth in this Plan demonstrates how the City of Tempe will use its resources, federal and local, to meet the primary objective and serve the needs of the citizens of Tempe.**

**This five-year Consolidated Plan was developed in consultation with divisions of City of Tempe who have the responsibility of carrying out the goals and objectives of the Consolidated Plan. In addition, the following meetings were held: one public meeting with the Tempe Community Council, two public hearings, one meeting with staff members of the Maricopa County HOME Consortium and one meeting with the Council Technology Advancement, Tourism and Redevelopment Committee.**

**The key components of the Consolidated Plan are:**

- **Consultation**
- **Needs assessment**
- **Strategic goals**
- **Delivery system**
- **Accountability and performance measurement**

The primary strategic objectives addressed in the Consolidated Plan are:

- ◆ **Housing**
  - Increase homeownership through first-time homebuyer and down payment assistance programs
- ◆ **Eliminate barriers to affordable housing by:**
  - Preserving affordability of decent, safe and sanitary rental housing
  - Increasing the supply of affordable housing by supporting agencies to develop affordable housing through site acquisition and development activities
- ◆ **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 needs populations
  - Provide financial assistance to non-profit agencies that provide services to special needs populations

The following documents are referenced in this Consolidated Plan:

- **Tempe Housing Authority Section 8 Annual Plan and Five-Year Plan**  
[www.tempe.gov/tdsi/housing/](http://www.tempe.gov/tdsi/housing/)
- **Analysis of Impediments to Fair Housing Choice in Tempe**  
[www.tempe.gov/tdsi/housing/](http://www.tempe.gov/tdsi/housing/)
- **City of Tempe General Plan 2030**  
[www.tempe.gov/tdsi/gp2030](http://www.tempe.gov/tdsi/gp2030)
- **Housing A Community; City of Tempe Affordable Housing Plan**  
Available upon request: Housing Services Division, City of Tempe
- **Standards for Rehabilitation**  
Available upon request: Neighborhood Enhancement, City of Tempe
- **Maricopa County Consortium Consolidated Plan**  
[www.maricopa.gov/comm\\_dev/](http://www.maricopa.gov/comm_dev/)
- **Arizona's Childhood Lead Poisoning Targeted Screening Plan**  
[www.azdhs.gov/phs/oeh/invSurv/lead/pdf/targeted03.pdf](http://www.azdhs.gov/phs/oeh/invSurv/lead/pdf/targeted03.pdf)
- **Lead Poisoning Elimination Plan for the State of Arizona**  
[www.cdc.gov/nceh/lead/lead.htm](http://www.cdc.gov/nceh/lead/lead.htm)

- **The Prevalence of Lead-Based Paint Hazards in U.S. Housing**  
[www.hud.gov/offices/lead/techstudies/LeadPaintHousingSurvey.pdf](http://www.hud.gov/offices/lead/techstudies/LeadPaintHousingSurvey.pdf)
- **Regional Plan to End Homelessness**  
[www.maq.maricopa.gov](http://www.maq.maricopa.gov)
- **The City of Tempe People Improvement Plan (PIP)**  
[www.tempe.gov/tcc](http://www.tempe.gov/tcc)

The City of Tempe receives HOME funding through the Maricopa County Consortium. The Consortium establishes policies that apply to member agencies. The following policies were adopted by the Maricopa County Consortium, are applicable to the City of Tempe and are referenced in this Consolidated Plan:

- **Citizen Participation Plan**
- **Acquisition and Relocation Policy**
- **Displacement Policies for Community Development Block Grant (CDBG) and/or HOME Program Funded Activities**
- **Affirmative Marketing Policy**
- **Minority Business and Women’s Business Enterprises Policy**
- **Monitoring**
- **Recapture/Resale Provisions**

The Consolidated Plan is reviewed and updated annually. The City’s Action Plan is developed based on the goals and strategies set forth in the 5-year Consolidated Plan. Changes in the City’s goals and strategies will require an amendment to the Consolidated Plan. The City will amend the Consolidated Plan under the following conditions:

- ♦ **To make substantial change in the allocation priorities or methods of distribution described in the Consolidated Plan. “Substantial” is defined as:**
  1. **Changes in any method of distribution for CDBG and HOME resources that will alter the manner in which funds are allocated to individual projects or entities identified in the Annual Plan by at least 20% of any annual allocation, subject to other applicable program requirements of HUD.**
  2. **Changes that are made to funding priorities in the Consolidated Plan over time when not undertaken through annual submission requirements by HUD.**
  3. **Project changes or deletions that are made in allocation priorities or methods of distribution that will have the effect of changing the funding level of specific CDBG projects identified in the Annual Plan by more than 10% of the City’s annual funding level, subject to other applicable program requirements of HUD.**
- ♦ **To carry out an activity, using funds from any program covered by the Consolidated Plan (including program income), not previously described in the applicable Action Plan;**
- ♦ **To substantially change the purpose, scope, location or beneficiaries of an activity;**

- ◆ **To make significant changes in the use of funds from one eligible activity to another.**

**Should the City determine substantial amendments to the Consolidated Plan are necessary after its formal adoption, the City will provide opportunity for public review and comment.**

## **Strategic Plan**

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

**The mission of the City of Tempe is to strengthen Tempe's status as the best place to live, learn, work and play.**

## **General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

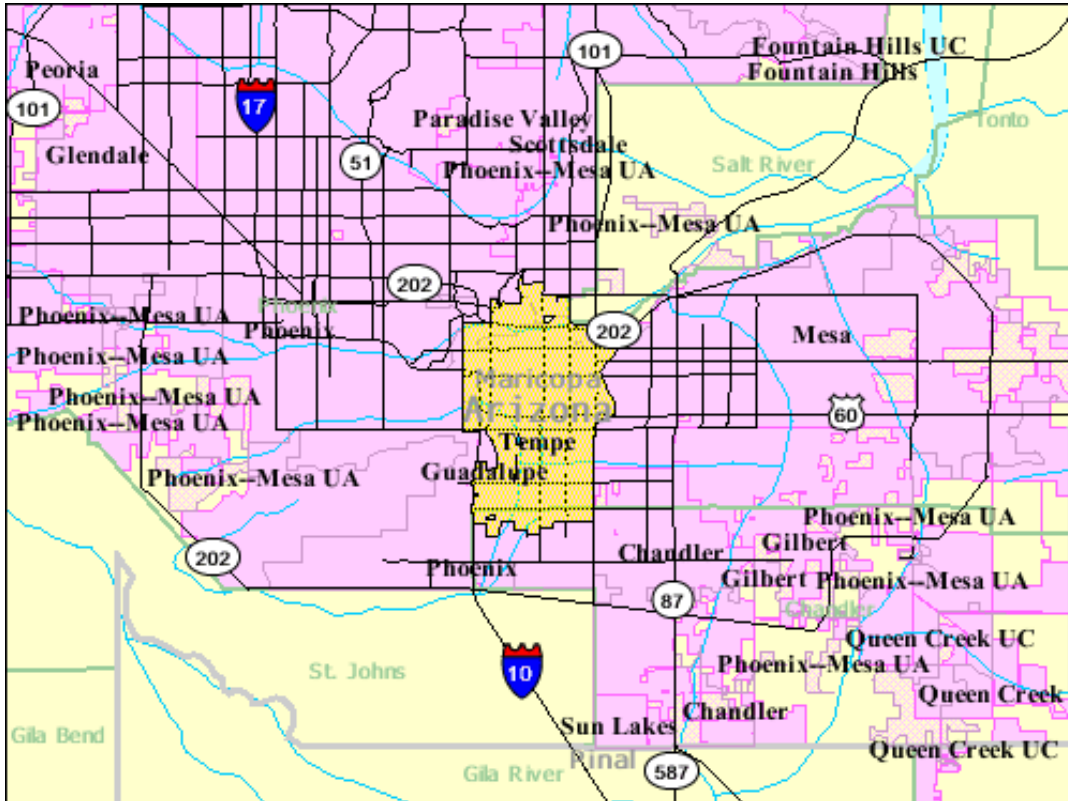
5 Year Strategic Plan General Questions response:

1. **The City of Tempe is located in Maricopa County, in the heart of the Phoenix Metropolitan Area and is the seventh largest city in Arizona. The original settlement, known as "Hayden's Ferry", was founded in 1871. Twenty-three years later, in 1894, the "Town of Tempe" was incorporated. In 1929, Tempe was recognized as the "City of Tempe". Thirty-five years later, on October 19, 1964, Tempe became a "Charter City".**

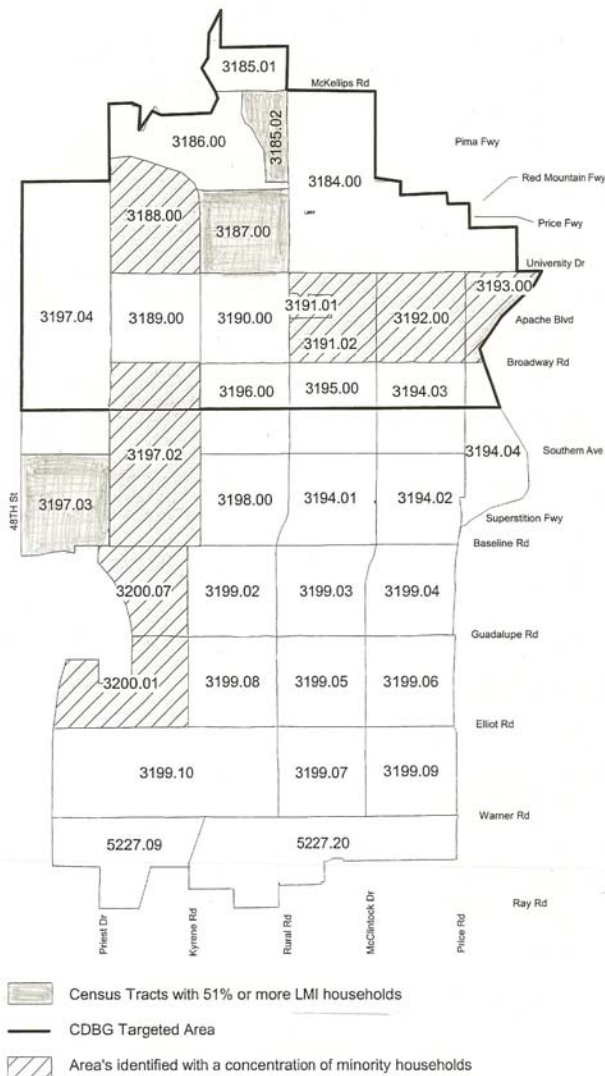
**The City of Tempe is landlocked on all sides; bordered by the communities of Scottsdale on the north, Salt River Pima-Maricopa Indian Community and Mesa to the east, Chandler to the south and Phoenix and Guadalupe to the west. The City is well served by freeways; the Loop 101, 202, US 60, I-10 and the Hohokam Expressway, all of which makes the City one of the most accessible in the Phoenix metropolitan area.**

**Tempe is also home to Arizona State University (ASU). ASU is fast approaching status as one of the largest universities in the nation with 50,000 students projected for enrollment in 2005.**

Activities covered in this Consolidated Plan generally are within the city limits of Tempe however, in some instances, activities may be conducted outside those limits. Examples of activities receiving funding outside the limits of Tempe include public service activities that are located in other jurisdictions but serve Tempe residents.



2. As indicated on the following map, the area north of Broadway Road is a CDBG target area. This area is considered to be the older section of Tempe; e.g. the first to age, therefore, the area first in need of services. In addition, the target area contains a higher concentration of minority households than other areas of the City and census tracts with 51% or more low-moderate income households.



Source:  
City of Tempe, Housing Services

**In addition, the above target area contains three designated Redevelopment Areas and two Redevelopment Study Areas.**

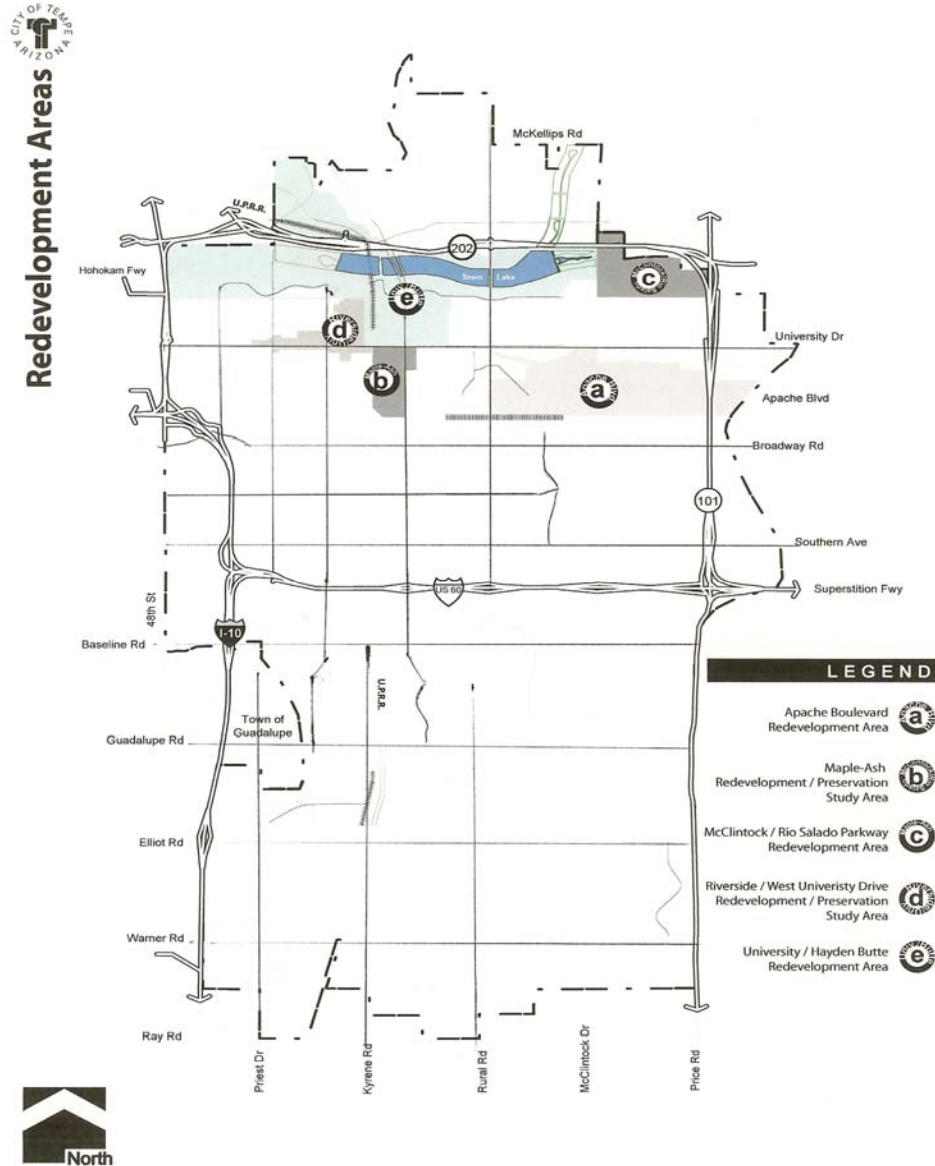
**To be designated a Redevelopment Area, a predominance of residential or non-residential buildings or improvements exist where public health, safety or welfare is threatened because of any of the following:**

- ◆ **Dilapidated, deteriorated, aging or obsolescent buildings or improvements**
- ◆ **Inadequate provision for ventilation, light, air, sanitation or open spaces**
- ◆ **Overcrowding**
- ◆ **Existence of conditions that endanger life or property by fire or other causes**

**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**
- ◆ **Encourage reinvestment, revitalization, redevelopment or reuse**
- ◆ **Prevent and eliminate slum and blight**
- ◆ **Stimulate private investment**
- ◆ **Attract new development**





3. **Obstacles to meeting the underserved needs of Tempe include:**
- **Absentee ownership and transient populations associated with student housing continue to be factors leading to residential decay. Units which typically may be available for affordable housing opportunities, are instead bought and converted to rental properties.**
  - **The gentrification of housing in areas that previously were considered affordable for low-income residents, along with a lack of student housing, raises the cost of housing in traditionally affordable areas of the City.**
  - **Land available for affordable housing development is limited due to Tempe’s land-locked status.**
  - **Decrease in funding, at both the federal and local levels, available to meet the needs of the underserved.**

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

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

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

5 Year Strategic Plan Managing the Process response:

1. **Lead Agency: City of Tempe  
Community Development Department**

**The Tempe City Council has the responsibility for approving activities set forth in the Consolidated Plan.**

**The staff liaison responsible for overseeing the development of the Consolidated Plan and administering programs covered by the Plan is:**

**Liz Chavez, Housing Services Administrator  
Community Development Department  
Housing Services Division  
P.O. Box 5002, Tempe, AZ 85280  
Telephone: 480-350-8958 TDD: 480-350-8913 FAX: 480-350-8902  
E-mail: liz\_chavez@tempe.gov**



**Note: The City of Tempe receives HOME funding through the Maricopa County Consortium. Maricopa County Community Development Department is the lead agency for the Consortium however, the City of Tempe Housing Services Division is responsible for administering HOME funding in the City of Tempe.**

- 2. The City of Tempe held one community meeting and two public hearings. In addition, a presentation on the Consolidated Plan was held before the Council Technology Advancement, Tourism and Redevelopment Committee. During the public comment period, citizens were invited to submit comments in writing, by U.S. mail or e-mail, to the Housing Services Division or to present their comments before the Tempe City Council.**

**In addition to the above, meetings were held with staff of the Community Development Department, including the following Divisions: Housing Services, Neighborhood Code Compliance, and Redevelopment. 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.**

- 3. 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 and homeownership programs, homeless and fair housing activities. 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 rehabilitation programs and redevelopment activities are also administered within the Community Development Department with funding oversight by the Housing Services Division.**

**In addition, 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 and 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 by e-mail via the city's website.**

**Individual consultations were as follows:**

**Housing:**

**Liz Chavez, Housing Services Administrator, City of Tempe**

**Patty Hatvick, Grants Accountant, City of Tempe**

**Chris Salomone, Community Development Manager, City of Tempe**

**Craig Hittie, Family Self-Sufficiency Homeownership Specialist, City of Tempe**  
**Karen Pierce, Family Self-Sufficiency Specialist, City of Tempe**  
**Jan Koehn, Neighborhood Enhancement Administrator, City of Tempe**  
**Curtis Graham, Housing Services Specialist, City of Tempe**  
**Diana Kaminski, Senior Planner, City of Tempe**

**Redevelopment:**

**Neil Calfee, Redevelopment Manager, City of Tempe**  
**Joe Nucci, Historical Preservation Officer, City of Tempe**  
**Patty Hatvick, Grants Accountant, 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**

**General:**

**Maricopa County Consortium**  
**Arizona Department of Health Services**  
**Citizens of Tempe through the public hearing process**

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

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

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

5 Year Strategic Plan Citizen Participation response:

### **[Refer to Citizen’s Participation Plan for the Maricopa County Consortium in the Additional Files Section]**

1. **Public Participation Process:**  
**Notices soliciting public input are placed in the local newspaper, the Tempe Tribune. In addition, a notice inviting input is placed on the City web-site: <http://www.tempe.gov/tdsi/housing/>.**

**Additional notices inviting public comment and notice of the public hearing are also placed in the Community Development Department public lobby areas.**

**Public hearings are held during regularly scheduled City Council meetings. Meeting notices are posted in advance on the Friday afternoon prior to a Thursday Council meeting. Council agendas are located in the City Clerk's office on the 2<sup>nd</sup> floor of City Hall, the bulletin board outside of the City Council Chambers and on the internet at [www.tempe.gov/clerk](http://www.tempe.gov/clerk).**

**Citizens are 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 first public hearing is held at the beginning of the Consolidated Plan and Action Plan development process. This public hearing is to obtain views and proposals from citizens on how funding may be used and on needs and priorities for the 5-year Consolidated Plan term.**

**The second public hearing is held after the draft Consolidated Plan and Action Plan have been made available for a 30-day comment period.**

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

**One public meeting is held in conjunction with the Tempe Community Council Board meeting. Board meeting notices are posted a week in advance. At this meeting, city staff presents preliminary information regarding the Consolidated Plan and Action Plan development process. Comments, views and proposals are accepted at this meeting.**

- 2. Two public comments were received during the comment period. Both commenters discussed the need for additional homeless services.**

**Commenter #1 summary:**

**"...there is considerable difficulty for homeless people hoping to receive services, especially housing. Places that offer services to the Homeless have begun to implement the need for more documentation as a requirement for services provided such as a utility bill with name on it and proof of housing such as a rental receipt."**

**Commenter requested that we first house the homeless then address their psychological and physical needs.**

**City Response: The City understands the issues in addressing homelessness and the difficulties in accessing services. The City continues to look at the continuum of care to address these issues.**

**Commenter #2 summary:**

**Commenter requested the City make the Housing First program “a key element in the seeking of HUD monies.”**

**Commenter noted that the number of units for programs such as Housing First should be expanded. The goal for the next five years should be “to increase this ratio of Housing First units to current shelter beds dramatically.”**

**City response: The City has begun to raise awareness of the Housing First Program. The City is looking at existing models in Maricopa County to see what can best be replicated in Tempe.**

**3. Efforts to Broaden Access to Information:**

**Public Notices**

**Notices include information on how to request special assistance for sight and/or hearing impaired persons at the public meetings. In addition, notices include information on who to contact for Spanish translation of the notice.**

**To reach a broader audience, notices of public hearing are posted on the City web site at: <http://www.tempe.gov/tdsi/housing>. Notices are also published in the Tempe Tribune, the local newspaper, and in the public lobbies of the Community Development Department.**

**Public Hearings**

**Public hearings are held in conjunction with regularly scheduled City Council meetings. Meeting notices are posted approximately one week prior to the meeting. The agenda for the council meeting, which includes the public hearing information, are available from the City Clerk’s office or from the City’s web site.**

**Tempe City Council meetings are broadcast live on the City’s government access channel, Tempe Cable Channel 11. In addition, the meetings are re-broadcasted on cable Channel 11 throughout the following week. Council meetings are also broadcast live on the internet at [www.tempe.gov/tempe11/video](http://www.tempe.gov/tempe11/video).**

**All Council meetings are recorded on video and audio tape. Written minutes of the meeting are maintained by the City Clerk’s Office for the permanent public record. The public may review these public records at any time during normal City business hours. In addition, hard copies of the minutes may be obtained from the City Clerk. Videotapes of the Council meetings are available for purchase.**

**For sight and/or hearing impaired persons, requests for accessibility may be made 48 hours prior to the meeting.**

**The first public hearing is held in January or February. Citizens are invited to express their views and proposals on how funding may be used and on needs and priorities for the 5-year Consolidated Plan period.**

The second public hearing is held after the draft Consolidated Plan and Action Plan have been made available for a 30-day comment period.

The City Council also receives social service funding recommendations from the Tempe Community Council at an Issue Review Session. This occurs prior to the final public hearing on the Consolidated Plan and Action Plan. This Issue Review Session is also televised on Tempe Cable Channel 11.

In addition, funding recommendations on all programs are presented to the City Council by the Housing Services staff either during an Issue Review Session, which allows additional citizen's input, or by including information in the Friday Council packets. Friday Council packets are distributed by hard copy to the Mayor and Council, and electronically to City employees and the media. The packets are public documents and, therefore, are available to the public upon request.

#### **Public Meetings**

At least one public meeting is held prior to the development of the Consolidated Plan and the Action Plan. This meeting is held in conjunction with a Tempe Community Council meeting.

#### **Availability of Plan**

When the draft Consolidated Plan is published, a notice of its availability is published in the Tempe Tribune. Hard copies are available at the 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 published on the City's web site at [www.tempe.gov/tdsi/housing](http://www.tempe.gov/tdsi/housing).

Citizens are invited to submit comments on the draft Plan via the U.S. mail, e-mail or during the second public hearing.

After the final public hearing and approval by City Council, the Consolidated Plan is published in final format. Hard copies are available from the Housing Services Division upon request. In addition, the approved Plan is available from the City's web site.

#### **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.

4. All comments were received by the deadline and were considered.

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

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

**1. Institutional Structure:**

**City Council**

**The City of Tempe is a municipal corporation under the governing authority of the City Council. The City Council has the legal responsibility for approving the goals and strategies set forth in the Consolidated Plan. In addition, the City Council has the responsibility of approving activities and funding levels proposed in the Consolidated Plan and annual Action Plans.**

**Community Development Department**

**Redevelopment and Revitalization Division  
Housing Services Division**

**Housing Services is a Division of the Community Development Department within the City of Tempe. The Housing Services Division has the responsibility for developing the Consolidated Plan and presenting the Plan to City Council.**

**The Housing Services Division is also responsible for the overall administration of the following programs:**

- **CDBG**
- **HOME**
- **American Dream Down Payment Initiative (ADDI)**
- **Section 8 Housing Choice Voucher Program, including Family Self-Sufficiency and Section 8 Homebuyer Programs**
- **Fair Housing**
- **Homeless resource coordination activities**
- **Homebuyer assistance programs**
- **Providing activity oversight to CDBG funded public services**

**This Division also is responsible for preparing and submitting all required reports to the U.S. Department of Housing and Urban Development, to the Maricopa County Consortium and City Council.**

- **Redevelopment Division**  
**The Redevelopment Division is responsible for ensuring the provision of adequate infrastructure, encouraging redevelopment, reuse or preservation, eliminating slum and blight, stimulating private investment, attracting new development and preserving and protecting Tempe's historic resources.**

The Redevelopment Division uses CDBG and HOME funding for slum and blight removal, historic preservation and redevelopment activities.

- **Neighborhood Enhancement Division**  
This Division is responsible for administering neighborhood improvement programs utilizing CDBG and HOME funding. Rehabilitation activities for both owner-occupied and rental properties are provided in this Division.

**Tempe Community Council (TCC)**

The TCC has the responsibility for accepting, reviewing and approving requests for funding from non-profit agencies. TCC will recommend public service agencies to receive CDBG funds for the program year. Once public service recommendations are approved by the City Council, the responsibility for administering the contracts and monitoring, is turned over to the Housing Services Division

**Maricopa County Consortium**

HOME and ADDI funds are administered by the Housing Services Division under the terms of an inter-governmental agreement between Maricopa County and the cities of Gilbert, Chandler, Glendale, Mesa, Peoria, Scottsdale and Tempe. Maricopa County serves as the lead agency.

The City of Tempe receives a pro-rata share of HOME and ADDI funding through membership in the Consortium.

Community Housing Development Organizations (CHDOs) apply directly to Maricopa County Community Development Department for 15% statutory HOME set-aside funding. Upon recommendation from the Consortium, the County Board of Supervisors will approve funding to CHDOS. The Housing Services Division will administer the CHDO contract if the funded activity occurs within the city limits of Tempe. Currently, NewTown, CDC is the only CHDO approved to receive HOME funding for activities occurring in Tempe.

**2. Strengths and Gaps:**

The City recently reorganized to divide the Development Services Department into two departments. The newly created Community Development Department has three divisions: Redevelopment and Revitalization, Business Recruitment and Retention, and the Rio Salado Project.

The Redevelopment and Revitalization Division consists of the following Divisions: Housing Services, Redevelopment, Neighborhood Enhancement and Special Projects. The programs covered by the Consolidated Plan are administered under the Redevelopment and Revitalization Division.



Also reorganized was the delivery of some services. The Rehabilitation programs moved from Housing Services to Neighborhood Enhancement. The Homebuyer assistance programs moved from Housing Services to Neighborhood Enhancement then back to Housing Services.

**Strengths:**

- The programs covered under the Consolidated Plan remain under the direction of one Department Manager;
- The programs covered under the Consolidated Plan remain under the oversight of experienced staff in the Housing Services Division;
- There is greater coordination between the Family Self-Sufficiency Program, Section 8 and homebuyer assistance programs
- Eligible homeowners with code violations have immediate availability to program options to assist repairs.

**Gaps:**

- A new learning curve on the administration of the rehabilitation program;
- Due to less program knowledge and loss of program history, some disconnect occurs regarding eligible program activities within the Divisions.

The responsibility for the selection of public service activities remains with the Tempe Community Council (TCC). TCC selects agencies to receive funding from other sources in addition to CDBG funding.

**Strengths:**

- TCC's familiarity and expertise with public service agencies proves to be a valuable asset during the selection process;
- Because TCC Board members on the selection committees are not City employees, basically little or no political pressure can be involved in selecting which agencies receive funding.
- Because the entire selection process remains with TCC, the distribution of funding from the various sources is more equitable;

**Gaps:**

- Because the selection process is not tied wholly to CDBG, TCC deadlines may not coincide with CDBG deadlines.

**3. Public Housing Assessment:**

The City of Tempe does not administer a public housing program. The City does, however, administer the Section 8 Housing Choice Voucher (HCV) Program. Under the HCV Program, the Family Self-Sufficiency Program and Section 8 Homeownership Program are administered.

The Housing Services Division of the Community Development Department serves as the Public Housing Authority (PHA) in addition to being the administrator for CDBG, HOME and ADDI funding. The

**Housing Services Division falls under the governing authority of the Tempe City Council.**

**The Tempe City Council convenes as the Housing Board, with a resident member included, when Section 8 matters are before it. City Council members are elected officials. The resident member of the board is elected by other Section 8 residents to serve on the Board.**

**As a unit of city government, the PHA's hiring, contracting and procurement are handled in accordance with city policies. Hiring is handled through the City's Human Resources Department. Contracting and procurement are handled through the City's Financial Services Department.**

## **Monitoring (91.230)**

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

5 Year Strategic Plan Monitoring response:

**[Refer to the Monitoring Policy for the Maricopa County Consortium in the Additional Files Section]**

1. **Monitoring of program activities is handled by staff of the Housing Services Division. The Housing Services Division will monitor activities on an on-going basis to ensure funds are expended in accordance with federal regulations and City procedures.**

**Monitoring efforts for CDBG sub-recipients will be conducted at least annually to ensure compliance with all regulations governing their administrative, financial and programmatic operations. A standardized monitoring checklist, developed and utilized by Maricopa County HOME Consortium members, will be used to examine fiscal and program performance and to measure regulatory compliance. All agencies, regardless of their level of performance, are monitored annually. In addition to monitoring program performance, technical assistance is also offered and provided.**

**Monitoring may include the following procedures:**

- **review of monitoring reports, audits and management letters at application**
- **review of federal requirements during contract signing**
- **review of periodic reimbursement requests/performance reports technical assistance (meetings, telephone calls, site visits, written correspondence, etc.)**
- **desk reviews (in-house reviews of documentation submitted to the reviewer)**
- **on-site reviews (on-site reviews consist of reviews of program files, fiscal systems and financial records)**
- **other comprehensive monitoring as warranted**

All monitoring will result in written letters documenting any findings or concerns noted during the reviews. In addition, monitoring letters may offer suggestions for program improvements. When possible, monitoring letters are issued in draft format to activity administrators for review and comment. Entities should be given ten days in which to comment on the draft letters. Final monitoring letters will be issued to the chief executive officers of the monitored entities. Any comments received from activity administrators should be incorporated into the final monitoring letters.

HOME funded activities will be monitored by HOME Consortium monitoring teams. A peer review process will be used for monitoring Consortium members. Each Consortium member will be reviewed annually by a team consisting of rotating personnel from the members of the Consortium.

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

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

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

#### **1. Assigning Priorities**

**The basis for assigning the priority to each category of priority needs is as follows:**

- **High priority**  
Items assigned a high priority are those items that have the greatest need in the community, are most likely to receive available funding and can be accomplished within the specified period.
- **Medium priority**  
Items assigned the medium priority are items that have a need in the community that are not the highest priority need. Medium priority items may or may not receive available funding.
- **Low priority**  
Items receiving the low priority category are less critical to the needs of the community and will not receive available funding.

Consultations with City officials and TCC, in addition to survey results from social service agencies, were the main consideration in selecting priority needs of each activity. In addition, funding availability and local capacity were also factors in determining priority levels.

2. **Obstacles in meeting the needs of the underserved include:**
  - **Limited resources:** the underserved needs exceed the funds available to assist them.

- **Tempe is landlocked: the land for affordable housing development is extremely limited.**

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

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

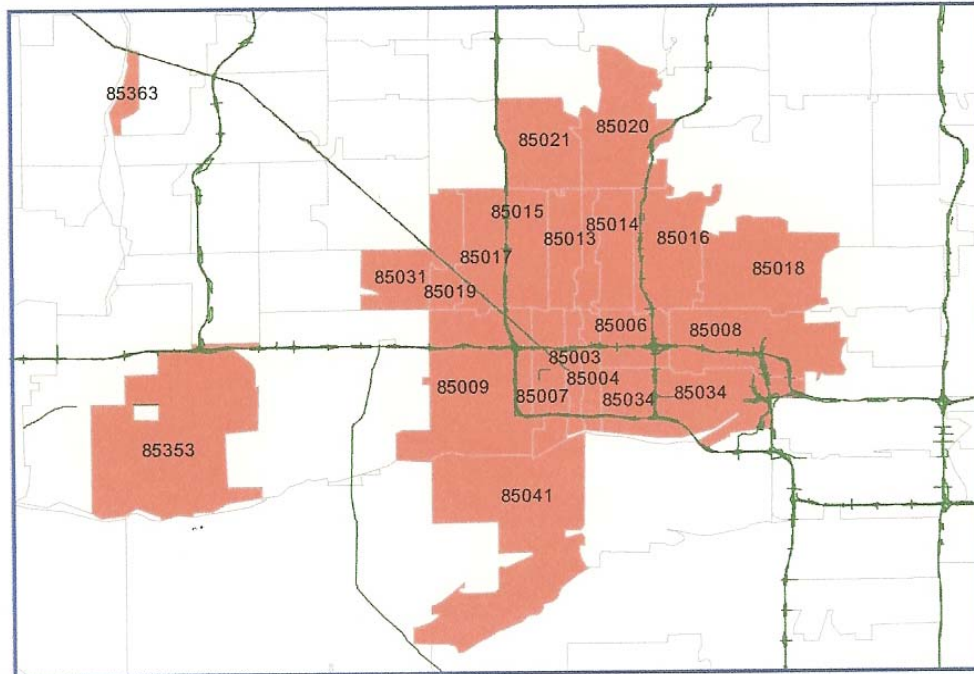
5 Year Strategic Plan Lead-based Paint response:

1. **According to the *Lead Poisoning Elimination Plan for the State of Arizona*, published in November 2004 by the Arizona Department of Health Services, Arizona's instances of lead poisoning among children is the result of lead paint. Statistics from 2000 to 2003 show that 2 out of 5 reported cases indicate Arizona children became poisoned by paint related exposure:**
  - **eating lead-based paint directly**
  - **eating lead contaminated soil surrounding exterior homes with lead-based paint**
  - **dust related exposure associated with interior lead based paint.**

***Arizona's Childhood Lead Poisoning Targeted Screening Plan*, also published by the Arizona Department of Health Services, divided the state of Arizona by zip code and calculated a lead poisoning risk factor in each. The formula combined the number of lead-poisoned children with the percentage of pre-1960 housing to determine the zip code area's index score. An area receiving an index score of 33 or higher is considered high risk for lead poisoning.**

**The results were that 99 zip code areas in 14 counties in Arizona received scores of 33 or higher. Maricopa County was one of 11 counties that contained zip codes where at least 25% of the housing was determined to be high risk for lead paint contamination.**

**Greater Phoenix Area Map of ZIP Codes Targeted for Childhood Lead Poisoning Screening**



Source: Arizona’s Childhood Lead Poisoning Targeted Screening Plan

**While the 2000 census reports that approximately 56% of housing units in Tempe were built prior to 1978 (the year lead-paint was banned) and approximately 27% of housing in Tempe is occupied by households below the poverty level, no zip code area in Tempe met the criteria to be considered high risk for lead poisoning.**

**According to the Arizona Department of Health Services, 6 children under the age of 18 who were living in Tempe between 2003 and 2004 tested positive for elevated levels of lead in their blood. The children lived in the following census tracts:**

- |                       |                             |
|-----------------------|-----------------------------|
| <b>3192 – 1 child</b> | <b>3191.02 - 2 children</b> |
| <b>3184 - 1 child</b> | <b>3198 - 2 children</b>    |

**In 2002, there were 515 Tempe children given blood lead tests. In 2003, there were 466 Tempe children given the tests. The 2004 screening information will not be completed and available until June 2005.**

**To estimate the number of housing units that could contain lead hazards in Tempe, 2000 Census data for age of dwelling units and owner/renter status data were compared to findings in a national study entitled *The Prevalence of Lead Based Hazards in U.S. Housing* published in October 2002. The applied calculations for determining estimates in Tempe are as follows:**

- a. Using study data for the western region, which includes Arizona, the percentages of housing with lead hazards was applied to units in the presumed categories in Tempe.
- b. These numbers represent the likely outside risk based on the application of the findings in the national study.

Sample	Western Region	Tempe
Owner Occupied	69%	51%
Renter Occupied	30%	49%
In Poverty	14%	27%
Income:		
\$0-\$19,999	20%	21%
\$20-\$39,999	27%	26%
\$40,000+	44%	53%

Prevalence Sample	% of Housing with Hazards In the Western Region	Tempe Owner Occupied Units	Tempe Renter Occupied Units
Construction Year:			
1978+	3%	354	464
1960-1977	8%	1470	1074
1940-1959	43%	899	879
Before 1940	69%	73	159
Total units estimated to be at risk for LBP hazards		2796	2576

Under the above presumption, approximately 8% of housing units, 5372 units, could be at risk for lead paint hazards in Tempe.

Between July 1, 2003 and January 15, 2005, the City processed 72 lead-based paint inspections on owner-occupied single family structures participating in the Housing Improvement Program. Of these 72 inspections, 4 structures (6%) required interim control measures and 11 structures (15%) required lead-paint abatement activities.

*Lead-based paint inspection* means a surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation.

*Interim controls* means a set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. *Interim controls* include, but are not limited to:

- Repairs
- Painting
- Temporary containment
- Specialized cleaning
- Clearance
- Ongoing lead-based paint maintenance activities
- The establishment and operation of management and resident education programs.

**Abatement** means any set of measures designed to permanently eliminate lead-based paint or lead-based paint hazards. **Abatement** includes:

- The removal of lead-based paint and dust-lead hazards, the permanent enclosure or encapsulation of lead-based paint, the replacement of components or fixtures painted with lead-based paint, and the removal or permanent covering of soil-lead hazards
  - All preparation, cleanup, disposal, and post abatement clearance testing activities associated with such measures.
2. Study results published in *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*, show that 25% of all housing in the United States have “significant” lead-based paint hazards despite “considerable progress” to eliminate the hazards.

The report concludes that resources must continue to be directed towards the sources most likely to cause lead-poisoning: older housing units with lead-based paint hazards that are occupied by (or likely to be occupied by) children under 6 years of age and are low income and/or undergoing certain rehabilitation or maintenance that disturbs surfaces coated with lead-based paint.



The City of Tempe will comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-paint in its housing.

**Section 8 Housing Choice Voucher Program; CFR 35.1200**

The City of Tempe inspects all units prior to placing a unit under a Section 8 Housing Assistance Payments Contract and at least annually thereafter.

For units built prior to 1978:

The PHA is responsible for the following:

- Visual assessment for deteriorated paint (peeling, chipping, flaking) surfaces at initial and annual inspections;
- Assuring that a clearance examination is conducted when required;
- Carrying out special requirements for children under age six who have environmental intervention blood levels as verified by health agencies.

Property owners are responsible for the following:

- Disclosing known lead-based paint hazards to potential residents prior to the execution of a lease (the PHA must keep a copy of the disclosure notice executed by the owner and tenant in the assisted resident’s file);
- Providing all prospective families with a copy of *Protect Your Family from Lead in Your Home* or other EPA approved document;



- When necessary, stabilize each deteriorated paint surface before the assisted occupancy may begin. If the assisted resident is already occupying the unit, paint stabilization must be completed within 30 days of the PHA's notification to the owner of the visual inspection results;
- Each time a lead-based paint activity is performed on the unit, notify the residents about the conduct of lead hazard reduction activities and clearance (if required);
- Conduct lead hazard reduction activities when required by the PHA;
- Perform all work in accordance with HUD prescribed safe work practices and conduct clearance activities when required;
- Perform ongoing maintenance. As part of this ongoing maintenance, the property owner must provide written notice to each assisted family asking occupants to report deteriorated paint. The notice must include the name, address, and telephone number of the person responsible for accepting the occupant's complaint.

**Rehabilitation Assistance Programs; CFR 35.900**

The City of Tempe will continue 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.

Lead-based paint requirements for rehabilitation programs using CDBG and HOME funds fall into three categories. The categories are based on the amount of rehabilitation assistance provided for the rehabilitation project. The categories and requirements per category are as follows:

- a. Pre-1978 property receiving less than or equal to \$5,000 per unit in Federal rehabilitation assistance:

The grantee (City of Tempe) is required to:

- Provide families with a copy of *Protect Your Family from Lead in Your Home* or other EPA approved document;
- Conduct paint testing or presume the presence of lead-based paint. If paint testing indicates the painted surfaces are not coated with lead-based paint, safe work practices and clearance are not required;
- Implement safe work practices during rehabilitation work and repair paint that is disturbed;
- After completion of any rehabilitation activities disturbing painted surfaces, perform a clearance examination of the worksite(s). Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than set forth in HUD regulations (CFR 35.1350(d)).

- b. Pre-1978 property receiving more than \$5,000 and up to \$25,000 in Federal rehabilitation assistance.

The grantee (City of Tempe) is required to:

- Provide families with a copy of *Protect Your Family from Lead in Your Home* or other EPA approved document;
- Conduct paint testing or presume the presence of lead-based paint;

- **Perform a risk assessment in the dwelling units receiving Assistance, in common areas servicing those units and exterior painted surfaces before rehabilitation begins;**
  - **Perform interim controls of all lead-based paint hazards identified;**
  - **Implement safe work practices during the rehabilitation work and repair any paint that is disturbed and is known or presumed to be lead-based paint;**
  - **On-going maintenance activities is required if the rehabilitation assistance is HOME funded.**
- c. **Pre-1978 property receiving more than \$25,000 per unit in Federal rehabilitation assistance.**

The grantee (City of Tempe) is required to:

- **Provide families with a copy of *Protect Your Family from Lead in Your Home* or other EPA approved document;**
- **Perform a risk assessment in the dwelling units receiving federal assistance and in associated common areas and exterior painted surfaces before rehabilitation begins;**
- **Abate all lead-based paint hazards identified by the paint testing or risk assessment. Interim controls are acceptable on exterior paint surfaces that are not disturbed by rehabilitation activities and on lead-paint hazards that have an area smaller than the de minimis limits specified in HUD Regulations. If abatement is required, it is necessary to abate only the surface area with hazardous conditions;**
- **Implement safe work practices during rehabilitation work and repair any paint that is disturbed and is known or presumed to be lead-based paint.**

**The City of Tempe contracts with Environmental Protection Agency (EPA) certified lead paint firms for assessment and abatement activities in the rehabilitation programs. The City continues to address all pre-1978 units participating in its rehabilitation programs with a presumption of lead-paint hazards.**

## HOUSING

### Housing Needs (91.205)

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

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

1. **The housing needs for the City of Tempe are provided in the Housing Needs Table. The source of the data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) tables derived from the 2000 Census. The information is calculated by the U.S. Department of Housing and Urban Development and provided to each community.**

**As indicated in the Housing Needs Table, the need is far greater than the capacity of the City to meet those needs in a five-year period. The main obstacle in meeting the needs in each category is the availability of resources.**

**In projecting how to meet the City’s housing needs during the next five-year period, estimates were determined using available funding sources and capacity.**

**Extremely low-income (0-30% of median income)**

**Renters: The City will use the Section 8 Housing Choice Voucher (HCV) Program to meet the needs of extremely low-income households. In accordance with current HUD regulations, 75% of families admitted to the tenant-based HCV Program must be in the extremely low-income category.**

**To determine the estimated housing needs, the City considers the annual turn-over rate in the HCV program and the estimated funding available to meet maximum lease-up. In addition, it is the City’s intention to take the opportunity to apply for new units under the HCV program should funding become available from the U.S. Department of Housing and Urban Development.**

<b>Annual turn-over rate:</b>	<b>128</b>
<b>Units estimated for maximum lease-up:</b>	<b>40</b>
<b>Estimated new units applied for annually:</b>	<b><u>50</u></b>
<b>Total estimated units annually to meet need:</b>	<b><u>218</u></b>

**The total estimated annual units that must be targeted to the extremely low income households is 75%: 163.**

**In addition to the HCV Program, the City will assist renters in the extremely low-income category using the Rental Reinvestment Program. This program provides five-year forgivable loans for the moderate rehabilitation of existing rental units. The units, after receiving rehabilitation, will be rent and income restricted for five years.**

This restriction will ensure the affordability of units for extremely low-income household for the five-year period. It is estimated by the City that five units per year will be rehabilitated under this program. Using the 75% target for extremely low-income rental assistance under the HCV program, it is estimated that four of the rehabilitated rental units will be available for extremely low-income households. The funding source for this program is HOME funds.

**Owners:** The City will utilize the Housing Improvement Program (HIP) and the Emergency Grant Program to address the housing needs of extremely low-income owners. Trends in both programs indicate fewer households in this category receive rehabilitation assistance for their homes. This can be attributed to the fact that few extremely low-income households are able to own their homes.

It is anticipated, based on past assistance trends, that approximately 25% (15) of the total units (60) receiving rehabilitation assistance will be provided to extremely low-income households. Funding sources for this program will be CDBG, HOME and program income from loans that utilized City funds.

**Very low-income (30%-50% of median income)**

**Renters:** The City will use the Section 8 Housing Choice Voucher (HCV) Program to meet the needs of very low-income households. Of the families admitted to the HCV Program, 75% must be in the extremely low-income category, therefore, the remaining 25% will meet the very-low income category.

Using the above estimates for housing needs, the total estimated annual units targeted to the very low-income households will be 54.

The Rental Reinvestment Program will also be used to address the needs of the very low-income category. With 75% of the households targeted to the extremely low-income households, 25%, or 1 unit, will be targeted to this category.

**Owners:** Using the Housing Improvement Program and the Emergency Grant Program, the housing needs of the very low-income households will be met. Currently, approximately 23% of owner households receiving rehabilitation assistance are in the very low-income category. Projecting this percentage for the rehabilitation program, it is estimated that approximately 14 households annually in the very-low income category will receive assistance.

**Low to Moderate Income (50%-80% median income)**

**Renters:** While families currently receiving assistance on the HCV program fall within this category, no new households can be admitted to the program in this category under HUD Regulations.

**Owners:** The City's rehabilitation programs meet the needs of this category. Approximately 50% of households receiving rehabilitation assistance fall within this category, therefore, it is projected that approximately 30 families will receive rehabilitation assistance for their homes in this category.

Homebuyer assistance programs will also be targeted to the low to moderate income households. It is anticipated that 25 low-moderate income households will receive homebuyer assistance annually under the Community Assistance Mortgage Program, CAMP. Funding for this activity will be CDBG, HOME, American Dream Down payment Initiative funding and Family Self-Sufficiency Escrow accounts homebuyer assistance. In addition, 5 first-time homebuyers annually are anticipated to utilize the PHA’s Section 8 Homebuyer assistance program.

In addition, the City of Tempe is a member of the Maricopa County HOME Consortium through an Intergovernmental Agreement. Federal regulations (CFR 91.405) require that housing needs assessment be consolidated for the entire Consortium service area. For information on the Consortium service area needs, refer to the 2005/2009 Consolidated Plan for the Maricopa County HOME Consortium.

- 2. Based on census data for the City of Tempe, it is determined that there is not a disproportionate need in any racial or ethnic group. Per the 2000 Census, the City of Tempe’s general demographic characteristics are as follows:

**Race:**

White	77.5%
Black or African American	3.7%
American Indian and Alaska Native	2.0%
Asian	4.7%
Native Hawaiian and Other Pacific Islander	0.3%
Some other race	8.5%
Two or more races	3.3%

**Ethnicity:**

Hispanic or Latino (of any race)	17.9%
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A review of households receiving Section 8 assistance provides the following characteristics:

**Race:**

White	64%
Black or African American	29%
American Indian and Alaska Native	4.0%
Asian	2.0%
Native Hawaiian and Other Pacific Islander	1.0%

**Ethnicity:**

Hispanic or Latino (of any race)	23%
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Census data for Tempe indicates that approximately 5% of households, regardless of race, in owner occupied units are below the poverty level. In contrast, 23% of households, regardless of race, in renter occupied units are below the poverty level.

## Priority Housing Needs (91.215 (b))

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

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

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

5 Year Strategic Plan Priority Housing Needs response:

- 1. The Housing Needs table identifies the priority housing needs with the categories corresponding with the U.S. census data.**
- 2. As indicated on the Housing Needs table, all categories of housing needs received either a high or medium priority designation. All housing needs ideally should be addressed however. Due to limited resources, only those receiving a "high" priority are funded and can be addressed during the five years covering this Consolidated Plan. The City of Tempe will, therefore, target resources to the "high" priority categories. Should additional opportunities, i.e. funding, be made available during the five year Consolidated Plan period, other categories may be addressed.**
- 3. As explained in the Housing Needs section previously, in some instances, high priorities were assigned to a specific category due not only to need but due to program regulations. In the case of the Section 8 Housing Choice Voucher Program, regulations dictate that 75% of households admitted to the HCV Program must be in the extremely low-income category. This regulation overrides any greater need identified in other income categories.**

**In the owner housing needs categories, higher needs were placed on higher income categories because households in the extremely low income categories are less likely to own their own homes. Statistics from current rehabilitation programs indicate the majority of eligible households are found in the low to moderate income categories.**

**In addition, very low-income households are not eligible for participation in the City's homebuyer assistance programs.**

- 4. The main obstacle to meeting the underserved needs of the residents of Tempe is the lack of resources. With budgetary constraints, both federally and locally, it is difficult at best to meet all the needs during a program year.**

## **Housing Market Analysis (91.210)**

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

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

5 Year Strategic Plan Housing Market Analysis responses:

- 1. According to 2000 Census data, 56% of housing in Tempe was built prior to 1980. With the majority of Tempe’s housing stock being 20 years old, maintaining the livability and affordability of this older housing is an issue. In addition, according to the Tempe General Plan 2030, by the year 2030, the majority of Tempe’s housing could potentially qualify for historic eligibility.**

**One of the findings in the *Arizona Affordable Housing Profile*, published in 2002 by Elliott D. Pollack and Company, was the lack of substandard housing information, including the inconsistency in the definition of “substandard.” The only presumed “substandard” conditions provided in the Census data indicates approximately .04% of housing in Tempe lacks complete plumbing facilities and .04% lacks complete kitchen facilities. A lack of complete data regarding substandard conditions makes it difficult to determine housing needs in this area.**

**Another factor affecting conditions and availability of housing is the presence of Arizona State University (ASU) in Tempe. According to Tempe General Plan 2030, the demand for housing by students exceeds the availability. With limited campus housing, residents compete with students for available and affordable housing in Tempe. The student housing issue was not addressed in the *2002 Affordable Housing Profile*.**



The *Arizona Affordable Housing Profile* also notes that the main source of affordable housing units primarily consists of older housing; single-family homes, townhouses, condominiums, apartments and mobile homes. Based on this finding, it could be presumed that with over half the housing in Tempe being more than 20 years old, the affordable housing stock would be considerable, however, this is not necessarily the case.

The following affordability gap was determined by the *Affordable Housing Profile* for Tempe:

Total Households	GAP Households	% of Total Households	Gap as % of Median Income
63,602	9,436	14.8%	47%

*Housing A Community; A Planning Document to Increase and Preserve Affordable Housing in Tempe*, published in 2003 by the City of Tempe, uses the following chart to illustrate the homeownership affordability gap for low-income households in Tempe. The information is based on a 30 year mortgage using the median sales price of \$169,813 at 7% interest.

Annual Income	Affordable Monthly Housing Costs (30% Income)	Monthly Mortgage (\$1,130) Utility Costs (\$166) Taxes + Insurance (\$205)	Monthly Gap
\$10,000 (\$833/mo.)	\$250	\$1512	(\$1,262)
\$15,000 (\$1250/mo.)	\$375	\$1512	(\$1,137)
\$20,000 (\$1,666/mo.)	\$500	\$1512	(\$1,012)
\$25,000 (\$2,083/mo.)	\$625	\$1512	(\$887)
\$30,000 (\$2,500/mo.)	\$750	\$1512	(\$762)
\$40,000 (\$3,333/mo.)	\$1,000	\$1512	(\$512)

Information on housing available and accessible to persons with disabilities and HIV/AIDS is not available. The 2000 Census data indicates 5% of Tempe’s population, 5 years of age or older, has disabilities.

- The following number and targeting of units currently assisted through programs administered by the City of Tempe during the 2004/2005 program year are:

**Section 8 Housing Choice Vouchers:**

Households currently assisted: 1043

Targeting:

- 75% of households admitted must be at or less than 30% of median income (extremely low-income)
- 25% of households admitted may be more than 30% of median income but less than 50% (very low-income)
- All income eligible households are eligible to apply for assistance.
- Funding is available to assist approximately 1082 households

**Section 8 Homeownership Program**

**Households to be assisted: 15**

**Targeting:**

- **Low-moderate income, first-time homebuyers participating in the Section 8 Housing Choice Voucher Program**

**Community Assistance Mortgage Program (CAMP)**

**American Dream Down Payment Initiatives (ADDI)**

**Households to be assisted: 20**

**Targeting:**

- **Low-moderate income, first-time homebuyers**

**Housing Improvement Program & Emergency Grant Program**

**Households to be assisted: 60**

**Targeting:**

- **Extremely low-, very low- and moderate-income households who own and occupy their home**

**Rental Reinvestment Program**

**Households to be assisted: 5**

**Targeting:**

- **Extremely low-, very low- and moderate-income households who will rent the rehabilitated units during the five-year affordability period**

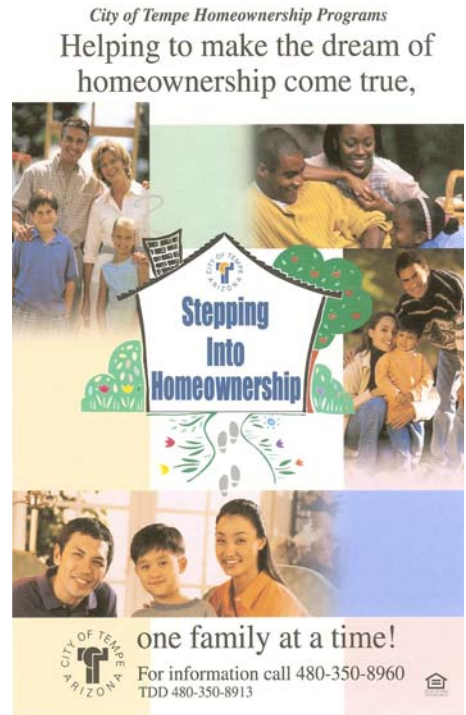
**In addition to the above programs, the following agencies are providing a variety of housing choices within the City of Tempe:**

**NewTown, a Community Development Corporation**

**NewTown is a Community Development Corporation partnering with the City to provide affordable housing opportunities in Tempe. NewTown participates in the Acquisition/Rehabilitation Program which provides non-profits with the opportunity to acquire and/or rehabilitate for sale units as affordable housing.**

**NewTown also receives funding from the Maricopa County HOME Consortium. Funds will be used for acquisition of units for permanent rental housing, single-family reconstruction/substantial rehabilitation, new construction of multi-family rental units, eligible Community Housing Development Organizations (CHDO) operations and administrative costs.**

**Housing developed by NewTown uses the Community Land Trust to ensure affordability of the units.**



**The Community Land Trust of Tempe**

The Community Land Trust (CLT) was created to acquire and hold land for the benefit of the community and to provide secure affordable access to land and housing for residents of Tempe. CLT prohibits speculation and absentee ownership of land and housing, promotes ecologically sound land-use practices and preserves the long-term affordability of housing.

The CLT protects the community's long-term interest by continuing to own land while conveying the long-term use of the land to individuals, cooperatives and other entities. Leaseholders own their homes and other improvements. Terms of the arrangement between the CLT and a homeowner using the land are defined as a long-term land lease.

The CLT was established in Tempe in 2001. NewTowN was one of the community partners instrumental in establishing the Community Land Trust. The CLT is now under the management of NewTowN.

**Chicanos Por La Causa**

Chicanos Por La Causa is partnering with Tempe to facilitate the construction of new single-family affordable homes in the Victory Acres and Escalante neighborhoods.

The partnership will provide affordable housing, continued support towards affordable homeownership activities and supports Tempe's investment in the revitalization and redevelopment of the Victory Acres and Escalante neighborhoods.

**Habitat for Humanity**

Habitat for Humanity's mission is to strengthen communities by providing home ownership opportunities for low-income working families through the use of donated materials, zero percent (0%) interest mortgages and volunteer labor in partnership with their families.

The City will also consider opportunities to partner with for-profit agencies for the development of affordable housing in Tempe. In addition, the City may support other Community Housing Development Organizations (CHDOs) that support Tempe's housing needs.

It is anticipated that no affordable units will be lost from the assisted housing inventory for any reason. It is anticipated that due to the activities of the City programs and the above agencies, affordable units will instead be added to the housing inventory.

3. The characteristics of the housing market in Tempe that will most influence the use of funds include:
  - Age of housing stock
  - Housing gaps for owner and renter households
  - Limited land available for new development

## Specific Housing Objectives (91.215 (b))

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

5 Year Strategic Plan Specific Housing Objectives response:

- 1. In 2003, the City adopted the following housing policies set forth in *Housing A Community; A Planning Document to Increase and Preserve Affordable Housing in Tempe*:**
  - a. Support housing for low-income and special needs citizen that allows for the greatest level of self-sufficiency, dignity and independence;**
  - b. Increase the amount of financial and/or technical resources available for the creation and/or preservation of affordable housing opportunities;**
  - c. Preserve and maintain the existing housing stock;**
  - d. Increase the homeownership rate in Tempe with an emphasis on creating opportunities for the moderate-income population;**
  - e. Solicit participation in and support of affordable housing initiatives;**
  - f. Ensure entries at all levels of the housing continuum with opportunities to advance along the continuum as appropriate.**

With the above policies in mind, the following priorities and objectives are set for the period covered by this Consolidated Plan:

### **2. Priority Housing Needs – Renter**

#### **Increase number of affordable rental units:**

The Section 8 Housing Choice Vouchers (tenant-based) will be used to increase the number of affordable and decent, safe and sanitary rental units in the private rental market. The City will apply for additional units should HUD make new funding available.

**Funding sources: Section 8 tenant-based assistance**

#### **Preserve the existing number of assisted units:**

The Section 8 Housing Choice Voucher Program will continue to be administered in the City; targeting extremely low and very low income households.

**Funding sources: Section 8 tenant-based assistance**

#### **Increase the supply of affordable and quality rental units:**

The Rental Reinvestment Program will provide rental rehabilitation assistance to rental property owners for the purpose of rehabilitating rental units. Once rehabilitated, the rehabilitated units must remain affordable for up to five years.

**Funding source: HOME, Section 8 Housing Choice Vouchers**

### **Priority Housing Needs – Owner**

#### **Increase the supply of affordable owner-occupied housing:**

**The City will use site acquisition and development for affordable housing purposes.**

**Funding source: CDBG for site acquisition, Capital Improvement Program funding, HOME**

#### **Increase the availability of affordable owner-occupied housing:**

**Down payment assistance will be provided to eligible low-moderate income, first-time homebuyer households to purchase homes.**

**Funding sources: HOME, ADDI, IDEA Grants, FSS Escrows, IDAs, Section 8**

#### **Increase the quality of owner-occupied housing:**

**Housing rehabilitation activities will provide assistance to low and moderate income households (single-family housing).**

**Funding sources: CDBG, HOME, Program income from Capital Improvement Program funding (loan repayment funds).**

**Other options to meet the priority housing needs for renters and owners may include partnering with non-profit and for-profit agencies if opportunities become available. Other sources of funding may also be used should they become available.**

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

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

**This section is not applicable to the City of Tempe. The City does not administer a public housing program. The City does administer the Section 8 Housing Choice Voucher Program.**

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

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

5 Year Strategic Plan Public Housing Strategy response:

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

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

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

5 Year Strategic Plan Barriers to Affordable Housing response:

### **1. The main barriers to affordable housing in Tempe 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**  
Only 6.8% of Tempe is vacant land. 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.

The following questionnaire provides information on how the City scores regarding HUD’s Initiative on Removal of Regulatory Barriers. The results may be useful in future efforts to remove barriers to affordable housing.

<b>America’s Affordable Communities Initiative</b>	<b>U.S. Department of Housing and Urban Development</b>	OMB approval no. 2510-0013 (exp. 03/31/2007)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

**Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers**

**Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]**

	<b>1</b>	<b>2</b>
<p><b>1.</b> Does your jurisdiction’s comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a “housing element,” please enter no. If no, skip to question # 4.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>2.</b> If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes



<p><b>3.</b> Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration).</p> <p>If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>4.</b> Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><b>5.</b> If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>6.</b> If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>7.</b> If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>8.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>9.</b> Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>10.</b> Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

<p><b>11.</b> Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>12.</b> Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction’s “HUD Consolidated Plan”? If yes, attach a brief list of these major regulatory reforms.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>13.</b> Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g., water, sewer, street width) to significantly reduce the cost of housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>14.</b> Does your jurisdiction give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, “as of right” means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>15.</b> Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>16.</b> Does your jurisdiction provide for expedited or “fast track” permitting and approvals for all affordable housing projects in your community?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>17.</b> Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>18.</b> Does your jurisdiction allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones or, b) “as of right” in a majority of residential districts otherwise zoned for single-family housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>19.</b> Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>20.</b> Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><b>Total Points:</b></p>	<p><b>15</b></p>	<p><b>5</b></p>

**2. The City's strategy to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing is as follows:**

- **Incentives for homeownership are provided through a variety of sources, including the Section 8 Housing Choice Voucher Program, the Family Self-Sufficiency Program, the Community Assistance Mortgage Program, CDBG and HOME programs**
- **The City monitors the affordability of rehabilitated rental units to ensure the units meet the five-year affordability requirements.**
- **The City administers the Section 8 Housing Choice Voucher Program to provide assistance to households to enable them to rent units in the private market.**
- **To promote owner-occupied housing in a high-priced, single-family dwelling development market, the City modified the zoning ordinance by establishing zoning categories that encourage higher density. This allows the builder to erect more single-family units at a lower cost to buyers.**
- **The City has adopted residential zoning standards that encourage more creative and flexible design solutions.**
- **The City continues to commit resources, including staff, to the goal of providing affordable housing opportunities.**

## HOMELESS

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

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

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

**The Regional Continuum of Care Committee on Homelessness was created in 1999 to provide policy direction and leadership on homeless issues in Maricopa County. The Maricopa Association of Governments (MAG) created the Committee to better coordinate the activities of the Continuum of Care.**

The Committee’s responsibilities include directing year-round planning for homeless issues, submitting a cooperative HUD grant application, convening issue-oriented subcommittees and work groups, and taking a role in improved linkages with other organizations.

Data for the Homeless Needs Table was obtained from the 2004 Gaps Analysis provided by the Regional Continuum of Care Committee. The data was obtained from the Department of Economic Security for the HUD McKinney-Vento Grant application process. According to the *Regional Plan to End Homelessness*, published in 2003 and updated in 2005, the information “provides the best estimate of need, inventory and gaps in housing and support services.”

Because the data is county-wide, the goals are adjusted to reflect Tempe’s proportional share of responsibility in addressing homelessness in the County. Tempe’s proportional share is 5%.

Annually, MAG conducts a Homeless Street Count. The following are the results of the street count in Tempe:

-Single adult men:	91	-Single adult women:	13
-Person in families; adults:	8	-Persons in families; children:	17
-Male youth on own:	10	-Female youth on own:	3
-Chronically homeless male:	37	-Chronically homeless female:	3
-Number of families:	7		

Total homeless persons in 2005: 182

The number of homeless persons in Tempe represents 6% of homeless persons in Maricopa County.

According to the *Regional Plan to End Homelessness*, barriers to ending homelessness include:

- Limited funding
- Lack of affordable housing
- Removing existing barriers to services
- Insufficient data collection and outcomes

The City of Tempe is an active participant in the Continuum of Care Committee on Homelessness as well as other organizations that address homelessness. In addition to serving on the Continuum of Care Committee and various subcommittees, the City’s Homeless Coordinator serves on the Board of Directors of the Arizona Coalition to End Homelessness and the Brown Bag Information Exchange. Both organizations are involved in educating the community and service providers about homelessness and the current trends and best practices in addressing homelessness.

The following Homeless Needs Table was developed using the MAG Continuum of Care Gaps Analysis for Maricopa County. The numbers were adjusted to reflect the City of Tempe’s 5% share of the overall County population.

<b>Continuum of Care Homeless Population and Subpopulations Chart City of Tempe</b>				
<b>Part 1: Homeless Population</b>	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	53	68	125	246
2. Homeless Families with Children	12	21	19	52
2a. Persons in Homeless with Children Families	41	69	61	171
<b>Total (lines 1 + 2a)</b>	<b>106</b>	<b>158</b>	<b>205</b>	<b>469</b>
<b>Part 2: Homeless Subpopulations</b>	Sheltered		Un-sheltered	Total
1. Chronically Homeless		12	42	54
2. Severely Mentally Ill		27	0	27
3. Chronic Substance Abuse		94	0	94
4. Veterans		12	0	12
5. Persons with HIV/AIDS		2	0	2
6. Victims of Domestic Violence		31	0	31
7. Youth (Under 18 years of age)		2	0	2

### Priority Homeless Needs

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

5 Year Strategic Plan Priority Homeless Needs response:

**1. Day Resource and Opportunity Center (DRC)**

A proposed Day Resource and Opportunity Center is identified as a high priority need in Tempe. The Homeless Task Force Report prepared by the Tempe Community Council and published in 2000, has identified that homeless in Tempe would be well served by a one-stop location where the homeless and those at risk of being homeless could obtain a variety of social services – all under one roof.

A number of community meetings have been held with social service providers, business owners, and representatives from Arizona State University, representatives from the Homeless Task Force and city staff to gather feedback about the need for a DRC. Support for a facility exists. City staff will continue to work toward making this high priority need a reality in Tempe.

**Funding of Homeless Prevention Activities**

The City continues to fund those activities directed toward the prevention of homelessness. Activities funded include:

- Home Base Youth Services (Tempe street outreach for youth)
- Central Arizona Shelter Services (shelter services)
- Community Bridges (case management/transition management)
- Homeward Bound (transitional housing case management)
- Mesa Community Action Network (East Valley Men’s Center)
- Thomas J. Pappas School (school for homeless children)
- Salvation Army-Tempe (homeless case management/Emmaus and homeless prevention/rental assistance)
- Save the Family (homeless children’s intervention)
- Tumbleweed (Tempe Youth Resource Center)

**Section 8 Waiting List Priority**

A definition of homelessness is being developed for use in giving preference points to applicants on the Section 8 waiting list who declare themselves as homeless. In order for the self-declared homeless person or family to receive the preference points, the homeless status would be verified by a homeless service provider.

**Homeless Street Count**

The City is working with entities that assisted with the January Street Count to implement a similar count in the summer months. The decision to conduct a mid-year Street Count is to possibly obtain better data on the number of street homeless in Tempe. In addition to the Street Count, entities plan to conduct interviews with the homeless encountered to again provide richer data on why they are homeless, how long they have been homeless and why they do not use the current shelter system.

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

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

5 Year Strategic Plan Homeless Inventory response:

**The update to the Regional Plan to End Homelessness states the current inventory of existing facilities includes:**

- **1,584 shelter beds**
- **3,964 transitional housing beds**
- **2,876 permanent supportive housing beds**

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

**Homeless services occurring in the City of Tempe include:**

- **Home Base Youth Services, providing Tempe street outreach**
- **Thomas J. Pappas School, providing education to homeless children**
- **Salvation Army-Tempe, providing homeless case management, homeless prevention and rental assistance**
- **Tumbleweeds, administering the Tempe Youth Resource Center**

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

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



3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

1. **Homelessness**  
**Funding to the Tempe Community Action Agency and Tempe Salvation Army is used to address the needs of homeless and those at risk. Funding is provided to various shelters including the East Valley Men’s Center in Mesa and the Central Arizona Shelter Services facility in Phoenix. Funding is also provided to Home Base Youth Services to provide street outreach to homeless youth; Thomas J. Pappas School to provide education to homeless children; Salvation Army-Tempe to provide homeless case management, homeless prevention and rental assistance; and Tumbleweeds to administer the Tempe Youth Resource Center.**
2. **Chronic Homelessness**  
**In addition to the above, the City funds a Homeless Coordinator position with CDBG funding. The Homeless Coordinator represents Tempe by actively participating on various Continuum of Care committees and on the Regional Council to End Homelessness. The Homeless Coordinator works to bring Tempe agencies together to coordinate activities for developing permanent housing strategies to end chronic homelessness. In addition, the City is moving forward to add a preference for homeless on the Section 8 waiting list. Also, the City is working to coordinate referrals from social service agencies including the Tempe Community Action Agency, La Mesita and the domestic violence shelters funded by the City.**

**3. Homeless Prevention**

The Day Resource Center would serve as a means of preventing homelessness as at-risk individuals and families will be served in such a facility. In addition, the City publishes, through the Housing Services Section, a Directory of Services for the Homeless in the East Valley. These directories are distributed to the homeless, service providers, churches, the police department and local businesses. Funding is also provided locally to the Tempe Community Action Agency and Salvation Army-Tempe for homeless prevention activities in Tempe.

**4. Institutional Structure**

Many entities are working to address homelessness in Tempe on some level. Non-profit organizations provide a full array of services from food boxes to case management. Many faith-based organizations provide services from food to showers to motel vouchers. The Tempe Emergency Assistance Ministry, a group of leaders from numerous faith-based organizations, works to address homelessness.

The downtown business community has been involved in the annual MAG Homeless Street Count and in discussions about the DRC. The business community's ongoing involvement will be necessary for the DRC to become a successful endeavor.

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

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

5 Year Strategic Plan ESG response:

**This section is not applicable to the City of Tempe. The City is not a recipient of ESG funding.**

## **COMMUNITY DEVELOPMENT**

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

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

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

5 Year Strategic Plan Community Development response:

**1. 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:**

- **Thomas J. Pappas School, an educational facility for homeless children has constructed a new school facility**
- **A 26 unit for-sale townhome development finalized the sale and closing of the units**
- **A 74 unit for-sale townhome development sold its first two phases and additional phases are under construction**
- **The Tempe Slum Property Inspection Team inspected six major blighted and habitual crime problem properties. One property was demolished and four returned to code and building safety compliance**
- **Two habitual crime problem properties were demolished**
- **A new school for the arts opened in the area**
- **Property acquisition and demolition for the Newberry Terrace project was completed. This project features 60 new for-sale homes.**

**New and continuing activities in the Apache Boulevard Project Area include:**

- **The Tempe Slum Property Inspection Team anticipates filing criminal abatement charges on one property and one additional property will be brought into compliance;**
- **Acquisition of property for the new Tempe North Police Complex will be completed;**
- **Newberry Terrace Project will be under construction and completed;**
- **Hayden Cove II, a for-sale townhome development, will have completed closing on all units;**
- **The City may partner with 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 will be used to acquire slum and blighted properties in the Apache Boulevard Redevelopment Area.

**Demolition: high priority**

Funding will be used to remove slum and blighted conditions in the Apache Boulevard Redevelopment Area.

**Relocation: high priority**

Due to the acquisition and demolition activities in the Apache Boulevard Redevelopment Area, funding will be used to relocate individuals and families displaced due to these activities.

**Brownfield Redevelopment – Tempe Marketplace**

The Rio Salado Marketplace Brownfield Redevelopment effort is a public/private partnership between the City of Tempe and Miravista Holdings. The project includes the construction of a regional commercial shopping center of nearly one million square feet with the future potential for office and recreational uses.

The City is utilizing funds from HUD's 108 Loan Program to fund environmental remediation activities at the site. Additionally, funding from HUD's Brownfield Economic Development Initiative Grant will be used to carry the interest-only payments for the first two years of the loan. It is anticipated that this project will be completed in the 2007/2008 program year.

The Section 108 Loan Program may also be used for other Brownfield redevelopment opportunities city-wide.

**Homeless Facilities – Day Resource Center**

As indicated in the homeless priority needs section above, a Homeless Day Resource and Opportunity Center is identified as a high priority need in Tempe. The Homeless Task Force Report prepared by the Tempe Community Council and published in 2000, has identified that homeless in Tempe would be well served by a one-stop location where the homeless and those at risk of being homeless could obtain a variety of social services.

While this high priority need is not yet funded and in fact, costs associated with this type of facility have not even been determined, it will be listed as a Community Development need during the five-year period covered by this Consolidated Plan.

**Public Facilities**

CDBG funds may be used to upgrade commercial facades to enhance their economic viability and revitalize businesses within eligible census tracts.

CDBG funds may also be used to expand and revitalize deteriorated public parks or recreation facilities within areas meeting national objectives.

**Public Services**

The City will use 15% of its CDBG grant toward public service activities. In addition, the city will use the following funding sources for public services: General Revenue funds and Help to Others (H2O).

High priority public service activities include:

- **Senior services:**  
Area Agency on Aging, ARC of Tempe, Shared Living for the Elderly, Tempe Community Action Agency, Mesa Senior Services
- **Handicapped Services:**  
Advocates for the Disabled, Valley Center for the Deaf, The Centers for Habilitation
- **Legal Services:**  
Community Legal Services
- **Youth Services:**  
Boys & Girls Club of the East Valley, Communities in Schools, East Valley Catholic Social Services, EMPACT/Suicide Prevention, Home Base Youth Services, Tempe Family YMCA, Tumbleweed, Valley of the Sun YMCA, Thomas J. Pappas School, Arizona Action for Foster Children
- **Substance Abuse Services:**  
Community Bridges, East Valley Catholic Social Services
- **Battered and Abused Spouses:**  
Chrysalis Shelter, East Valley Catholic Social Services, Sojourner Center, YWCA
- **Child Care Services:**  
Prehab of AZ, YWCA, Association for Supportive Child Care, Open Horizons
- **Abused and Neglected Children:**  
Child Crisis Center, Chrysalis Shelter
- **General Public Services:**  
NewTowN, Body Positive, City of Tempe Family Self-Sufficiency Program, Central Arizona Shelter Services, Mesa Community Action Network, Salvation Army-Tempe, Save the Family, United Food Bank

**General Program Administration**

Funds for this activity will be used for program administration and management of projects and programs under the Community Development Block Grant Program.

2. Priorities were assigned after consultation with City staff and reviewing the on-going needs of the community. High priority needs are items that the City anticipates to fund.

The goals and priorities are subject to change due to:

- a. dynamic changes in the structure, priorities, delivery mechanisms and statutory and regulatory controls governing local, state and federal community development programs;
  - b. annual changes in priorities, objectives, strategies and goals for the City of Tempe;
  - c. the quantity and quality of funding requests made to the City for CDBG resources.
3. The main obstacle to meeting underserved needs is limited funding. The City will continue to analyze how it can better meet the needs of the underserved despite the limited resources available to do so.
  4. The specific long- and short-term objectives of the Community Development needs are as follows:

**Acquisition of Real Property**

**Short-term objective:** to acquire substandard properties for the removal of slum and blight conditions in the Apache Boulevard Redevelopment Area and city-wide.

**Long-term objective:** to provide revitalization opportunities in the Redevelopment Area and city-wide. Opportunities may include, but are not limited to, affordable housing, mixed income housing projects, special needs housing, light rail activities.

**Public Facility Needs:**

**Eligible activities in this category include the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.**

**One facility, a Homeless Day Resource Center, is proposed to be established during the Consolidated Plan term. Upgrading commercial facades to enhance their economic viability and revitalize businesses within eligible areas is also under consideration. Expanding and revitalizing deteriorated public parks or recreation facilities is also proposed during the five-year term of this Plan.**

**Short-term objectives: provide a cost analysis for implementing a Day Resource Center in Tempe, identify businesses, and provide a cost analysis, within eligible areas that may benefit from commercial façade upgrades, identify public parks or recreations facilities that require expanding and/or revitalization, review activities to confirm they meet a national objective and provide a cost analysis.**

**Long-term objective: Commit resources for the establishment of a Day Resource Center, for commercial façade upgrades and park expansion and/or revitalization.**

### **Clearance and Demolition**

**Short-term objective: to remove slum and blighted conditions in the Apache Boulevard Redevelopment Area and city-wide**

**Long-term objective: to provide revitalization opportunities in the Redevelopment Area and city-wide.**

### **Clean up of Contaminated Sites**

**Short-term objective: to remove environmental concerns in the University/Hayden Butte Redevelopment Area 5.**

**Long-term objective: to benefit low to moderate income persons through job creation activities by creating a regional commercial shopping center.**

### **Public Services**

**Activities falling within the public service category include senior, handicapped, youth, employment and training, substance abuse, domestic violence, as well as other public service needs.**

**The amount of public services funded with CDBG funds can not exceed 15% of the program year CDBG grant. In addition to CDBG funding, the City commits general funds and Help to Others (H2O) funds.**

**Short-term objective: to commit funds to address the high priority needs of the community. The Tempe Community Council, using their expertise and partnerships with public service agencies serving the community, will continue to recommend funding for high priority activities.**

**Long-term objective: to continue funding activities that addresses the high priority needs of the community until such time as the need no longer exists.**

### **Relocation:**

**Short-term objective: to provide assistance to permanently or temporarily relocated individuals or families who are displaced due to acquisition activities in the Apache Boulevard Redevelopment Area or city-wide.**

**Long-term objective: to provide affordable, decent, safe and sanitary housing to relocated individuals and families who previously lived in slum and blighted housing areas.**

### **Direct homeownership assistance:**

**Short-term objective: to provide assistance to first-time homebuyers for the purchasing of affordable housing in Tempe.**



**Long-term objective: to increase the homeownership rate in Tempe.**

**Rehabilitation Activities:**

**Short-term objective: to improve the living conditions of low income residents.**

**Long-term objective: to eliminate substandard housing conditions and increase the supply of decent, safe and sanitary housing in Tempe.**

**Lead-Based/Lead Hazard Testing and Abatement**

**Short-term objective: to eliminate hazardous conditions in the housing stock in Tempe and provide a suitable living environment for low-moderate income families.**

**Long-term objective: to increase the supply of housing that meets Housing Quality Standards and eliminates lead hazards in Tempe.**

**Residential Historic Preservation**

**Funds for this activity will be used to ensure that residential rehabilitation program activities at eligible historic properties are conducted utilizing materials and methods appropriate to the maintenance of historic integrity.**

**Short-term objective: empower income qualified owner-occupants to make informed decisions and effect appropriate rehabilitation actions, necessary to conserve and enhance historically significant, character-defining, features of eligible or contributing historic properties.**

**Long term objective: maintain the historic integrity of Cultural Resource Areas identified in Tempe General Plan 2030 or properties that are individually eligible for listing on the local or national historic property registers.**

**Staff will identify housing rehabilitation activities on residential rehabilitation projects undertaken through the CDBG/HOME programs that have the potential to adversely affect the integrity of historic eligible properties. Staff will advise property owners of the eligibility of their home to receive a property tax reduction through the State Historic Preservation Office and aid in listing qualified properties on the State and National registers.**

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

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

**According to the 2000 Census, 7.5% of families living in Tempe were below the poverty level. 5.8% of these families had a householder working in 1999. Of the working householders, 2.4% worked full-time, year-around. Of families with poverty status, 18% were single-parent, female head of households.**

**The following goals and strategies are designated to address the needs of persons and families with poverty level status:**

**Goal:**

**To encourage education and employment opportunities to individuals and families participating in the Section 8 Housing Choice Voucher Program.**

**Strategy:**

- **Continue to administer the Family Self-Sufficiency (FSS) program**
- **Renew cooperative agreements with welfare-to-work agencies (TANF) to promote self-sufficiency and economic opportunities**
- **Provide and attract supportive services to improve employability of assisted families**
- **Aggressively market participation benefits of the Family Self-Sufficiency Program**

**Goal:**

**To commit resources to public services and facilities that support employment and training programs and other supportive services to persons with poverty status.**

**Strategy:**

- **Using CDBG funding, support public service activities and facilities that seek to reduce poverty through training programs and employment opportunities.**
- **Encourage the reinvestment of resources in targeted neighborhoods**
- **Partner with non-profit agencies in support of welfare-to-work activities.**

**Goal:**

**To commit resources for economic development opportunities that creates and/or retains employment opportunities to low-moderate income persons.**

**Strategy:**

- **Pursue, partner and support development opportunities that create, promote and provide employment opportunities for low-moderate income persons.**

**Goal:**

**Encourage and promote job opportunities and procurement opportunities from minority-owned businesses and women-owned business enterprises.**

**Strategy:**

- **Continue to encourage subrecipients of CDBG/HOME funding to have as a priority the recruitment, hiring and employee selection of extremely low to moderate income persons.**
  - **Continue to encourage subrecipients of CDBG/HOME funding to have as a priority, outreach efforts for the employment of extremely low-to moderate-income persons.**
  - **Maintain inventories of minority-owned business enterprises.**
2. **Many of the strategies listed above have factors which are not under the control of the City. For example, while the City may be required by federal regulations to administer a Family Self-Sufficiency Program, it remains a voluntary program for Section 8 participants. Families who may benefit the most from such a program, are under no obligation to actually participate in it.**

**On the other hand, again using the FSS Program as an example, 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 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 assisted 52 extremely low- to very low-income families in becoming self-sufficient and presumably decreased the Tempe poverty levels by the same numbers.**

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

5 Year Strategic Plan LIHTC Coordination response:

**This section is not applicable to the City of Tempe. The City is not a recipient of LIHTCs.**

## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives (91.215)**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

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

5 Year Non-homeless Special Needs Analysis response:

1. **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 People Improvement Plan (PIP) philosophy is:**

- **The PIP should address the long range needs of Tempe citizens, like the Capital Improvement Plan (CIP) addresses the long-range needs for streets 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 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 detoxification and treatment services.**

**Note: The PIP identified the homeless as a target group also but because the homeless priority needs are identified elsewhere in this Plan, this issue will not be addressed in this non-homeless priority needs section.**

**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. The first phase will be to study the issue during the City's first year of the two-year budget cycle. The second phase will be to make funding recommendations for implementation during the City's second year of the budgeting 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.**

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

- **General Revenue: City of Tempe local tax dollars**
- **CDBG: Community Development Block Grant funds targeted to low-moderate income households – funding received from the City's Housing Services Division**
- **Seized Asset Community Action (SACA) funds: received from the City's Police Department**
- **Transportation: local and other funds – received from the City of Tempe Transportation Division**
- **Help to Others (H2O): donations by Tempe citizens with utility bills**

**Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

**The City of Tempe is not an eligible HOPWA recipient.**

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

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs.

The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

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

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

5 Year Non-homeless Special Needs Analysis response:

**The following chart developed for the Maricopa County Consortium Consolidated Plan is used to estimate the needs and resources for special needs populations in the City of Tempe. The estimates are based on data in national studies that identified total U.S. populations in each assigned category. The ratio of the persons in the category was then applied to the total population of Maricopa County. The City of Tempe’s share of the Maricopa County population is approximately 5%. Tempe’s proportional share of the population is then considered to be the outside estimate of Tempe residents in that special needs population.**

**The special needs populations identified in the chart are considered high priority for the Consolidated planning purposes, however, they may not receive funding from CDBG or HOME.**

<b>Special needs population</b>	<b>Elderly</b>
<b>Population count for Maricopa County</b>	<b>358,979</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>17,949</b>
<b>Data source:</b>	<b>2000 Census</b>
<b>Types of services needed for this population</b>	<b>Case management, counseling, adult day care, home care, home delivered meals, befriending services</b>

<b>Identified funding gap in services</b>	<b>Area Agency on Aging study in 2000 indicated current funding serves about one-third of need.</b>
<b>Identified sources of services for this population</b>	<b>Assistance for Independent Living, Escalante Senior Center, Maricopa Transportation Services, Area Agency on Aging, Shared Living for the Elderly, Tempe Adult Day Health Care, Tempe Community Action agency, United Food Bank, AHCCCS</b>
<b>Special needs population</b>	<b>Frail Elderly</b>
<b>Population count for Maricopa County</b>	<b>24,770</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>1,239</b>
<b>Data source:</b>	<b>Frailty in Older Adults, Evidence for a Phenotype. Journal of Gerontology, 2001</b>
<b>Types of services needed for this population</b>	<b>Case management, counseling, adult day care, home care, home delivered meals, befriending services, health services, nurse/medical services</b>
<b>Identified funding gap in services</b>	<b>Area Agency on Aging study in 2000 indicated current funding serves about one-third of need.</b>
<b>Identified sources of services for this population</b>	<b>Escalante Senior Center, Adult Day Care, Area Agency on Aging, ARC of Tempe, Shared Living for the Elderly, Tempe Community Action Agency, United Food Bank, Meals on Wheels, AHCCCS</b>
<b>Special needs population</b>	<b>Persons with severe mental illness</b>
<b>Population count for Maricopa County</b>	<b>79,876</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>3,994</b>
<b>Data source:</b>	<b>Mental health: A Report of the Surgeon General, USDHS, 1999</b>
<b>Types of services needed for this population</b>	<b>Outreach and identification, treatment, health care, income support, rehabilitation services</b>
<b>Identified funding gap in services</b>	<b>Data not available.</b>
<b>Identified sources of services for this population</b>	<b>ACCHS, Value Options, Jewish Family Services, Advocates for the Disabled</b>
<b>Special needs population</b>	<b>Developmentally disabled persons</b>



<b>Population count for Maricopa County</b>	<b>24,116</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>1,206</b>
<b>Data source:</b>	<b>MR/DD Data Brief, University of Minnesota, 2001</b>
<b>Types of services needed for this population</b>	<b>Assistive technology, employment and training, information and referral services, transportation, case management</b>
<b>Identified funding gap in services</b>	<b>Area Agency on Aging study in 2000 indicated current funding serves about one-third of need.</b>
<b>Identified sources of services for this population</b>	<b>The Centers for Habilitation, AZ Bridge to Independent Living, Maricopa County Transportation Services, AHCCCS, Advocates for the Disabled</b>
<b>Special needs population</b>	<b>Physically disabled persons</b>
<b>Population count for Maricopa County</b>	<b>307,215</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>15,361</b>
<b>Data source:</b>	<b>2000 Census estimate</b>
<b>Types of services needed for this population</b>	<b>Assistive technology, employment and training, information and referral services, transportation, case management</b>
<b>Identified funding gap in services</b>	<b>Area Agency on Aging study in 2000 indicated current funding serves about one-third of need</b>
<b>Identified sources of services for this population</b>	<b>AZ Bridge to Independent Living, The Centers for Habilitation, Maricopa County Transportation Services, AHCCCS, Advocates for the Disabled</b>
<b>Special needs population</b>	<b>Alcohol/drug addicted persons</b>
<b>Population count for Maricopa County</b>	<b>254,998</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>12,750</b>
<b>Data source:</b>	<b>U.S. Department of Health and Human Services, September 5, 2003 report</b>
<b>Types of services needed for this population</b>	<b>Monitoring, screening, information and referral, detox medication, education, self-help groups, counseling</b>
<b>Identified funding gap in services</b>	<b>Information not available</b>

<b>Identified sources of services for this population</b>	<b>Community Bridges, East Valley Addiction Council, East Valley Catholic Social Services</b>
<b>Special needs population</b>	<b>Persons with HIV/AIDS and their families</b>
<b>Population count for Maricopa County</b>	<b>9,825</b>
<b>Population count proportionate to Tempe – 5%</b>	<b>491</b>
<b>Data source:</b>	<b>Estimate derived from HIV/AIDS Statistics, National Institute of Allergy and Infectious Diseases</b>
<b>Types of services needed for this population</b>	<b>Case management, emergency financial assistance, food, transportation, early intervention, education, wellness and nutrition</b>
<b>Identified funding gap in services</b>	<b>Information not available.</b>
<b>Identified sources of services for this population</b>	<b>Phoenix Shanti, Body Positive, AHCCCS,</b>

**Obstacles identified in the City of Tempe People Improvement Plan, in meeting the special needs populations include, but are not limited to:**

- **Limited or decreased funding**
- **Need is greater than services available or capacity to serve the need**
- **Lack of centralized information and referral sources**
- **Inadequate community outreach**
- **Employment related problems (discrimination, need for retraining and support)**
- **Lack of transportation to obtain services**
- **Premature institutionalization due to lack of community and home-based services**
- **Limited access to public and private buildings due to non-compliance with ADA**
- **Lack of sensitivity and peer monitoring in the workplace**
- **Limited or no access to year around community and day support services, such as respite, socialization and recreation**
- **Inability to care for personal needs**
- **Inability to secure supported living conditions**

**Specific Special Needs Objectives (91.215)**

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

5 Year Strategic Plan Specific Special Needs Objectives response:

- 1. According to the City of Tempe People Improvement Plan (PIP) the City of Tempe will address needs on a phased basis for the five target groups (the PIP includes homeless in the target groups). During the study of each target group by citizen task forces, a comprehensive review of the needs of that particular target group will be addressed.**

**The goals and specific objectives the City hopes to achieve over the period covering this Consolidated Plan term, will be addressed in the studies.**

- 2. As noted in the PIP, the City is not necessarily responsible for funding all the unmet needs of the target groups. It is, however, in the City's best interest to monitor the needs being addressed by other entities "because the success of those other efforts affect the people of Tempe."**

**Resources reasonably expected to be used to address the identified needs include, but are not limited to: CDBG, United Way funding, Help to Others (H2O), Seized Asset Community Action (SACA) funds, and transportation, local and other funds.**

## **Housing Opportunities for People with AIDS (HOPWA)**

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

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

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

5 Year Strategic Plan HOPWA response:

**This section is not applicable to the City of Tempe. The City is not a recipient of HOPWA funding.**

### **Specific HOPWA Objectives**

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

5 Year Specific HOPWA Objectives response:

**This section is not applicable to the City of Tempe. The City is not a recipient of HOPWA funding.**

## **OTHER NARRATIVE**

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



### **Fair Housing**

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

**The City of Tempe continues to place an emphasis on ensuring residents are informed about the Fair Housing Act and that they do not encounter discrimination in the community.**

**An Analysis of Impediments to Fair Housing Choice (AI) is prepared periodically and reviewed annually. The AI reviews the opportunities and problems associated with people's ability to choose a place to live. In addition, the AI identifies the legitimate problem areas experienced by people in constitutionally protected classes.**

The AI also establishes a plan that includes specific, measureable objective for improving fair housing choice opportunities.

The City's AI has been reviewed and updated in 2005. The AI is located in the Additional Files section of this Strategic Plan.

In the course of this update, the following measureable objectives for addressing issues relating to fair housing choice were identified:

***Issue:*** *a review of the composition of the City's Planning and Zoning Commission found that the city does not collect demographic data on members of this commission.*

**Objective #1:** By December 2005, work with the City of Tempe Diversity Office to determine the feasibility of collecting demographic data on Board and Commission members for the purpose of ensuring diverse representation from all segments of the community.

***Issue:*** *a review of the number and nature of the Fair Housing complaints being received from Tempe residents indicates that the majority of complaints are in regard to race/color/national origin and disability discrimination issues. Furthermore, a large number of calls are in regard to Arizona Residential Landlord and Tenant Act issues.*

**Objective #2:** By July 2005, update the City of Tempe Housing Services web page to include fair housing information in Spanish.

**Objective #3:** By July 2005, publish a City of Tempe Fair Housing informational brochure in Spanish and distribute the brochures in strategic locations throughout the city, including the public library.

**Objective #4:** By December 2005, work with the City of Tempe Crime Free Housing office and the Arizona Multi-Housing Association to educate apartment managers and employees about fair housing and how it pertains to race/color and disability issues.

**Objective #5:** By July 2005, update the City of Tempe Housing Services web page to include links to the Arizona Residential Landlord and Tenant Act information.

***Issue:*** *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.*

**Objective #6:** By December 2005, work with the City of Tempe Development Services staff to educate housing facility property owners and neighborhood associations about fair housing and the importance of integrating people with disabilities into the entire community.

***Issue: Based on surveys and interviews performed in conjunction with the preparation of the 2003 AI, 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.***

**Objective #7: By June 2006, conduct a minimum of one fair housing training session with City of Tempe Development Services and Community Development employees emphasizing accessibility issues. The City funds a part-time Fair Housing Coordinator position. This staff person is located in the Housing Services Division of the Community Development Department. In addition, CDBG administrative funds are used to promote fair housing activities throughout the City.**

## ADDITIONAL FILES

The following policies have been adopted by the Maricopa County HOME Consortium and will apply to the City of Tempe.

### **MARICOPA HOME CONSORTIUM CITIZEN PARTICIPATION PLAN FY2005/2009**

#### **Applicability**

This document implements the citizen participation planning regulations applicable under Consolidated Plan submittal requirements noted under 24 CFR 91.105. This citizen participation plan applies to the following jurisdictions submitting Consolidated Plans covering FY 2005 through FY 2009, pursuant to:

- 24 CFR 91.400 for Consolidated Plan submission for the
  - The Maricopa HOME Consortium
  - The Maricopa Urban County
- 24 CFR 91.200 for Consolidated Plan submission for the
  - City of Chandler
  - City of Mesa
  - City of Glendale
  - City for Scottsdale
  - City of Tempe
  - City of Peoria
  - Town of Gilbert

The Maricopa HOME Consortium includes the Cities of Tempe, Glendale, Chandler, Mesa, Scottsdale, and Peoria and the Town of Gilbert with Maricopa County as the designated Lead Agency. The Consortium has elected to establish July 1 through June 30 as the Program Year under forthcoming Consolidated Plan submissions in FY 2005 through 2009. This program year corresponds with each jurisdiction's fiscal year.

#### **Consolidated Plan Summary**

HUD regulations noted in 24 CFR 91.105 require the preparation of Consolidated Plans for the Maricopa HOME Consortium, Urban County, and the entitlement communities of Scottsdale, Chandler, Glendale, Tempe, Mesa, Gilbert and Peoria. The Consolidated Plan is prepared in draft form by April in the year the Plan takes effect and includes needs, priorities and long- and short-term strategies concerning affordable housing, homeless/special needs and community development in the region. The Consolidated Plan includes a five-year plan and an annual Action Plan and serves as a long- and short- term investment guide for federal Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), HOME, American Dream Down payment Initiative, (ADDI) and Housing Opportunities For Persons With Aids (HOPWA) resources in the region. The Consolidated Plan is also consulted prior to the award of other funding administered by the Department of Housing and Urban Development.



The Consolidated Plan prepared for the Maricopa HOME Consortium shall be regional in nature and will focus on affordable housing and homeless/special population needs, priorities and strategies pursuant to 24 CFR 91.4, while that prepared for the Urban County will address non-housing and community development needs. The Consolidated Plans prepared for the cities of Glendale, Tempe, Gilbert, Scottsdale, Mesa, Chandler and Peoria are local in nature and shall address non-housing, community development needs, priorities and strategies. Such local Consolidated Plans may refer to the Maricopa HOME Consortium Consolidated Plan to address affordable housing and homeless issues that are deemed to be regional in nature, as well as refer to data and analyses conducted concerning affordable housing for the individual locality. For more information concerning the citizen participation process associated with FY 2005 Consolidated Plans, please contact one or all of the following individuals:

- Mr. Jim Prante, Community Development Director, Maricopa County at (602) 240-2210, cxt. 204.
- Mr. Pat Tyrrell, City of Chandler at (480) 782-3210.
- Mr. Gilbert Lopez, City of Glendale at (623) 930-3670.
- Ms. Kit Kelly, City of Mesa at (480) 644-2168.
- Ms. Liz Chavez, City of Tempe at (480) 350-8958.
- Mr. Mark Bethel, City of Scottsdale at (480) 312-2309.
- Mr. Bill Patena, City of Peoria at (623) 773-7167.
- Mr. Carl Harris-Morgan, Town of Gilbert (480) 503-6893.

#### **Provisions of the Maricopa HOME Consortium Citizen Participation Plan**

##### **I and II. Encouragement of Citizen Participation and Information To Be Provided**

In order to encourage citizen participation, the following efforts shall be undertaken by affected Maricopa HOME Consortium members. Affected members are Maricopa County Community Development, the City of Chandler, City of Mesa, City of Glendale, City of Scottsdale, City of Peoria, Town of Gilbert and the City of Tempe.

- 1) The Maricopa HOME Consortium members shall consult with housing authorities in their jurisdictions to elicit participation of the residents of public and assisted housing in plan development and review, which is anticipated to be derived from PHA planning activities stipulated under 24CFR Part 903. As needed and applicable, affected Maricopa HOME Consortium members will also consult with low-income residents of targeted revitalization areas in which federal projects are anticipated. Consortium members shall make Consolidated Plan information available to local housing authorities on a continuing basis for any public hearings to be held under the HUD Comprehensive Grant Program or Public Housing Agency Plan established pursuant to 24CFR Part 903.

**2) Affected members of the Maricopa HOME Consortium shall each hold at least two public hearings concerning the Consolidated Plan. The first meeting shall be held during Consolidated Plan formulation and preparation, while the second shall be held once draft Consolidated Plans have been completed. One or both of the public meetings to be conducted by affected Consortium members shall include the following items:**

- **The amount of CDBG, ESG, HOPWA and HOME resources anticipated to be made available within affected member jurisdictions on a fiscal year basis, and the eligible range of activities that may be undertaken concerning such federal programs.**
- **The amount of CDBG, ESG, HOPWA and HOME resources anticipated to benefit income qualified persons residing within affected member jurisdictions on a fiscal year basis.**
- **Plans by affected HOME Consortium members to minimize the displacement of persons from the intended uses of CDBG, ESG, HOPWA and HOME resources anticipated to be invested during any given fiscal year.**
- **Perspectives on priorities and housing and community development needs in each affected HOME Consortium member jurisdiction.**
- **Other aspects of the Consolidated Plans as applicable.**

**3) On or before April 1st of any given year, affected Maricopa HOME Consortium members will make available their draft Consolidated Plans and the previous year's Comprehensive Annual Performance Evaluation Report (CAPER) to each housing authority, selected libraries, surrounding municipal governments (as applicable), and selected other locations for the mandatory 30-day public comment period to end no later than the 1st of May of any given year. The public shall be notified of this opportunity for review and comment in newspaper/s with general circulation in each affected Consortium member's jurisdiction and shall identify the locations where citizens may review copies of draft Consolidated Plans and relevant Comprehensive Annual Performance Evaluation Reports (CAPERs).**

**4) *In early September of each year, Maricopa HOME Consortium members shall make available their draft Comprehensive Annual Performance Evaluation Reports (CAPERs) for the previous fiscal year to each housing authority, selected libraries, surrounding municipal governments (as applicable); and selected other locations for the mandatory 15-day public comment period to end no later than September 30.***

#### **Access To Records**

**All affected Maricopa HOME Consortium members shall provide citizens, public agencies and other interested parties with reasonable and timely access to public records relating to their past use of HOME, ESG, CDBG and HOPWA and related assistance for the previous five years. This information shall be made available to interested parties in alternate formats as reasonably requested and shall be so noticed.**

#### **IV. Technical Assistance**

All affected Maricopa HOME Consortium members will provide assistance to very low- and low- income persons and groups representative of them that request such in developing proposals for funding under the CDBG, ESG, HOPWA, HOME or ADDI resources treated in their Consolidated Plans. Such assistance will be provided to interested parties as requested and be noticed as available to the public.

#### **V. Public Hearings**

Public hearings to be conducted by affected HOME Consortium members shall be publicly noticed with a minimum one week lead time before the actual meetings are conducted and be noticed in newspapers with general circulation in the community. All postings shall include relevant information to permit informed citizen comment.

Where appropriate to the local community or where requested in advance, a bilingual staff person or translator shall be present at public hearings to meet the needs of non-English speaking residents. All public hearings to be conducted will be held at times and locations convenient to prospective program beneficiaries, and be conducted with accommodation for persons with disabilities when requested at least three working days in advance. Specific determinations on the issues noted above shall be made by staff of each affected HOME Consortium member on a case-by-case basis.

**VI. Comments and Complaints - Any citizen, organization or group desiring to make a complaint regarding the Consolidated Plans treated herein may do so in writing to affected Maricopa Consortium members or verbally during the execution of such public hearings. Any citizen, organization or group may also make their views and/or complaints known verbally or in writing to the affected City or County Managers and/or affected jurisdiction Governing Bodies (City Council and Board of Supervisors). At all times, citizens have the right to submit complaints directly to the Department of Housing and Urban Development as well. All affected HOME Consortium members shall respond in writing to written complaints, grievances, or comments or to comments made at public hearings within 15 working days from receipt of such. The Maricopa County Board of Supervisors is the final disposition authority for complaints or grievances under the purview of Maricopa County, while the City/Town Councils of Chandler, Mesa, Tempe, Gilbert, Peoria, Scottsdale or Glendale are the final disposition authority for complaints or grievances applicable to such jurisdictions.**

**VII. Adoption of Citizen Participation Plan – The Citizen Participation Plan is a required component of the Consolidated Plan. This Citizen Participation plan is anticipated to be adopted by the Maricopa County Board of Supervisors and City/Town Councils of Tempe, Mesa, Chandler, Gilbert, Scottsdale, Glendale and Peoria concurrent with the scheduled adoption of each affected HOME Consortium member’s 5-year Consolidated Plan, anticipated to occur on or before May 1st of 2005.**

**VIII. Comments Received At Public Hearings - Prior to transmitting any Consolidated Plan, Annual Plan, substantial amendment or Consolidated Annual Performance and Evaluation Report, members shall compile any comments or views of citizens received in writing or orally at public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to final submissions conveyed to HUD.**

**IX. Criteria and Process For Amendments To Consolidated Plan - Should any affected HOME Consortium member cause one of the following items to occur, an amendment to their Consolidated Plan would be required:**

**a) To make a substantial change in the allocation priorities or methods of distribution delineated in the plans. "Substantial" in this context is defined as:**

**Changes in any method of distribution for HOME, ESG or HOPWA resources that will alter the manner in which funds are allocated to individual projects or entities *identified in the Annual Plan* by at least 20% of any annual allocation, subject to other program requirements in the CFR as applicable.**

**Changes made to *funding priorities* in the Consolidated Plans over time when not undertaken through annual submission requirements stipulated by HUD.**

**Project deletions or changes made in allocation priorities or methods of distribution that have the effect of changing the funding level of individual CDBG projects within an eligible activity *identified in its Annual Plan* by more than 10% of an entitlement jurisdiction's annual funding level, subject to other program requirements in the CFR as applicable.**

**Any new eligible activity funded with CDBG and not already identified in an Annual Plan, as well as *significant changes in the use of CDBG funds from one eligible activity to another, in an amount greater than 10% of the annual CDBG allocation.***

**b) To carry out an eligible activity, using funds from any program covered by the consolidated plans (including program income), not previously described in the annual Action Plans;**

**c) To substantially change the purpose, scope, location, or beneficiaries of an activity. Changes that are made to *projects to be funded* in the Consolidated Plans over time when not undertaken through Annual Action Plan submission requirements stipulated by HUD.**

**Should "substantial" amendments be made to any aspect of the Consolidated Plans treated herein after its formal adoption, affected HOME Consortium members will undertake the following: [refer to 91.105(b)(2)(iv) and (b)(6)].**

**a) In the instance of Maricopa County, inform affected units of local government.**

**b) Provide reasonable notice of the proposed amendment/s in applicable newspaper/s of general circulation to enable review and comment by the public for at least 30 days. Conduct a public hearing on the subject of the proposed amendment during the 30-day comment period consistent with Sections III through VI noted herein.**

**c) Submit such amendment/s to their respective Governing Boards for approval.**

**d) Upon the termination of the 30-day comment period, periodically notify HUD of any amendments executed, citizen comments received and the response/s by affected Consortium members to such comment/s. All affected Maricopa HOME Consortium members will minimize the displacement of persons assisted through the use of CDBG, HOME, ADDI, ESG or HOPWA resources. The policies to be followed are separately included in this document, and all Maricopa HOME Consortium members have agreed to abide, by the Contents. For efforts other than federally funded acquisition or rehabilitation, Consortium members may utilize adopted local policies concerning displacement assistance.**

#### **OTHER CITIZEN PARTICIPATION REQUIREMENTS**

**People and agencies seeking resources from individual Maricopa HOME Consortium members may need to comply with additional citizen participation requirements imposed on them by such entities. For additional information in this regard, contact the individuals or organizations noted under the "Plan Summary" in this document.**

**MARICOPA HOME CONSORTIUM  
ACQUISITION AND RELOCATION  
FY2005/2009**

**Preface**

**This policy is necessary to insure uniform, complete and accurate acquisition and relocation activities, procedures and files. Acquisition may in some cases be undertaken by the subrecipient, but only with the close coordination of CD Staff and/or consultants.**

**The Maricopa County Community Development, in carrying out its responsibility for CDBG, HOME and ADDI Program administration, and as the designated "State Agency" responsible for acquisition and relocation associated with CDBG, HOME and ADDI Program assisted projects will use staff, other Maricopa County and professional consultants as necessary to comply with the requirements of the Uniform Acquisition and Relocation Act of 1970 (PL 91-646), as amended.**

**MARICOPA HOME CONSORTIUM  
DISPLACEMENT POLICIES FOR  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
and/or HOME PROGRAM FUNDED ACTIVITIES  
FY2005/2009**

**Guideform Residential Antidisplacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as Amended**

**The Community Development, in accordance with Federal Regulations for Displacement, 24 CFR 570.606(b), hereby issues this statement of policy regarding the displacement of persons by CDBG or HOME Program funded activities.**

**Any entity receiving CDBG or HOME Program funds will replace all occupied and vacant units that will be demolished or converted to a use other than as low/moderate income housing.**

**All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. This includes any property obtained through a public undertaking. Before obligating or expending funds that will directly result in such demolition or conversion, the entity will make public and submit to the HUD Field Office the following information in writing:**

- A description of the proposed assisted activity;**
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for low/moderate income dwelling units as a direct result of the assisted activity;**
- A time schedule for the commencement and completion of the demolition or conversion;**
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;**
- The source of funding and a time schedule for the provision of replacement dwelling units; and**
- The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least 10 years from the date of initial occupancy (i.e.: Deed of Trust, Deed Restriction, etc.).**

**The entity will provide relocation assistance, as described in 570.606(b)(2), to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling to another use. Benefits will be provided relocatees and displacees according to the calculation of benefits derived pursuant to requirements of regulations promulgated under the Uniform Property Acquisition and Relocation Act of 1970, as amended**

### **Assistance To Aliens**

**An alien who is not lawfully present in the United States is prohibited from receiving assistance under the Uniform Relocation Act, per 49 CFR 24.208, and assisted housing programs. Circumstances may dictate that determination that an alien is ineligible would result in exceptional and extremely unusual hardship to a spouse, parent, child who is a United States citizen. Under these circumstances a subrecipient may wish to request CD assist in making relocation funds available. A final determination on the eligibility of the request will be made by HUD before any assistance is provided.**

### **Permanent Displacement**

**Displacement is defined as follows: Permanent movement of person(s) or other entities from a dwelling unit or business location resulting from CDBG funded code inspection, rehabilitation, demolition or acquisition.**

**In order to minimize displacement and mitigate adverse effects, the policy shall consist of the following steps, in the event displacement is caused by current or future CDBG or HOME Program funded projects:**

- **CD will avoid or minimize permanent displacement whenever possible and only take such action when no other viable alternative exists.**
- **The impact on existing persons and properties will be considered in the development of CDBG and HOME Program funded projects.**
- **Citizens shall be informed of CDBG or HOME Program project area(s) through information made available as part of the annual proposed and final statements on use of CDBG and HOME Program funds.**
- **Current regulations, HUD notices and policies will be followed when preparing informational statements and notices.**
- **Written notification of intent will be given to eligible property owners who may be displaced and/or relocated due to an approved project activity.**
- **CD will assist those displaced in locating affordable, safe, decent and comparable replacement housing.**
- **CD will ensure that "just compensation" for CDBG or HOME Program acquired property (as determined by appraised fair market value) is paid with relocation benefits, if applicable.**
- **CD will provide for reasonable benefits to any person permanently displaced as a result of the use of CDBG funds to acquire or substantially rehabilitate property.**
- **Reasonable benefits will follow established policies set forth in applicable federal, state and local regulations.**
- **Provision of information about equal opportunity and fair housing laws in order to ensure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, or source of income.**
- **Displaced families will be given a preference through Section 8, Conventional Public Housing or any other federally funded program for which they might qualify. This priority is contingent upon availability of certificates, voucher or placement coupon by the agency certified to handle assistance in the jurisdiction.**



### **Temporary Displacement**

**CDBG or HOME Program funded activities may involve temporary displacement. While strict adherence to provisions of the Uniform Relocation Act are not specified, it is the policy of CD that all subrecipients shall take steps to mitigate the impact of CDBG or HOME Program funded code inspections, rehabilitation, demolition or acquisition that results only in temporary movement of person(s) from a dwelling unit. Such temporary displacement primarily involves demolition and reconstruction of a single-family owner-occupied home. Accordingly, the citizens involved in a temporary movement shall be fully informed of the below matters and appropriate steps shall be taken to insure that fair and equitable provisions are made to:**

- **Insure that owners receive compensation for the value of their existing house prior to demolition.**
- **Receive temporary living accommodations while their HOME Program funded unit is being demolished and reconstructed.**
- **Move and temporarily store household goods and effects during the demolition and reconstruction evolution.**
- **Reimburse all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including moving costs and any increased rent and utility costs.**

**MARICOPA HOME CONSORTIUM  
AFFIRMATIVE MARKETING POLICY  
FY2005/2009**

**Maricopa Home Consortium Affirmative Marketing Policy and Procedures for HOME-Assisted Housing**

**Purpose**

The purpose of this policy is to establish a standard Affirmative Marketing Policy and procedures for HOME-assisted housing containing five or more housing units.

**Policy**

The public, property owners, and potential tenants shall be informed about affirmative marketing aspects of the HOME-assisted housing activity, the regulations and the goal of attracting persons from all racial, ethnic and gender groups in the housing market area to the available housing. This policy shall apply equally to all recipients of HOME funds.

**Procedures**

A. Methods for informing the public, property owners, and potential tenants about Federal Fair Housing Laws and the Affirmative Marketing Policies should include the following.

Initial and subsequent unit occupants will be subject to the Affirmative Marketing Policy.

The public and potential beneficiaries will be informed about affirmative marketing in a number of ways. First, the affirmative marketing requirements and the goal of attracting persons of all races/ethnic groups and genders will be stated to the public in all articles and press releases published in the local newspapers.

Property owners and subrecipients will be informed about the affirmative marketing aspects of the HOME Program upon initial contact, whether by telephone, letter or brochure. Owners may also be reached through articles in local newspapers; especially in the real estate sections and such articles will include information about affirmative marketing. All brochures, letters, etc. sent to potential applicants for HOME funds will include a statement about the affirmative marketing requirements.

B. Requirements and practices regarding affirmative marketing to be carried out by property owners should include the following.

Property owners and subrecipients will be required to carry out affirmative marketing procedures in terms of advertising HOME-assisted units and attracting tenants of all racial, ethnic and gender groups. When advertising rental units, owners shall state in their ads that Section 8 tenants are welcome in these particular units. HOME-assisted units to be occupied by Section 8 voucher or certificate holders will be governed by the Housing Authority's Equal Opportunity Housing Plan.

**Property owners and subrecipients will be required to carry out affirmative marketing procedures for the entire period of affordability of the HOME assisted units.**

**In addition to requiring the affirmation of the Non-Discrimination and Equal Opportunity Policy, the Consortium will provide a list of groups the owner should contact when marketing the availability of their units to persons least likely to apply. That list will include an appropriate local newspaper such as the Glendale Star, Arizona Republic, El Sol, the Westsider, Scottsdale Progress, Mesa Tribune, Tempe Daily News and Chandler Chronicle. Also listed will be the local Community Action Programs such as Glendale Community Action Program or Avondale Community Action Program, and the local housing departments such as the Glendale Community Housing Services Department or the Maricopa County Housing Authority.**

**Procedures to be used by owners and subrecipients to inform and solicit applications from persons in the housing market that are not likely to apply for the housing without special outreach should include the following.**

**The Maricopa HOME Consortium will assist subrecipients in their efforts to reach persons in the community and especially in the eligible neighborhoods. The Housing Authorities have contacts in a number of public agencies that can be used, and community gathering spots, such as libraries, senior centers and laundromats, which often have bulletin boards used to advertise apartment rentals. In addition, various media such as TV and radio public service spots, local newspapers, etc., may be used to announce the program and availability of HOME-assisted units.**

**D. Affirmative Marketing record keeping and assessment should consist of the following.**

**The Maricopa HOME Consortium will require that records be kept on all program announcements, brochure distribution, articles, and radio-TV spots relating to the HOME Program. Persons calling to inquire about the availability of HOME-assisted units may be asked how they first heard about the program and whether they are aware of the Affirmative Marketing Policy.**

**Property owners, subrecipients, and landlords of the HOME-assisted units should be informed that they must keep records on any advertising of the HOME-assisted units, whether by ad in a newspaper, a posted notice or a sign in the unit window to provide evidence that the affirmative marketing of the units to tenants is taking place.**

**In addition, landlords will provide information to the Housing Authority, depending on unit location and on the lease status of Section 8 certificate/voucher holders, so that the availability of the units for affirmative marketing efforts is known.**

**Where a HOME-assisted unit is not subsequently occupied by a Section 8 certificate/voucher holder, landlords will be asked to provide information about characteristics of new tenants (income, race, family size, etc.), as part at a review of the HOME-assisted units. When new tenants have moved in, landlords will be asked to determine the means by which the tenants learned about the availability at the unit, and evaluate the affirmative marketing practices used to recruit such tenants, if possible.**

**The Maricopa HOME Consortium will document the race, ethnicity and gender of the head of household of existing tenants prior to the investment of HOME assistance; and if there is a change, the Consortium will also document the race, ethnicity and gender of the head of household of the first occupant of an assisted unit.**

**Failure to demonstrate good faith in the correction of violations of this policy may result in termination of subrecipient agreements and/or disqualification from future funding under this program.**

**E. The Maricopa HOME Consortium will develop a minority/women business outreach program following the minimum HUD standards and requirements. The outreach efforts to be conducted for minority and women-owned businesses will include the following items.**

- A good faith, comprehensive and continuing endeavor**
- A statement supporting public policy and commitment published in the print media of widest local circulation**
- An office and/or key, ranking staff person with oversight responsibilities and access to the chief elected official**
- The use all available and appropriate public and private sector local resources**

**MARICOPA HOME CONSORTIUM  
MINORITY BUSINESS AND WOMEN'S BUSINESS  
ENTERPRISES POLICY  
FY2005/2009**

**Minority Businesses and Women's Business Enterprises Policy and Procedures For the Community Development Block Grant and Home Programs, and Business Outreach Program Developments**

**Policy**

The Maricopa HOME Consortium will comply with HUD's responsibilities under Executive Orders 11625, 1234 concerning Minority Business Enterprises (MBE) and 12138 concerning Women's Business Enterprises (WBE) making all efforts to encourage the use of minority and women's business enterprises in connection with public works contracts, CDBG, and HOME funded activities.

The purpose at this policy is to take affirmative steps to assure that small and minority businesses and women's business enterprises are utilized when possible as a source of supplies, equipment, construction, and services. These affirmative steps will include the following.

The inclusion of qualified small and minority businesses and women's business enterprises on solicitation lists, solicitation of bidding for public works, professional service or rehabilitation contracts

Assurances that small and minority businesses and women's business enterprises are solicited whenever they are potential sources, particularly for purchases of supplies and materials

The division of total requirements into smaller tasks or quantities so as to permit maximum participation; where economically feasible, and where allowable under federal and local procurement requirements

Where the requirement permits, establishment of delivery schedules designed to encourage participation by small and minority businesses and women's business enterprises

If any subcontracts are to be let, require the prime contractor to take the affirmative steps noted above

**Procedures**

The objective of these procedures is to establish and oversee a minority outreach program within the Maricopa HOME Consortium to ensure the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women.

To ensure the inclusion, to the maximum extent possible, of entities owned by minorities and women, the Maricopa HOME Consortium will develop the following program:

A. The Maricopa HOME Consortium maintains an inventory of certified minority businesses and women's business enterprises identifying their capacities, services, supplies, and products.

**B. A notice to minority business enterprises and women's business enterprises has been developed explaining the steps and procedures to be followed in participating in contracts and business opportunities.**

**C. The Maricopa HOME Consortium will advertise using the local media such as the Westsider, El Sol, Glendale Star, Scottsdale Progress, Mesa Tribune, Tempe Daily News, Chandler Chronicle, Arizona Republic, and Business Gazette to market and promote contracts and business opportunities for MBE and WBE. Cable public access is also utilized.**

**D. The Maricopa HOME Consortium will participate and promote meetings, conferences, seminars, etc, with minority businesses and women's business enterprises, including the Arizona Minority Development Council.**

**E. A centralized record on the use and participation of minority businesses and women's business enterprises as contractors/subcontractors in all HUD-assisted contracting activities will be reported to HUD on the contract and subcontract activity report HUD-2516.**

**F. To facilitate opportunities for minority businesses and women's business enterprises to participate as vendors and suppliers of goods and services, the Maricopa HOME Consortium has developed a solicitation and procurement procedure. The procedure in place is as follows:**

**Bids should be advertised in the local newspapers, local cable TV, Chambers of Commerce, and procurement assistance programs.**

**Information on procurement procedures should be made readily available to minority businesses and women's business enterprises.**

**Maricopa County participates in the Arizona Minority Development Council programs and trade shows. The business community is given the opportunity to call the appropriate office and comment on the specifications or terms at a bid or proposal. Changes made by addendum are issued to all that were sent the original document. Copies are sent to local Chambers of Commerce.**

**Additional actions and procedures undertaken by Consortium members to foster outreach to minority businesses and women's business enterprises will include, but is not limited, to the following:**

- Maintenance and update of the inventory of minority businesses and women's business enterprises**
- Distribution of notices to minority businesses and women's business enterprises in accessing Consortium contracting opportunities through a variety of means outlined below**

- **Continuation of the advertisement of bid opportunities and certification procedures in the local media like the Westsider, El Sol, Glendale Star, Scottsdale Progress, Mesa Tribune, Tempe Daily News, Chandler Chronicle, Arizona Republic, and Business Gazette; through Cable TV; via local Chambers of Commerce (procurement assistance programs); through minority Chambers (procurement assistance programs), and other relevant media opportunities**
- **Continuation of participation with the Minority Businesses and Women's Business Enterprises Program Office of Maricopa County, thereby enabling an enhanced distribution of minority businesses and women's business enterprises bid opportunities for all Consortium contracting opportunities. Maricopa County, through its Minority Businesses and Women's Business Enterprises Program Office, is active in the National Minorities Contractors Association and thus attends meetings, seminars, conferences and related training sessions on a continuing basis to consistently enhance outreach and promotion**
- **Continuation of participation by Maricopa County on the Minority Supplier Development Council and the Arizona Fair Housing Partnership to foster enhanced minority businesses and women's business enterprises outreach and promotion**
- **Continuation of County endeavors regarding an IGA committee consisting of State ADOT, State Civil Rights Office, City of Phoenix, City of Tucson, Tucson Airport Authority and Pima County to establish reciprocal certification arrangements for minority businesses and women's business enterprises to foster minority outreach, certification and promotion**

**MARICOPA HOME CONSORTIUM  
MONITORING  
FY2005/2009**

**Monitoring is a continuous process of review to ensure adequate performance and compliance with all applicable statutes, regulations, and policies. To be an effective tool for improving performance and avoiding non-compliance, monitoring requires the on-going application of appropriate planning, implementation, communication, and follow-up during each phase of an activity. The typical phases of an activity include the initial allocation of funding, the written agreement, the monthly progress reports, the requests for reimbursement of expenditures, and the closing reports.**

**Forms of Monitoring**

**Monitoring may include the following procedures.**

**review of monitoring reports, audits and management letters at application  
review of federal requirements during contract signing  
review of periodic reimbursement requests/performance reports  
technical assistance (meetings, telephone calls, site visits, written  
correspondence, etc.)  
desk reviews  
on-site reviews  
other comprehensive monitoring as warranted**

**Desk reviews consist of in-house reviews of documentation submitted to the reviewer. On-site reviews consist of reviews of program files, fiscal systems and financial records.**

**Risk Assessment**

**The level of monitoring to be conducted will be determined by the risk classification assigned to the entity. Entities receiving CDBG/HOME funds will be evaluated annually to determine the appropriate risk classification. Entities deemed to be "low risk" will be subject to desk review. Entities deemed to be "high risk" will receive an on-site monitoring review.**

**To be classified as "low-risk", an entity must generally meet the following criteria.**

**an on-site visit has been conducted within the last two years  
there have been no or insignificant compliance or performance problems  
noted**

**To be classified as "high-risk", an entity may meet one or more of the following risk factors:**

- the entity is new to the CDBG/HOME Program**
- there has been a high rate of employee turnover or turnover in key staff positions**
- there has been noncompliance with one or more contract provisions**
- there were significant findings and/or concerns noted in previous desk reviews or on-site monitoring visits**
- there are significant unresolved audit findings**



- **there has been a high incidence of citizen/vendor complaints**
- **reimbursement requests/performance reports contain inaccurate or incomplete information**
- **there is a demonstrated need for on-going technical assistance**

**Please note the risk designations are not limited to the above-stated conditions and may be assigned due to other circumstances, if required.**

#### **Monitoring Approach**

**To use limited administration funds more efficiently, eliminate duplicate monitoring activities and create a more consistent approach throughout the County, a team-monitoring approach will be used whenever feasible. To the greatest extent possible, each entity will receive either a desk review or on-site review once each year. The reviews will be conducted using a standardized monitoring tool developed by the Maricopa HOME Consortium (Consortium).**

#### **Peer Review**

**A peer review process will be used for monitoring Consortium members. Each Consortium member will be reviewed annually by a team consisting of rotating personnel from the members of the Consortium.**

#### **Subrecipient Monitoring**

**Subrecipients may also be subject to team monitoring. Each subrecipient will be monitored by the Consortium member(s) responsible for administering the related CDBG/HOME agreements. This procedure will also apply to monitoring of Community Housing Development Organizations (CHDOs).**

**Refer to each Consortium member's Five-Year Consolidated Plan for additional requirements concerning the subrecipient monitoring efforts to be undertaken with CDBG/HOME resources.**

#### **Monitoring Results**

**Desk reviews and on-site reviews will result in written letters documenting any findings or concerns noted during the reviews. Whenever possible, monitoring letters should be issued in draft format to activity administrators for review and comment. Entities should be given 10 days in which to comment on the draft letters. Final monitoring letters will be issued to the chief executive officers of the monitored entities. Any comments received from activity administrators should be incorporated into the final monitoring letters.**

**Desk reviews and on-site reviews may also generate suggestions for improvements to program/financial systems. Any suggestions noted during the monitoring may be documented in a separate memorandum addressed to activity administrators.**

#### **Monitoring Maricopa County ESG Funds**

**The Maricopa County Department of Human Services will monitor ESG resources on a continuing basis. Allocation of funds is completed on a monthly basis, and all clients and data will be tracked according to Department and HUD guidelines.**

**Contract fiscal claims will be reviewed monthly. An initial visit will be made after the contracts are awarded. A formal desk review and monitoring visit will be completed in the second quarter of the grant and a written plan will be prepared. The contractor will resolve any corrective actions immediately. Fiscal audits are required of contractors according to Federal and County guidelines. Contracts will be reviewed and validated for environmental clearance. Maricopa County Human Services Department staff will conduct a program and fiscal monitoring annually.**

**MARICOPA HOME CONSORTIUM  
HOME/ADDI & ESG SPECIFIC REQUIREMENTS  
FY2005/2009**

**RECAPTURE/RESALE PROVISIONS**

The HOME Investment Partnerships Program, 24 CFR §92.254, requires that housing provided through homebuyer assistance must be secured for the use of low-income households for a period of affordability. The affordability period is determined based on the amount of the HOME/ADDI subsidy as follows.

<b><u>HOME Funds Provided</u></b>	<b><u>Affordability Period</u></b>
<b>&lt; \$15,000</b>	<b>5 Years</b>
<b>\$15,500 - \$40,000</b>	<b>10 Years</b>
<b>&gt;\$40,000</b>	<b>15 Years</b>

Under the HOME/ADDI regulations, participating jurisdictions have two options for controlling the resale of HOME/ADDI -assisted homebuyer property during the affordability period. These are the recapture option and the resale option. The participating jurisdiction must select which option it will use prior to providing assistance to the homebuyer.

**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.

**Resale Option** – Under this option, the seller must resell the original home to another income-eligible homebuyer. This sale must be at a price that is affordable to the purchaser, although the seller is also allowed a fair return on the sale. Under the HOME regulations, the participating jurisdiction must define both the terms of affordability and fair return.

**Maricopa HOME Consortium Policy Regarding Recapture/Resale**

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.

The City of Tempe will use the Recapture Option.

Members of the Maricopa HOME Consortium may also provide homebuyer assistance through a contract with a CHDO or non-profit housing provider. Members will negotiate with the CHDO or non-profit housing provider the appropriate recapture/resale requirements for the program provided.

**This provision shall be adequately addressed in CHDO/Subrecipient contracts, and the proper security instruments shall be provided.**

**Owners who sell their property before the expiration of the affordability period will be entitled to a fair return on their equity investment. Homeowner's equity includes the homeowner's original contribution to the down payment, payment of mortgage principal during the period of ownership, value of any improvements added at the owner's expense, and the appreciated value of the property since its initial purchase.**

**If the recapture option is used, the fair return to the seller will be calculated based on the net proceeds from the sale and the amount of the original HOME investment in the property. The HOME/ADDI subsidy shall be recoverable by the Consortium member any time the house is sold before the expiration of the affordability period. The method that will be used to calculate the fair return and the HOME/ADDI subsidy to be recovered shall be detailed in the required security instruments. If the affordability period has been satisfied, the seller will be entitled to all net proceeds from the sale of the property.**

**If the resale option is used, the housing must remain affordable to the subsequent purchaser. The housing will be considered affordable if the subsequent purchaser's monthly payment of principal, interest, taxes and insurance do not exceed 30% of the gross income of a family with an income equal to 75% of median income for the area. If the property is no longer affordable to qualified homebuyers at the time of resale, the Consortium member may take steps to bring the property acquisition cost to a level that is affordable. This may result in the actual sales price being different to the seller than to the subsequent homebuyer. Upon the resale of the home, the property must pass HUD Housing Quality Standards. The Consortium member shall determine who is responsible for the necessary repair costs to bring the property up to standards. These requirements shall be detailed in the required security instruments. If the affordability period has been satisfied, the seller shall be free to sell the home to any qualified buyer.**

**In the case of a foreclosure or foreclosure sale, the period of affordability shall be terminated. . Upon receipt of notice that a foreclosure is pending, the Consortium member or subrecipient shall take positive steps to assert rights to a share of the proceeds of the foreclosure sale. The Consortium member shall, to the extent feasible, recapture the original HOME/ADDI investment. If the homebuyer has failed to make payments to the first mortgage holder, the Consortium member will not be obligated to correct any deficient payments. The amount recaptured shall be based on the amount of the net proceeds from the foreclosure sale. If no net proceeds are generated, the HOME/ADDI investment shall not be recaptured. The method that will be used to calculate the amount of the recaptured funds shall be detailed in the required security instruments. If the affordability period has been satisfied, the Consortium member shall have no rights to the net proceeds resulting from the foreclosure sale.**

**If the original homebuyer ceases to occupy the property as the principal place of residence, voluntarily or involuntarily, or upon the death of the owner (or where ownership is joint upon the death of the sole survivor having the remaining interest), the original HOME/ADDI investment shall become due and payable. The method that will be used to calculate the amount of the recaptured funds shall be detailed in the required security instruments. If the property is occupied as a principal residence by a lineal descendant of a deceased owner, and the descendant's income level qualifies the descendant to receive HOME/ADDI assistance in the same manner in which the deceased owner qualified according to the most recent income limits, the Consortium member, at its discretion, can elect to allow the occupant to live on the property for the remainder of the affordability period. If the affordability period has been satisfied, the Consortium member shall have no interest in the occupants of the property.**

**\*Security instruments are generally defined as deeds of trust, promissory notes, and other similar documents**

# **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN TEMPE, ARIZONA**

May 2005



# Tempe, Arizona April 2005

## Analysis of Impediments To Fair Housing Choice In Tempe

### Executive Summary

The City of Tempe, like every City in the country with a population over 50,000, has the opportunity to receive an entitlement allocation of Community Development Block Grant (CDBG) funds each year from the federal government through HUD. CDBG funding supports a variety of activities which improve the overall community by improving the living conditions of low and moderate income people. One of the conditions on the receipt of this money is that the communities have an updated Consolidated Plan which involves citizens in establishing local priorities for spending CDBG funds. Part of that consolidated planning process is an assessment of public and private actions that might hurt people's opportunity to find a place to live.

The Analysis of Impediments to Fair Housing Choice (AI) is intended to review the opportunities and problems associated with people's ability to choose a place to live with the only criteria being whether or not they can afford it. The analysis seeks to identify legitimate problem areas experienced by people in constitutionally protected classes and establishes a plan that includes specific, measurable objectives for improving opportunities for fair housing choice.

The basic premise for this AI was that people have a right to equal treatment in their search for a place to live and there may be some things that the community can do to help make life better for its citizens. This project involved consultation with City employees, staff of the local HUD office, two fair housing agencies, and the City of Tempe Diversity Office. Data and documentation from the City of Tempe Fair Housing Coordinator, HUD and fair housing agencies was reviewed and analyzed for the purpose of updating the City of Tempe's AI. Documents which were reviewed included the 2000 Census, the City's Consolidated Annual Performance and Evaluation Report, the 2001-2002 Annual Action Plan for the Community Development Block Grant program, the Housing Element of the General Plan, a variety of brochures on Tempe's housing programs and services, Tempe's 2001 Statistical Report, the HUD Fair Housing Planning Guide and the last update to Tempe's Analysis of Impediments to Fair Housing Choice. A review of websites addressing housing and fair housing in Tempe was also done.

In the course of research for this AI, it became clear that Tempe continues to have a considerable public commitment to addressing diversity issues within its control. Furthermore, Tempe's Fair Housing education program is effective for those who use it. The City of Tempe is dedicated to ensuring that a growing number of residents understand Fair Housing and their rights.

## **Introduction**

Fair Housing Choice is defined as the ability of all persons, regardless of race, color, religion, sex, disability, familial status or national origin to have available to them the same housing choices. Impediments to fair housing choice are any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choice on the basis of race, color, religion, sex, disability, familial status or national origin.

The City of Tempe, like every City in the country with a population over 50,000, can receive an entitlement allocation of Community Development Block Grant (CDBG) funds each year from the federal government through HUD. This grant allows communities to fund a variety of activities which improve the living conditions of low and moderate income people. One of the conditions on the receipt of this money is a Consolidated Plan which involves citizens in establishing local priorities for spending CDBG funds. The Analysis of Impediments to Fair Housing Choice is a required component of that Consolidated Plan.

The Analysis of Impediments to Fair Housing Choice (AI) is intended to review the opportunities and problems associated with people's ability to choose a place to live with the only criteria being whether or not they can afford it. HUD expects that the AI will identify legitimate problem areas and result in a plan that includes specific, measurable objectives for improving opportunities for fair housing choice. That is the goal for the preparation of this document.

## **Background**

Two significant factors currently differentiate Tempe from the other east valley cities. The first is that Tempe is the home of Arizona State University and the second is that Tempe is both landlocked and approaching build-out. These two factors alone create dynamic tensions for housing choice and community life that are actively impacting policy development and service delivery.

According to the 2000 Census, the population count for Tempe was 158,625. The percentages of population by race and ethnicity closely approximated the percentages for the State and Maricopa County except for slightly higher percentages of Asian and Native Hawaiian and Other Pacific Islander people. However, the ratio of homeowners to renters is 51% to 49% in Tempe, whereas it is more than two thirds to less than one third respectively for the State and the County.

## **Methodology**

This AI generally follows the checklist that HUD staff use to review these documents. If a particular item in the checklist does not appear to have relevance to the City of Tempe, the item is addressed only briefly as part of the community profile. More time is spent on those areas that appear to make housing choice more difficult for people in one of the groups identified in the Fair Housing Act of 1988.

The HUD Fair Housing Planning Guide indicates that the analysis should be based on readily available data. Areas where data was not readily available for Tempe are identified and may be an area of focus for a later update.



The methodology for this AI involved an examination of 3 key areas:

- The first is a review of the membership of the City of Tempe Planning and Zoning Commission to determine the impact it may have on housing choices in Tempe.
- The second is a review of Fair Housing Complaint Data from the City of Tempe. Data was generated from Tempe resident inquiries to the City of Tempe Fair Housing Coordinator, the Arizona Fair Housing Center, and HUD. The data was analyzed to determine the nature of the complaints and resulting patterns in the types of complaints being generated from Tempe residents.
- The third component examines the siting of housing facilities for people with disabilities in Tempe.

## **Data Sources**

### ***Demographic Data***

Census 2000: See Exhibit B for comparisons of Census information among Tempe, the State, Maricopa and the other East Valley Cities.

City of Tempe 2001 Statistical Report

### ***Fair Housing Complaint Data***

The HUD Title VIII activity report dated 10/1/02 – 1/31/05 for cases filed and cases closed in Arizona indicated that nine complaints were filed during that time period in Tempe. There were two complaints filed for Race, 6 complaints filed for National Origin, two complaints filed for Disability and 1 complaint filed for Familial Status. Please note that a case may have multiple basis. No complaints were filed in the categories of Sex, Religion or Retaliation. During that same time period, nine cases were closed; five were Conciliated or Resolved and 4 showed No Cause. The closed cases may not have been among the same cases that were initially filed during the same time period.

The Arizona Fair Housing Center reports that between 2/02 and 2/05, they received 57 calls from Tempe residents regarding potential Fair Housing complaints. An analysis of those calls reveals that sixteen calls were related to Race/National Origin and one to Disability. It is interesting to note that twenty-six of the calls they received were related to AZ Landlord Tenant Act issues.

The City of Tempe Fair Housing Coordinator received thirty-seven calls from Tempe residents seeking information about Fair Housing and how to file a complaint during the same time period. Of the calls received by the City's Fair Housing Coordinator, ten pertained to Race and ten related to Disability. The City's Fair Housing Coordinator also responded to thirteen calls about Arizona Landlord Tenant Act issues.

### ***Home Mortgage Disclosure Act (HMDA) Data***

Home Mortgage Disclosure Act data is only publicly available in an aggregated form for the Phoenix-Mesa service area. Tempe's relative size within that area is small enough that that aggregation would not be relevant to a study of circumstances specific to Tempe.

**Housing Data**

The 2000 Census counted 67,068 housing units in Tempe. With an occupancy rate of 94.8%, Tempe has a higher rate of occupancy than the County (90.6%) and all of the East Valley cities except Gilbert (95.7%). The owner-renter proportions in Tempe (51% to 49%) are substantially more evenly split than in the County (67.5% to 32.5%). Charts in Exhibit D provide graphic representations of owner-renter tenure by Census Tract and Ethnicity by Census Tract. By ethnicity, the total Hispanic population is 26,389 people. 11,048 live in owner occupied housing and 15,341 live in renter occupied housing.

The charts below describe vacancy status by type of unit and occupancy by race.

<u>VACANCY STATUS</u>			
<u>Census 2000</u>			
	Units	Rate	Vacancy Rate by Tenure
Total units	67,068	100%	est.
Total vacant units:	3,466	5.17%	
For rent	2,008	2.99%	5.98%
For sale only	315	0.47%	0.96%
Owner occupied units	32,444		
Renter occupied units	31,555		

<u>TENURE BY RACE OF HOUSEHOLDER - Universe: Occupied housing units</u>			
<u>Data Set: Census 2000 Summary File 1 (SF 1)</u>			
	Tempe	% of population	
Total:	63,602	100%	
Owner occupied:	32,444	51%	% of Owners
Householder who is White alone	28,799	45.28%	88.77%
Householder who is Black or African American alone	634	1.00%	1.95%
Householder who is American Indian and Alaska Native alone	238	0.37%	0.73%
Householder who is Asian alone	970	1.53%	2.99%
Householder who is Native Hawaiian and Other Pacific Islander alone	28	0.04%	0.09%
Householder who is Some other race alone	1,297	2.04%	4.00%
Householder who is Two or more races	478	0.75%	1.47%
Renter occupied:	31,158	49%	% of Renters
Householder who is White alone	23,161	36.4%	74.33%
Householder who is Black or African American alone	1,679	2.6%	5.39%
Householder who is American Indian and Alaska Native alone	727	1.1%	2.33%
Householder who is Asian alone	1,839	2.9%	5.90%
Householder who is Native Hawaiian and Other Pacific Islander alone	93	0.1%	0.30%
Householder who is Some other race alone	2,537	4.0%	8.14%
Householder who is Two or more races	1,122	1.8%	4.84%

**Barriers to Affordable Housing-**

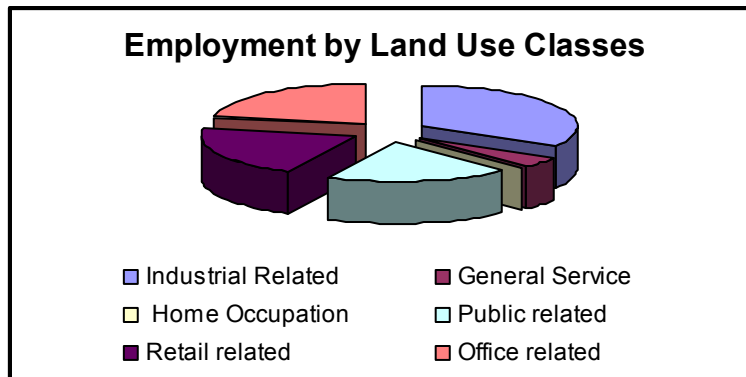
As in all of the Maricopa County cities, there is a growing lack of affordable housing in Tempe. Tempe has less than 7% (6.87%) remaining vacant land within its geographical boundaries. Therefore, new residential development of any type is difficult and expensive. Land values in Tempe are high and continue to increase for a variety of reasons; specifically, Tempe is landlocked, centrally located with regional facilities, and attractively built. The cost of land is a critical factor in the overall cost of developing a project and impacts its ability to compete with projects where land costs are less expensive.

Another barrier to affordable housing is the gentrification of housing in areas of Tempe that typically have been affordable to low-income residents. Further complicating this particular barrier is the need for student housing due to Arizona State University’s main campus being located in Tempe.

Affordable housing for people with disabilities is also an issue in Tempe. Housing facilities for people with disabilities tend to be clustered in certain neighborhoods limiting housing choices. Furthermore, the demand for additional accessible rental units is not being met by new development.

**Employment Data –**

The City of Tempe 2001 Statistical Report indicates that at the end of December 1999, Tempe’s employed labor force was 114,871 and according to the 1995 Employment Survey was distributed as follows:



The study documents an employment base that could employ the entire labor force within the city boundaries and an unemployment rate lower than that of the state and county. The employment environment does not appear to have an adverse impact on fair housing choice.

The City has developed a Diversity Action Plan and hired a full-time Diversity Coordinator. The City is also recruiting a part-time ADA Accessibility Specialist.

**Transportation Data**

City data from the 2000 Census indicates that less than 2% of homeowners do not own an automobile. The percentage of renter households that did not own an automobile was 9.6. Tempe’s public transportation system is one of the most comprehensive in the Valley. It includes twelve fixed routes and three, free local FLASH routes through the University, the downtown and three residential neighborhoods near the university. Dial-a-Ride service is available under contract with East Valley Dial-a-Ride from 4 a.m. to 1 a.m. six days a week and from 4 a.m. to Midnight on Sunday. Four Park and Ride lots are located in Tempe. New buses purchased for the FLASH routes are equipped with three wheelchair tie-downs in each bus.

Tempe has partnered with the City of Mesa to promote fair housing services by displaying a Fair Housing notice in 143 inter-city buses that serve the two cities



**Maps**

The Census Tract Map is attached in the Exhibits with charts for Poverty Concentrations, Low-Moderate Income Census Tracts, Income Characteristics, and Population Characteristics.

**Fair Housing Plan for the City of Tempe-Recommended objectives and assessment updates**

**Issue:** 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.

Objective #1: By December 2005, work with the City of Tempe Diversity Office to determine the feasibility of collecting demographic data on Boards and Commissions members for the purpose of ensuring diverse representation from all segments of the community.

**Issue:** a review of the number and nature of the Fair Housing complaints being received from Tempe residents indicates 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.

Objective #2: By July 2005, update the City of Tempe Housing Services web page to include Fair Housing information in Spanish.

Objective #3: By July 2005, publish a City of Tempe Fair Housing informational brochure in Spanish and distribute the brochures throughout locations in the city including the public library.

Objective #4: By December 2005, work with the City of Tempe Crime Free Housing office and the Arizona Multi-housing Association to educate apartment managers and employees about Fair Housing and how it pertains to Race/Color and Disability issues.

Objective #5: By July 2005, update the City of Tempe Housing Services web page to include links to Arizona Landlord and Tenant Act information.

**Issue:** *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.*

Objective #6: By December 2005, work with City of Tempe Development Services staff to educate housing facility property owners and neighborhood associations about Fair Housing and the importance of integrating people with disabilities into the entire community.

**Issue:** *Based on surveys and interviews performed in conjunction with the preparation of the 2003 AI, 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.*

Objective #7: By June 2006, conduct a minimum of one Fair Housing training session with City of Tempe Development Services and Community Development employees emphasizing accessibility issues.

Objective #8: By June 2006, conduct a landlord survey to determine the availability of accessible rental units within the City of Tempe. A database of accessible units will be created using the survey results; this information will be posted on the City of Tempe Housing Services Division web page.

## 2000 Census Comparison by Percent for The State, County and East Valley Cities

	Arizona	Maricopa County	Chandler	Gilbert	Mesa	Scottsdale	Tempe
Total population	100	100	100	100	100	100	100
<b>SEX AND AGE</b>							
Male	49.9	50	49.9	49.7	49.5	48.2	51.7
Female	50.1	50	50.1	50.3	50.5	51.8	48.3
Under 5 years	7.5	7.9	9.1	10.3	8.2	5.2	5.7
5 to 9 years	7.6	7.8	8.7	10.1	7.6	5.5	5.3
10 to 14 years	7.4	7.2	7.9	9.1	7.3	5.6	5.4
15 to 19 years	7.2	7	6.6	7.1	7.3	4.9	9.2

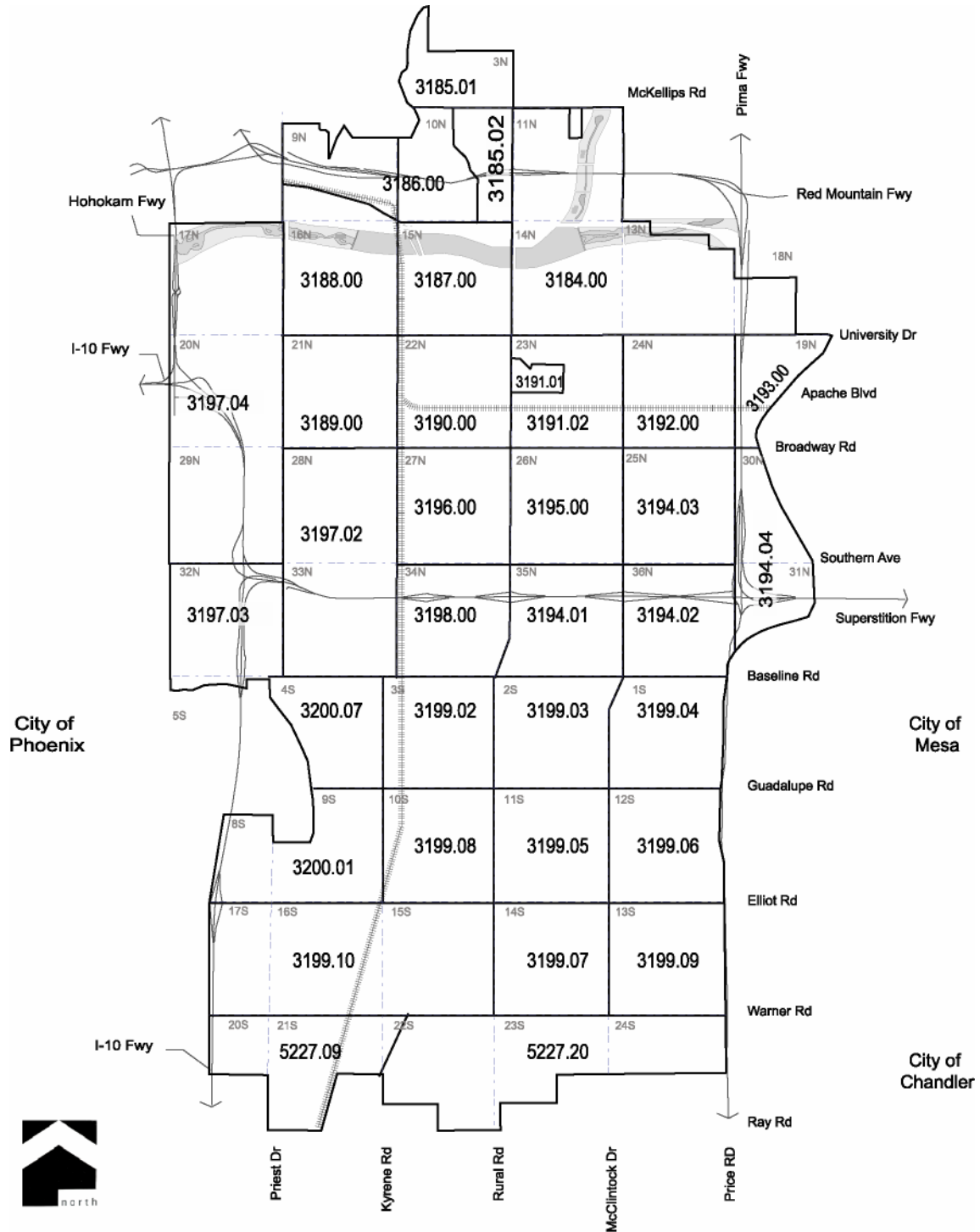
City of Tempe, Arizona

20 to 24 years	7.1	7.3	6.2	5	8.2	4.8	15.5
25 to 34 years	14.5	15.9	19	18.4	15.5	14.3	19.4
35 to 44 years	15	15.5	19	19.4	14.2	16.1	13.8
45 to 54 years	12.2	11.9	11.8	11.7	11.1	15.1	11.8
55 to 59 years	4.7	4.4	3.5	3.2	4	6.5	4
60 to 64 years	4	3.5	2.5	2	3.3	5.3	2.7
65 to 74 years	7.1	6.1	3.4	2.4	6.7	9.2	3.9
75 to 84 years	4.6	4.2	1.8	1.1	5.1	5.8	2.4
85 years and over	1.3	1.3	0.6	0.3	1.5	1.8	0.9
18 years and over	73.4	73	70.2	65.8	72.7	80.7	80.2
Male	36.2	36.2	34.5	32.3	35.5	38.3	41.5
Female	37.1	36.9	35.6	33.6	37.1	42.4	38.7
21 years and over	68.9	68.7	66.6	62.4	68	78	70.9
62 years and over	15.3	13.7	7.2	4.9	15.3	19.8	8.7
65 years and over	13	11.7	5.8	3.8	13.3	16.7	7.2
Male	5.8	5	2.5	1.7	5.7	7.3	2.9
Female	7.2	6.7	3.4	2.1	7.7	9.4	4.2
<b>RACE</b>							
One race	97.1	97.1	97	97.2	97.2	98.3	96.7
White	75.5	77.4	77.2	85.7	81.7	92.2	77.5
Black or African American	3.1	3.7	3.5	2.4	2.5	1.2	3.7
American Indian and Alaska Native	5	1.8	1.2	0.6	1.7	0.6	2
Asian	1.8	2.2	4.2	3.6	1.5	2	4.7
Asian Indian	0.3	0.4	0.9	0.6	0.2	0.5	1.1
Chinese	0.4	0.5	1.1	0.9	0.3	0.6	1.3
Filipino	0.3	0.4	0.7	0.7	0.3	0.3	0.3
Japanese	0.2	0.2	0.2	0.2	0.1	0.2	0.3
Korean	0.2	0.2	0.3	0.4	0.1	0.2	0.4
Vietnamese	0.3	0.3	0.5	0.4	0.2	0.1	0.5
Other Asian <sup>1</sup>	0.2	0.2	0.5	0.4	0.2	0.2	0.7
Native Hawaiian and Other Pacific Islander	0.1	0.1	0.1	0.1	0.2	0.1	0.3
Native Hawaiian	0	0	0	0	0	0	0.1
Guamanian or Chamorro	0	0	0	0	0	0	0
Samoan	0	0	0	0	0	0	0
Other Pacific Islander <sup>2</sup>	0	0.1	0	0	0.1	0	0.1
Some other race	11.6	11.9	10.8	4.8	9.7	2.3	8.5
Two or more races	2.9	2.9	3	2.8	2.8	1.7	3.3
<b>Race alone or in combination with one or more other races <sup>3</sup></b>							
White	77.9	79.8	79.7	88.2	84.1	93.6	80.2
Black or African American	3.6	4.3	4.1	3	3.1	1.5	4.4
American Indian and Alaska Native	5.7	2.5	1.8	1.1	2.3	1	2.7
Asian	2.3	2.7	5.1	4.4	2	2.5	5.6
Native Hawaiian and Other Pacific Islander	0.3	0.3	0.3	0.3	0.4	0.2	0.5
Some other race	13.2	13.5	12.3	6	11.1	2.9	10.2
<b>HISPANIC OR LATINO AND RACE</b>							
<b>Total population</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

City of Tempe, Arizona

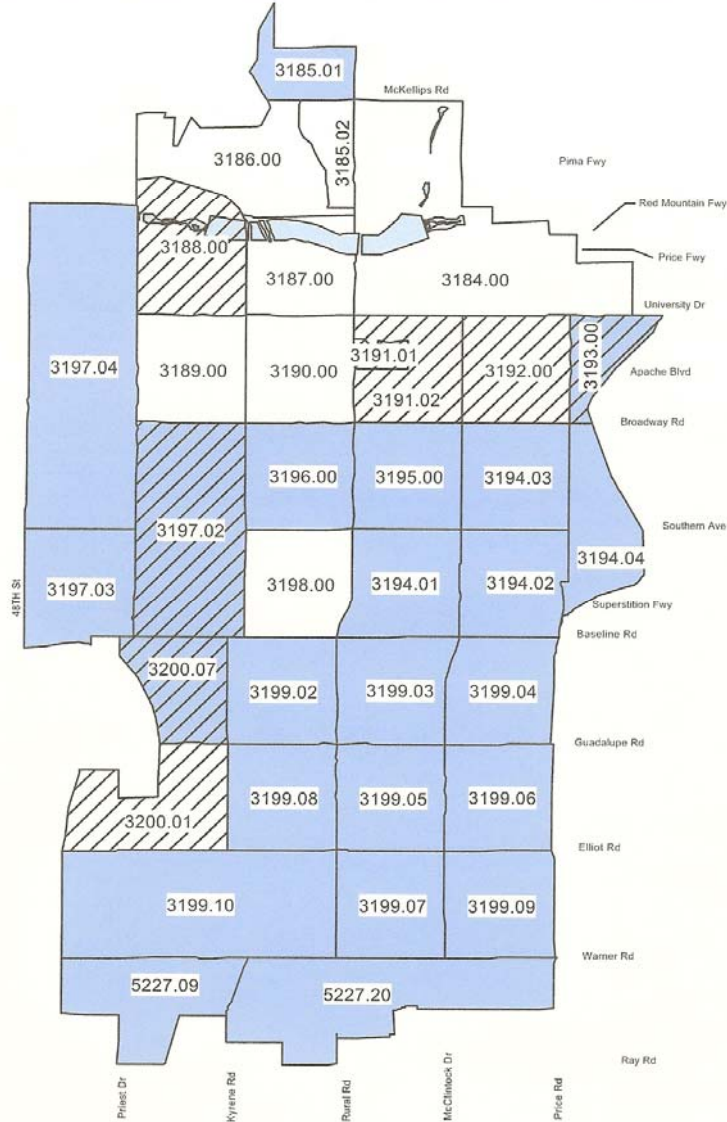
Hispanic or Latino (of any race)	25.3	24.8	21	11.9	19.7	7	17.9
Mexican	20.8	20.3	16.6	8.3	16	5	14
Puerto Rican	0.3	0.4	0.4	0.5	0.4	0.3	0.4
Cuban	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Other Hispanic or Latino	4	4	3.9	3	3.2	1.6	3.4
Not Hispanic or Latino	74.7	75.2	79	88.1	80.3	93	82.1
White alone	63.8	66.2	68.6	79.9	73.2	88	69.7
<b>HOUSEHOLDS BY TYPE</b>							
<b>Total households</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Family households (families)	67.7	67.4	72.8	81.7	68.1	60.1	52.9
With own children under 18 years	32	33	41.1	50.8	33.4	22.6	24.4
Married-couple family	51.9	51.6	57.5	69.5	52.7	49.6	38.4
With own children under 18 years	22.6	23.7	31.4	42.9	24	17.1	16.8
Female householder, no husband present	11.1	10.7	10.5	8.3	10.6	7.5	9.7
With own children under 18 years	6.8	6.6	7	5.5	6.7	4.1	5.6
Non-family households	32.3	32.6	27.2	18.3	31.9	39.9	47.1
Householder living alone	24.8	24.5	19.3	12.7	24.2	30.8	28.5
Householder 65 years and over	8.6	7.9	3.6	1.8	9.1	9.7	4.6
Households with individuals under 18 years	35.4	36.2	44	53.2	36.3	24.1	26.9
Households with individuals 65 years and over	24.5	22	11.7	8.4	24.3	25.9	12.9
<b>HOUSING OCCUPANCY</b>							
<b>Total housing units</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Occupied housing units	86.9	90.6	93.7	95.7	83.5	86.4	94.8
Vacant housing units	13.1	9.4	6.3	4.3	16.5	13.6	5.2
For seasonal, recreational, or occasional use	6.5	4	1.6	0.7	10.3	7.6	0.8
<b>HOUSING TENURE</b>							
<b>Occupied housing units</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Owner-occupied housing units	68	67.5	73.6	84.9	66.4	69.6	51
Renter-occupied housing units	32	32.5	26.4	15.1	33.6	30.4	49

### Census Tract Map for Tempe





City of Tempe  
Housing Services

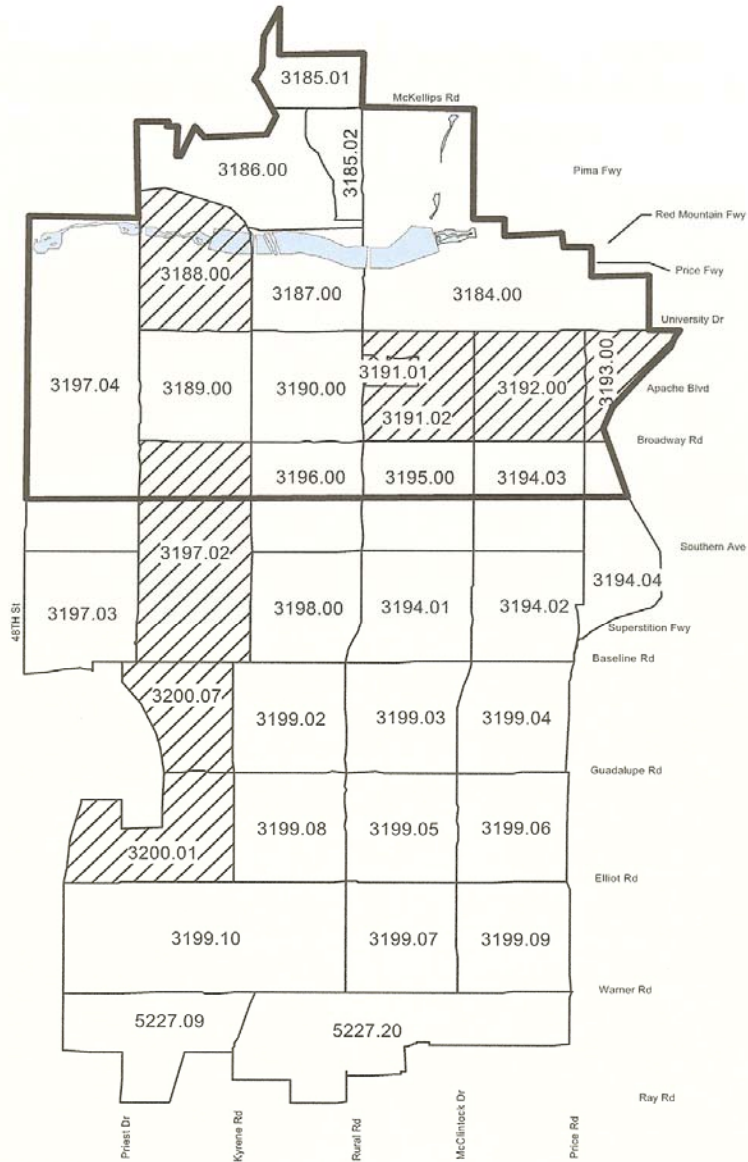


**We encourage families to move into the shaded areas because they are considered to have a lower concentration of poverty**

- Areas identified with a lower concentration of poverty, at or below the overall 13% poverty rate for the City of Tempe.
- Concentrated areas with 30% or more minority households.

Data source: 2000 U.S. Census

City of Tempe  
 Low-Moderate Income (LMI) Census Tracts  
 Fiscal Year 2004/2005



- Census Tracts with 51% or more LMI households
- CDBG Targeted Area
- Area's identified with a concentration of minority households

Data source:  
 City of Tempe, Housing Services

## 2000 Income Characteristics

### Tempe Household Income

Census Tract	Total Households	Median household income	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$39,999	\$40,000 to \$44,999	\$45,000 to \$49,999
3184.00	1,720	37,248	144	126	120	116	121	117	182	113	102
3185.01	1,509	32,457	109	115	163	110	172	125	106	90	74
3185.02	999	46,023	46	61	74	51	47	93	85	38	24
3186.00	0	0	0	0	0	0	0	0	0	0	0
3187.00	331	14,427	123	48	38	15	37	0	21	0	8
3188.00	3,004	28,231	439	264	285	296	322	295	228	233	162
3189.00	2,723	38,735	162	188	195	219	241	175	225	164	140
3190.00	994	38,750	147	58	84	59	55	62	46	65	19
3191.01	1,285	16,063	460	157	145	96	94	46	46	43	41
3191.02	4,630	20,364	1,150	601	520	521	312	329	255	219	108
3192.00	3,905	27,419	685	282	401	421	353	335	386	219	204
3193.00	651	38,094	47	65	22	38	51	53	80	47	61
3194.01	2,225	49,125	180	104	127	129	78	148	99	94	185
3194.02	1,602	65,357	28	18	24	60	75	78	95	58	54
3194.03	1,950	50,402	90	66	59	106	104	155	131	137	118
3194.04	1,551	50,316	78	77	25	102	56	94	88	156	88
3195.00	2,321	47,205	141	82	74	105	231	135	131	153	179
3196.00	2,406	41,432	175	110	200	125	178	215	137	158	142
3197.02	3,409	41,440	275	131	209	183	162	292	354	291	215
3197.03	2,013	32,173	164	189	152	199	206	181	101	110	102
3197.04	416	41,985	22	22	16	38	25	39	19	46	45
3198.00	2,985	35,656	283	179	145	216	277	361	195	174	131
3199.02	1,011	47,371	43	43	69	46	35	39	108	95	49
3199.03	2,566	58,345	105	60	132	99	130	76	105	200	71
3199.04	1,952	61,200	49	40	35	62	61	77	144	124	78
3199.05	2,085	62,415	68	32	47	94	121	117	109	100	102
3199.06	1,086	100,000	28	0	38	17	34	22	17	26	20
3199.07	871	96,548	8	11	0	32	44	33	0	20	27
3199.08	963	54,728	49	27	17	30	72	56	51	104	30
3199.09	897	73,344	18	0	0	17	35	31	53	35	60
3199.10	1,282	97,725	28	0	33	20	18	28	8	25	46
3200.01	2,755	41,370	202	171	127	110	196	241	262	178	126
3200.07	2,565	41,318	136	152	164	192	107	214	220	240	230
5227.09	538	83,231	0	0	0	10	9	28	0	5	10
5227.20	2,351	90,368	65	0	53	20	41	98	31	56	41
<b>Total</b>	<b>63,551</b>	<b>42,361</b>	<b>5,747</b>	<b>3,479</b>	<b>3,793</b>	<b>3,954</b>	<b>4,100</b>	<b>4,388</b>	<b>4,118</b>	<b>3,816</b>	<b>3,092</b>

The income reported on the table above is derived from answers to the 2000 Census Census questionnaire on income received in calendar year 1999. The Household Income includes money made by the head of household and all other persons 15 years old and over in the household, whether related to the head of household or not. Census Tract 3186.00 has only one household, therefore, income information was not disclosed.





## Population Characteristics

### Population by Race & Ethnicity

Census Tract	Total	White	Black or African American alone	American Indian and Alaska Native	Asian alone	Native Hawaiian and Other Pacific Islander	Some other race alone	Two or more races	Hispanic or Latino	Not Hispanic or Latino
3184.00	4,446	3,320	66	112	114	3	689	142	1,401	3,045
3185.01	3,333	2,857	42	46	90	9	191	98	484	2,849
3185.02	2,139	1,800	32	30	57	0	170	50	336	1,803
3186.00	1	1	0	0	0	0	0	0	0	1
3187.00	2,693	2,315	75	27	68	16	129	63	187	2,506
3188.00	6,239	4,283	312	240	273	43	833	255	1,836	4,403
3189.00	6,753	5,329	194	174	168	27	655	206	1,359	5,394
3190.00	3,823	3,246	100	55	121	9	163	129	312	3,511
3191.01	3,188	1,451	139	57	997	13	361	170	730	2,458
3191.02	10,084	6,893	311	282	1,067	31	1,068	432	2,216	7,868
3192.00	9,321	5,674	356	372	349	8	2,062	500	3,552	5,769
3193.00	1,902	1,091	35	65	51	14	599	47	1,013	889
3194.01	5,621	4,752	304	59	125	15	221	145	652	4,969
3194.02	4,326	3,714	115	63	155	5	181	93	443	3,883
3194.03	5,009	4,037	202	115	162	17	318	158	753	4,256
3194.04	3,472	3,108	58	16	73	10	128	79	320	3,152
3195.00	5,584	4,825	116	58	170	5	239	171	598	4,986
3196.00	5,652	4,552	140	101	155	21	484	199	1,004	4,648
3197.02	8,382	5,605	524	313	381	65	1,133	361	2,099	6,283
3197.03	4,094	3,189	192	95	93	13	398	114	797	3,297
3197.04	1,206	813	44	69	41	23	162	54	332	874
3198.00	7,050	5,216	400	182	275	33	658	286	1,472	5,578
3199.02	2,720	2,236	103	45	44	6	218	68	478	2,242
3199.03	6,048	5,203	152	41	223	5	245	179	537	5,511
3199.04	5,387	4,664	142	43	137	4	271	126	632	4,755
3199.05	5,382	4,509	180	68	216	8	242	159	618	4,764
3199.06	3,016	2,553	91	13	220	1	70	68	212	2,804
3199.07	2,473	2,310	32	5	67	0	32	27	142	2,331
3199.08	2,327	1,980	69	25	74	3	89	87	360	1,967
3199.09	2,512	2,274	68	10	105	0	33	22	159	2,353
3199.10	3,914	3,294	75	18	338	8	74	107	327	3,587
3200.01	5,948	4,128	542	167	277	12	541	281	1,128	4,820
3200.07	5,950	4,113	449	194	280	19	670	225	1,417	4,533
5227.09	1,662	1,360	41	12	163	0	56	30	182	1,480
5227.20	7,017	6,276	102	22	412	8	89	108	399	6,618
<b>Totals</b>	<b>158,674</b>	<b>122,971</b>	<b>5,803</b>	<b>3,194</b>	<b>7,541</b>	<b>454</b>	<b>13,472</b>	<b>5,239</b>	<b>28,487</b>	<b>130,187</b>
<b>Percentag</b>	<b>100%</b>	<b>77.5%</b>	<b>3.7%</b>	<b>2.0%</b>	<b>4.8%</b>	<b>0.3%</b>	<b>8.5%</b>	<b>3.3%</b>	<b>18.0%</b>	<b>82.0%</b>

Source: 2000 Census

# Proclamation

WHEREAS, The United States Congress passed the Civil Rights Act of 1968, of which Title VIII declared that the law of the land would now guarantee the right of equal housing opportunity; and

WHEREAS, April 2005 marks the 37<sup>th</sup> anniversary of the passing of the Federal Fair Housing Law, which prohibited discrimination in the sale, rental or financing of housing based on race, color, religion, gender, handicap, familial status or national origin; and

WHEREAS, The City of Tempe provides a fair housing program for its residents and, as a community, we cherish inclusiveness and equal opportunity as American values; and

WHEREAS, It is the right of all our residents to enjoy equal opportunities to the great quality of life offered in Tempe.

NOW, THEREFORE, I, HUGH HALLMAN, Mayor of the City of Tempe, Arizona, do hereby declare:

**The month of April 2005  
as  
Fair Housing Month  
in Tempe, Arizona**

IN WITNESS WHEREOF,  
I hereunto set my hand  
this 5<sup>th</sup> day of April,  
Two Thousand and Five.

  
Mayor

 **City of Tempe**





**Tempe  
Community  
Council**

Katherine Hanley, Executive Director  
34 E. 7th Street, Tempe, Arizona 85281  
(480) 858-2300 Fax: (480) 858-2319  
Web Address: <http://www.tempe.gov/tcc>

---

**Board of Director's Agenda**

**Date: Wednesday, November 3, 2004**  
**Time: 7:30 a.m.-8:30 a.m.**

**Place: Hatton Hall, 34 E. 7<sup>th</sup> St., 1 block south of City Hall**

- 7:15 Greet & Eat All
- 7:30 Convene Jan Nicpon, President
- 7:32 Minutes (*in mailing*) Sandra McClelland, Secretary  
\*TCC Board Minutes from October 6, 2004 (*approval*)  
\*CIS Advisory Council Minutes from September 28, 2004 (*acceptance*)
- 7:35 \*September 2004 Treasurer's Report (*in mailing*) Lance Cypert, Treasurer
- 7:37 (c) 3 Award for Jim Simpson (it is a surprise...shhhh don't tell him!) Kate Hanley, Executive Director
- 7:45 CDBG Presentation Patti Hatvick, City of Tempe Housing
- 7:50 Old/New Business  
• Don Carlos Update Martha Cronin, Management Assistant  
• Drucker Goal Committee #2 Report (*in mailing*) Brenda Shears & John Herman, Co-Chairs  
• OH Tax Credit Letters Shana Ellis, Assistant Director  
• MAG Human Services Coordinating Committee Report Janet Regner, TCC Liaison to MAG  
• Introduction of Jeff Kulaga, City of Tempe Community Relations Mgr. Kate Hanley  
• Convening of By-Laws Committee Jan Nicpon  
• CIS Update Lance Cypert, CIS Liaison  
• Board Packets—Mailing vs. E-mail All
- 8:20 Announcements  
• VSUW Award to Cheryl Hornyman & Gloria Fox Shana Ellis  
• Management Interns Shana Ellis  
• Earned Income Tax Credit (EITC) Funding Update Kate Hanley
- 8:28 Upcoming Events  
• **November 3, Don Carlos Humanitarian Award Reception honoring Joe Spracale, Arizona Historical Society Museum, 5:00-7:00 p.m., \$20 (*invitation mailed*)**  
• November 5, City of Tempe Boards & Commissions Dinner, 6:00 p.m., Tempe Town Lake (*invitation mailed*)  
• November 21, Shared Living 15th Anniversary Open House, 3:30-5:30 p.m. (*invitation to be mailed*)  
• November 24, TEAM Thanksgiving Service, 7:00 p.m., First Congregational Church of Tempe, 101 E. 6<sup>th</sup> Street  
• December 2, Agency Review Orientation, 4:00-5:00 p.m., Hatton Hall  
• December 7, Stephen's Ace Hardware Fundraiser to Benefit Open Horizons, Broadway/Rural, 6:00-9:00 p.m. (*invitation to be mailed*)  
• January 24-28 & January 31-February 1, 2005 (*if needed*), Agency Review Interviews (*Committee members are asked for 1/2 day during this time period*), Hatton Hall  
• February 17, Agency Review Final Meeting, Hatton Hall  
• February 26, Empty Bowls, Tempe Town Lake

- March 5, Governor’s Ball, Pointe South Mountain, benefiting Tempe Adult Day Health Care Center & ASU Community Health Care Clinic (*invitation to be mailed*)

8:30 Adjourn

Jan Nicpon

**The Next TCC Board Meeting: Wednesday, December 1, 7:30 a.m., Hatton Hall**

\*Board Action Requested

**Board members unable to attend a meeting are requested to call TCC at (480) 858-2300**

Tempe Community Council endeavors to make all public meetings accessible to people with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 858-2300 to request an accommodation to participate in the meeting.



## **CITY OF TEMPE NOTICE OF PUBLIC HEARING**

A Public Hearing will be held on the City of Tempe Community Development Block Grant (CDBG) and HOME programs annual applications for funding. The Hearing will be held February 3, 2005 at 7:30 p.m. in the City Council Chambers, 31 East Fifth Street, Tempe, Arizona.

The February 3, 2005 hearing will be to obtain views and proposals from citizens on how the CDBG and HOME funds the City may receive from the U.S. Department of Housing & Urban Development in fiscal year 2005/2006 might be used. This hearing is also to obtain citizens views and comments on Community Development and Housing needs and priorities for the five year Consolidated Plan for FY 2005-2010 in the City of Tempe.

To aid citizens who might wish to participate in the planning process, the following is a sample list of eligible activities under the CDBG and HOME programs:

- Affordable housing activities
- Property acquisition and disposition
- Property clearance and demolition
- Housing rehabilitation and preservation
- Housing services
- Housing construction
- Homeownership assistance
- Relocation assistance
- Lead-based paint testing and abatement
- Public services
- Public facilities and improvements
- Historic preservation
- Street improvements
- Neighborhood facilities
- Economic development Activities
- Planning and administration

Information regarding the City's CDBG Annual Action Plan and Consolidated Plan and the City's CDBG and HOME funding programs in general, is available at the City of Tempe Housing Services Division at 21 East Sixth Street, Suite #214, Tempe, Arizona  
(Phone: 480-350-8950, TDD 480-350-8913).

Written comments may be submitted to: City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 85280. All written comments received prior to the public hearing will be forwarded to City Council.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council Meeting.



## **CITY OF TEMPE 2<sup>nd</sup> PUBLIC NOTICE**

The City of Tempe Community Development Department has developed its Action Plan for Community Development Block Grant and HOME Program Funding for fiscal year 2005-2006 and the Five Year Consolidated Plan for Fiscal Years 2005-2009. The Plans are available for review at the Housing Services Division Office, located at 21 E. Sixth Street, Suite 214, Tempe, Arizona from 7:00am to 5:00pm and on the city's web site located at [www.tempe.gov/tdsi/housing](http://www.tempe.gov/tdsi/housing).

Written comments on the Plans may be submitted to: City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 85280 or by means of the city's web site at [www.tempe.gov/tdsi/housing](http://www.tempe.gov/tdsi/housing).

A second public hearing will be held on May 5, 2005 at the regularly scheduled City Council meeting at 7:30pm at the City of Tempe Council Chambers, 31 E. Fifth Street.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council Meeting.

Equal Housing Opportunities





# Housing Services

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Complete

## Housing Services

- Programs
- Home Buyer Class
- Fair Housing
- Homeless Coordinator

## Topics

- Arts & Museum
- Business Services
- City Hall
- Economic Development
- Employment
- Environmental
- Library
- Parks & Recreation
- Planning & Development
- Police
- Fire
- Refuse
- Resident Services
- Town Lake
- Transportation
- Visitor Center
- Water Utility
- Text Only Menu

## Departments

- Mayor and Council
- City Manager
- City Attorney
- City Clerk
- City Court
- Community Relations
- Community Services
- Development Services
- Diversity Department
- Economic Development
- Financial Services
- Fire
- Human Resources
- Information Technology
- Internal Audit
- Police

## HOUSING SERVICES

21 E. 6th St. Suite 214  
 Tempe, AZ. 85281  
 2nd floor Orchid house, South of Municipal Complex

Phone: (480) 350-8950  
 TDD: (480) 350-8913  
 Fax: (480) 350-8902

Housing Services Administrator: Liz Chavez



### What we do...

Housing Services provides the following services: Section 8 rental assistance for elderly, disabled, and low-income families; Section 8 Homeownership program; CDBG/HOME administration; Family Self-Sufficiency program; Downpayment as program for first-time home buyers; Homeless resource coordination; Fair Housing activities.

### Hours of Operation

Our office hours are Monday through Friday, 7am to 5pm. Closed on major holic. For more info Housing Services and programs offered, contact our Information Line: (480) 350-8974

### Community Development Block Grant

#### Public Notices

Public Hearing notice on the City of Tempe CDBG and HOME programs annual for funding

Comments may be submitted by:

•	U.S. Mail: City of Tempe Housing Services PO Box 5002 Attn: Liz Chavez Tempe, AZ 85280
•	Email
•	At the Public Hearing on February 3, 2005

- [CDBG Action Plan \(2004-2005\)](#)
- [CDBG Action Plan \(2004-2005\) Activity Funding Summary](#)

Public Works  
Water Utilities

[CDBG Action Plan FY 2004-2005 Public Comment](#)  
[CDBG Action Plan FY 2004-2005 Public Comment Notice](#)

### Section 8

[HOME PAGE](#)  
[Section 8 Housing Choice Program Manual](#)  
[Plan \(2004-2005\)](#)

[City of Tempe PH](#)

[Section 8 Administrative Plan \(2004-2005\)](#)  
[Appendix A: Organization Chart](#)  
[B: Resolution No. 2004.15](#)  
[Affidavit of Publication](#)  
[Public Notice](#)  
[Hearing Procedures](#)  
[Procedures](#)

[A](#)  
[App](#)  
[Section 8 In](#)  
[Section 8 Inform](#)

### CAPERS (2002-2003)

[Consolidated Annual Performance and Evaluation Report \(CAPERS\) 2002-2003](#)

### CAPERS (2003-2004)

[Consolidated Annual Performance and Evaluation Report \(CAPERS\) 2003-2004](#)  
[Redevelopment Projects \(Map\)](#)  
[Infill Projects \(Map\)](#)

[R](#)

### Tempe Housing Services Staff Contact Information

Click [here](#) to view our staff directory and email contact list.

### Related Links

- [U.S. Dept. of Housing & Urban Development](#)
- [Secretary of State: Landlord/Tenant Act](#)
- [Maricopa County Assessor's Landlord Registration](#)
- [Registrar of Contractors](#)
- [Better Business Bureau](#)
- [HUD Disbarment Website](#)



The City of Tempe  
is an Equal Opportunity/Reasonable  
Accommodations Provider.

Housing Services



# Housing Services

HOME E-GOVERNMENT CONTACT US

SEARCH: Complete [dropdown] [input] GO

## Housing Services

Programs  
Home Buyer Class  
Fair Housing  
Homeless Coordinator

## Topics

Arts & Museum  
Business Services  
City Hall  
Community Development  
Employment  
Environmental  
Library  
Parks & Recreation  
Planning & Development  
Police  
Fire  
Refuse  
Resident Services  
Town Lake  
Transportation  
Visitor Center  
Water Utility  
Text Only Menu

## Departments

Mayor and Council  
City Manager  
City Attorney  
City Clerk  
City Court  
Community Relations  
Community Services  
Development Services  
Diversity Department  
Community Development\*  
Financial Services  
Fire  
Human Resources  
Information Technology  
Internal Audit  
Police  
Public Works  
Water Utilities

## HOUSING SERVICES

21 E. 6th St. Suite 214  
Tempe, AZ. 85281  
2nd floor Orchid house, South of  
Municipal Complex

Phone: (480) 350-8950  
TDD: (480) 350-8913  
Fax: (480) 350-8902

Housing Services Administrator: Liz Chavez



Si usted desea interpretacion de esta noticia en Español, por favor llame y deje mensaje para Liz Chavez, 480/350-8950 (TDD: 480/350-8913).

### What we do...

Housing Services provides the following services: Section 8 rental assistance housing for elderly, disabled, and low-income families; Section 8 Homeownership program; CDBG/HOME administration; Family Self-Sufficiency program; Homeownership Down Payment Assistance; Homeless resource coordination; Fair Housing activities.

### Hours of Operation

Our office hours are Monday through Friday, 7am to 5pm. Closed on major holidays. For more information on Housing Services and programs offered, contact our Information Line at 480/350-8974 (TDD: 480/350-8913).

### Community Development Block Grant (CDBG) and HOME Programs

- Homeownership Down Payment Assistance
- City of Tempe Home Improvement Program
- City of Tempe Rental Reinvestment Program



### PUBLIC NOTICES

Consolidated Plan Fiscal Years 2005-2009 - Public Comment Draft  
Consolidated Plan Housing Needs Table - Public Comment Draft  
CDBG Action Plan  
CDBG Action Plan Projects  
Analysis of Impediments to Fair Housing - Public Comment Draft

Comments may be submitted by:

- U.S. Mail: City of Tempe Housing Services  
PO Box 5002  
Attn: Liz Chavez

<http://www.tempe.gov/tdsi/housing/>

5/11/2005

Housing Services

	Tempe, AZ 85280
•	Email
•	At the 2nd Public Hearing on May 5, 2005

**CDBG ACTION PLANS**  
CDBG Action Plan 2004-2005

**CAPERS (2002-2003)**  
Consolidated Annual Performance and Evaluation Report (CAPERS) 2002-2003

**CAPERS (2003-2004)**  
Consolidated Annual Performance and Evaluation Report (CAPERS) 2003-2004  
Redevelopment Projects (Map) Residenti  
Infill Projects (Map)  
Organizational Chart

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**  
Section 8 Housing Choice Voucher Program Manual  
Section 8 Housing Choice Voucher Administrative Plan  
Minimum Rent Policy  
Resident Board Policy

PHA Annual Plan for Fiscal Year 2005  
PHA Annual Plan for Fiscal Year 2005 Attachments

PHA Annual Plan 2004-2005  
PHA Annual Plan Appendix A: Resolution No. 2004.15  
PHA Annual Plan Appendix B: Affidavit of Publication  
PHA Annual Plan Appendix C: Public Notice  
Section 8 Informal Hearing Procedures Secti  
8 Informal Review Procedures

**Tempe Housing Services Staff Contact Information**  
Click here to view our staff directory and email contact list.

- Related Links**
- [U.S. Dept. of Housing & Urban Development](#)
  - [Secretary of State: Landlord/Tenant Act](#)
  - [Maricopa County Assessor's Landlord Registration](#)
  - [Registrar of Contractors](#)
  - [Better Business Bureau](#)
  - [HUD Disbarment Website](#)



<http://www.tempe.gov/tdsi/housing/>

5/11/2005



# THE Tribune

Legal Advertising

120 W. First Avenue Mesa, Arizona 85210

## Affidavit of Publication

P.O. Number: 2x4 Display Ad "Community Development"

Invoice Number: 801402

Price: \$146.00

STATE OF ARIZONA  
County of Maricopa

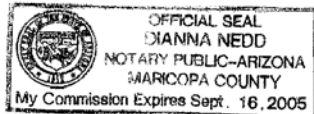
I, Dianna Nedd, Legal Clerk, acknowledge that the attached ad was published in a newspaper of general circulation. The dates of the publication are as follows: September 24, 2004

The Tribune (Scottsdale and East Valley Editions)

Legal Clerk

Subscribed and sworn to me on this date: September 24, 2004

*Dianna Nedd*  
NOTARY PUBLIC



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING APPLICATIONS**  
FY2005-2006

Applications are now available for agencies wishing to apply for Community Development Block Grant funding for fiscal year 2005-2006. Applicants must qualify as non-profit agencies and provide services to the residents of the City of Tempe to be considered.

Applications may be requested from Tempe Community Council at 480-858-2300 (TDD: 480-350-8913) or online at [www.tempe.gov/tcc](http://www.tempe.gov/tcc). Applications are due to Tempe Community Council by noon on Wednesday, November 10, 2004.

City of Tempe, Arizona logo and address: 1100 W. McDowell Ave., Tempe, AZ 85281

# Tribune

Legal Advertising  
120 W. First Avenue Mesa, Arizona 85210  
Phone(480) 898-6479 Fax (480) 898-6463  
Affidavit of Publication

Account Number: 0002191

P.O. Number: Notice of Public Hearing

Invoice Number: 672207

Price: \$ 181.26

STATE OF ARIZONA  
County of Maricopa

I, Susan Pacholke, Legal Representative, acknowledge that this was published in a newspaper of general circulation. The date of publication are as follows: January 12 & 19, 2005

The Tribune (East Valley & Scottsdale Editions)

*Susan Pacholke*

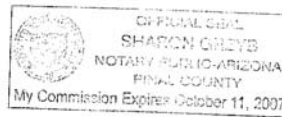
Susan Pacholke, Legal Representative

STATE OF ARIZONA  
COUNTY OF MARICOPA

On January 19, 2005, Susan Pacholke personally appeared before me, whom I know personally to be the person who signed the above document and he/she proved he/she signed it.

*Sharon Greys*

NOTARY PUBLIC



### CITY OF TEMPE NOTICE OF PUBLIC HEARING

A Public Hearing will be held on the City of Tempe Community Development Block Grant (CDBG) and HOME programs annual applications for funding. The hearing will be held February 3, 2005 at 7:30 p.m. in the City Council Chambers, 31 East Fifth Street, Tempe, Arizona.

The February 3, 2005 hearing will be to obtain views and proposals from citizens on how the CDBG and Home funds the City may receive from the U.S. Department of Housing & Urban Development in fiscal year 2005/2006 might be used. This hearing is also to obtain citizens views and comments on Community Development and Housing needs and priorities for five year Consolidated Plan for FY 2005-2010 in the City of Tempe.

To aid citizens who might wish to participate in the planning process, the following is a sample list of eligible activities under the CDBG and HOME programs:

- Affordable housing activities
- Property acquisition and disposition
- Property clearance and demolition
- Housing rehabilitation and preservation
- Housing services
- Housing construction
- Homeownership assistance
- Relocation assistance
- Lead-based paint testing and abatement
- Public services
- Public facilities and improvements
- Historic preservation
- Street improvements
- Neighborhood facilities
- Economic development Activities
- Planning and administration

Information regarding the City's CDBG Annual Action Plan and Consolidated Plan and the City's CDBG and HOME funding programs in general, is available at the City of Tempe Housing Services Division at 21 East Sixth Street, Suite #214, Tempe, Arizona (Phone 480-350-8950, TDD 480-350-8913).

Written comments may be submitted to: City of Tempe Services Division, P.O. Box 5002, Tempe, AZ 85280. All written comments received prior to the public hearing will be forwarded to City Council.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council Meeting.

JAN. 12, 19, 2005/672207



Formal Meeting *REVISED* Agenda



**Tempe City Council  
February 3, 2005**

**Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 East Fifth Street  
7:30 p.m.**

1. **INVOCATION - Councilmember Cople**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES - Councilmember Arredondo**
  - A. Approval of Council Meeting Minutes
    1. Council Issue Review Session – December 9, 2004  
[20050203clrkck01.pdf](#)
    2. Council Special Issue Review Session – December 9 & 16, 2004  
[20050203clrkck02.pdf](#) [20050203clrkck03.pdf](#)
    3. Council Formal Meeting – January 6 & 20, 2005 [20050203clrkck04.pdf](#)  
[20050203clrkck06.pdf](#)
    4. City of Tempe Enterprise Zone Commission – January 20, 2005  
[20050203clrkck05.pdf](#)
    5. Council Technology Advancement, Tourism & Redevelopment Committee –  
December 13, 2004 [20050203tatr01.pdf](#)
  - B. Acceptance of Board & Commission Meeting Minutes
    6. Building Code Advisory Board – December 21, 2004 [20050203bcb01.pdf](#)
    7. Committee for Youth, Families and Community – November 15, 2004  
[20050203cyfc01.pdf](#)
    8. Community Special Events Task Force – January 18, 2005 [20050203setf01.pdf](#)
    9. Design Review Board – December 15, 2004, & January 5, 2005  
[20050203drb01.pdf](#) [20050203drb02.pdf](#)
    10. Enhanced Services Commission – December 15, 2004 [20050203esc01.pdf](#)
    11. Hearing Officer – January 18, 2005 [20050203ho01.pdf](#)
    12. Library Advisory Board – December 6, 2004 [20050203lab01.pdf](#)
    13. Mayor's Youth Advisory Commission – January 4, 2005 [20050203myac01.pdf](#)
    14. Tempe Sports Authority – December 14, 2004, & January 7, 2005  
[20050203tsa01.pdf](#) [20050203tsa02.pdf](#)

**Ordinance 808.2004.11 #ZON-2004.12** for a zoning map amendment from I-1, Light Industrial to R1-PAD, Single Family Residential on 23.83 gross acres.  
**#SPD-2004.86** for a Preliminary and Final Planned Area Development, consisting of 135 single family homes, including amenities and common area on 23.83 gross acres.  
**#SBD-2004.87** for a Preliminary and Final Subdivision Plat, consisting of 135 lots and 10 tracts on 23.83 gross acres.

**DOCUMENT NAME:** 20050203dsdk01.pdf **LAND USE GENERAL PLAN (0401-01) RESOLUTION NO. 2004.65**

- \*32. This is the **introduction and first public hearing** for TEMPE PLAZA for an Amended General and Final Plan of Development for a change of ownership for an existing bar located at 5014 S. Price Road. **The second public hearing is set for February 24, 2005.**

**COMMENTS:** (White Knight Investments, property owner, Jonathan Thompson, business owner) **#SGF-2005.07 (CC040104)** for an Amended General and Final Plan of Development for Tempe Plaza for a change of ownership for an existing bar consisting of 2,717 s.f. and a 1,270 s.f. expansion. The commercial center consists of 69,701 s.f. of existing building area on 7.27 net acres, including the following:

Use Permit:

1. To allow a 2,717 s.f. bar including a 1,270 s.f. expansion for a total of 3,987 s.f. in the PCC-1 Planned Commercial Center District.
2. To allow live entertainment in the PCC-1 Zoning District

**DOCUMENT NAME:** 20050203dssl02.pdf **PLANNED DEVELOPMENT (0406)**



- \*33. This is the **introduction and first public hearing** to obtain citizen input regarding how funds could be allocated for the Community Development Block Grant (CDBG) and Home Programs for the 2005/2006 Annual Plan and the Five Year 2005-2009 Consolidated Plan. **The second public hearing is set for April 7, 2005.**

**DOCUMENT NAME:** 20050203dslc01.pdf **COMMUNITY DEVELOPMENT BLOCK GRANT (0207-26)**

D. Ordinances and Items for Second Hearing/Final Adoption

- q-j \*34. Hold the **second** public hearing for a 4<sup>th</sup> Amended General Plan of Development for WARNER PROFESSIONAL PLAZA, and an Amended Final Plan of Development for Lot 4, including two (2) variances, located at 8725 South Kyrene Road.

**COMMENTS:** (John Bebbling, property owner) **#SGF-2005.04 (CC040100)** for a 4<sup>th</sup> Amended General Plan of Development for Warner Professional Plaza consisting of 53,510 s.f. of medical, office, retail and restaurant on 5.57 net acres and an Amended Final Plan of Development for Lot 4 consisting of 11,958 s.f. on 1.28 net acres, including the following:

**PUBLIC MEETING AGENDA**



**Council Technology Advancement, Tourism  
and Redevelopment Committee**

**Monday, February 28, 2005  
3:00 P.M.**

City Council Conference Room 3<sup>rd</sup> Floor  
City Hall, 31 E. 5<sup>th</sup> Street, Tempe

**AGENDA**

- ✓ 1. Affordable Housing Strategy
- ✓ 2. Demonstration Strip Commercial Center Initiative
3. Community Development / Development Services Department(s) Status
4. Downtown Parking Management Study
5. News Racks
6. Project Update
7. Future Agenda Items
8. Public Appearances

The Technology Advancement, Tourism and Redevelopment Committee welcomes public comment at this time only for items listed on this agenda. There is a *three-minute time limit* per citizen.

According to the Arizona Open Meeting Law, the City Council may only discuss matters listed on the agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

Back-up information for agenda items is available in the City Clerk's Office.

Memorandum

Community Development



**Date:** March 25, 2005  
**To:** Nikki Ripley, Sheri Partridge, Mari Yennie  
**From:** Chris Salomone, Community Development Manager (x8294)

**Subject: Friday Folder Issues-Community Development**

Please provide this to the Mayor and Councilmembers. This is to update you on some issues in Community Development.

**Marketplace**

The Court set July 19, 2005 as the start date for the hearing on the City's right to take the properties in Marketplace. Another property owner settled this week. We are now down to sixteen property owners (we started with nineteen). Negotiations are ongoing with several additional owners.

**Armory/Fire Station Development Agreement**

The Attorney General's Office has reviewed and approved the proposed DDA between the City, National Guard and College Avenue Advisors. Staff and the developer will be meeting in the next two weeks to finalize the agreement and will bring it forward to Council for approval.

**Block 12**

ASU continues to work with Geneva Holdings on the development of Block 12. It appears ASU is willing to enter into a long-term lease for their property and is in talks with Geneva on what uses and housing mix the University would like to see at this site.

**Sale of City Land**

The owners of the properties between Regatta Point Condos and the proposed Pulte Project on First Street have requested to purchase some remnant land from the City. The land is roughly 15,000 s.f. in size. The City land is needed for them to gain access to Rio Salado Parkway. Before they can purchase the property, they need to enter into a cost-

sharing agreement with the Regatta Point HOA for the maintenance of the driveway and landscaping that Regatta Point installed. Details of the sale will be coming to the Council in the next few weeks.



### **CDBG/HOME Proposed Activities 2005-2006**

Attached is the selection of the proposed activities to fund using the CDBG/HOME and program income funds anticipated in Fiscal Year 2005-2006. Council review and comments are welcome. The 2005-2006 Action Plan will be completed and published for public comment before the second public hearing at the City Council April 7<sup>th</sup> meeting.

### **Family Self-Sufficiency Award**

The City of Tempe Family Self Sufficiency Program (FSS) has been awarded, from the Federal Home Loan Bank, the 2005 Individual Development and Empowerment Account (IDEA) Grant. Individual grants will be awarded to eligible FSS homebuyers to assist them with a 3 to 1 match for their down payment assistance.

### **ASU Technopolis**

The first ASU Technopolis Board of Advisors meeting was held Thursday. Economic Development staff has been working with ASU on this collaboration initiative to nurture and attract technology and life sciences ventures. Modeled on the successful San Diego CONNECT Program, this group intends to market, coach, develop and attract new entrepreneurs to the area.

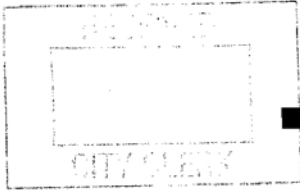
### **Mission Palms**

Staff continued discussions this week with Mission Palms on their proposed expansion plans. A response to the City's proposal to participate in the project is expected in the next two weeks.

### **Consultant RFQ**

Staff will begin preparing an RFQ for a multi-disciplinary firm to assist staff in analyzing the components of the North Mill Avenue projects. A comprehensive understanding of the various revenue streams, land uses, market and parking elements will assist in the ongoing negotiations. The Mission Palms expansion, light rail station, America West and Flour Mill development opportunities overlap one another regarding these issues. The consultant would assist staff in the analysis of these specific project proposals. Staff will come to Council in the future with an RFQ option for consideration.

If you have any questions regarding the above, please give me a call.



# Tribune

Legal Advertiser  
120 W. First Avenue Me  
Phone(480) 898-6479 F  
Affidavit of Pu

### CITY OF TEMPE 2<sup>ND</sup> PUBLIC NOTICE

The City of Tempe Community Development Department has developed its Action Plan for Community Development Block Grant and HOME Program Funding for fiscal year 2005-2006 and the Five Year Consolidated Plan for Fiscal Years 2005-2009. The Plans are available for review at the Housing Services Division Office, located at 21 E. Sixth Street, Suite 214, Tempe, Arizona from 7:00am to 5:00pm and on the city's web site located at [www.tempe.gov/idsi/housing](http://www.tempe.gov/idsi/housing).

Written comments on the Plans may be submitted to: City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 85280 or by means of the city's web site at [www.tempe.gov/idsi/housing](http://www.tempe.gov/idsi/housing).

A second public hearing will be held on May 5, 2005 at the regularly scheduled City Council meeting at 7:30pm at the City of Tempe Council Chambers, 31 E. Fifth Street.

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Equal Housing Opportunities



April 4, 2005/113288

Account Number: 7109927

P.O. Number: 2<sup>ND</sup> PUBLIC NOTICE

Invoice Number: 113288

Price: \$ 76.76

STATE OF ARIZONA  
County of Maricopa

I, Susan Pacholke, Legal Representative, acknowledge that the attached ad was published in a newspaper of general circulation. The dates of the publication are as follows: April 4, 2005

The Tribune (East Valley & Scottsdale Editions)

Susan Pacholke  
Susan Pacholke, Legal Representative

STATE OF ARIZONA  
COUNTY OF MARICOPA

On April 4, 2005, Susan Pacholke personally appeared before me, whom I know personally to be the person who signed the above document and he/she proved he/she signed it.

Sharon Kuysh  
NOTARY PUBLIC







**PUBLIC MEETING AGENDA**

**TEMPE CITY COUNCIL  
ISSUE REVIEW SESSION**

**Thursday, April 7, 2005  
6:00 p.m.**  
Harry E. Mitchell Government Center  
City Council Chambers - Tempe City Hall  
31 East 5<sup>th</sup> Street, Tempe, Arizona

**AGENDA**

1. **Call to the Audience**  
The City Council welcomes public comment at this time only for items listed on this Issue Review Session agenda. There is a *three-minute time limit* per citizen.
2. **Light Rail Update** [20050407irspw01.pdf](#)  
(Requested by Transportation Committee)
3. **Youth Fare Pass** [20050407irspw02.pdf](#)  
(Requested by Transportation Committee)
4. **Update – Apache Boulevard Police Department Substation** [20050407irspd01.pdf](#)
- \* 5. **TCC Agency Review Recommendations** [20050407irstcc01.pdf](#)
6. **Update – Neighborhood and Homeless Issues Forum** [20050407irsnp01.pdf](#)  
(Requested by Neighborhoods/Public Safety Committee)
7. **Fire Prevention Fee Structure** [20050407irsfd01.pdf](#)  
(Requested by Neighborhoods/Public Safety Committee)
8. **Diversity Audit Follow-Up** [20050407irshr01.pdf](#)  
(Requested by Diversity Committee)
9. **Formal Council Agenda Items**  
The City Council reserves this time to informally discuss any item(s) appearing on the 7:30 p.m. Formal Council Meeting agenda.
10. **Mayor’s Announcements/City Manager’s Announcements**  
The Mayor and/or City Manager may make announcements regarding current events that are not on the agenda. No discussion or legal action will be taken regarding these announcements.

According to the Arizona Open Meeting Law, the City Council may only discuss matters listed on the City Council agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in the City Council meeting.

**REVISED**

**Formal Meeting Agenda**



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**Tempe City Council  
May 5, 2005**

**Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 East Fifth Street  
7:30 p.m.**

1. **INVOCATION - Councilmember Hutson**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES - Councilmember Carter**
  - A. Approval of Council Meeting Minutes
    1. Council Executive Session – January 20 & April 21, 2005
    2. Council Issue Review Session – March 3, 2005 [20050505clrkck01.pdf](#)
    3. Council Formal Meeting – April 21, 2005 [20050505clrkck02.pdf](#)
    4. Central City Development Committee of the Whole – January 6, 2005 [20050505clrkck03.pdf](#)
    5. Joint Council/ Guadalupe Town Council Dinner – February 17, 2005 [20050505clrkck04.pdf](#)
    6. Joint Council/ASU Senior Staff – March 7, 2005 [20050505clrkck05.pdf](#)
    7. Council's Diversity & Human Relations & Resources Committee – January 18, 2005 [20050505dhrrc01.pdf](#)
    8. Council's Education Partnerships Committee – February 1, March 1 & April 5, 2005 [20050505ep01.pdf](#) [20050505ep02.pdf](#) [20050505ep03.pdf](#)
  - B. Acceptance of Board & Commission Meeting Minutes
    9. Aviation Commission – March 8, 2005 [20050505tavco01.pdf](#)
    10. Building Code Advisory Board – December 21, 2004 [20050505bcab01.pdf](#)
    11. Committee for Youth, Families & Community – February 14 & March 21, 2005 [20050505cyfc02.pdf](#) [20050505cyfc01.pdf](#)
    12. Community Special Events Task Force – April 12, 2005 [20050505setf01.pdf](#)
    13. Enhanced Services Commission – March 16, 2005 [20050505esc01.pdf](#)
    14. Hearing Officer – April 19, 2005 [20050505ho01.pdf](#)
    15. Library Advisory Board – March 7, 2005 [20050505lab01.pdf](#)
    16. Mayor's Youth Advisory Commission – March 22, 2005 [20050505myvac01.pdf](#)
    17. Municipal Arts Commission – March 9, 2005 [20050505mac01.pdf](#)
    18. Parks & Recreation Board – March 8, 2005 [20050505csmr01.pdf](#)



Tempe City Council Meeting  
May 5, 2005

8

to supply power for SunCor Development's "Rio West Business Park" located at 1621 W. Rio Salado Parkway. **The second public hearing is set for May 19, 2005.**

**DOCUMENT NAME:** [20050505PWWMG07.pdf](#) **EASEMENTS (0904-02)**  
**ORDINANCE NO.** 2005.27

D. Ordinances and Items for Second Hearing/Final Adoption

- \*49. This is the **second public hearing** for an ordinance amending Section 19-63 of the Tempe City Code establishing speed limits.

**DOCUMENT NAME:** [20050505PWJW01.pdf](#) **TCC CH 19 - MOTOR VEHICLES AND TRAFFIC (0503-19)** **ORDINANCE NO.** 2004.47.

- \*50. This is the **second public hearing** for an ordinance abandoning a portion of the cul-de-sac at 2036 E. Innovation Circle, in the ASU Research Park, and the existing 20-inch public utility easement adjacent to the cul-de-sac.

**DOCUMENT NAME:** [20050505PWWMG01.pdf](#) **ABANDONMENT (0904-02)**  
**ORDINANCE NO.** 2005.11

- \*51. This is the **second public hearing** to obtain citizen input for a resolution authorizing the approval and submission of the Community Development Block Grant (CDBG) and Home Programs Action Plan for Fiscal Year 2005-2006 and for the Five Year Consolidated Plan for Fiscal years 2005-2009.

**DOCUMENT NAME:** [20050505cdlc01.pdf](#) **COMMUNITY DEVELOPMENT BLOCK GRANT (0207-26)** **RESOLUTION NO.** 2005.17

E. Resolutions

52. Request approval of a resolution to accept grant funding of \$15,700 from the Oversight Council on DUI Abatement for DUI enforcement equipment.

**DOCUMENT NAME:** [20050505pdsr01.pdf](#) **POLICE DEPARTMENT ADMINISTRATION (0606-02)** **RESOLUTION NO.** 2005.19

53. Request approval of a resolution transferring \$63,685 of RICO funds (Racketeer Influenced and Corrupt Organization Act) to the Tempe Community Council for Seized Asset Community Action summer program grants.

**DOCUMENT NAME:** [20050505pdsr02.pdf](#) **POLICE DEPARTMENT ADMINISTRATION (0606-02)** **RESOLUTION NO.** 2005.20

54. Request approval of a resolution ordering the sale of \$52,425,000 of City of Tempe General Obligation Bonds, Series 2005, and approving related documents.

Formal Meeting *REVISED* Agenda



**Tempe City Council  
May 19, 2005**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 East Fifth Street  
7:30 p.m.

1. **INVOCATION - Vice Mayor Mitchell**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES - Councilmember Arredondo**
  - A. Approval of Council Meeting Minutes
    1. Council Executive Session – March 3 & 24, and April 7, 2005
    2. Council Issue Review Session – March 24 & April 7, 2005 [20050519clrkck03.pdf](#)  
[20050519clrkck01.pdf](#)
    3. Council Special Issue Review Session – April 14, 2005 [20050519clrkck02.pdf](#)
    4. Council's Education Partnerships Committee – May 3, 2005  
[20050519edp01.pdf](#)
    5. Council's Neighborhood Quality of Life & Public Safety Committee –  
January 11 & March 8, 2005 [20050519nqlps02.pdf](#) [20050519nqlps01.pdf](#)
    6. Council's Transportation Committee – January 25, February 22, March 22, & April 26,  
2005 [20050519ctc01.pdf](#) [20050519ctc02.pdf](#) [20050519ctc03.pdf](#) [20050519ctc04.pdf](#)
  - B. Acceptance of Board & Commission Meeting Minutes
    7. Board of Adjustment – March 23, 2005 [20050519boa01.pdf](#)
    8. Community Special Events Task Force – April 26 & May 10, 2005 [20050519setf01.pdf](#)  
[20050519setf02.pdf](#)
    9. Historical Museum Advisory Board – March 3 & April 7, 2005  
[20050519csjc01.pdf](#) [20050519csjc02.pdf](#)
    10. Human Relations Commission – March 9, 2005 [20050519hrc01.pdf](#)
    11. Mayor's Youth Advisory Commission – April 5 & 19, 2005 [20050519myac01.pdf](#)  
[20050519myac02.pdf](#)
    12. Tempe Fire Public Safety Personnel Retirement Board – April 7, 2005  
[20050519fpspr01.pdf](#)
    13. Tempe Police Public Safety Personnel Retirement Board – Executive Session –  
April 7, 2005
    14. Tempe Police Public Safety Personnel Retirement Board – April 7, 2005  
[20050519ppspr01.pdf](#)

Tempe City Council Meeting  
May 19, 2005

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\*73. This is the **second public hearing** to obtain citizen input for a resolution authorizing the approval and submission of the Community Development Block Grant (CDBG) and Home Programs Action Plan for Fiscal Year 2005-2006, the approval of the funding activities and the approval of the Five Year Consolidated Plan for Fiscal Years 2005-2009.

**COMMENTS:** Continued from May 5, 2005 Council meeting.

**DOCUMENT NAME:** 20050519cdlc01.pdf **COMMUNITY DEVELOPMENT BLOCK GRANT (0207-26) RESOLUTION NO. 2005.17**

E. Resolutions

- 74. Request approval of a resolution authorizing the Mayor to sign the amended Maricopa HOME Consortium Intergovernmental Agreement adding the cities of Avondale and Surprise to the Consortium of local governments.**

**COMMENTS:** *The Consortium includes the Cities of Tempe, Chandler, Glendale, Mesa, Peoria, Scottsdale, the Town of Gilbert and Maricopa County for the purpose of receiving allocations of Federal HOME funds for fiscal years 2006 through 2009.*

**DOCUMENT NAME:** 20050519cdlc02.pdf **HOME PROGRAM (0207-18) RESOLUTION NO. 2005.22**

6. **PUBLIC APPEARANCES**

According to the Arizona Open Meeting Law, the City Council may only discuss matters listed on this agenda. Matters discussed by the public during public appearances cannot be discussed by the City Council unless they are specifically listed on this agenda. There is a five-minute time limit per speaker. Speaker's visual aids or recorded tapes are not allowed.

Members of the public shall refrain from making personal, impertinent or slanderous remarks and from becoming boisterous while addressing the City Council or while attending the meeting. Unauthorized remarks from the audience, clapping, stomping of feet, yelling or any similar demonstrations are also prohibited. Violations of these rules may result in removal from the City Council meeting.

SCHEDULED PUBLIC APPEARANCE

- Dennis Skolnick re: Parking Is Such Sweet Sorrow

7. **CURRENT EVENTS/COUNCIL ANNOUNCEMENTS**

CPMP, Version 1.3

Housing Needs Table		Grantee: City of Tempe, Arizona														Disproportionate Ethnic Need	# of Households in lead-Hazard Housing		
		Only complete blue sections. Do NOT type in sections other than blue.																	
		Current % of Households	Current Number of Households	3-5 Year Quantities										Households with a Disabled Member	Plan. Fund. Source			Priority Need?	Goal %
		Year 1	Year 2	Year 3	Year 4*	Year 5*	Cumulative Goal	Cumulative Actual	Year 1	Year 2	Year 3	Year 4*	Year 5*	% HSHLD					
Elderly	NUMBER OF HOUSEHOLDS	100%	288																
	With Any Housing Problems	89.6	258	24	24	24	24	24	24	24	24	24	24	24	100%	Y	Y	Y	0
	Cost Burden > 30%	89.6	258	18	18	18	18	18	18	18	18	18	18	18	0%	Y	Y	Y	0
	Cost Burden > 50%	74	214	6	6	6	6	6	6	6	6	6	6	6	0%	Y	Y	Y	0
Renters	NUMBER OF HOUSEHOLDS	100%	1,172																
	With Any Housing Problems	84.7	995	49	49	49	49	49	49	49	49	49	49	49	0%	Y	Y	Y	0
	Cost Burden > 30%	81	955	37	37	37	37	37	37	37	37	37	37	37	0%	Y	Y	Y	0
	Cost Burden > 50%	70.4	832	12	12	12	12	12	12	12	12	12	12	12	0%	Y	Y	Y	0
Large Related	NUMBER OF HOUSEHOLDS	100%	324																
	With Any Housing Problems	89.2	288	41	41	41	41	41	41	41	41	41	41	41	0%	Y	Y	Y	0
	Cost Burden > 30%	83	268	31	31	31	31	31	31	31	31	31	31	31	0%	Y	Y	Y	0
	Cost Burden > 50%	64.5	208	10	10	10	10	10	10	10	10	10	10	10	0%	Y	Y	Y	0
All other hshld	NUMBER OF HOUSEHOLDS	100%	4,152																
	With Any Housing Problems	77.6	3,225	49	49	49	49	49	49	49	49	49	49	49	0%	Y	Y	Y	0
	Cost Burden > 30%	76.3	3,170	37	37	37	37	37	37	37	37	37	37	37	0%	Y	Y	Y	0
	Cost Burden > 50%	71	2,892	12	12	12	12	12	12	12	12	12	12	12	0%	Y	Y	Y	0
Owner	NUMBER OF HOUSEHOLDS	100%	656																
	With Any Housing Problems	63.3	414	7	7	7	7	7	7	7	7	7	7	7	0%	Y	Y	Y	0
	Cost Burden > 30%	63.3	414	5	5	5	5	5	5	5	5	5	5	5	0%	Y	Y	Y	0
	Cost Burden > 50%	53.7	350	2	2	2	2	2	2	2	2	2	2	2	0%	Y	Y	Y	0
Small Related	NUMBER OF HOUSEHOLDS	100%	266																
	With Any Housing Problems	78.8	208	13	13	13	13	13	13	13	13	13	13	13	0%	Y	Y	Y	0
	Cost Burden > 30%	78.8	208	10	10	10	10	10	10	10	10	10	10	10	0%	Y	Y	Y	0
	Cost Burden > 50%	75	192	3	3	3	3	3	3	3	3	3	3	3	0%	Y	Y	Y	0
Large Related	NUMBER OF HOUSEHOLDS	100%	117																
	With Any Housing Problems	91.5	107	2	2	2	2	2	2	2	2	2	2	2	0%	Y	Y	Y	0
	Cost Burden > 30%	84.6	99	2	2	2	2	2	2	2	2	2	2	2	0%	Y	Y	Y	0
	Cost Burden > 50%	64.1	75	1	1	1	1	1	1	1	1	1	1	1	0%	Y	Y	Y	0
Small Related	NUMBER OF HOUSEHOLDS	100%	540																

CPMP

1

HSGNeed







CPMP Version 1.3

**City of Tempe, Arizona**

**Housing Market Analysis**

*Complete cells in blue.*

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom			2 Bedrooms			3+ Bedroom			Total	Substandard Units
		0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom		
<b>Affordability Mismatch</b>												
Occupied Units: Renter		12680	1281	5690						19651		
Occupied Units: Owner		1121	5724	25505						32350		
Vacant Units: For Rent	1%	70	170	95						335		
Vacant Units: For Sale	0%	0	20	150						170		
Total Units Occupied & Vacant		13871	7195	31440						52506		0
Rents: Applicable FMRs (in \$s)		677	817	1,190								
Rent Affordable at 30% of 50% of MFI (in \$s)		549	658	761								
<b>Public Housing Units</b>												
Occupied Units		0	0	0						0		0
Vacant Units		0	0	0						0		0
Total Units Occupied & Vacant		0	0	0						0		0
<b>Rehabilitation Needs (in \$s)</b>												

HSGMarketAnalysis

CPMP - Version 1.3																
City of Tempe, Arizona																
Continuum of Care Homeless Population and Subpopulations Chart																
Part 1: Homeless Population	Sheltered			Un-sheltered			Total	Data Quality								
	Emergency	Transitional	Total	Un-sheltered	Total	(A) administrative records										
1. Homeless Individuals	1051	1354	2405	2494	4899											
2. Homeless Families with Children	245	416	370	1031												
2a. Persons in Homeless with Children Families	814	1373	1226	3413												
Total (lines 1 + 2a)	1865	2727	3720	8312												
Part 2: Homeless Subpopulations	Sheltered			Un-sheltered			Total	Data Quality								
	Emergency	Transitional	Total	Un-sheltered	Total	(A) administrative records										
1. Chronically Homeless	243	841	1084													
2. Severely Mentally Ill	541	0	541													
3. Chronic Substance Abuse	1879	0	1879													
4. Veterans	251	0	251													
5. Persons with HIV/AIDS	39	0	39													
6. Victims of Domestic Violence	615	0	615													
7. Youth (Under 18 years of age)	30	0	30													
Part 3: Homeless Needs Table: Individuals	Needs	Currently Available	Gap	5-Year Quantities					Total	Actual	Goal	% of Goal	Priority H, M, L	Fund Source: HOPWA, ESG or Other		
				Year 1	Year 2	Year 3	Year 4	Year 5								
Emergency Shelters	200	703	-503	2	2	2	2	2	0	2	0	10	0	0%	H	CDBG
Transitional Housing	300	1658	-1358	3	3	3	3	3	0	3	0	15	0	0%	H	CDBG
Permanent Supportive Housing	1500	2315	-815	15	15	15	15	15	0	15	0	75	0	0%	H	CDBG
Total	2000	4676	-2676	2	2	2	2	2	0	2	0	10	0	0%		
Part 4: Homeless Needs Table: Families	Needs	Currently Available	Gap	5-Year Quantities					Total	Actual	Goal	% of Goal	Priority H, M, L	Fund Source: HOPWA, ESG or Other		
				Year 1	Year 2	Year 3	Year 4	Year 5								
Emergency Shelters	450	891	-441	5	5	5	5	5	0	5	0	23	0	0%	H	CDBG
Transitional Housing	850	2511	-1661	9	9	9	9	9	0	9	0	43	0	0%	H	CDBG
Permanent Supportive Housing	475	744	-269	5	5	5	5	5	0	5	0	24	0	0%	H	CDBG
Total	1775	4146	-2371	19	19	19	19	19	0	19	0	71	19	27%		

CPMP

1

Homeless



Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

CPMP

2

Homeless

CPMP Version 1.3 **Optional worksheet - not used**

Grantee Name: <b>City of Tempe, Arizona</b>	Needs	Currently Available	GAP	3-5 Year Quantities										Total		Priority Needs: H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, H	
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual				% of Goal
				Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal						
<b>Non-Homeless Special Needs Including HOPWA</b>																			
52. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
58. Persons w/ HIV/AIDS & their famil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>H</b>	<b>H</b>
<b>Supportive Services Needed</b>																			
60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
61. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
64. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
66. Persons w/ HIV/AIDS & their famil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>

CPMP

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NonHomeless

CPMP Version 1.3  
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City of Tempe, Arizona Community Development Needs		Needs	Current	Gap	5-Year Quantities				% of Goal	Funding Need: H, M, L	Elec. to Fund: Y/N	Fund Source
					Year 1		Cumulative					
					Goal	Actual	Goal	Actual				
Public Facilities and Improvements	01 Acquisition of Real Property 570.201(a)	100	0	100	20	20	0	0%	H	Y	C,H,O	
	02 Disposition 570.201(b)	0	0	0	0	0	0	###	L	N		
	03 Public Facilities and Improvements (General) 570.201(c)	0	0	0	0	0	0	###	L	N		
	03A Senior Centers 570.201(c)	0	0	0	0	0	0	###	L	N		
	03B Handicapped Centers 570.201(c)	0	0	0	0	0	0	###	M	N		
	03C Homeless Facilities (not operating costs) 570.201(c)	1	0	1	0	0	0	###	H	Y	O	
	03D Youth Centers 570.201(c)	0	0	0	0	0	0	###	L	N		
	03E Neighborhood Facilities 570.201(c)	0	0	0	0	0	0	###	M	N		
	03F Parks, Recreational Facilities 570.201(c)	0	0	0	0	0	0	###	M	N		
	03G Parking Facilities 570.201(c)	0	0	0	0	0	0	###	L	N		
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0	0	0	0	###	L	N		
	03I Flood Drain Improvements 570.201(c)	0	0	0	0	0	0	###	L	N		
	03J Water/Sewer Improvements 570.201(c)	0	0	0	0	0	0	###	L	N		
	03K Street Improvements 570.201(c)	0	0	0	0	0	0	###	L	N		
	03L Sidewalks 570.201(c)	0	0	0	0	0	0	###	L	N		
	03M Child Care Centers 570.201(c)	0	0	0	0	0	0	###	L	N		
	03N Tree Planting 570.201(c)	0	0	0	0	0	0	###	L	N		
	03O Fire Stations/Equipment 570.201(c)	0	0	0	0	0	0	###	L	N		
	03P Health Facilities 570.201(c)	0	0	0	0	0	0	###	M	N		
	03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0	0	0	0	###	L	N		
	03R Asbestos Removal 570.201(c)	0	0	0	0	0	0	###	M	N		
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0	0	0	0	###	M	N		
	03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0	0	0	0	###	M	N		
	04 Clearance and Demolition 570.201(d)	50	0	50	10	10	0	0%	H	Y		
	04A Clean-up of Contaminated Sites 570.201(d)	1	0	1								
	05 Public Services (General) 570.201(e)	9111	0	9111	1822	1822	0	0%	H	Y	C,O	
	05A Senior Services 570.201(e)	0	0	0								
	05B Handicapped Services 570.201(e)	0	0	0								
	05C Lang. Services 570.201(e)	0	0	0								
	05D Youth Services 570.201(e)	0	0	0								
	05E Transportation Services 570.201(e)	0	0	0								
	05F Substance Abuse Services 570.201(e)	1505	0	1505	301	301	0	0%	H	Y	C	
	05G Battered and Abused Spouses 570.201(e)	260	0	260	52	52	0	0%	H	Y	C,O	
05H Employment Training 570.201(e)	0	0	0									
05I Crime Awareness 570.201(e)	0	0	0									
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0									
05K Tenant/Landlord Counseling 570.201(e)	0	0	0									
05L Child Care Services 570.201(e)	0	0	0									
05M Health Services 570.201(e)	0	0	0									
05N Abused and Neglected Children 570.201(e)	0	0	0									
05O Mental Health Services 570.201(e)	0	0	0									
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0									
05Q Subsidized Payments 570.204	0	0	0									
05R Homeownership Assistance (not direct) 570.204	0	0	0									
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0									
05T Security Deposits (if HOME, not part of 5% Admin c)	0	0	0									
06 Interim Assistance 570.201(f)	0	0	0									
07 Urban Renewal Completion 570.201(h)	20	0	20	4	4	0	0%	H	Y			
08 Relocation 570.201(i)	0	0	0									
09 Loss of Rental Income 570.201(i)	20	0	20	4	4	0	0%	H	Y			
10 Removal of Architectural Barriers 570.201(k)	0	0	0									
11 Privately Owned Utilities 570.201(l)	0	0	0									
12 Construction of Housing 570.201(m)	0	0	0									
13 Direct Homeownership Assistance 570.201(n)	175	0	175	35	35	0	0%	H	Y	O		
14A Rehab: Single-Unit Residential 570.202	300	0	300	60	60	0	0%	H	Y	C,H,O		
14B Rehab: Multi-Unit Residential 570.202	25	0	25	5	5	0	0%	H	Y	H		
14C Public Housing Modernization 570.202	0	0	0									
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0									
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0									
14F Energy Efficiency Improvements 570.202	0	0	0									
14G Acquisition - for Rehabilitation 570.202	0	0	0									
14H Rehabilitation Administration 570.202	0	0	0									
14I Lead-Based/Lead Hazard Test/Abate 570.202	150	0	150	30	30	0	0%	H	Y	C,H		
15 Code Enforcement 570.202(c)	0	0	0									
16A Residential Historic Preservation 570.202(d)	50	0	50	10	10	0	0%	H	Y	C,H,O		
16B Non-Residential Historic Preservation 570.202(d)	0	0	0									
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0									
17B CI Infrastructure Development 570.203(a)	0	0	0									
17C CI Building Acquisition, Construction, Rehabilitation 570.203(a)	0	0	0									
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0									
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0									
18B ED Technical Assistance 570.203(b)	0	0	0									
18C Micro-Enterprise Assistance	0	0	0									
19A HOME Admin/Planning Costs of P1 (not part of 5% Ad	0	0	0									
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0									
19C CDBG Non-profit Organization Capacity Building	0	0	0									
19D CDBG Assistance to Institutes of Higher Education	0	0	0									
19E CDBG Operation and Repair of Foreclosed Property	0	0	0									
19F Planned Repayment of Section 108 Loan Principal	1	0	1	1	1	0	0%	H	Y	C,O		
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0									
19H State CDBG Technical Assistance to Grantees	0	0	0									
20 Planning 570.205	0	0	0									
21A General Program Administration 570.206	0	0	0									
21B Indirect Costs 570.206	0	0	0									
21C Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0									
21E Submissions or Applications for Federal Programs 570.206	0	0	0									
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0									
21G HOME Security Deposits (subject to 5% cap)	0	0	0									
21H HOME Admin/Planning Costs of P1 (subject to 5% cap)	0	0	0									
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0									
22 Unprogrammed Funds	0	0	0									
31J Facility based housing - development	0	0	0									
31K Facility based housing - operations	0	0	0									
31G Short term rent mortgage utility payments	0	0	0									
31F Tenant based rental assistance	0	0	0									
31E Supportive services	0	0	0									
31I Housing information services	0	0	0									
31H Resource identification	0	0	0									
31B Administration - grantee	0	0	0									
31D Administration - protect sponsor	0	0	0									
<b>Totals</b>	<b>11749</b>	<b>0</b>	<b>11749</b>	<b>2350</b>	<b>2610</b>	<b>0</b>	<b>0%</b>					

CPMP Version 1.3

City of Tempe, Arizona		Not applicable to the City of Tempe												Only camp			
		Year 1						Year 2									
Needs	Current	Gap	HOPWA Assistance		Non-HOPWA		Funding			HOPWA Assistance		Non-HOPWA		Funding			
			Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	
Tenant-based Rental Assistance	0	0	0	0													
Short-term Rent, Mortgage and Utility payments	0	0	0	0													
Facility-based Programs	0	0	0	0													
Units in facilities supported with operating costs	0	0	0	0													
Units in facilities developed with capital funds and placed in service during the program year	0	0	0	0													
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0	0													
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0	0													
Adjustment for duplication of households (i.e., moving between types of housing)																	
<b>Subtotal unduplicated number of households/units of housing assisted</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Supportive Services</b>																	
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	0	0	0													
<b>Housing Placement Assistance</b>																	
Housing Information Services	0	0	0	0													
Permanent Housing Placement Services	0	0	0	0													
<b>Housing Development, Administration, and Management Services</b>																	
Resource Identification to establish, coordinate and develop housing assistance resources																	

CPMP

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HOPWA





U.S. Department of Housing and Urban Development  
Phoenix Field Office  
One North Central, Suite 600  
Phoenix, Arizona 85004-4414  
[www.hud.gov/arizona.html](http://www.hud.gov/arizona.html)  
[espanol.hud.gov](http://espanol.hud.gov)

JUL 28 2005



Honorable Hugh Hallman  
Mayor of Tempe  
P.O. Box 5002  
Tempe, AZ 85280

Dear Mayor Hallman:

SUBJECT: Fiscal Year 2005 Consolidated Plan/Annual Action Plan  
Tempe, Arizona

The Consolidated Plan/Annual Action Plan submitted for the City of Tempe has been reviewed and approved by HUD. The grant assistance that is being approved, along with the Annual Action Plan, is as follows:

Community Development Block Grant \$1,825,352

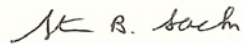
We are forwarding three copies of the Grant Agreement and Funding Approval forms, along with statements and/or conditions applicable to the CDBG program, to Will Manley, City Manager, for execution as your designee. Mr. Manley should sign each of these forms, retain one copy for the City's records, and return the remaining two copies to the HUD Phoenix Office. Within three weeks of our receipt of your executed grant agreement, the City should be able to begin draw down of these funds through the Integrated Disbursement and Information System (IDIS).

Furthering fair housing is one of the Department's highest priorities. Included in your Annual Action Plan was a certification that your jurisdiction will affirmatively further fair housing, which means that the City will (1) conduct an analysis to identify impediments to fair housing choice within your community, (2) take appropriate actions to overcome the effects of any impediments identified through that analysis, and (3) maintain records reflecting the analysis and actions. Your jurisdiction should update its Analysis of Impediments (AI) periodically. Actions and milestones your jurisdiction plans to accomplish to overcome the effects of impediments to fair housing choice should be included in each Annual Action Plan. The source and amount of all funding for the actions to affirmatively further fair housing should also be noted in the Annual Action Plan. The results of actions taken during the program year to address the impediments identified in your AI should be reported in the Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD.

Please note that the performance reports for the FY 2004 Annual Action Plan will be due on **September 30, 2005**.

We look forward to working with you over the coming year to accomplish the housing and community development goals set forth in the City's Annual Action Plan and five-year Consolidated Plan. If you have any questions or require further information or assistance, please contact Earon Dahl, Community Planning and Development Representative, at (602) 379-7167.

Sincerely,



Steven B. Sachs  
Director, Community Planning  
and Development Division

cc:  
✓ Will Manley, w/encls  
Liz Chavez, w/o encls

GRANTEE: Tempe, Arizona

PROGRAM: FY 2005 Community Development Block Grant (CDBG)

PROGRAM NO.: B-05-MC-04-0504

Enclosed is the Grant Agreement and Funding Approval (three copies of HUD-7082) which constitutes the contract between the Department of Housing and Urban Development and the City of Tempe for the CDBG program. Please sign these forms (three original signatures), retain one copy for your records, and return the remaining two copies to the Phoenix HUD Field Office.

Upon receipt of the executed Grant Agreement, the funds can then be accessed through the Integrated Disbursement and Information System (IDIS). If there is a need to add individuals authorized to access IDIS, an IDIS Access Request Form must be prepared, notarized, and returned to this office with the Grant Agreement. Also, if there is a need to establish or change the depository account to which these grant funds are to be wired, a Direct Deposit Sign-up Form (SF-1199A) must be completed by you and your financial institution and mailed to this office.

Certain activities are subject to the provisions of 24 CFR Part 58 (Environmental Review Procedures for the CDBG program). Funds for such activities may not be obligated or expended unless the release of funds has been approved in writing by HUD. A request for the release of funds must be accompanied by an environmental certification.

The Special Condition in your Grant Agreement and Funding Approval concerning the review procedures under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR Part 52, restricts the obligation or expenditure of funds for the planning or construction of water or sewer facilities until the completion of the review process and receipt of written notification of Release of Funds from HUD. Because you have not submitted your Consolidated Plan for review under E.O. 12372, we assume you do not propose to use funds for activities subject to review. However, the condition requires that in the event you amend or otherwise revise your Consolidated Plan to use funds for the planning or construction of water or sewer facilities you must receive a written Release of Funds from HUD before obligating or expending funds for such activities.

**Funding Approval/Agreement**  
 Title I of the Housing and Community  
 Development Act (Public Law 930383)

**U.S. Department of Housing and Urban Development**  
 Office of Community Planning and Development  
 Community Development Block Grant Program

HI-00515R of 20515R

1. Name of Grantee (as shown in item 5 of Standard Form 424) City of Tempe 865/70162 2005(2) ECC 040468 09-01		3. Grantee's 9-digit Tax ID Number 86-6000262	4. Date use of funds may begin 07-01-05
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) P.O. Box 5002 Tempe, AZ 85280		5a. Project/Grant No. 1 B-05-MC-04-0504	6a. Amount Approved 1,825,352
		5b. Project/Grant No. 2	6b. Amount Approved
		5c. Project/Grant No. 3	6c. Amount Approved

**Grant Agreement:** This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name) Steven B. Sachs	Grantee Name X <i>[Signature]</i>
Title Director, Community Planning and Development	Title

Signature <i>[Signature]</i>	Date JUN 27 2005	Signature	Date
7. Category of Title I Assistance for this Funding Action (check only one) <input checked="" type="checkbox"/> a. Entitlement, Sec 106(b) <input type="checkbox"/> b. State-Administered, Sec 106(d)(1) <input type="checkbox"/> c. HUD-Administered Small Cities, Sec 106(d)(2)(B) <input type="checkbox"/> d. Indian CDBG Programs, Sec 106(a)(1) <input type="checkbox"/> e. Surplus Urban Renewal Funds, Sec 112(b) <input type="checkbox"/> f. Special Purpose Grants, Sec 107 <input type="checkbox"/> g. Loan Guarantee, Sec 108	8. Special Conditions (check one) <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached	9a. Date HUD Received Submission 05-13-05 9b. Date Grantee Notified JUL 28 2005 9c. Date of Start of Program Year 07-01-05	10. check one <input checked="" type="checkbox"/> a. Orig. Funding Approval <input type="checkbox"/> b. Amendment Amendment Number
	11. Amount of Community Development Block Grant		
		FY (2005)	FY ( )
a. Funds Reserved for this Grantee		1,825,352	
b. Funds now being Approved		1,825,352	
c. Reservation to be Cancelled (11a minus 11b)			

12a. Amount of Loan Guarantee Commitment now being Approved	12b. Name and complete Address of Public Agency
<b>Loan Guarantee Acceptance Provisions for Designated Agencies:</b> The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	12c. Name of Authorized Official for Designated Public Agency
	Title
	Signature

**HUD Accounting use Only**

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153											
	176											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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24 CFR 570 form HUD-7082 (4/93)



8. SPECIAL CONDITIONS

E.O. 12372-Special Contract Condition - Notwithstanding any other provision of this agreement, no funds provided under this agreement may be obligated or expended for the planning or construction of water or sewer facilities until receipt of written notification from HUD of the release of funds on completion of the review procedures required under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR Part 52. The recipient shall also complete the review procedures required under E.O. 12372 and 24 CFR Part 52 and receive written notification from HUD of the release of funds before obligating or expending any funds provided under this agreement for any new or revised activity for the planning or construction of water or sewer facilities not previously reviewed under E.O. 12372 and implementing regulations.

APPROVED AS TO FORM

BY: Marc A. Pralle  
TEMPE CITY ATTORNEY

DATE: 8-5-05