

# **FY 2000-2004 MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**

Prepared For:

**City of Chandler  
Town of Gilbert  
City of Glendale  
City of Mesa  
City of Peoria  
City of Scottsdale  
City of Tempe  
Maricopa Urban County Communities  
Maricopa County**

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## EXECUTIVE SUMMARY

### PREFACE

The Maricopa HOME Consortium is comprised of a wide variety of localities with unique and diverse housing and community development needs. Accordingly, the FY 2000-'04 Maricopa HOME Consortium Consolidated Plan and FY 2000 Consortium Annual Plan has been prepared to address these unique needs, as well as a region-wide approach to address priority affordable housing, homeless, supportive housing and community development needs/issues. Formed as a voluntary association of local governments in Maricopa County, members of the Consortium are committed to pro-actively address priority needs within their respective jurisdictions, while concurrently working in a cooperative and unified basis to address priority regional issues. By intergovernmental agreement among Consortia members, the Maricopa County Community Development Department is the lead agency charged with the preparation of the Consortium Consolidated Plan.

### SECTION 1.0: MARKET CONDITIONS AND NEEDS ASSESSMENT

Throughout the Consortium service area, it is estimated that 86,500 renter households and 64,100 owner households earning under 80% of the area median are in need of housing assistance in FY 2000. By FY 2004, it is estimated that an additional 10,800 renters and 8,000 owners earning under 80% of the median will require assistance, representing an average annual addition of 3,760 lower income households in need. To date, available federal, state, local, and private housing resources have assisted only a limited amount of those in need. Of the total need outlined above, many of these households are cost burdened or severely burdened, paying from 30% to over 50% of their income for housing. From a survey conducted in the Consortium service area, there are significant waiting lists in effect for federal rental assistance programs. Often, waiting lists are over two years in duration. It is estimated that at least 13,000 unsheltered homeless persons presently reside in Maricopa County, and these individuals require emergency, transitional and permanent housing facilities, as well as a host of social services. Frail elderly, disabled persons, AIDs victims, migrant and seasonal farmworkers, etc. and seriously mentally ill individuals all represent major special populations in the Consortium service area in need of supportive housing facilities and services. The unique needs of these target groups are identified in more detail in the CP. Generally, the facilities and services presently committed and available to serve these persons are not adequate.

Maricopa County is experiencing sustained economic and employment growth. Prevailing economic conditions are quite strong with residential, single-family permitting at comparatively high levels and multi-family market conditions sustaining substantial increases in rental rates. For sale vacancy rates in single-family homes are quite low, and multi-family rates are higher but are still tight. Most of the multi-family permitting activity has been for middle and high income individuals and families. The rapid escalation in home values and high apartment rental rates has stressed stock availability for lower income persons in need of assistance. While reductions in mortgage interest rates and increases in per capita income during the period has strengthened the purchasing power of the consumer and home affordability, recent trends toward higher mortgage interest rates coupled with rapidly escalating home values portend prospective affordability issues for the consumer in the future. Increases in home values and rental rates have resulted from sustained net in-migration to the region, as well as from escalating land, labor and material costs. Despite increases in per capita income for lower income renter households, the blistering advance of rental rates within the region has stressed lower income renter households, especially for the

most vulnerable categories of persons in need (lower income elderly, frail elderly, disabled persons, migrant and seasonal farmworkers, etc). While residential market conditions are expected to eventually abate somewhat, the opportunities afforded lower income families as a result of severe cyclical downturns in the housing market are not anticipated to occur. The Maricopa HOME Consortium intends on capitalizing on existing market conditions by stimulating the rehabilitation of owner occupied dwellings; pursuing acquisition and rehabilitation opportunities; fostering homeownership opportunities for lower income, credit-worthy borrowers; stimulating the production of multi-family production for lower income families; and seeking to address the needs of homeless persons and those with special needs through homeless prevention and the support of emergency, transitional and permanent housing opportunities with needed support services.

## **SECTION 2.0: FIVE-YEAR (FY 2000-FY 2004) STRATEGIC PLAN**

The Maricopa HOME Consortium has determined affordable housing priorities for its service area on a regional basis. These priorities range from a high priority assigned to existing and prospective owner households in need, to medium and high for varying categories of renters. With respect to the needs of homeless persons and populations requiring supportive housing assistance, medium and high priorities were assigned. Refer to HUD Table 1A in the Consortium document for more detail. The Maricopa HOME Consortium anticipates pursuing housing rehabilitation, acquisition plus rehabilitation, homebuyer assistance programs, rental assistance, new construction and the provision of needed supportive service efforts in the coming year. The types of assistance to be provided will vary on the family type and income level of households to be assisted. As a general rule, the jurisdictions within the Maricopa HOME Consortium often favor the use of single-family housing rehabilitation efforts since it offers the communities a dual benefit of neighborhood revitalization plus focused assistance to persons in need.

With respect to the needs of homeless persons and special populations, the continuum of care has been identified in the plan. The Maricopa HOME Consortium has focused on homeless prevention, support for a variety of homeless facilities within its service area, and addressing homelessness in Maricopa County on a regional basis. Funding to be committed for homeless persons and those special populations in need of supportive housing are subject to the availability of Federal, State and Local resources, the specific policy of objectives of local governing bodies, as well as the quality of proposals ultimately offered. Refer to Section 2 for further information.

The Maricopa HOME Consortium strategic plan also includes detailed efforts associated with: policies to be undertaken to encourage homeownership, multi-family production, rental subsidy support and effective project management by member housing authorities; reductions in the number of persons in poverty; identification and elimination of barriers to affordable housing production; mechanisms to strengthen the affordable housing delivery system; and, efforts to foster lead based paint abatement and evaluation.

### **FY 2000 ANNUAL PLAN**

In the forthcoming fiscal year and pursuant to the FY 2000 Maricopa HOME Consortium Annual Plan prepared under separate cover, a significant portion of the federal HOME and CDBG resources used by Consortium members for affordable housing are anticipated to be expended on housing rehabilitation in targeted geographic areas throughout the region to foster neighborhood revitalization for those in need, as well as increase the supply of rental housing in the region.

The anticipated \$4.323 million in federal FY '00 HOME resources (excluding county administrative resources) anticipated to be available to consortium members will be distributed in the following manner:

Chandler	\$313,485 or 9.02% of non-CHDO allocation.
Gilbert	\$108,704 or 3.13% of non-CHDO allocation.
Glendale	\$497,951 or 14.3% of non-CHDO allocation.
Maricopa County (Urban County Region)	\$798,336 or 22.99% of non-CHDO allocation plus \$202,204 in administration.
Mesa	\$854,778 or 24.16% of non-CHDO allocation.
Peoria	\$148,571 or 4.27% of non-CHDO allocation.
Scottsdale	\$279,313 gross or 8.0% of non-CHDO allocation.
Tempe	\$471,208 or 13.6% of non-CHDO allocation.
CHDO Allocation (Anywhere in Consortium Service Area).	\$648,450 or 15% of total gross allocation.

About \$122,000 in FY 2000 Emergency Shelter Grants is anticipated to be available to the Maricopa County Human Services Agency. The Maricopa County Human Services Department intends on committing approximately 30 percent of its annual available ESG resources for homeless prevention via short term rental support coupled with needed support services to persons "at risk", while committing the balance of available ESG funds to support the selected operational costs for either transitional or emergency facilities in the Consortium region serving homeless individuals/families.

The commitment of CDBG and HOME resources for affordable housing varies for each member of the Maricopa HOME Consortium. Contact each member of the Consortium for details in this regard, as well as refer to each member's CP for information.

Consortium members will also take specific actions to affirmatively further fair housing, seek to reduce the number of persons in poverty, stimulate public housing residents to avail themselves of homeownership opportunities and take more control of the management of their housing and pursue incentives for the production of affordable housing. Refer to the FY 2000 Maricopa HOME Consortium Annual Plan as well as each member's CP for more details.

## SECTION 1.0: MARKET OVERVIEW AND NEEDS ASSESSMENT

### 1.1 MARKET OVERVIEW

#### 1.1.1 ECONOMIC BASE AND LABOR FORCE PROFILE

Depicted on Table 1-1, overall non-farm employment in Maricopa County is projected to increase from a level of 1.38 million in 1997 to 1.46 million in 2000, accounting for an annual average percentage hike of 2.8 percent during the period. Services, trade and governmental sector jobs are anticipated to be the source of the highest job growth in the region. The Maricopa Consortium Service Area is one of the fastest growing and premiere employment growth centers in the United States, having fully rebounded from the severe economic recession evident in the early 1990s. Diversity is integral to the Consortium economy. Regional Services, Manufacturing and Tourism are dominant growth sectors. Sustained growth in the Services and Governmental sectors continue to augment this base and add to the region's stability. In response to increased economic activity and population growth, cyclical strength in Real Estate and Construction have been an important factor to fuel the region's very strong economy. To date, the cyclical construction and real estate boom of the 1990s has been one of the longest on record.

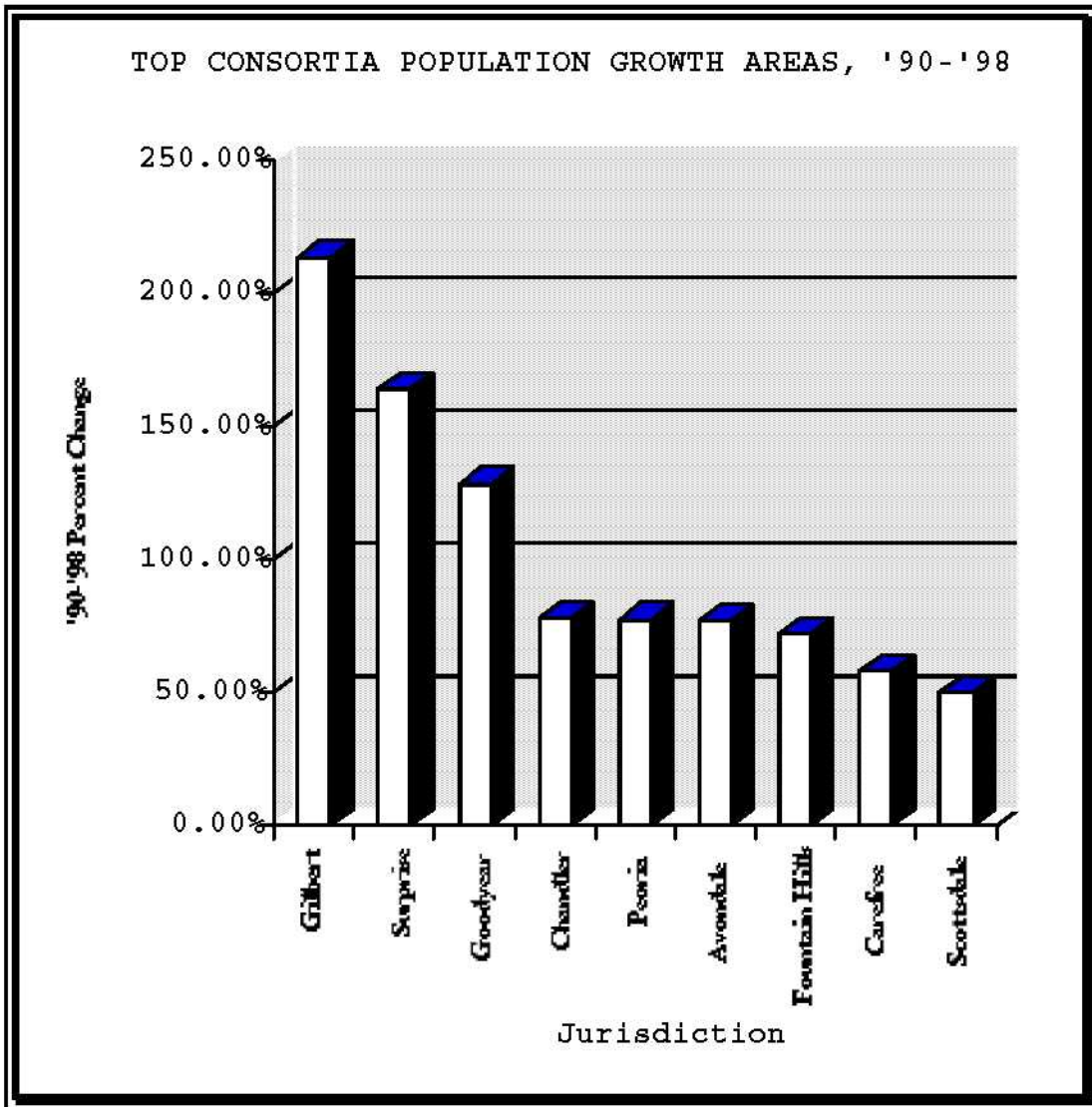
In 2000, the Arizona Department of Economic Security (ADES) projects the Consortium area labor force at 792,558, with unemployment running at a level of 19,984 persons or a rate of 2.5%. Unemployment in 2000 is projected at levels under 3.5% for all but the 16-19 age categories, where levels of 7.6% are estimated. ADES 2000 unemployment projections by ethnicity for 2000 noted on Table 1-2 indicated the following trends:

- *Labor force participation rates for minorities are estimated at about 91% of the anglo population, indicating general levels of parity of minority participation and access to and in the regional labor force.*
- *Unemployment rates for minorities in 2000 are projected at almost twice the level for non-minorities.*
- *Despite higher unemployment rates projected for minorities as whole in 2000, rates in the Consortium are running at 20-year lows, with the combined unemployment rate for minorities estimated at 4.02%.*

#### 1.1.2 POPULATION AND HOUSEHOLD GROWTH

It is estimated that in 2000 about 1.67 million persons reside within the Consortium service area, projected to rise to 1.87 million by 2005 (see Table 1-3). This represents an annual average increase of about 2.48%. For Maricopa County and the Consortium service area, annual net in-migration is estimated to consistently account for over 68% of population growth from FY 2000-'04.

Fueled by net in-migration and rapid employment growth, the Consortium includes many of the fastest growing communities in Arizona since 1990, as highlighted below:



According to ADES population projections, rapid population and employment growth is anticipated to be sustained in the Consortium Service Area, often escalating in the peripheral areas of the region as a result of the availability and/or price of land, freeway construction offering enhanced accessibility and site acquisition/improvement costs. While subject to the implications of 'growing smarter' type initiatives, the following localities are projected to grow substantially over the projection period:

Indicated on Table 1-4, the number of households in the Consortium service area is projected to grow from 637,500 in FY 2000 to 717,400 in FY 2004, accounting for an annual average growth rate of about 2.5%. This projected rate of growth is roughly equivalent to that experienced in the region from 1990 to 1995.

**1.1.3 HOUSEHOLD INCOME AND POVERTY LEVELS**

Delineated on Table 1-5, median income in 1995 for Maricopa County was \$35,600 and is projected to rise to about \$39,900 in 1999 based on modest increases in the Consumer Price Index (CPI). A review of

the 1995 median family income by census tract and political jurisdiction in the Consortium indicated the following general trends:

- extensive growth in communities like Peoria, Gilbert, Chandler, Scottsdale, Avondale and Surprise have increased median family income. Such trends are likely to continue through the projection period, and encompass an increasing number of jurisdictions in the region. Despite rapid growth and increases in household income, such jurisdictions include focused neighborhoods and lower income households in distress.
- median family income in the more rural, unincorporated areas (excluding the large retirement areas of Sun Lakes, Sun City and Sun City West) of Maricopa County continue to lag their urbanized counterparts. However, such regions are diminishing as urbanized Maricopa County continues to rapidly expand.
- while experiencing both growth and/or infill, the urbanized regions of Mesa, Glendale, and Tempe have benefited from increases in household income yet are beset by neighborhoods in distress and lower income households 'in need'.

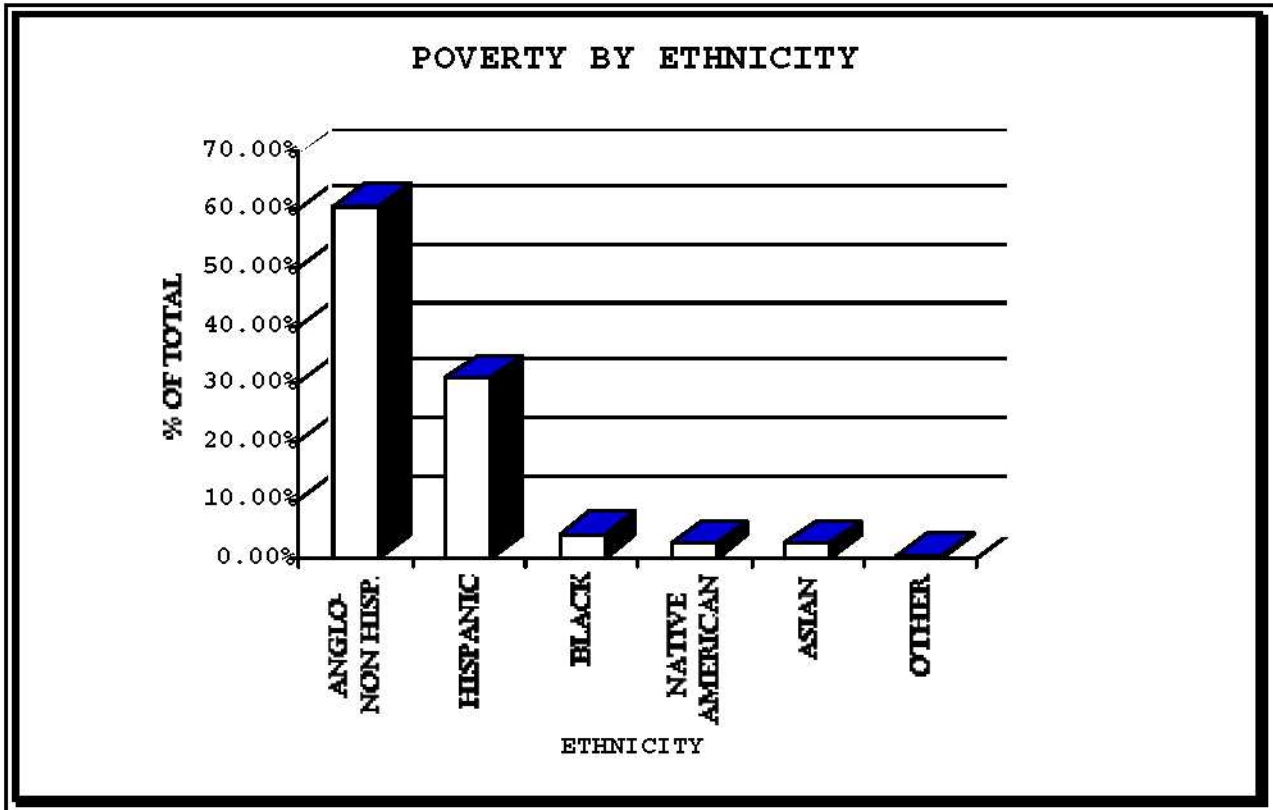
A comparison of the distribution of the median family income between the 1990 census and the 1995 special census indicated the following for the Consortium as a whole:

- *the percentage of households earning less than 30% MFI (countywide) has dropped from 9.6% in '90 to an estimated 8.7% in '95.*
- *the percentage of households earning from 31 to 50% MFI (countywide) has risen from 9.9% in '90 to an estimated 11.3% in '95.*
- *the percentage of households earning from 51 to 80% MFI (countywide) has dropped from 16.6% in '90 to an estimated 15.8% in '95.*
- *accordingly, the percentage of households earning from 0 to 80% MFI (countywide) has remained the same at about 36% from '90 to '95.*

Reflected on Table 1-6, ADES estimates that 161,667 persons or 9.7% of the Consortium population will meet the federal definition of poverty in 2000, down from 10.7% of the population in 1990. Like the rest of the nation, poverty levels in the Consortium are declining slightly, the result of growing household income. According to census estimates, the Consortium's poverty level of 9.7% is on par with such states as Delaware, Maryland, Massachusetts and Kansas. Within the Consortium, 1990 estimates indicated that the City of Tempe (impact of students) had the highest share of poverty at 13.6% followed closely by the urban county region at 13.2%.

If the regional economy continues to expand coupled with current demographic trends, poverty levels are anticipated to abate somewhat from FY 2000 through FY 2004. However, despite the growth in household income over an increasing proportion of the Consortium region, the incidence of poverty among minority families and single-parent households is projected to remain higher, as well as in distressed neighborhoods throughout the region.

According to DES poverty projections (refer to Table 1-6), the incidence of poverty among minority households (22%) in the Consortium is three times higher than for non-minorities (7.2%). In sheer numbers, non-minorities comprise over 60% of the number of persons in poverty. The incidence of poverty by ethnicity is indicated below.



**1.1.4 AGE OF POPULATION**

Refer to Table 1-7 for the age distribution of locales within the Maricopa HOME Consortium. The current and projected level of retirement communities within the Consortium service area continue to impact the age distribution within the Urban County and Consortium regions.

**1.1.5 RACIAL AND LOW INCOME CONCENTRATIONS**

As shown on Table 1-8, about 21.6% of the Consortium population in 1995 was comprised of minorities. By far the largest minority group was Hispanics, representing 72% of all minority persons in the service area. Other groups included Blacks at 11% of the total minority population in 1995, Native Americans at 5%, Asians at 9% and Other at 3%. For the service area as a whole, minorities represented approximately 22% of the total population in the region in 1995.

Among entitlement jurisdictions in the Consortium, the minority population as a percent of total '95 population ranged from a low of 9.32% in Scottsdale to a high of 28.1% in Glendale. Generally speaking, the distribution of minorities in each jurisdiction resembled that of the service area as a whole.



While minorities comprise approximately 13 percent of the households in the service area in 1990, they comprise a disproportionately greater share of lower income households. According to Table 1A (in Appendix 1), while only 2 percent of households were Black, this target group comprised 30% of all very low income households, and 20 percent of all other low income households. By comparison, while 9 percent of all households were Hispanic in 1990, they accounted for between 21 to 35% of all other low and very low income households, respectively. Native Americans represented on percent of all households in 1990, yet comprised from 18 to 47 percent of all other low and very low income households respectively. Asians comprised 13 and 27% of all very low and other low income households, respectively, but only 1.7 percent of the total Consortium households.

See Table 1A (in Appendix 1) for more detail on race and income characteristics for each jurisdiction of the Consortium evident in 1990.

Exhibit 1-1 in Appendix 1 shows those census tracts in the Consortium deemed to consist of minority concentrations. The methodology used to develop areas of minority concentration was to establish minority household distributions evident in 1995 for the service area, flag and eliminate tracts falling within Indian Reservations, determine non-Reservation household distributions for the region, and select those tracts which had concentrations exceeding 200% of the Maricopa County off-Reservation average. These tracts were deemed to constitute areas of minority concentration.

### **1.1.6 HOUSING AFFORDABILITY OVERVIEW**

#### **Single Family Review**

Depicted on Table 1-9, despite a 28% increase in median income and 44% and 39% increase in the price of resale and newly constructed housing, respectively, from 1990 to 1998, housing affordability in Maricopa County has been enhanced by **24% for resale** dwellings and by **39% for newly constructed units** since 1990. This enhancement of home affordability is predominantly due to major reductions in mortgage interest rates (34%) since 1990, which has subsequently mitigated the impact of significant hikes in home values while magnifying the benefit of increases in personal income to the consumer. For the first and second quarters of 1999, substantial gains benefiting the consumer have been eroded by about 10% from 1998 levels, being primarily the result of rising interest rates compounded by increasing new and resale pricing. Affordability in the Consortium service area during the study period (FY 2000 to FY 2004) represents an unknown, being heavily reliant on the following key factors:

- ☛ mortgage interest rates.
- ☛ valuation and replacement cost trends for new and resale dwellings.
- ☛ the impact of 'growing smarter' type citizen initiatives on residential site acquisition and improvement costs.
- ☛ technological innovation in home construction and repair materials/procedures.
- ☛ the changing uses of housing given the onset of major innovations in high speed broadband/satellite communications.
- ☛ changing demographic trends.
- ☛ any changes in federal tax policy affecting homeownership.

Despite the beneficial implications of reductions in mortgage interest rates to lower income purchasers in the Consortium, home values are rising rapidly and the availability of affordable dwelling for purchase in

the less expensive, resale market has increasingly stressed consumers throughout the region. Marked trends in mortgage interest rates will have a major impact on homeownership affordability in the region over the planning period.

### **Rental Housing Review**

Lower income consumers have faced increasing levels of stress in the Maricopa County rental market from 1990 to date. From 1990 - 1998, rent levels have grown by 47% compared with a 28% hike in median income, thereby eroding rental affordability by about 40%. This imbalance is compounded by factors which have stressed the availability and accessibility of affordable rentals for lower income consumers, as indicated below:

- ☛ changes in federal tax law in 1986 mandated higher investment returns to investors associated with income property, including multi-family residential development. As a result, new, multi-family production added has been constructed at the "high end" of the market, thereby stressing the lower income consumer.
- ☛ the beneficial impacts to the consumer of excess multi-family inventories resulting from overbuilding in the late 1980s vanished earlier in the 1990s. Henceforth, vacancy rates have dropped significantly and rental rates have risen. To date, these factors remain in place in the consortium region.
- ☛ reductions in interest rates stimulated extensive refinancing in the multi-family industry, but this has not materially benefited consumers since new inventories of affordable units were not significantly added by the private market. As a result, rental market conditions remained 'tight'.
- ☛ the production of affordable multi-family units added has been primarily from the Low Income Housing Tax Credit (LIHTC) program.
- ☛ faced with sustained tight market conditions favoring landlords, vulnerable, lower income consumers continue to be stressed in finding an adequate and decent supply of affordable rental units.

Assuming population growth, household formation and personal income occur as projected in the Consortium region from FY 2000-'04, rental housing market conditions for lower income consumers are anticipated to continue to remain 'tight'. This assumes overbuilding does not occur in the regional market and a continuation of prevailing federal tax policy remains in effect.

### **1.1.7 PERMITTING ACTIVITY**

#### **Single-Family & Condo/Townhomes**

Depicted on Table 1-10, single family permitting activity in the county has risen dramatically since 1993. Annual permitting levels have increased from 21,600 in 1993 to 35,600 in 1998 (a 67% hike in annual activity), demonstrating robust real estate construction levels fueled by employment growth and net immigration. Hot spots in the Consortium relative to permitting levels (single-family and townhouse/condominiums) were as follows:

- 1) Mesa at 4,333 units permitted.
- 2) Chandler at 3,459 units permitted.
- 3) Scottsdale at 3,451 units permitted.
- 4) Peoria at 3,303 units permitted.
- 5) Gilbert at 3,232 units permitted.
- 6) Surprise at 2,894 units permitted.
- 7) Glendale at 2,248 units permitted.
- 8) Unincorporated Maricopa County at 2,086 units permitted.
- 9) Avondale at 1,316 units permitted.
- 10) Goodyear at 987 units permitted.

### **Multi-Family Development**

Reflected on Table 1-10, multi-family permitting has surged from anemic levels of 2,222 units permitted in 1993 to about 10,200 in 1998, accounting for a 360% increase over 1993 annual production. This reinforces the recessionary characteristics of the multi-family market in the early 1990s and its major rebound hence.

Multi-family valuation levels increased about 17.2% from 1993 to 1998, rising from \$44,883 to \$52,559. Again, new apartment construction in the Valley continues to be built for the highest end of the market. Hot spots in the Consortium for multi-family permitting in 1998 include:

- 1) Cave Creek at 890 units permitted.
- 2) Mesa at 730 units permitted.
- 3) Scottsdale at 651 units permitted.
- 4) Peoria at 362 units permitted.
- 5) Glendale at 614 units permitted.

### **1.1.8 MULTI-FAMILY RENTAL LEVELS AND VACANCY RATES**

As indicated throughout this portion of the report, multi-family market conditions in the county and the Consortium are 'tight'. Presented on Table 1-11 and derived from ©RealData, Inc., average gross rental levels in the county were flat from 1989 to 1992, but then rose from \$435/month to \$619/month by 1998, accounting for a 42% increase. As the market recuperated from extensive apartment overbuilding by the early 1990s, a sustained increase in rental levels has ensued to date.

As expected, multi-family vacancy rates have declined from an exceptionally high level of 14.2% in 1989 reflective of extensive overbuilding, to a 6% level by 1994. As overbuilt units were ultimately absorbed by 1993-'94, multi-family vacancy rates in the county have remained more or less constant at the 6% level. Motivated by rapid employment growth in the Consortium, this 6 - 7 % average vacancy rates have been sustained despite record levels of apartment construction. Evidence also indicates that multi-family vacancy levels currently average between 1 to 3% for small complexes (2-24 units/project), rising steadily to 4 - 6% levels for large complexes (more than 200 units/project).

### **1.1.9 HOUSING INVENTORY AND TENURE**

Depicted on Table 1-12, the 1995 special census indicated an inventory of approximately 536,000 dwelling units in the Consortium service area. Of these units, about 61% were single-family detached dwellings, 9% were townhouse/condominium structures, 23% multi-family units and 7% were comprised of mobile home/trailers. Of the total occupied units in the Consortium, about 71% were owner-occupied while 29% were comprised of renters.

As expected, owner-occupied units were comprised mostly 88% of single-family detached or townhouse/condominium dwellings, with mobile homes/trailers accounting for 9% of the inventory. For renter-occupied units, multi-family complexes accounted for 58% of the rental stock, with 39% of rentals consisting of single-family dwellings (20%), townhouse/condominiums (8%) and projects under four units/structure (11%). Only 3% of rental units were comprised of mobile homes/trailers Consortium-wide.

Very significant deviations exist within the large market area of the consortium with respect to the composition of the stock, as indicated below and presented on Table 1-12:

- Consortium Urban Core - Comprised of the urbanized portions of both the west and east valley within the jurisdiction of all entitlement communities, the inventory distributions is very similar to the consortium as a whole. Most occupied units (60%) are single family detached, 8% were townhouse/condominiums, 26% were multi-family with over 2 units/structure, and 6% were comprised of mobile home/trailers. About 66% of the urban core units in 1995 were comprised of owner-occupied units and 34% were comprised of rentals.
  
- Urban County - The stock in the urban county is much different than that evident in the urbanized core areas of the consortium. Evidenced in Table 1-12, while 68% of the stock was comprised of single-family detached units, about 19% of all units in the region were comprised of mobile home/trailers (three times the proportion evident in the urbanized areas of the region). As expected, townhomes/condominiums and multi-family accounted for only 4% and 9% of the urban County inventory, respectively. Of the 66,663 estimated Urban County inventory in 1995, 78% were comprised of owner- and 22% of renter- occupied units. Most owners resided in either single-family detached or mobile home/trailers, while the limited volume of rental units were comprised of single-family detached (37%), multi-family projects with more than 2 units/structure (38%) and mobile homes/trailers (15%).

### **1.1.10 HOUSING QUALITY AND AGE**

Uniform and current information on housing quality does not exist within Maricopa County. As a result, indicators of housing quality are provided as an insight into the issue within the region. The following indicators are used in this report:

- 1) Age of dwellings.
- 2) Survey results undertaken in 1993 by the Maricopa County Data Center.
- 3) Inadequate plumbing in 1990 (census) extrapolated to 1995 special census counts.
- 4) Overcrowded housing (>1.01 persons/room) in 1990 (census) extrapolated to 1995 special census counts.

In comparison with other major metropolitan areas, the housing quality in Maricopa County is quite good due to relative newness of the housing stock. Of the more than 530,00 units in the Consortium in 1990,

nearly half (46.7%), had been built since 1979. The age of the stock varies by jurisdiction, with Scottsdale having the lowest share of units built after 1979 (41.6%) and Peoria having the highest share (75.6 percent).

However, the results of a survey performed in 1993 by the Maricopa County Survey Data Center revealed that 13 percent of households reported that their housing was in need of major repairs. Of these 13 percent, 48 percent required roofing, 16% were in need of plumbing, 12 percent needed painting, and 24 percent reported a variety of other needs including windows, electrical work, etc.

The 1990 Census provides information on the number of housing units without adequate plumbing as one indicator of housing quality. As shown in Table 1-12, about 2,300 units within the Maricopa HOME Consortium were reported to have inadequate plumbing in 1990. Owner-occupied units in need of plumbing slightly out-numbered the rental units (1,242 vs. 1,065), however, the housing inventory contained about 150% as many owner occupied as renter occupied units. Therefore, a higher share of rental units have inadequate plumbing than owner-occupied units. About half of all units with the Consortium having inadequate plumbing were situated in the Urban County region.

Overcrowding is another indice offering an insight into the quality of housing. Reflected on Table 1-13, the consortium contained more than 13,400 rental- and 7,800 owner- units with overcrowded conditions in 1990.

### **1.1.11 IMPACT OF LEAD BASED PAINT ON THE HOUSING INVENTORY**

Table 1-14 presents information concerning the estimated housing inventory in the Maricopa HOME Consortium and the cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe, as well as the Maricopa Urban County service area at risk of lead based paint hazards in 1990. Such hazards consist of any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency. Of the 156,915 dwelling units constructed before 1980 at risk of lead based paint hazards throughout the Maricopa HOME Consortium service area, 90,327 were occupied by low income households. Children (< 6) occupying the pre-1960 inventory represent the highest 'at risk' category of LBP poisoning. The methodology used to generate these figures incorporates the application of national lead based paint incidence standards to the construction year residential dwellings were built. Discussions with the Arizona Department of Health Services indicate that these estimates are reasonable for Maricopa County.

Accordingly, based on information derived from the Arizona Department of Health Services, Maricopa County experienced 161 cases of elevated childhood lead blood levels in 1998. These 161 cases resulted from poisoning at levels over 20 ug/dl, of which only 34 (21%) were located in the Consortium service area. ADHS indicated that lead poisoning over 20 mandates an investigation while over 45 represents seriously high levels. Childhood cases (in 1998) were evident in the following jurisdictions: Avondale (4 cases); Chandler (2 cases); Gilbert (1 case); Glendale (5 cases); Laveen (1 case); Morristown (1 case); Peoria (1 case); Scottsdale (1 case); Mesa (8 cases); Litchfield (1 case); Tempe (8 cases); and, Wickenburg (1 case). Statewide, ethnicity of childhood lead poisoning registry data indicated Hispanics at 68%; Anglos at 18%; Native Americans at 8%; Blacks at 3%; Asians at 2%; and, Other Minorities at 1%.

The State (ADHS) suspects that the incidence of LBP poisoning levels may be higher as a result of insufficient reporting and testing. In addition, ADHS indicated that poisoning can also result from other agents containing lead. According to ADHS, their IEUBK model predicts that "34% of children under the age of six living in housing built prior to 1950 (at risk population) may have elevated blood lead".

### **1.1.12 INVENTORY OF PUBLIC AND ASSISTED HOUSING**

According to the US Department of HUD, it is estimated that approximately 11,102 assisted multi-family units exist within the confines of the Maricopa HOME Consortium. Occupancy rates of 98% were evident for such units. Reflected on Table 1-15, the inventory is comprised of LIHTC, Section 8, Section 236, Section 811, Section 202 and Public Housing projects. Depicted on Table 2-1 in Appendix 2, 6,887 Section 8 vouchers, certificates, moderate rehabilitation and public housing units are operated by housing authorities within the region. As of February 2000, approximately 7,249 persons were on waiting lists for available units. Waiting list periods were running between 18 to 24 months with all lists presently closed. Refer to the assisted housing component of Section 2 of this report for more detail on the assisted housing inventory. At this point, no assisted units are anticipated to be lost to the inventory. Obviously, this is subject to continuing HUD appropriations for project based Section 8 projects. Refer to Table 1-16 in Appendix 1 for the estimated assisted inventory by income level and household type (subject to the addition of LIHTC resources over time).

## **1.2 MARICOPA HOME CONSORTIUM AFFORDABLE HOUSING NEEDS ASSESSMENT**

### **1.2.1 RESEARCH METHODOLOGY**

The research methodology used to estimate and project affordable housing demand involved the application of ratios of households with problems evident in 1990 to projected 2000 to 2005 household estimates by county and jurisdiction. The distribution of household income evident in '95 was compared with ratios evident in 1990, and calibrations were made where appropriate in limited circumstances. Information from the 2000 census may or may not result in much refined demand estimates. According to HUD, a household with problems consists of:

- (1) persons and families living in units with physical defects (lacking a complete kitchen or bath; or*
- (2) persons and families living in overcrowded conditions (greater than 1.01 persons/room); or*
- (3) persons and families cost burdened (paying more than 30 percent of income for housing including utilities).*

*Severely cost burdened means that the person or family is paying more than 50% of their income for housing including utilities.*

Depicted on Table 1C, the following estimating procedure was employed to project gross affordable housing demand from FY 2000 to FY 2004:

- ✓ Identify population by county using official State of Arizona estimates and projections from FY 2000 to 2004 derived from the Arizona Department of Economic Security (ADES). See Table 1-3.

- ✓ Project FY 2000 - FY 2004 households by jurisdiction by first removing the population in group quarters evident in '95, and applying jurisdiction averages of the numbers of persons per dwelling unit from the 1995 Special Census (see Table 1-4).
- ✓ Compare the projected distribution of household income for (0-30%, 31-50%, 51-80% and 81-95%) evident from the '95 Special Census and contrast with ratios evident in 1990. Calibrate computer models where meaningful deviations were evident.
- ✓ Project the number of households with problems by jurisdiction and elderly/ non-elderly status, small and large families, and for very low-, low- and moderate-income households by applying applicable ratios in 1990 to projected FY 2000 and FY 2004 households by tenure.

## **1.2.2 MARICOPA HOME CONSORTIUM OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 48,505 households or 7.6 percent of all households in the Maricopa HOME Consortium Service Area are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 29,505 extremely low-income renter households projected to have housing problems in FY 2000, 18 percent are elderly (over the age of 62), 33 percent are comprised of small households (2-4 persons), 13 percent are comprised of large households (5 or more persons), and 36 percent are comprised of one-person households. Of those 18,909 extremely low-income owner households with problems in 2000, 55 percent are elderly and 45 percent are non-elderly.

By FY 2004, it is estimated that an additional 6,078 extremely low-income owner and renter households will have problems, representing an increase of 12.5 percent over FY 2000 levels and suggesting an annual addition of approximately 1,215 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 38,426 low income households are in distress, with 65 percent comprised of renters and 35 percent comprised of owners. Of those 24,827 renters in distress, 18 percent are elderly, 34 percent are small households (2-4 persons), 9 percent are comprised of large households, and 40 percent are one person households. Of those 13,500 owner households in distress, 49 percent are elderly and 51 percent are not.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 50 percent more likely; Hispanics at 75 percent more likely; Asians at 25 percent more likely; and Native Americans at 135 percent.

As a general rule, the likelihood of minority renter households earning under 30 percent of the median in the region to be experiencing housing problems in 1990 was equivalent to all renters with problems regardless of size. For owner households with problems earning under 30 percent of the median in the region, minority households were 10% more apt to be experiencing problems regardless of size.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 46,196 households or 7.2 percent of all households in the Maricopa HOME Consortium Service Area are comprised of extremely low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 29,000 extremely low-income renter households projected to have housing problems in FY 2000, 17 percent are elderly (over the age of 62), 35 percent are comprised of small households (2-4 persons), 13 percent are comprised of large households (5 or more persons), and 35 percent are comprised of one-person households. Of those 17,447 extremely low-income owner households with problems in 2000, 43 percent are elderly and 57 percent are non-elderly.

By FY 2004, it is estimated that an additional 5,788 extremely low-income owner and renter households will have problems, representing an increase of 12.4 percent over FY 2000 levels and suggesting an annual addition of approximately 1,158 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 20,170 low income households are in distress, with 58 percent comprised of renters and 42 percent comprised of owners. Of those 11,670 renters in distress, 24 percent are elderly, 30 percent are small households (2-4 persons), 7 percent are comprised of large households, and 38 percent are one person households. Of those 8,564 owner households in distress, 35 percent are elderly and 65 percent are not.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

As a general rule, the likelihood of minority renter households earning from 31 to 50 percent of the median in the region to be experiencing housing problems was equivalent to all renters with problems regardless of size. For owner households with problems earning from 31 to 50 percent of the median in the region, minority households were 10% more apt to be experiencing problems regardless of size.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 56,041 households or 8.8 percent of the households in the Maricopa HOME Consortium service area are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 27,985 other low-income renter households projected to have problems in FY 2000, 14 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 15 percent are comprised of large households (5 or more persons), and 36 percent are comprised of one-person



households. Of those 27,713 other low-income owner households with problems in 2000, 24 percent are elderly and 76 percent are non-elderly.

By FY 2004, it is estimated that an additional 7,022 other low-income owner and renter households will have problems, representing an increase of 12.5 percent over FY 2000 levels and suggesting an annual addition of approximately 1,404 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 10,087 other low-income households are in distress, with 30 percent comprised of renters and 70 percent of owners. Of those 2,945 renters in distress, 37 percent are elderly, 26 percent are small households (2-4 persons), 4 percent are comprised of large households, and 26 percent are one person households. Of those 6,928 owner households in distress, 22 percent are elderly and 78 percent are not.

Table 1A indicated that minorities (excluding Asians and Native Americans) were more apt to comprise those households earning between 51 to 80 percent of the area median in the region as follows: Blacks (not Hispanic) at 17 percent more likely; and Hispanics at 23 percent.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was roughly equivalent for all renter- and 22 percent more likely for owner-households with problems.

#### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 18,135 households or 3.0 percent of the households in the Maricopa HOME Consortium service area are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 5,404 plus moderate-income renter households projected to have problems in FY 2000, 17 percent are elderly (over the age of 62), 32 percent are comprised of small households (2-4 persons), 21 percent are comprised of large households (5 or more persons), and 28 percent are comprised of one-person households. Of those 12,927 moderate income owner households with problems in 2000, 15 percent are elderly and 85 percent are non-elderly.

By FY 2004, it is estimated that an additional 2,272 moderate-income owner and renter households will have problems, representing an increase of 13 percent over FY 2000 levels and suggesting an annual addition of approximately 544 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than

50% of their income for housing including utilities. Using these figures, note that 1,648 moderate-income households are in distress, with 24 percent comprised of renters and 76 percent of owners. Of those 1,397 owner households in distress, 20 percent are elderly and 80 percent are not.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was equivalent to distributions evident from the population as a whole.

### **1.2.3 CITY OF CHANDLER AFFORDABLE HOUSING NEEDS OVERVIEW**

#### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 2,950 households or 5.1 percent of all households in Chandler are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 2,029 extremely low-income renter households projected to have housing problems in FY 2000, 16 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 33 percent are comprised of large households (5 or more persons), and 17 percent are comprised of one-person households. Of those 946 extremely low-income owner households with problems in 2000, 21 percent are elderly and 79 percent are non-elderly.

By FY 2004, it is estimated that an additional 400 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 80 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,128 extremely low-income households are in distress, with 69 percent comprised of renters and 31 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 100 percent more likely; Hispanics at 170 percent more likely; Asians at 30 percent more likely; and Native Americans at 150 percent.

As a general rule, the likelihood of minority renter households earning under 30 percent of the median in Chandler to be experiencing housing problems was equivalent to all renters with problems regardless of size. For owner households with problems earning under 30 percent of the median in the region, minority households were 20% more apt to be experiencing problems regardless of size.

#### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 3,356 households or 5.8 percent of all households in Chandler are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 2,363 very low-income renter households projected to have housing problems in FY 2000, 11 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 29 percent are comprised of large households (5 or more persons), and 25 percent are comprised of one-person households. Of those 986 very low-income owner households with problems in 2000, 34 percent are elderly and 66 percent are non-elderly.

By FY 2004, it is estimated that an additional 454 very low-income owner and renter households will have problems, representing an annual addition of approximately 91 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,409 low income households are in distress, with 62 percent comprised of renters and 38 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

As a general rule, the likelihood of minority renter households earning from 31 to 50 percent of the median in the region to be experiencing housing problems was equivalent to all renters and owners with problems regardless of size.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 5,484 households or 9.5 percent of the households in Chandler are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 2,581 other low-income renter households projected to have problems in FY 2000, 9 percent are elderly (over the age of 62), 39 percent are comprised of small households (2-4 persons), 22 percent are comprised of large households (5 or more persons), and 30 percent are comprised of one-person households. Of those 2,858 other low-income owner households with problems in 2000, 8 percent are elderly and 92 percent are non-elderly.

By FY 2004, it is estimated that an additional 741 other low-income owner and renter households will have problems, representing an annual addition of approximately 148 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 942 other low-income households are in distress, with 18 percent comprised of renters and 82 percent of owners.

Table 1A indicated that minorities were more apt to comprise those households earning between 51 to 80 percent of the area median in the region as follows: Blacks (not Hispanic) at 10 percent less likely; and Hispanics at 46 percent more likely.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was roughly 0 to 7 percent more likely for renter- and owner- households with problems.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 2,244 households or 4 percent of the households in Chandler are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 398 plus moderate-income renter households projected to have problems in FY 2000, 12 percent are elderly (over the age of 62), 38 percent are comprised of small households (2-4 persons), 35 percent are comprised of large households (5 or more persons), and 15 percent are comprised of one-person households. Of those 1,840 moderate income owner households with problems in 2000, 4 percent are elderly and 96 percent are non-elderly.

By FY 2004, it is estimated that an additional 303 moderate-income owner and renter households will have problems, representing an annual addition of approximately 61 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 180 moderate-income households are in distress, of which 9 percent are renters and 91 percent are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was equivalent to distributions evident from the population as a whole.

## **1.2.4 CITY OF GLENDALE AFFORDABLE HOUSING NEEDS OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 6,236 households or 8.4 percent of all households in Glendale are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 4,556 extremely low-income renter households projected to have housing problems in FY 2000, 18 percent are elderly (over the age of 62), 38 percent are comprised of small households (2-4 persons), 10 percent are comprised of large households (5 or more persons), and 33 percent are comprised of one-

person households. Of those 1,730 extremely low-income owner households with problems in 2000, 47 percent are elderly and 53 percent are non-elderly.

By FY 2004, it is estimated that an additional 478 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 95 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in Glendale are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 5,131 extremely low-income households are in distress, with 73 percent comprised of renters and 27 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 28 percent more likely; Hispanics at 71 percent more likely; Asians at 38 percent more likely; and Native Americans at 90 percent.

As a general rule, the likelihood of minority renter households earning under 30 percent of the median in the region to be experiencing housing problems was very close to all owners and renters with problems.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 6,870 households or 9.3 percent of all households in Glendale are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 4,375 very low-income renter households projected to have housing problems in FY 2000, 11 percent are elderly (over the age of 62), 43 percent are comprised of small households (2-4 persons), 11 percent are comprised of large households (5 or more persons), and 35 percent are comprised of one-person households. Of those 2,490 very low-income owner households with problems in 2000, 47 percent are elderly and 53 percent are non-elderly.

By FY 2004, it is estimated that an additional 526 very low-income owner and renter households will have problems, representing an annual addition of approximately 105 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,550 low income households are in distress, with 44 percent comprised of renters and 66 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

As a general rule, the likelihood of minority renter households earning from 31 to 50 percent of the median in the region to be experiencing housing problems was very close to all renters and owners with problems regardless of size.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 6,524 households or 9 percent of the households in Glendale are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 3,240 other low-income renter households projected to have problems in FY 2000, 11 percent are elderly (over the age of 62), 42 percent are comprised of small households (2-4 persons), 19 percent are comprised of large households (5 or more persons), and 38 percent are comprised of one-person households. Of those 3,283 other low-income owner households with problems in 2000, 19 percent are elderly and 81 percent are non-elderly.

By FY 2004, it is estimated that an additional 500 other low-income owner and renter households will have problems, representing an annual addition of approximately 100 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,129 other low-income households are in distress, with 34 percent comprised of renters and 66 percent of owners.

Table 1A indicated that minorities were more apt to comprise those households earning between 51 to 80 percent of the area median in the region as follows: Blacks (not Hispanic) at 29 percent more likely; and Hispanics at 18 percent more likely.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was 30 percent more likely for renter- and 20 percent more likely for owner-households with problems.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 2,268 households or 3 percent of the households in Glendale are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 688 plus moderate-income renter households projected to have problems in FY 2000, 13 percent are elderly (over the age of 62), 38 percent are comprised of small households (2-4 persons), 29 percent are comprised of large households (5 or more persons), and 20 percent are comprised of one-person

households. Of those 1,598 moderate income owner households with problems in 2000, 9 percent are elderly and 91 percent are non-elderly.

By FY 2004, it is estimated that an additional 175 moderate-income owner and renter households will have problems, representing an annual addition of approximately 35 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 126 moderate-income households are in distress, of which 22% are renters and 78% are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was equivalent to distributions evident from the population as a whole.

### **1.2.5 TOWN OF GILBERT AFFORDABLE HOUSING NEEDS OVERVIEW**

#### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 1,241 households or 4 percent of all households in Gilbert are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 874 extremely low-income renter households projected to have housing problems in FY 2000, 9 percent are elderly (over the age of 62), 59 percent are comprised of small households (2-4 persons), 14 percent are comprised of large households (5 or more persons), and 18 percent are comprised of one-person households. Of those 366 extremely low-income owner households with problems in 2000, 23 percent are elderly and 67 percent are non-elderly.

By FY 2004, it is estimated that an additional 220 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 44 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in Glendale are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,324 extremely low-income households are in distress, with 68 percent comprised of renters and 32 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

As a general rule, the likelihood of minority renter and owner households earning under 30 percent of the median in the region experiencing housing problems was very close to the percentage of non-minority owners and renters with problems earning less than 30% of the median.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 1,464 households or 4.7 percent of all households in Gilbert are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 954 very low-income renter households projected to have housing problems in FY 2000, 14 percent are elderly (over the age of 62), 53 percent are comprised of small households (2-4 persons), 11 percent are comprised of large households (5 or more persons), and 22 percent are comprised of one-person households. Of those 513 very low-income owner households with problems in 2000, 75 percent are elderly and 25 percent are non-elderly.

By FY 2004, it is estimated that an additional 260 very low-income owner and renter households will have problems, representing an annual addition of approximately 52 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 702 low income households are in distress, with 31 percent comprised of renters and 69 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

As a general rule, the likelihood of minority renter households earning from 31 to 50 percent of the median in the region to be experiencing housing problems was 28% higher for African Americans, while no distinction was evident in the incidence of households with problems for owners between minority and non-minority households.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 2,912 households or 9.8 percent of the households in Gilbert are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 1,276 other low-income renter households projected to have problems in FY 2000, 6 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 21 percent are comprised of large households (5 or more persons), and 39 percent are comprised of one-person households. Of those 1,628 other low-income owner households with problems in 2000, 4 percent are elderly and 96 percent are non-elderly.

By FY 2004, it is estimated that an additional 516 other low-income owner and renter households will have problems, representing an annual addition of approximately 103 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.



Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 728 other low-income households are in distress, with 10 percent comprised of renters and 90 percent of owners.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that black households were twice as likely to be experiencing problems among renters than all such households, while Hispanics were 18% more likely to be experiencing housing problems than all owner households within the income category.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 825 households or 2.7 percent of the households in Gilbert are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 86 moderate-income renter households projected to have problems in FY 2000, 0 percent are elderly (over the age of 62), 41 percent are comprised of small households (2-4 persons), 35 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one-person households. Of those 825 moderate income owner households with problems in 2000, 6 percent are elderly and 94 percent are non-elderly.

By FY 2004, it is estimated that an additional 147 moderate-income owner and renter households will have problems, representing an annual addition of approximately 29 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 47 moderate-income households are in distress, of which 0% are renters and 100% are owners.

## **1.2.6 CITY OF MESA AFFORDABLE HOUSING NEEDS OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 10,506 households or 7.3 percent of all households in Mesa are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 6,761 extremely low-income renter households projected to have housing problems in FY 2000, 18 percent are elderly (over the age of 62), 35 percent are comprised of small households (2-4 persons), 11 percent are comprised of large households (5 or more persons), and 36 percent are comprised of one-person households. Of those 3,781 extremely low-income owner households with problems in 2000, 58 percent are elderly and 42 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,113 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 222 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 8,820 extremely low income households are in distress, with 68 percent comprised of renters and 32 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 63 percent more likely; Hispanics at 52 percent more likely; Asians at 10 percent more likely; and Native Americans at 63 percent.

As a general rule, the likelihood of minority renter households earning under 30 percent of the median in the region to be experiencing housing problems was 4 percent more likely than all renters with problems regardless of size. For owner households with problems earning under 30 percent of the median in the region, minority households were 8 percent more apt to be experiencing problems regardless of size.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 11,159 households or 8 percent of all households in Mesa are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 7,506 very low-income renter households projected to have housing problems in FY 2000, 17 percent are elderly (over the age of 62), 37 percent are comprised of small households (2-4 persons), 10 percent are comprised of large households (5 or more persons), and 36 percent are comprised of one-person households. Of those 3,713 very low-income owner households with problems in 2000, 40 percent are elderly and 60 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,182 very low-income owner and renter households will have problems, representing an annual addition of approximately 236 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 4,761 very low-income households are in distress, with 59 percent comprised of renters and 41 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

As a general rule, the likelihood of minority renter households earning from 31 to 50 percent of the median in the region to be experiencing housing problems was equivalent for all renters and 29 percent more evident for all owners.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 13,502 households or 9.5 percent of the households in Mesa are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 7,090 other low-income renter households projected to have problems in FY 2000, 10 percent are elderly (over the age of 62), 37 percent are comprised of small households (2-4 persons), 17 percent are comprised of large households (5 or more persons), and 36 percent are comprised of one-person households. Of those 6,402 other low-income owner households with problems in 2000, 19 percent are elderly and 81 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,430 other low-income owner and renter households will have problems, representing an annual addition of approximately 286 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,687 other low-income households are in distress, with 25 percent comprised of renters and 75 percent of owners.

Table 1A indicated that minorities were not more apt to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was 15 percent less likely for renter- and 47 percent more likely for all owner-households with problems.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 4,239 households or 3 percent of the households in Mesa are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 1,401 moderate-income renter households projected to have problems in FY 2000, 11 percent are elderly (over the age of 62), 37 percent are comprised of small households (2-4 persons), 25 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one-person households. Of those 2,899 moderate income owner households with problems in 2000, 11 percent are elderly and 89 percent are non-elderly.

By FY 2004, it is estimated that an additional 449 moderate-income owner and renter households will have problems, representing an annual addition of approximately 90 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 302 moderate-income households are in distress, of which 19 percent are renters and 81 percent are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was equivalent to distributions evident from the population as a whole. The sole exception was Native Americans where they were 60 percent more likely.

## **1.2.7 CITY OF PEORIA AFFORDABLE HOUSING NEEDS OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 1,667 households or 5 percent of all households in Peoria are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 779 extremely low-income renter households projected to have housing problems in FY 2000, 39 percent are elderly (over the age of 62), 30 percent are comprised of small households (2-4 persons), 19 percent are comprised of large households (5 or more persons), and 12 percent are comprised of one-person households. Of those 886 extremely low-income owner households with problems in 2000, 57 percent are elderly and 43 percent are non-elderly.

By FY 2004, it is estimated that an additional 520 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 104 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,310 extremely low-income households are in distress, with 46 percent comprised of renters and 54 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 33 percent more likely; Hispanics at 93 percent more likely; Asians less likely; and Native Americans less likely.

As a general rule, the likelihood of minority renter households earning under 30 percent of the median in the region to be experiencing housing problems was 2 percent more likely than all renters with problems regardless of size. For owner households with problems earning under 30 percent of the median in the region, minority households were 21 percent more apt to be experiencing problems regardless of size.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 1,730 households or 5 percent of all households in Peoria are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 720 very low-income renter households projected to have housing problems in FY 2000, 43 percent are elderly (over the age of 62), 32 percent are comprised of small households (2-4 persons), 16 percent are comprised of large households (5 or more persons), and 8 percent are comprised of one-person households. Of those 1,010 very low-income owner households with problems in 2004, 44 percent are elderly and 56 percent are non-elderly.

By FY 2004, it is estimated that an additional 539 very low-income owner and renter households will have problems, representing an annual addition of approximately 108 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,171 very low-income households are in distress, with 36 percent comprised of renters and 64 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 3,193 households or 9.5 percent of the households in Peoria are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 650 other low-income renter households projected to have problems in FY 2000, 33 percent are elderly (over the age of 62), 22 percent are comprised of small households (2-4 persons), 22 percent are comprised of large households (5 or more persons), and 23 percent are comprised of one-person households. Of those 2,508 other low-income owner households with problems in 2000, 30 percent are elderly and 70 percent are non-elderly.

By FY 2004, it is estimated that an additional 995 other low-income owner and renter households will have problems, representing an annual addition of approximately 199 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 813 other low-income households are in distress, with 24 percent comprised of renters and 76 percent of owners.

Table 1A indicated that only Hispanics were about 17 percent more apt to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was much less likely for renter- and 23 percent more likely for owner-households with problems.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 1,488 households or 4.4 percent of the households in Peoria are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 242 moderate-income renter households projected to have problems in FY 2000, 47 percent are elderly (over the age of 62), 29 percent are comprised of small households (2-4 persons), 9 percent are comprised of large households (5 or more persons), and 14 percent are comprised of one-person households. Of those 1,235 moderate income owner households with problems in 2000, 14 percent are elderly and 86 percent are non-elderly.

By FY 2004, it is estimated that an additional 463 moderate-income owner and renter households will have problems, representing an annual addition of approximately 93 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 182 moderate-income households are in distress, of which 62 percent are renters and 38 percent are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was generally less than the distributions evident from the population as a whole.

## **1.2.8 CITY OF SCOTTSDALE AFFORDABLE HOUSING NEEDS OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 4,934 households or 5.4 percent of all households in Scottsdale are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 3,100 extremely low-income renter households projected to have housing problems in FY 2000, 31 percent are elderly (over the age of 62), 23 percent are comprised of small households (2-4 persons), 2 percent are comprised of large households (5 or more persons), and 43 percent are comprised of one-person households. Of those 1,849 extremely low-income owner households with problems in 2000, 54 percent are elderly and 46 percent are non-elderly.

By FY 2000, it is estimated that an additional 742 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 149 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 4,194 extremely low-income households are in distress, with 63 percent comprised of renters and 37 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 21 percent more likely; Hispanics at 64 percent more likely; Asians less likely; and Native Americans at 185 percent more likely.

As a general rule, the likelihood of minority renter and owner households earning under 30 percent of the median in the region to be experiencing housing problems was less likely than all households with problems.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 4,920 households or 5.4 percent of all households in Scottsdale are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 3,174 very low-income renter households projected to have housing problems in FY 2000, 29 percent are elderly (over the age of 62), 30 percent are comprised of small households (2-4 persons), 2 percent are comprised of large households (5 or more persons), and 39 percent are comprised of one-person households. Of those 1,754 very low-income owner households with problems in 2000, 50 percent are elderly and 50 percent are non-elderly.

By FY 2004, it is estimated that an additional 740 very low-income owner and renter households will have problems, representing an annual addition of approximately 148 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 3,258 very low-income households are in distress, with 66 percent comprised of renters and 32 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 7,532 households or 8.3 percent of the households in Scottsdale are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 4,216 other low-income renter households projected to have problems in FY 2000, 24 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 4 percent are comprised of large households (5 or more persons), and 43 percent are comprised of one-person households. Of those 2,993 other low-income owner households with problems in 2000, 36 percent are elderly and 64 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,134 other low-income owner and renter households will have problems, representing an annual addition of approximately 227 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,152 other low-income households are in distress, with 34 percent comprised of renters and 66 percent of owners.

Table 1A indicated that only Blacks were 30 percent more apt to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was equivalent or less than all households with problems.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 2,669 households or 3 percent of the households in Scottsdale are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 1,042 moderate-income renter households projected to have problems in FY 2000, 24 percent are elderly (over the age of 62), 32 percent are comprised of small households (2-4 persons), 3 percent are comprised of large households (5 or more persons), and 40 percent are comprised of one-person households. Of those 1,613 moderate income owner households with problems in 2000, 20 percent are elderly and 80 percent are non-elderly.

By FY 2004, it is estimated that an additional 402 moderate-income owner and renter households will have problems, representing an annual addition of approximately 80 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.



Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 364 moderate-income households are in distress, of which 20% are renters and 80% are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was generally less than the distributions evident from the population as a whole, with the exception of Native Americans where they were 70 percent more apt to constitute this income bracket.

## **1.2.9 CITY OF TEMPE AFFORDABLE HOUSING NEEDS OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 6,198 households or 9.7 percent of all households in Tempe are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 5,139 extremely low-income renter households projected to have housing problems in FY 2000, 7 percent are elderly (over the age of 62), 25 percent are comprised of small households (2-4 persons), 7 percent are comprised of large households (5 or more persons), and 61 percent are comprised of one-person households. Of those 1,060 extremely low-income owner households with problems in 2000, 41 percent are elderly and 59 percent are non-elderly.

By FY 2004, it is estimated that an additional 193 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 39 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 5,669 extremely low-income households are in distress, with 84 percent comprised of renters and 16 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 63 percent more likely; Hispanics at 36 percent more likely; Asians 68 percent more likely; and Native Americans at 36 percent more likely.

As a general rule, the likelihood of minority renter and owner households earning under 30 percent of the median in the region to be experiencing housing problems was comparable to all renter- households with problems and 8 percent more likely for owner- households.

### **Very-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 5,740 households or 9 percent of all households in Tempe are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 4,713 very low-income renter households projected to have housing problems in FY 2000, 6 percent are elderly (over the age of 62), 28 percent are comprised of small households (2-4 persons), 7 percent are comprised of large households (5 or more persons), and 59 percent are comprised of one-person households. Of those 1,041 very low-income owner households with problems in 2000, 38 percent are elderly and 62 percent are non-elderly.

By FY 2004, it is estimated that an additional 179 very low-income owner and renter households will have problems, representing an annual addition of approximately 36 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,665 very low-income households are in distress, with 76 percent comprised of renters and 14 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 6,170 households or 9.6 percent of the households in Tempe are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 4,177 other low-income renter households projected to have problems in FY 2000, 6 percent are elderly (over the age of 62), 29 percent are comprised of small households (2-4 persons), 8 percent are comprised of large households (5 or more persons), and 57 percent are comprised of one-person households. Of those 1,957 other low-income owner households with problems in 2000, 12 percent are elderly and 88 percent are non-elderly.

By FY 2004, it is estimated that an additional 192 other low-income owner and renter households will have problems, representing an annual addition of approximately 38 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 925 other low-income households are in distress, with 37 percent comprised of renters and 63 percent of owners.

Table 1A indicated that Blacks (non-Hispanic) were 50 percent more apt, Hispanics were 25 percent and Native Americans were 87 percent more likely to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was equivalent for renter households while 16 percent more evident than for all households with problems.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 1,638 households or 2.5 percent of the households in Tempe are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 654 moderate-income renter households projected to have problems in FY 2000, 7 percent are elderly (over the age of 62), 29 percent are comprised of small households (2-4 persons), 15 percent are comprised of large households (5 or more persons), and 49 percent are comprised of one-person households. Of those 1,007 moderate income owner households with problems in 2000, 13 percent are elderly and 87 percent are non-elderly.

By FY 2004, it is estimated that an additional 52 moderate-income owner and renter households will have problems, representing an annual addition of approximately 10 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 197 moderate-income households are in distress, of which 27 percent are renters and 73 percent are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was generally less than the distributions evident from the population as a whole, with the exception of Native Americans where they were 62 percent more apt to constitute this income bracket.

## **1.2.10 URBAN COUNTY AFFORDABLE HOUSING NEEDS OVERVIEW**

### **Extremely Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 13,229 households or 9 percent of all households in Maricopa Urban County are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 4,867 extremely low-income renter households projected to have housing problems in FY 2000, 27 percent are elderly (over the age of 62), 39 percent are comprised of small households (2-4 persons), 26 percent are comprised of large households (5 or more persons), and 8 percent are comprised of one-person households. Of those 8,252 extremely low-income owner households with problems in FY 2000, 60 percent are elderly and 40 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,815 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 363 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 8,628 extremely low-income households are in distress, with 34 percent comprised of renters and the balance comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Table 1A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median in 1990 as follows: Blacks (not Hispanic) at 60 percent more likely; Hispanics at 87 percent more likely; Asians 160 percent more likely; and Native Americans at 13 percent more likely.

### **Very Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 9,976 households or 7 percent of all households in Maricopa Urban County are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 4,003 very low-income renter households projected to have housing problems in FY 2000, 29 percent are elderly (over the age of 62), 30 percent are comprised of small households (2-4 persons), 31 percent are comprised of large households (5 or more persons), and 9 percent are comprised of one-person households. Of those 5,859 very low-income owner households with problems in FY 2000, 44 percent are elderly and 556 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,369 very low-income owner and renter households will have problems, representing an annual addition of approximately 273 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 3,453 very low-income households are in distress, with 40 percent comprised of renters and 60 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

### **Other Low-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 10,002 households or 7 percent of the households in Maricopa Urban County are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 3,460 other low-income renter households projected to have problems in FY 2000, 28 percent are elderly (over the age of 62), 29 percent are comprised of small households (2-4 persons), 30 percent are comprised of large households (5 or more persons), and 13 percent are comprised of one-person households. Of those 6,672 other low-income owner households with problems in FY 2000, 37 percent are elderly and 63 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,373 other low-income owner and renter households will have problems, representing an annual addition of approximately 275 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 1,765 other low-income households are in distress, with 22 percent comprised of renters and 68 percent of owners.

Table 1A indicated that Blacks (non-Hispanic) were 11 percent more apt, Hispanics were 22 percent and Native Americans were 11 percent more likely to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

### **Moderate-Income Household Needs**

Depicted on Table 1C, it is estimated that a total of 3,180 households or 2.2 percent of the households in Maricopa Urban County are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 612 moderate-income renter households projected to have problems in FY 2000, 34 percent are elderly (over the age of 62), 16 percent are comprised of small households (2-4 persons), 43 percent are comprised of large households (5 or more persons), and 7 percent are comprised of one-person households. Of those 2,522 moderate income owner households with problems in 1995, 33 percent are elderly and 67 percent are non-elderly.

By FY 2004, it is estimated that an additional 436 moderate-income owner and renter households will have problems, representing an annual addition of approximately 87 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 415 moderate-income households are in distress, of which 23 percent are renters and 77 percent are owners.

Table 1A indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was generally less than the distributions evident from the population as a whole, with the

exception of Native Americans where they were 25 percent less apt and Asians were 75 percent more apt to constitute this income bracket.

### **1.2.11 NEEDS OF HOUSEHOLDS EMPLOYED OR EXPECTED TO BE EMPLOYED IN ARIZONA**

As mentioned earlier in this section of the report, Table 1-3 estimates are based on official population projections derived from the Population Statistics Section of the ADES. According to ADES, county population projections are based on an econometric model which considers a variety of factors, including but not limited to: projected employment growth, the natural increase in population, in-migration, and out-migration circumstances. Given the rather large geographic projection area covered (about 50 percent of Maricopa County), economic factors associated with housing needs derived from those households and individuals employed or expected to be employed in the County and respective cities but not currently residing here have been accommodated within assumptions incorporated within the econometric model which serves as the basis for State and County official population projections.

### **1.3 NATURE AND EXTENT OF HOMELESSNESS**

#### **1.3.1 NEEDS OF SHELTERED AND UNSHELTERED HOMELESS PERSONS**

According to a report entitled, A Regional Partnership to End Homelessness in the Valley of the Sun published by the Maricopa Association of Governments (MAG), "homelessness is difficult to define." The report cites examples of homeless people that include someone who may be without shelter, a child attending a Maricopa County Accommodation school in a facility for homeless families, a disoriented woman wrapped in garbage bags and sleeping on a bus bench, and a man seeking employment and staying at a shelter until he accumulates enough money to rent an apartment. This assumes he can find an affordable apartment to rent, or be fortunate enough to receive subsidized rental assistance. The MAG report notes that "the definition most cited is from the federal Stewart B. McKinney Homeless Assistance Act of 1987, which defines homelessness as:

1. an individual who lacks a fixed and regular, and adequate nighttime residence; or
2. an individual who has primary nighttime residence that is
  - ✓ a supervised or publicly operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - ✓ an institution that provides a temporary residence for individuals intended to be institutionalized; or
  - ✓ a public or private place not designed for, ordinarily used as, a regular sleeping accommodation for human beings."

Estimates of 'unsheltered' homeless counts in Maricopa County vary, yet consider the following three sources for an insight into current estimates:

- (1) According to A Regional Partnership To End Homelessness In The Valley Of The Sun (June '97), 9,100 people in Maricopa County are homeless on any day, excluding those households and individuals in domestic violence facilities.

- (2) According to the Current Status Of Homelessness in Arizona, 1999 prepared by ADES, 8,828 individuals and 3,153 persons in families with children experienced homelessness based on a point in time survey conducted in 1998-'99. Presently, the ADES homeless coordinator indicated an estimate of 13,000 homeless persons in Maricopa County.
- (3) The 1995 U.S. Census indicated there were at least 6,542 persons (including children) without housing at the time of survey execution with some level of undercount suggested by ADES.

In terms of the number of sheltered homeless persons in Maricopa County (pursuant to the definition noted earlier), it is estimated that 4,444 emergency and transitional shelter beds exist in the County, running generally at full capacity according to social service professionals. An additional 800 temporary beds (winter overflow) were available and used during the FY '97/98 winter months.

Characteristics of homeless persons in Maricopa County are summarized below:

<b>CHARACTERISTIC 1/</b>	<b>FY 1996 % OF TOTAL</b>	<b>FY 1997-99 1/ % OF TOTAL</b>
<b>Ethnicity</b>		
White/Anglo	50%	44-48%
Hispanic	16%	28-39%
Black	18%	10-19%
Native American	8%	4-7%
Asian	1%	1%
<b>Gender/Family Status</b>		
Male	66%	48-80%
Female	28%	20-52%
<b>CHARACTERISTIC 1/</b>		
	<b>FY 1996 % OF TOTAL</b>	<b>FY 1997-99 1/ % OF TOTAL</b>
With Children	n/a	7%
<b>Age</b>		
18-34	21-35%	n/a
35+	79%	58%
<b>Employment Status</b>		
Employed	n/a	36%
Unemployed	64%	n/a
<b>Veteran</b>	<b>25%</b>	<b>6%</b>
<b>Time Homeless</b>		
0-4 Weeks	25%	n/a
1-6 mos.	32%	n/a
1+ Years	27%	n/a

1/ Data derived from "A Snapshot of Homeless People in Phoenix, Phoenix Health Care for the Homeless Coalition's 1996 Survey Data", January, 1997, the Morisson Institute.

2/ Central Arizona Shelter Services.

3/ Current Status of Homelessness in Arizona, ADES, 12/99. Latest figures used in Table.

According to survey of 5,548 persons who were emergency and transitional shelters statewide on January 27, 1999:

- 1) 5.7% were SMI.
- 2) 39% were substance abusers.
- 3) 7.4% were substance abusers and SMI.
- 4) 15.2% were victims of domestic violence and possibly in categories 1-3 above.
- 5) 2% had AIDS or related diseases and possibly in categories 1-3 above.

Rural vs. Urban Issues - A few of the sparse services in the rural areas track and input information onto the homeless monitoring system; however, there are significant limitations to the use of this data in identifying housing needs of homeless persons in the rural areas of Maricopa County. The local CAP offices keep maps of homeless camps to aid in their own and other agencies outreach efforts. These maps provide some indication of where very rural homeless persons live/camp. Most persons in the Wickenburg/Aguila area are homesteaders, while more transient populations move from river bed to river bed. Some camps in rural Maricopa County include:

Buckeye	137th Ave./Salt Miller Road at Stone Quarry
Gila Bend Scattered - South of town in desert	
Tolleson	91st Ave. by Gila River South of lower Buckeye
Wickenburg	Under Highway 89 - Railroad Bridge Constellation and San Domingo Wash Both big/little (8 miles north of Morristown) Vulture Mine - mine road Whispering Ranch (308 miles)
El Mirage	Orchards - Waddell & Cotton Lane Santa Fe Tracks - on North side Grand Ave. & Thunderbird

Factors which cause or contribute to homelessness in Maricopa County and throughout the U.S. include, but are not limited to:

- the incidence and vulnerability of persons in severe poverty.
- shortages of affordable housing (predominantly rental).
- the incidence and vulnerability of persons battered from domestic violence.
- the incidence and vulnerability of persons suffering from severe mental illness.
- the incidence and vulnerability of lower income persons plagued with chemical dependency.
- combinations of the above.

HUD Table 1A in Appendix 2.0 contains an inventory of facilities and services for homeless persons and those threatened with homelessness in Maricopa County. This information covers all of Maricopa County and is derived from a survey undertaken by the Office of the Homeless Coordinator in the Arizona Department of Economic Security. The inventory of housing and services for homeless and near



homeless groups describes the facilities and services for homeless persons and those threatened with homelessness by general and specific subpopulation, and by individual community.

According to the Current Status of Homelessness in Arizona And Efforts To Prevent Or Alleviate Homelessness (1994 and '99) prepared by the Arizona Department of Economic Security, a summary of the past and existing inventory of emergency, transitional and permanent shelter facilities located within Maricopa County are presented below. Note that such figures exclude winter overflow beds and deviate from inventories on HUD Table 1A in Appendix 2. The information below is presented to indicate trends in inventories over time.

<b>Type of Homeless Clients Served</b>	<b>Tier 1: Emergency Shelter Beds</b>	<b>Tier 2: Transitional Housing Beds</b>	<b>Tier 3: Permanent /1 Housing Beds</b>	<b>Total</b>
Individuals (1999).....	702 .....	1,219.....	1,200 .....	3,639
Individuals (1994*).....	565 .....	555.....	239 .....	1,359
<b>Change</b> .....	<b>137</b> .....	<b>664</b> .....	<b>961</b> .....	<b>1,762</b>
Families (1999).....	804 .....	1,663.....	992 .....	3,459
Families (1994*).....	865 .....	877.....	760 .....	2,502
<b>Change</b> .....	<b>(61)</b> .....	<b>786</b> .....	<b>(232)</b> .....	<b>957</b>
<b>Youth</b> (1999*).....	26 .....	30.....	n/a .....	56
<b>Total (1999)</b> .....	<b>1,532</b> .....	<b>2,912</b> .....	<b>2,192</b> .....	<b>6,636</b>
<b>Total (1994*)</b> .....	<b>1,430</b> .....	<b>1,432</b> .....	<b>999</b> .....	<b>3,861</b>
<b>Change</b> .....	<b>102</b> .....	<b>1,480</b> .....	<b>1,193</b> .....	<b>2,775</b>

\* Inventory placed in service in 1993. 1/ 1998 estimates.

The totals noted above represent a 72% (2,775 beds) hike above levels evident four to five years ago. Major increases were evident for Transitional Housing beds accounting for 53% of the increase, and for Permanent Housing Beds accounting for 43% of the increase.

An inventory of the services being rendered in Maricopa County are presented on HUD Table 1A in Appendix 2. The extent of social service programs currently being provided to homeless persons in Maricopa County include, but are not limited to, the types listed below.

- ☛ Food assistance.
- ☛ Case management.
- ☛ Outreach.
- ☛ Job development, vocational, and placement services.
- ☛ Medical support.
- ☛ Counseling Services.
- ☛ Transportation Services.
- ☛ Training Services.
- ☛ Crisis Intervention.

Facilities, services and strategies designed to address homelessness in a region are often categorized into three component parts (Tiers), each oriented to serving specific client needs. Individual clients may need all or some of Tiers 1 to 3, depending on their unique characteristics. A discussion of the status of each Tier in Maricopa County follows.

#### TIER 1: EMERGENCY SHELTER AND SERVICES

According to HUD Table 1A in Appendix 2, 1,542 emergency shelter beds are available to homeless people in Maricopa County. Emergency shelter is provided for three to six months duration. This short time period is driven by the lack of funding. Services provided in this housing type include case management, basic life skills, clothing, meals, child care, parenting skills, legal services, pre-employment counseling, employment assistance, and transportation. The primary providers of emergency shelter are Central Arizona Shelter Services, United Methodist Outreach Ministries, The Salvation Army, Phoenix Rescue Mission, and La Mesita. They are augmented by pocket shelters, which are located primarily in church buildings. Domestic violence shelters such as New Life Shelter, Villa de Fidelis, Autumn House, Chrysalis, Sojourner Center, and the Community Action Agencies' hotel voucher programs also contribute to the stock of emergency shelter beds in the County. From December through March each year, a period of cold temperatures in the desert, the winter overflow shelter funded by the City of Phoenix and the Department of Economic Security provides an additional 400 emergency beds.

There is currently one Safe Haven which provides low-demand shelter for the Seriously Mentally Ill or dually diagnosed homeless population. This program, operated by NOVA, provides 25 beds each night. During the day, up to 50 disabled people can utilize showers, laundry, meals, and behavioral health services. This program is used by outreach workers to build relationships and trust with disabled populations, with the intent of bringing them into services and housing and keep them off the streets.

#### TIER 2: TRANSITIONAL SHELTER AND SERVICES

According to HUD Table 1A in Appendix 2, there are currently 3,576 transitional housing beds in Maricopa County. Transitional housing is usually provided for a period of 12 to 24 months. Services available for people in this housing type include case management, meals, clothing, medical/dental care, advocacy, child care, counseling, basic living and parenting skills, housing search/relocation, job training, employment assistance, financial assistance, money management, and continuing education. Among the major providers of transitional housing in Maricopa County are Homeward Bound, The Bridge, Toby House, Save the Family, United Methodist Outreach Ministries, Labor's Community Service Agency, the Young Women's Christian Association, and The Salvation Army. Additional shelters offer twenty or fewer transitional beds. Transitional housing is primarily available to families, including victims of domestic violence and their children. The Salvation Army, Transitional Living Communities, and the Dana Center operate transitional housing programs for substance abusing persons, most of whom are homeless men. Limited transitional housing is available for other populations. Southwest Behavioral Health Services and StarGate Village provide transitional shelter. The Phoenix Shanti Group serves homeless persons with HIV/AIDS. Runaway or homeless youth can find resources at Tumbleweed and HomeBase Youth Services.

#### TIER 3: PERMANENT AND PERMANENT SUPPORTIVE HOUSING

According to HUD Table 1A in Appendix 2, there are currently about 1,671 permanent supportive housing units in Maricopa County. Approximately 912 of these are provided for the seriously mentally ill and/or dually diagnosed through rental vouchers funded by the Supportive Housing Program or Shelter + Care. Labor's Community Service Agency, Save The Family Foundation, Community Housing Partnership, Tri-City Behavioral Health, Indian Rehabilitation, Inc., Arizona Housing, Inc., Mercy Housing Arizona, Housing for Mesa, Arizona Behavioral Health Corporation, and Lutheran Social Ministries of the Southwest are the major nonprofit housing developers in Maricopa County. These agencies actively solicit HOME and CDBG funds, State Housing Trust Funds, local government funding, and private sector resources to acquire, rehabilitate and construct affordable rental and owner-occupied housing. Other emergency and transitional housing providers, having recognized the need to strengthen the link to affordable permanent housing, are forging partnerships with affordable housing developers. Community Housing Development Organizations (CHDOs) use State, City of Phoenix, and Maricopa HOME Consortium funds for permanent housing development. The Phoenix LISC is actively involved in further developing this capacity.

### **1.3.2 HOMELESS SUBPOPULATIONS**

#### Needs of Homeless Substance Abusers

The most prevalent homeless population in Maricopa County includes people who abuse various types of substances. In responses to survey questions in "A Snapshot of Homeless People in Phoenix," a 1996 survey of homeless people in Phoenix (Morrison Institute for Public Policy, Arizona State University) revealed 36 percent of the respondents reported abusing alcohol or other drugs during the previous twelve months. Outreach workers for the regional behavioral health system estimate between 75 and 80 percent of all unsheltered single people are suffering from substance abuse. Based on the State Homeless Coordination Office's July 1998 survey of homeless shelter providers, over 36 percent of homeless adults in families were dealing with substance abuse problems on the survey night. It is estimated that approximately 5,900 homeless persons in Maricopa County have substance abuse problems.

If a homeless person is inebriated on the street, they are reached and brought into the Continuum of Care system by East Valley Addiction Council (EVAC) and Local Alcohol Reception Center (LARC) teams. Substance abusing homeless people are also reached through referrals from the jails and prisons when they are ready for release. However, in many cases, people released from the penal system are literally dropped off in front of many emergency shelters. As with the general population, if not encountered by outreach teams, Community Action Program and welfare program caseworkers are also reaching the substance abusing homeless population.

There are currently limited shelters specifically targeted to substance abusers. Emergency shelters in Maricopa County serve many subpopulations.

Transitional housing is needed by both single and family homeless people exiting alcohol and drug abuse treatment facilities in order to provide the essential time and support services necessary to regain self-esteem and become self-sufficient. According to HUD Table 1A in Appendix 2, there are currently 1,053 supportive services slots for substance abusers, and an unmet need of 4,847 slots.

Adding to the dilemma, alcohol and drug abuse treatment are among the most under-funded behavioral health services in Arizona. The only certain way to receive alcohol or other drug abuse treatment is for

the adult to be eligible for the state's Title XIX managed care health system. This eligibility requires the adult to be receiving Temporary Assistance to Needy Families (TANF) or Supplemental Security Income (SSI) benefits. If not eligible for Title XIX, adult services must be purchased through the state's federal Mental Health Block Grant or provided through state funding. As a result, most are placed on waiting lists. The result is most alcohol or other drug abusing homeless persons do not receive treatment. Without treatment, permanent housing is hard to access and even more difficult to maintain.

### Needs of Homeless Persons Seriously Mentally Ill

The homeless seriously mentally ill subpopulation is primarily reached through the Value Options, the Regional Behavioral Health authority for Maricopa County, PATH outreach team. This population is also reached and brought into housing and support services by the NOVA Safe Haven. Rapport and trust are established through this low demand program which allows the behavioral health system to assign case management and ultimately find transitional or permanent housing for homeless people with a serious mental illness.

According to a 1992 National Institute of Mental Health report, an estimated 30 percent of all single homeless adults are seriously mentally ill. The Arizona Department of Health Services estimates approximately 15 percent of homeless persons are dually-diagnosed as seriously mentally ill and substance abusing. During the State Homeless Coordination Office's survey of shelters in Maricopa County in July 1998, seven percent of the residents were reported as having a serious mental illness and another six percent were dually diagnosed.

Transitional housing for all populations is difficult to find and expensive to operate. Currently, only 71 transitional beds are available to the single seriously mentally ill homeless person, and none are specifically targeted to single people who are dually diagnosed. There are few transitional housing beds specifically targeted to families or single people who are dually diagnosed. There are no transitional housing beds for seriously mentally ill families or dually diagnosed families. It is estimated an additional 529 transitional housing beds (202 seriously mentally ill singles, 273 dually-diagnosed singles, 27 seriously mentally ill persons in families, and 27 dually-diagnosed persons in families) are required to address the current needs of the seriously mentally ill and dually-diagnosed homeless subpopulations in Maricopa County.

People who are dually-diagnosed have difficulty accessing the services available to seriously mentally ill people because physicians refuse to diagnose substance abusing homeless persons until they have been drug-free for six months. In Maricopa County, dually-diagnosed individuals and individuals suffering from chronic substance abuse are considered hard-core homeless people. Existing emergency and transitional shelters will not admit homeless persons who are in a state of drunkenness or strung-out on drugs. Therefore, this hard-core group, estimated at 15 percent of the unsheltered homeless population, is typically not reached and remains on the streets.

There are currently 1,026 permanent housing units (928 for singles and 98 specifically targeted for families with children) for people who have a serious mental illness or who have dual diagnoses. It is estimated an additional 1,076 housing units are needed to fully reach the seriously mentally ill and dually diagnosed homeless subpopulation.

## Needs Of Homeless Persons with HIV/AIDS

Homeless people with HIV/AIDS are primarily reached through the efforts of physicians, community social workers, and friends or family. These sources utilize the Area Agency on Aging's HIV/Care Directions intake, case management, and housing referral services to bring homeless people with HIV/AIDS into housing and supportive services.

The Arizona Department of Health Services (ADHS) has concluded, by the year 2000, Maricopa County will have 6,000 reported cases of AIDS. Estimates indicate 4,000 deaths will have occurred and 15,400 persons in Maricopa County will be living with HIV or AIDS. ADHS also reports persons living with AIDS, in the future, will be more likely to be people of color and less likely to be homosexual men. Instead, they will more likely have some histories of Intravenous Drug Use (IDU) and be women. According to a 1992 National Commission on AIDS report, approximately 15 percent of homeless single people are HIV/AIDS-infected. A 1995 HIV Consumer Survey conducted by the Arizona AIDS Foundation found 16 percent of persons in Maricopa County with HIV/AIDS were living on the streets, in a shelter, or in a treatment center.

Two homeless providers, the Phoenix Shanti Group and Southwest Behavioral Health Services, provide 38 emergency/transitional beds to single homeless persons with HIV/AIDS and six beds to persons with HIV/AIDS who are members of a family with children. An additional 356 emergency/transitional beds are needed for this subpopulation (332 for singles and 24 for families with children).

The HIV/AIDS-diagnosed population in Maricopa County is hard pressed to pay a market rate for an apartment because of low wages or meager public assistance benefits. The 1995 Arizona AIDS Foundation Consumer Survey indicates 41 percent of this subpopulation needed rent/mortgage subsidies in the last year. About 70 percent had incomes of less than \$750/month, 43 percent said housing was difficult to obtain, and 30 percent said they had a drug or alcohol problem. There are 94 permanent housing units for single people living with HIV/AIDS and four specifically targeted for families with children. It is estimated 202 permanent housing units (179 for singles and 23 for families) are needed for the homeless population with HIV/AIDS.

## Needs Of Homeless Persons Who Are Victims of Domestic Violence

Many homeless victims of domestic violence are reached through police intervention into family violence issues. Another source for reaching this subpopulation are the national and local domestic violence hot lines. However, most victims of domestic violence forced to flee their homes are reached by their own self-referral.

According to the 1998 State Homeless Coordination Office's point-in-time survey of shelters, approximately 19 percent of the sheltered family population were in shelters because they were victims of domestic violence. In addition, the 1997 Arizona Uniform Family Violence Program Report indicated over 14,397 requests for service were turned down from domestic violence shelters because of lack of space. The eight domestic violence shelters in Maricopa County reported providing 50,561 bed nights of shelter last year to about 2,721 women and their children. During intake, 543 victims reported they had called the police for assistance during the most recent incidence of domestic violence. It was also reported 95 percent of the perpetrators were arrested for a domestic violence incident. Service providers

and advocates estimate 50 percent of all homeless women have left their households because of domestic violence.

The domestic violence shelters in Maricopa County provide a total of 649 emergency or transitional shelter beds for victims of domestic violence. It is estimated an additional 1,896 domestic violence emergency or transitional beds are needed in Maricopa County. Transitional housing is particularly important for the family victimized by domestic violence because it enables the provision of counseling and case management services required to address the complex problems that must be resolved by adults and children.

A recent Uniform Family Violence Report for Maricopa County indicates 39 percent of the women leaving emergency or transitional domestic violence shelters required assistance in obtaining affordable permanent housing. These households, now headed by a single female, are likely to have very low incomes and be at risk of homelessness. The Arizona Community Action Agency's report on poverty, published in 1995, indicated 33.5 percent of families headed by a female in Maricopa County live in poverty. When a single female parent in Maricopa County has a child less than five years of age, 50 percent of these families live in poverty. It is estimated that at least 452 affordable permanent housing units are needed each year for victims of domestic violence.

#### Needs of Homeless Youth

Homeless and runaway youth are primarily reached through the efforts of two outreach teams: Tumbleweed Center for Youth Development/Stand Up for Kids and HomeBase Youth Services. Youth with a history of runaway behavior and/or homelessness are unlikely to seek or receive assistance from traditional resources. In order to reach this population, continued and expanded funding is needed for the two drop-in centers for homeless and runaway youth in Maricopa County. Service providers report day-time, low-demand shelters are an effective service engagement method for building rapport and trust with young homeless persons living on the streets. Findings from the evaluation of the Multnomah County Community Action Program in Portland, Oregon indicate most youth utilizing the area's Homeless Youth Self-Sufficiency Project heard about the program (53%) on the street. Nowhere To Go, A Report on Runaway and Homeless Youth in Arizona estimates the total number of runaway and homeless youth in Arizona to be 5,000 each year. Youth advocates estimate that up to 58 percent, or 2,900 of these youth, reside in Maricopa County during the course of a year and up to 670 at any point in time.

There are currently nine emergency shelter beds in Maricopa County for youth on their own. It is estimated another 282 emergency beds are needed to fully reach this subpopulation. Emergency shelters in Maricopa County do not serve persons less than 18 years of age if a parent or guardian does not accompany them. Few young homeless people in Maricopa County have access to the state's child welfare system, which gives a low priority to homeless youth because of lack of resources.

There are 25 transitional shelter beds for homeless and runaway youth. It is estimated another 48 beds are required to address the temporary housing needs of this subpopulations. According to the Phoenix Consolidated Plan, there is a need to develop more transitional independent living facilities for youth between 18-21 years of age and adjudicated youth unable to return home.

Many homeless youth lack the fundamental skills needed to maintain their own living space, manage money, access social or medical services, and find or hold a job. The circumstances that forced them

prematurely into the adult world also prevent their acquisition of skills necessary to transition successfully from childhood to independent adulthood. There are only 10 permanent housing units specifically for homeless youth in the County. At least 280 additional permanent housing units are needed in conjunction with the provision of intensive supportive services until fundamental living skills are acquired to enable self-reliance to be achieved by young people in this subpopulation.

### Needs of Homeless Veterans

Homeless veterans are the least reached homeless subpopulation in Maricopa County. There is currently one Veterans Administration (VA) outreach worker for the entire geographic area. Added to the difficulty in reaching homeless veterans, the VA system is complex, time consuming, not easily understood, and not always responsive to the needs of homeless veterans in Maricopa County. It is estimated approximately 16% of the homeless population in the geographic area are comprised of veterans. Some homeless veterans are reached through the behavioral health system in Maricopa County and others through the Health Care for Homeless Veterans Program (HCHV). HCHV connects homeless, SMI individuals with an array of services and treatments available from the US Veteran's Administration and other community agencies. The general mental health issues of veterans are usually not addressed by the behavioral health system.

There are currently 15 emergency shelter beds made available specifically for homeless veterans. Many homeless veterans are also reached through emergency shelters which serve the general homeless population. There are 3 transitional housing units targeted for homeless veterans in Maricopa County. Homeless veterans are typically reached when they also have the characteristics of another subpopulation and then are reached through housing and services targeted to the other subpopulation. There are no permanent housing units set aside only for homeless veterans in Maricopa County.

### Needs of Homeless Ex-Offenders

According to Central Arizona Shelter Services (CASS), approximately 30% of its clients are ex-offenders released by jails or prisons. This problem is caused by the fact that: first-time offenders are released with nominal resources and repeat offenders are released with nothing; rural offenders are released into metro areas; a significant number of offenders are released without any identification and thus have major difficulty in accessing services or work; 80-85% of offenders have substance abuse problems; and, the volume of halfway houses and permanent affordable housing is presently inadequate.

### **1.3.3 FAMILIES AND PERSONS THREATENED WITH HOMELESSNESS**

Noted on Table 1C, it is estimated that in FY 2000 approximately 38,425 households in the Maricopa HOME Consortium Service Area are earning less than 30% of the median income, have housing problems, and/or are severely cost burdened. Of these households, 24,800 (65%) are renters, and 13,600 are owners (35%). Of the 24,800 renter households, 18% are elderly, 34% are small-, 9% are large- and 40% comprised of one-person households. By FY 2004, the number of households earning less than 30% MFI, with housing problems and severely cost burdened is projected to rise to 43,240 households. These individuals and families represent those at greatest risk of falling into homelessness.

### Current Services For At-Risk Families and Individuals

The Maricopa County Human Services Department's (HSD) Community Services Unit is responsible for the planning, program development, contracting and monitoring for the Social Service programs. Funding for these various programs comes from Federal, State, County and local sources.

The focal points of the Community Services Program are the Community Action Programs (CAP), operating in thirteen (13) communities throughout Maricopa County outside the City of Phoenix. In conjunction with the Community Action Programs, the Community Services Program is responsible for the administration of a number of other services including transportation, information and referral, case management, utility assistance, home weatherization, home rehabilitation and repair, and programs for homeless persons. The Community Services Program contracts with cities/towns and non-profit agencies for a wide range of social services through funding contributed by the Maricopa County Board of Supervisors.

### *Community Action Programs*

The Maricopa County Social Services Department Community Services Program is the designated Community Action Agency for the balance of Maricopa County outside the City of Phoenix. The Department has chosen to contract these community services through cities/towns and non-profit agencies within each of thirteen communities.

Through contracting for community services, the Department to combines its resources and skills with those of the contractor and local communities to provide services addressing the greatest need in the region.

In many communities, the Community Action Programs are the only source of human services. One of the primary functions of these services is to assist the client in obtaining the resources hat the individual or family needs. To this end, the local Community Action Programs work closely with other public and private social service agencies, churches, food banks, senior centers, and local civic and community organizations.

During fiscal year 1998, the Community Action Programs provided an extremely high volume of service. Services were provided to families and individuals that entered the CAP offices or were accessed through outreach services. Many of the crises brought to the CAP offices if not addressed could result in a life-threatening situations.

The CAPs utilize the following services to prevent crises and these life-threatening situations.

### *Case Management*

Case management is a process that coordinates services for eligible individuals and families. Case Managers are located in each of the Community Action Program offices. Case Managers are familiar with resources in their community and their presence in that community makes them accessible to the clients they serve. Some types of aid which Case Managers help clients secure are housing, health, employment, food, transportation, and help in applying and maintaining benefits.



### *Energy Assistance*

The Energy Assistance Program, established in 1981, assists low-income households with their utility cost. Individuals whose income is low enough to qualify for this program find that their utility bills constitute a large percentage of their monthly income. The Energy Assistance Program assists clients to meet their rising utility costs and to provide a healthy and safe environment for the household. This program functions through the thirteen (13) CAP site, two (2) Employment and Training Centers, Scottsdale Vista el Camino and the Fort McDowell Indian Reservation.

### *Weatherization*

The Weatherization Assistance Program is designed to promote energy conservation in the homes of low-income individuals throughout Maricopa County. The Human Services Department contracted with CSA to provide these services to eligible individuals referred by all the CAP offices.

A major goal of the Home Weatherization Program is to prevent air infiltration into the home, as well as to improve the efficiency of heating and cooling systems. Services provided to achieve these goals may include replacement of doors, windows, coolers, weather-stripping, roof insulation, water heater replacement or repair, as well as numerous other activities designed to make a home more comfortable, safe and energy efficient.

### *Special Transportation Services*

In FY 1998, Maricopa County Social Services Department contracted with provider/s to for transportation for elderly, handicapped, and low-income persons, with priority being given to medical and social services appointments. Special Transportation Services (STS) operates in a reserve-a-ride mode, requiring reservations at least 24 hours in advance. Service is available county-wide Monday through Friday from approximately 8:00 a.m. to 4:00 p.m.

All STS vehicles are operated exclusively by volunteer drivers. Special Transportation Services (STS) is the largest all-volunteer based special needs transportation system operating anywhere in the United States.

### *Services for the Homeless*

Within the past decade, the number of affordable housing units within Maricopa County, outside the City of Phoenix, has decreased dramatically and the number of homeless individuals and families has increased.

The Human Services Department coordinates closely with community and governmental entities to plan and develop affordable housing, direct job training services, case management service and other social services to homeless individuals and families.

The Maricopa County Human Services Department annually provides such services as case management, the homeless data collection system, shelter services, affordable housing development, needs assessment, financial assistance, housing assistance, and job training services.

### *Food Banks*

Maricopa County's support of the United Food Bank and Westside Food Bank represents the highest commitment to assure that no adult or child go hungry. The County has assisted these Food Banks by entering into partnerships with the private sector that have resulted in the finest food banking infrastructure in the county.

Including the donation of county land for food bank facilities, funds for equipment, and Community Development Block Grant (CDBG) funding, Maricopa County will continue to be a major contributor towards the development of food banks in the region.

### *Head Start/Early Childhood Education*

Head Start is a federally funded comprehensive preschool program for low-income three and four year-old children and their families. Services are provided in both center and home based options.

Maricopa County Head Start Programs are funded to serve children in the balance of Maricopa County outside the City of Phoenix. The Maricopa County Human Services Department serves only 25% of eligible children. Approximately 75% of the children who are eligible do not receive Head Start services. In the East Valley, services are provided in Chandler, East Mesa, Gilbert, Guadalupe, Mesa, Scottsdale, and Tempe. In the West Valley, the locations of the Head Start programs are in Avondale, Buckeye, El Mirage, Glendale, Peoria and Tolleson.

### *Education*

The Education portion of Head Start is designed to meet the individual needs of each child. Every child receives an opportunity to participate in a variety of developmentally appropriate activities which foster intellectual, social and emotional growth. Children have the opportunity to develop self-confidence and enhance their self-esteem. At least one staff person at each center must be bilingual due to the monolingual Spanish speaking and bilingual children. Children with special education needs are successfully integrated into the program. Each enrolled child has an Individual Education Plan (IEP) which provides a statement of the goals for each child and the responsibilities of both the teacher and parent in meeting those goals.

### *Parent Involvement*

Head Start emphasizes and encourages parent involvement in all aspects of the program. Realizing that parents are the most important influence on a child's development, they are encouraged to participate in classes and workshops that are provided at each center. Child development, parent skills, career counseling, nutrition and health instruction are offered regularly. Parents are also involved through the Maricopa County Head Start Policy Council (PC) in program planning and policy making as well as serving as volunteers in the classroom. Many former parents are currently working for Head Start and have returned to school to complete educational requirements.

### *Health*

Provisions are made to ensure that each child enrolled obtains a complete physical and dental exam and is referred for any needed medical treatment. While in Head Start, children are screened in the following areas: hearing, vision, growth and development and current immunization status.

### *Nutrition*

Nutrition information and education are provided for each child and parent. Children are served a minimum of one hot meal and snack each day in the classroom. Parents learn how to select healthy foods, prepare well-balanced meals, and utilize available nutritional resources in the community.

### *Employment & Training Programs*

The Maricopa County Board of Supervisors, through the Human Services Department, receives federal funds to provide job training to low-income residents in Maricopa County, outside the City of Phoenix. The Program mandates that leaders of business, education, labor, government and community-based organization provide policy and oversight to the new employment training programs in a partnership with Maricopa County Board of Supervisors (BOS).

The goal of the program is to expand the labor force and to provide direct assistance to business and industry by creating and filling new job openings.

### *Training and Placement*

The Human Resources Department responds directly to the need for trained people to fill jobs which are in the greatest demand. The Human Resources Department, citizen boards and employment and training providers design programs to address the changing social and economic environment in Maricopa County.

### *Literacy Programs*

Employers in the local area have recognized that illiteracy in the work place is becoming a barrier for potential and current employees to obtain and maintain their employment. Federal employment and training funding helps participants acquire literacy skills such a reading, writing, computation, analytical thing and communications skills by linking and coordinating with other agencies to provide a mix of services.

### *Occupational Classroom Training*

In classroom settings, participants learn basic job skills for various occupations in the local area such as computer literacy, bookkeeping, meat cutting, health field occupations, and hospitality. The training sources include the Maricopa Community Colleges, public schools, and private vocational schools.

### *On-the-Job Training*

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The On-the-Job-Training program is a component that assists both employees and employers. It matches employers with qualified job applicants who are given an opportunity to earn while they are being trained for specific job skills. Employers are reimbursed for a portion of these training costs.

#### *Work Experience - Youth*

The work experience program serves in-school youth ages 16-21. This component provides subsidized employment for youth who either have never worked before or have been out of the labor force for some time and lack basic work skills. The County Employment and Training Youth Services Program coordinates planning for a comprehensive approach to solving problems that face young persons.

#### *Job Placement Services*

Participants with the necessary qualifications are matched with employers' job openings. They are sent directly to the employer for job interviews.

#### *Support Services for Federal Employment and Training Endeavors*

Support Services, an important component of the federal employment and training system, provides financial and non-financial resources to the participant. These services are provided to alleviate any barriers that may impede their training and/or employability.

### **1.4 NATURE AND EXTENT OF SUPPORTIVE HOUSING FOR NON-HOMELESS PERSONS WITH SPECIAL NEEDS**

Special populations (non-homeless) include, but are not limited to:

- Frail Elderly persons.
- Seriously Mentally Ill persons.
- Developmentally Disabled persons.
- Persons infected with the HIV virus.
- Chemically Dependent persons.
- Migrant and Seasonal Farmworkers.

#### **1.4.1 ELDERLY AND FRAIL ELDERLY PERSONS**

The Maricopa County Area Agency Plan on Aging provides the following services for frail elderly persons:

- Congregate meals.
- Home Delivered Meals.
- Transportation services.
- Home Care services.
- Adult Day Care Services.
- Home Repair/Adaptation/Renovation services.
- Socialization/Recreational services.

- Legal Assistance and subsequent investigations on behalf of the elderly.
- Foster Grandparent services.
- Title V Employment Programs.
- WDI related services for eligible older workers.

In FY 2000 for the Consortium as a whole, it is estimated that the following numbers of elderly households are in a state of distress:

- 5,389 renters and 10,377 owners earning 30% or less than the median income.
- 4,892 renters and 7,436 owners earning between 31-50% of the median income.
- 3,857 renters and 6,641 owners earning between 51-80% of the median income.

By the end of FY 2004 for the Consortium as a whole, it is estimated that the following numbers of elderly households will be in a state of distress:

- 6,000 renters and 11,677 owners earning 30% or less than the median income.
- 5,505 renters and 8,368 owners earning between 31-50% of the median income.
- 4,340 renters and 7,474 owners earning between 51-80% of the median income.

Assuming those households earning under 50% of the median are anticipated to comprise the majority of the elderly population in distress and needing supportive housing, it is estimated that 10,281 elderly renter and 17,813 owner households are presently in need, which is anticipated to grow to 11,505 renters and 20,045 owners by the end of FY 2004.

It is likely that a significant proportion of owners in need reside in mobile homes. This housing tends to be more affordable for persons on fixed incomes. Elderly persons occupying mobile homes for an extended period of time may contend with real difficulties, since such units ultimately deteriorate, can be isolated in the more rural areas of the County.

As the elderly population ages, these persons can become infirm, or can become beset by other adverse circumstances which may ultimately require the provision of certain specific support services and supportive housing accommodations that include a planned services component. In addition to poverty, the elderly are susceptible to catastrophic illness and other severe circumstances which can often drain a substantial amount of financial resources and subsequently cause insolvency. As the population ages in Maricopa County, an increasing proportion of the elderly will require services and shelter.

#### **1.4.2 SERIOUSLY MENTALLY ILL PERSONS**

In 1994, national studies estimating prevalence ratios of persons with SMI to the general population provide us with the following overall count: a low estimate of 12,321 persons; a high estimate of 17,396 persons. Applying these ratios to FY 2000 population projections, the estimate for Maricopa County is 15,000 to 21,200 currently and 16,300-23,300 by FY 2004.

According to the Strategic Housing Plan prepared by the Office of the Court Monitor in 1999, the supportive housing issues facing SMI persons in Maricopa County fall within one of the following categories: (1) clients are homeless with no housing; (2) clients are living in inadequate housing as determined by ADHS; or appropriately housed.

According to ADHS, inadequate housing is defined as the following:

- residing in non-recovery-oriented environments, including many of the "Supervisory Care Homeless" that tend to warehouse residents;
- residing in homeless shelters;
- residing with inappropriate partners; and/or
- residing in the Arizona State Hospital (ASH) or other higher levels of care because no lower levels or appropriate housing options are available.

According to the Strategic Housing Plan prepared by the Office of the Court Monitor in 1999, the following general categories represent the prevailing housing inventory and budget commitments for supportive housing for SMI persons:

- ✓ Supervised Independent Living (funded through ADHS services resources) at unknown inventory and annual budgetary levels. These units would incorporate group homes, supervisory care homes, supervised residential and semi-supervised residential settings.
- ✓ ASH Reduction Services at \$5.59 million/annum that includes housing resources.
- ✓ Independent Living Financed With HUD Continuum of Care Resources that total 1,198 units for total contract authority of \$31.99 million. All of these resources are 'at risk' given expiring HUD McKinney resources and unknown levels of re-authorization at unknown duration.
- ✓ HUD Section 811 units at unknown budgetary levels and at an inventory level of 75.
- ✓ Previously funded (prior to 1992) McKinney projects that may have expired or are still in use today.
- ✓ Disabled clients in municipal or county public and assisted housing programs who may be classed as SMI at unknown budget authority and inventory levels.
- ✓ SMI clients residing in other residential settings throughout the community.

Again derived from the Strategic Housing Plan prepared by the Office of the Court Monitor in 1999, State perspectives on the housing gaps facing SMI persons are highlighted below:

- Treatment Alternatives - Gaps exist in the treatment and housing continuum, either because of lack of availability or accessibility. Sometimes the only housing available has fewer services and support than the client needs, but it is the only housing available.
- Ex-Offenders Leaving Correctional Facilities - Often the client's history precludes their ability to sign a lease, and makes it difficult for them to obtain jobs to help them pay for more independent types of housing. Persons who are in treatment of substance abuse and who have a corrections history have tremendous difficulty locating housing.

- Transitional Housing - Transitional housing that combines transitional treatment interventions or preparation for movement to a more independent living situation is not systematically available in the current array (housing continuum).
- Alcohol and Drug Addiction - Most available housing for SMI persons are for persons who do not presently 'use' (dry), even occasionally. Since neither 'moist' (harm reduction treatment) and 'wet' (active usage and addiction) are generally not available, housing for substance abusing populations are scarce.

Supportive services needed by SMI clients are quite broad and were required by the *Arnold v. Sam* lawsuit. The lawsuit resulted in a court ordered plan for change known as The Blueprint. The Blueprint sets forth goals for the system improvement including:

- \_ a centralized and coordinated case management system
- \_ reduced case management ratios
- \_ individual service planning
- \_ improved and integrated crisis services
- \_ strong emphasis on vocational and employment training
- \_ a wide range of supportive housing

Support services include a) Independent Living Skills Training (counseling and training clients in developing social skills, daily routine, community orientation, personal grooming, menu planning, budgeting, housekeeping, etc.); b) Home Care (assisting with meal preparation, cleaning, personal care, etc.); c) Peer Support (telephone and face-to-face support and social interaction; d) Employment Assistance Services (assessment, work skill training, vocational training, job coaching, etc.); e) Transportation Assistance (training in use of public transportation and securing bus passes or reduced fare; f) Crisis Services (full range of integrated services with emphasis on early intervention; and g) Respite Services and Medical Treatment Services (counseling, medications, inpatient care).

Based on a review of the aforementioned information, the supportive housing needs of SMI persons may be summarized as follows:

- the volume of net new supportive housing for SMI persons in Maricopa County is an unknown, but discussions with Value Options indicates as many as 2,000.
- 'inappropriate living situations' for SMI clients represents a major issue for ADHS to address. It does have ramifications to the ongoing continuum of care process for homeless in the Valley.
- the need for a permanent and reliable housing inventory for SMI clients is self evident, as prevailing State of Arizona reliance on federal rental subsidies greatly exposes those in need. Exposure appears excessive with respect to rising rents and dynamic federal funding priorities and availability.
- past actions by the state to stimulate a permanent and reliable housing inventory appear negligible.
- the State mental health system appears dramatically underfunded.

The services currently being rendered to seriously mentally ill persons are quite varied and performed by the Department of Health Services executed by Value Options under contract with the agency. Value

Options contracts for services and housing as well as rendering case management and some other functions to clients. The general support services currently being provided to SMI persons in Arizona are highlighted below:

- Prevention and Early Intervention Services.
- Outreach Services.
- In-Home Support and Start-Up Services.
- Vocational Services.
- Peer Support/Social & Recreational Services.
- Crisis Services (In-Home and Stabilization Services).
- Outpatient Care Services.
- Group and Family Counseling Services.
- Partial Care/Day Treatment.
- Psycho-Social Services.
- Independent Living Services.
- Ombudsman Support Services.
- In-Patient Care.
- Transportation Services.
- Case Management Services.

### 1.4.3 DEVELOPMENTALLY DISABLED PERSONS

According to the 1990 Summary Report, published by the Governor's Council of Developmental Disabilities and as defined by federal law, a developmental disability "is a severe, chronic condition attributable to a physical or mental impairment manifest before the age of 22 and which is likely to continue indefinitely. The disability results in substantial functional limitations in three or more following major life areas: self care, receptive and expressive language, learning mobility, self direction, capacity for independent living, or economic self-sufficiency, and reflects the need for a combination and sequence of individual planned or coordinated services that are lifelong or extended duration."

An insight into the number of developmentally disabled individuals in Maricopa County is drawn from estimates provided by the ADES. According to national estimates deemed to be reasonable by the ADES, approximately 1.8% of the off-Reservation population or 85,715 persons are estimated to be developmentally disabled in 2000; of which 54,000 are located within Maricopa County (project to rise to 59,500 by FY 2004).

The 1987 Developmental Disabilities Act required all states to complete a consumer satisfaction survey. The survey involved a procedure which asked developmentally disabled persons (clients): their satisfaction with the existing support services being rendered by providers, and their unique service needs. The survey indicated the following urgently needed services reported by all respondents:

Service	Percentage Of Respondents Reporting Urgent Need
• General Health.....	73 percent
• Transportation..... (to work, school, day activity)	65 percent



- Case Management.....61 percent
- Summer School Programs.....60 percent
- Communication/Language Services .....55 percent
- Transportation to Non-Daily Activities, such as for medical reasons. ....52 percent
- Recreation/Leisure .....52 percent
- Transportation to Leisure Activities on Weekdays.....50 percent
- Transportation to Leisure Activities on Weekends .....48 percent

In addition to the urgent need for services noted above, additional service needs for developmentally disabled persons include but are not limited to the following services:

- Habitation
- Vocational Training
- Housing
- Occupational Therapy
- Physical Therapy

The 1990 Summary Report also notes the dissatisfaction of developmentally disabled persons with the services presently being rendered to them. It indicates their preferences for services. A summary of survey results follows below:

Service	Percentage of DD Noting Dissatisfaction	Reasons For Dissatisfaction With Services
• Transportation Training	.37%	Not suited, not enough, quality.
• Summer School Programs	34%	All of above, no transp, expense.
• Case Management	.29%	Not enough, poor quality.
• Group Homes	.29%	Quality, not suited, under staffed.
• Information & Referral	.28%	Not enough, quality, not suited.
• Resource Room	.28%	Not suited, quality.
• Respite Care	.27%	Not enough, not suited.
• After School Tutor	.25%	Not enough, expensive, quality.
• Supervised Home	.22%	Not suited to need.
• Adult Day Programs	22%	Not enough, not suited, expensive.
• Adaptive Equipment	.22%	Expensive, not suited.
• Building Modifications	20%	Not enough, expensive, not suited.
• Vocational Education	.20%	Not enough, not suited, dignity.
• Work Activities	.20%	Not suited, not enough.
• Behavior Management	.20%	Not enough, not suited.
• Physical, Occupational,		

& Speech Therapy .....20% .....Not enough.

In the area of housing for developmentally disabled persons, the 1990 Summary Report indicates that housing "is a major issue for persons with developmental disabilities, and that concerns have been raised regarding health, safety and quality of life factors, particularly for clients in state-funded residential placements." The report indicates that residential options were generally limited to institutional placements, and that more recently policies have recognized the need to shift resources from institutional and facility-based care to individual and family supports. This follows the general goal of the Developmental Disabilities and Bill of Rights Act, as amended in 1987, which is for individuals with developmental disabilities to become independent, productive, and integrated into their communities.

#### **1.4.4 PERSONS INFECTED WITH THE HIV VIRUS**

The transmission of HIV infections in Arizona exemplifies the "at risk" population for infection. According to the Arizona Dept. of Health Services, the following adolescent/adult groups are the most "at risk":

- Gay or Bisexual Men (63 percent of men)
- IV Drug User (11 percent)
- Gay/IV Drug User (11 percent)
- Hemophiliac (1 percent)
- Heterosexual Contact (5 percent)
- Transfusion with Blood (2 percent)
- Confirmed Occupational Exposure (0 percent)
- Other/Unknown (8 percent)

The majority of Arizona's AIDS cases (66 percent) have been young men between the ages of 20-39. In terms of ethnicity, non-Hispanic Whites continue to account for a majority (75 percent) of all AIDS cases, with Blacks at 8%, Hispanics at 15% and Native Americans at 2%. According to the Arizona Department of Health Services, 70 percent of statewide AIDS cases are in Maricopa County. On a cumulative year to date basis from 1980, 4,838 cases of AIDS were evident in Maricopa County with total deaths at 2,836, while 3,322 instances of HIV were reported over the same period. Information from ADHS indicated that the reporting incidence of AIDS has declined somewhat from the peak in the mid-1990s (271 cases in '92 vs. 156 in '98), while relatively constant for HIV (110 cases/annum on average). ADHS. This is the result of improvements in HIV treatment.

According to The Development of Permanent Supportive Housing In Maricopa County, the Arizona Department of Health Services (ADHS) estimates the total number of AIDS infected individuals to be between 5,381 and 10,837 in Maricopa County. Extrapolating current estimates to FY 2004 population projections, estimates would indicate 5,900 to 11,900 persons. People living with HIV and AIDS face challenges finding and maintaining safe and affordable housing for a variety of complex and interrelated health and social reasons. Studies indicate that one-third to one-half of these residents are in imminent danger of homelessness. Declining health, loss of employment and subsequent decline in income, chemical dependency, lack of family support and other factors mean many people with AIDS can no longer live independently, and subsequently need supportive housing assistance. The Arizona AIDS Foundation completed a needs assessment which examined national and local resources. The needs

assessment included survey of 427 persons living with HIV/AIDS in the Valley. The following data is from the survey conducted some five years ago:

- 74% of respondents were unemployed or disabled due to HIV.
- 70% have incomes less than \$9,000 a year.
- 37% have less than \$5,340/yr.
- 70% reported financial difficulties.
- 41% reported needed housing support.
- 36% need support to cover the cost of utilities.

Accordingly, it is estimated that 50% of the number of persons with HIV/AIDS require supportive housing in the Valley.

With respect to the supportive housing needs of HIV patients, the following highlights the needs of this housing group outlined in the Governor's Task Force Report On AIDS:

- Adult Foster Care - This service provides room and board and personal care, transportation, respite care, habitation and supervision for one to four adults in a residential setting and family environment.
- Case Management - This service provides continuous monitoring and assessment of those in need of long-term care with the purpose of directing each to the "most appropriate amount, duration and type of services."
- Group Home Care With Support Services - People who do not own their own homes or whose finances are otherwise restricted can benefit from small group home settings such as the one described in *Baxter v. Belleville*, 1989 WL 101096, 58 USLW 2152 (S.D. Ill., August 25, 1989). Called "Our Place," the home is a nonprofit hospice organized by a trained caregiver who, on a full time basis, supervises and administers the in-home personal care of seven AIDS patients. The care includes bathing, cooking, feeding, administering non-injected medications, cleaning and dressing wounds, and laundry. AIDS patients in such a setting would not need to be uprooted from their communities, friends and families, as might be necessitated by institutionalization in regional AIDS centers. The setting permits patients to continue to care for themselves to the degree they are able. As with home care, the in home services may be augmented by the services of nursing, psycho-social, and related agencies.
- Home Health Agency - This is an organization that provides skilled nursing services and other therapeutic services to people under the care of a physician and that maintains clinical records on all its patients.
- Hospice - This is a setting that provides palliative and supportive care for terminally ill persons and their families or care-givers.
- Hospice Service Agency - This is an organization that provides hospice services at the place of residence of a terminally ill person.

- Nursing care Institution - This is a licensed health care institution that provides inpatient beds or resident beds and nursing services to persons who need nursing services on a continuing basis but do not require hospital care or direct daily care from a physician.
- Residential Care Institution - This is a health care institution other than a hospital or nursing care institution that provides resident beds and health related services for persons who do not need inpatient nursing care.
- Respite Care - This is a service provided by licensed health care institutions to persons otherwise cared for in foster homes and private homes to provide an interval of rest and relief of not more than 30 days to operators of foster homes or to family members.
- Supervisory Care Home - This is a residential institution that provides room, board and general supervision including assistance in administration of prescribed medications to more than five ambulatory persons who are unrelated to the administrator or owner of the home.
- Supportive Services - These are services other than home health services (including nutrition counseling, meals, housekeeping, general maintenance and transportation) to help maintain an individual in his home as an alternative to institutionalization.

#### **1.4.5 MIGRANT & SEASONAL FARMWORKERS**

Rural Maricopa County is a region that includes a significant number of migrant and seasonal farmworkers. According to the ADES, individuals generally migrate to Maricopa County during certain seasons and are likely to require dormitory-type housing since adequately priced housing is not available within the region due to the low wage rates of farmworkers, the supply of assisted housing facilities, and housing demand from other lower-paid workers within the area. These farmworkers are evidently separated from their families during the season. Dormitory facilities are provided by growers under the H-2A program, but this precludes the ability of the farmworkers to remain with their families during the season. Facilities and services available to address the needs of migrant and seasonal farmworkers are limited. Available services range from medical support, to shelter, to other critical service needs. With respect to housing, the United States Department of Agriculture - Rural Development offers its Section 516 program as a vehicle to provide housing for farmworkers. Units have been constructed within Maricopa County under this program, but are quite inadequate in terms of the numbers needed. Growers also offer dormitory facilities under the H-2A program, but these facilities are inadequate as well.

# **SECTION 1 APPENDIX**

Run Date:  
22-Jun-01

TABLE 1-1  
FY '00-'04 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN

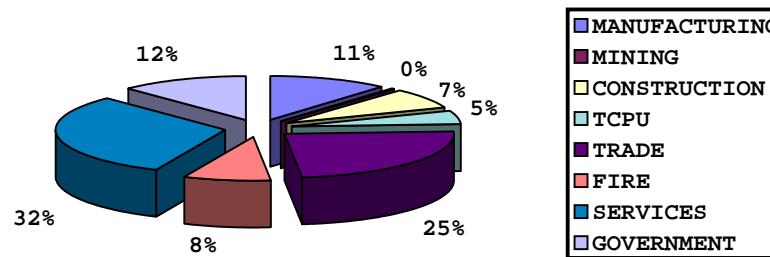
MARICOPA COUNTY NON-FARM  
EMPLOYMENT BY SECTOR ('97-'00)

©Crystal & Co, Sept, 1999.

NON-FARM SECTOR	ACTUAL 1997 (\$000s)	ACTUAL 1998 (\$000s)	PROJECTED 1999 (\$000s)	PROJECTED 2000 (\$000s)	CHANGE 97-'00
MANUFACTURING	161.50	170.20	174.30	180.40	11.70%
MINING	6.30	5.70	5.50	5.30	-15.87%
CONSTRUCTION	95.10	105.20	111.00	115.30	21.24%
TCPU	70.40	74.70	78.10	81.10	15.20%
TRADE	338.70	353.70	367.70	380.90	12.46%
FIRE	107.20	116.90	124.70	131.30	22.48%
SERVICES	431.90	451.40	471.70	491.70	13.85%
GOVERNMENT	172.00	182.20	187.00	191.80	11.51%
<b>TOTAL NON-FARM</b>	<b>1,383.10</b>	<b>1,460.00</b>	<b>1,520.00</b>	<b>1,577.80</b>	<b>14.08%</b>

Source: Arizona Dept. of Economic Security, Labor Market Information, 1999.

PROJECTED MARICOPA COUNTY NON-FARM  
EMPLOYMENT BY SECTOR, 2000

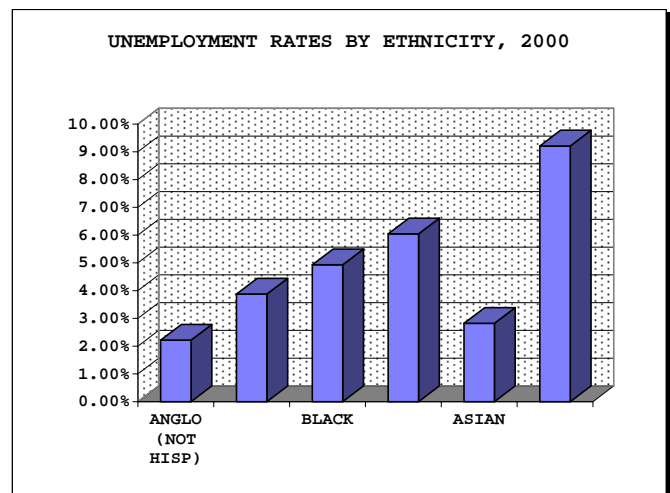
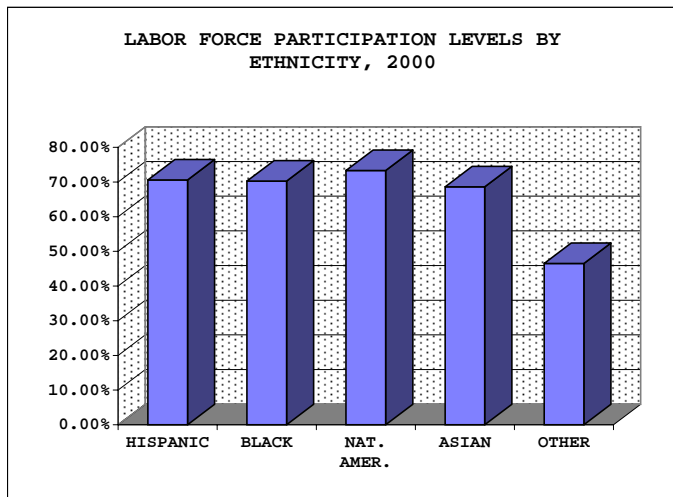


Run Date:  
22-Jun-01

TABLE 1-2  
FY '00-'04 MARICOPA HOME CONSORTIA  
CONSOLIDATED PLAN

MARICOPA CONSORTIUM SERVICE AREA  
LABOR FORCE PARTICIPATION AND UNEMPLOYMENT  
LEVELS BY ETHNICITY IN 2000  
©Crystal & Co, Sept, 1999.

AGE CATEGORY	ANGLO (NOT HISP)	HISPANIC	BLACK	NAT. AMER.	ASIAN	OTHER	MINORITY TOTAL	PARITY LEVEL
POPULATION IN LABOR FORCE AGES (16-64)	836,926	128,426	20,897	9,640	19,724	815	179,502	
CIVILIAN LABOR FORCE	645,017	90,645	14,681	7,066	13,531	379	126,302	
CIVILIAN LABOR FORCE PARTICIPATION LEVEL	77.07%	70.58%	70.25%	73.30%	68.60%	46.50%	70.36%	91.30%
PROJ. EMPLOYMENT (16-64)	630,705	87,132	13,955	6,638	13,148	345	121,218	
PROJ. UNEMPLOYMENT (16-64)	14,309	3,514	724	427	382	35	5,082	
PROJ. UNEMPL. RATE (16-64)	2.22%	3.88%	4.93%	6.04%	2.82%	9.21%	4.02%	181.38%



Run Date:  
22-Jun-01

**TABLE I-3**  
**MARICOPA HOME CONSORTIUM**  
**FY '00-'4 CONSOLIDATED PLAN**  
**POPULATION PROJECTIONS**

JURISDICTION	2000	2001	2002	2003	2004	Percentage Change 2000-'04
MARICOPA COUNTY	2,954,157	3,029,150	3,104,077	3,179,155	3,254,363	10.16%
CITY OF PHOENIX	1,289,125	1,312,360	1,335,565	1,358,835	1,382,140	7.22%
<b>MARICOPA HOME CONSORTIUM</b>	<b>1,665,032</b>	<b>1,716,790</b>	<b>1,768,512</b>	<b>1,820,320</b>	<b>1,872,223</b>	<b>12.44%</b>
CITY OF CHANDLER	166,105	171,675	177,245	182,820	188,410	13.43%
CITY OF GLENDALE	209,300	213,250	217,200	221,155	225,120	7.56%
CITY OF MESA	385,440	395,535	405,615	415,720	425,840	10.48%
CITY OF PEORIA	91,415	98,455	105,485	112,535	119,595	30.83%
CITY OF SCOTTSDALE	204,005	211,625	219,235	226,860	234,505	14.95%
CITY OF TEMPE	163,975	165,210	166,445	167,680	168,920	3.02%
TOWN OF GILBERT	97,535	101,850	106,155	110,475	114,800	17.70%
MARICOPA URBAN COUNTY	347,257	359,190	371,132	383,075	395,033	13.76%

SOURCE: Arizona Department of Economic Security, Population Statistics Unit, July, 1999.



Run Date:  
22-Jun-01

TABLE 1-4  
FY 2000-'04 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN  
County Household Projections, '00-'04

JURISDICTION	1995 SPECIAL CENSUS			2000 Est. Households	2001 Est. Households	2002 Est. Households	2003 Est. Households	2004 Est. Households	2000 -04 H-hold Est. Growth	2000 -04 H-hold Est. % Growth
	1995 Estimated Persons	95 Persons In 1/ D.U.	2/ oup Quarters							
MARICOPA COUNTY	957,730	2.62	43,899	1,111,400	1,140,039	1,168,653	1,197,324	1,226,045	114,646	10.32%
CITY OF PHOENIX	421,687	2.68	21,303	473,910	482,595	491,269	499,967	508,678	34,769	7.34%
<b>MARICOPA HOME CONSORTIA</b>	<b>536,043</b>	<b>2.57</b>	<b>22,596</b>	<b>637,490</b>	<b>657,444</b>	<b>677,384</b>	<b>697,357</b>	<b>717,367</b>	<b>79,877</b>	<b>12.53%</b>
CITY OF CHANDLER	45,727	2.87	992	57,473	59,412	61,351	63,291	65,237	7,764	13.51%
CITY OF GLENDALE	64,295	2.80	2,722	73,832	75,244	76,656	78,069	79,487	5,654	7.66%
CITY OF MESA	125,361	2.67	3,999	143,117	146,904	150,686	154,478	158,275	15,158	10.59%
CITY OF PEORIA	27,296	2.70	890	33,539	36,147	38,752	41,364	43,979	10,440	31.13%
CITY OF SCOTTSDALE	74,482	2.24	1,339	90,477	93,879	97,277	100,681	104,094	13,616	15.05%
CITY OF TEMPE	60,077	2.46	5,822	64,199	64,700	65,201	65,703	66,206	2,007	3.13%
TOWN OF GILBERT	18,857	3.14	180	31,033	32,408	33,780	35,157	36,536	5,503	17.73%
MARICOPA URBAN COUNTY	119,948	2.39	6,652	143,821	148,749	153,681	158,615	163,554	19,733	13.72%

SOURCES: 1995 Special Census, Arizona Dept. of Economic Security,  
Population Statistics Unit, 1999.

1/ Derived from the 1995 U.S. Census, and is synonymous with occupied housing units.  
2/ Derived from the 1995 U.S. Census and excludes population not in households (persons in group quarters).

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Run Date:  
22-Jun-01

TABLE 1-5  
1995 MARICOPA HOME CONSORTIUM  
ESTIMATED HOUSEHOLD INCOME DISTRIBUTION

95-'99 Growth Factor

12.00%

JURISDICTION	1995 MEDIAN HOUSEHOLD INCOME (MHI) 1/ 5	EST. '95 HOUSEHOLD INCOME DISTRIBUTION 2/ 3/			% NOT REPORTING IN 95 CENSUS
		0-30% MHI	31-50% MHI	51-80% MHI	
		\$0 \$10,689	\$10,690 \$17,812	\$17,812 \$28,498	
MARICOPA COUNTY '95	\$35,623	101,874	117,394	155,434	36.47%
MARICOPA COUNTY '99	\$39,898				
CONSORTIUM TOT. '95	n/a	46,699	60,483	84,706	35.02%
CONSORTIUM TOT. '99	n/a				
CHANDLER 95	\$46,096	2,378	3,202	5,014	31.24%
CHANDLER '99	\$51,628				
GILBERT '95	\$51,660	514	919	1,648	25.35%
GILBERT '99	\$57,859				
GLENDALE '95	\$35,483	7,459	7,746	10,262	33.78%
GLENDALE '99	\$39,741				
MESA '95	\$33,676	12,254	16,429	23,002	33.16%
MESA '99	\$37,717				
PEORIA '95	\$40,820	1,821	2,515	3,653	34.24%
PEORIA '99	\$45,718				
SCOTTSDALE '95	\$48,319	4,100	5,615	8,522	41.13%
SCOTTSDALE '99	\$54,117				
TEMPE '95	\$36,049	6,984	7,000	9,407	30.06%
TEMPE '99	\$40,375				
URBAN COUNTY '95	na	11,189	17,056	23,198	39.45%
URBAN COUNTY '99	na				
BALANCE OF COUNTY 95 4/	\$30,525	4,764	6,037	7,370	41.72%
BALANCE OF COUNTY 99 4/	\$34,188				

1/ Derived from the 1995 Special Census.

2/ Estimated based on '95 census. Assumes linear distribution of income in '95 extrapolated to 95 total household counts.

3/ Income categories are based on the '95 median for all of Maricopa County.

4/ Excludes Sun City region.

5/ Assumes a 12% growth in MHI from 95-99. '99 estimates will vary dramatically by community in terms of accuracy.

Run Date:  
22-Jun-01

**TABLE 1-6**  
**FY '00-'04 MARICOPA HOME CONSORTIUM**  
**CONSOLIDATED PLAN**

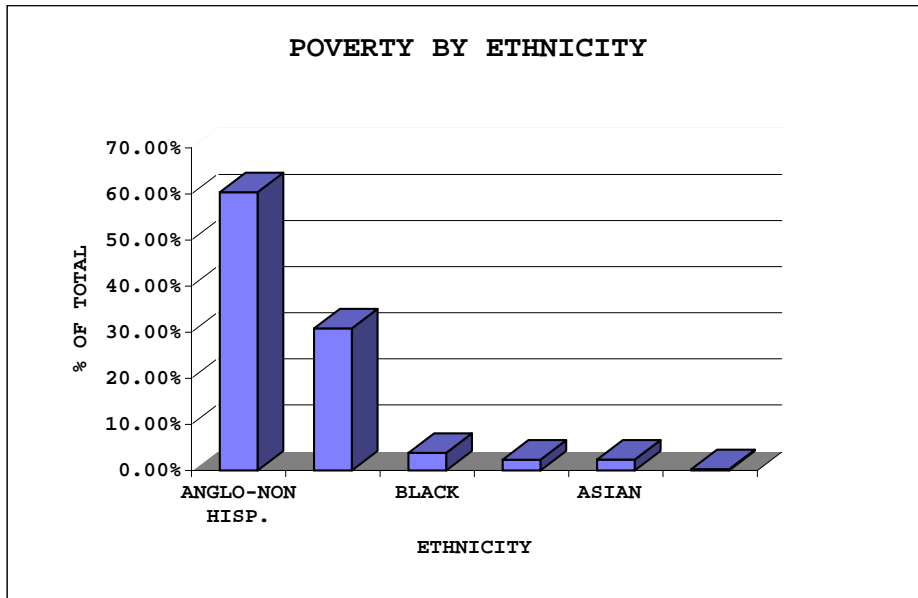
**POPULATION BY ETHNICITY & GENDER**  
**IN THE MARICOPA HOME CONSORTIUM, CY 2000**

ETHNICITY	TOTAL	% OF TOTAL	MALE	% OF TOT. MALES	FEMALE	% OF TOT. FEM.
ANGLO-NON HISP	1,343,243	82.29%	652,768	81.57%	690,475	82.98%
HISPANIC	212,795	13.04%	109,200	13.65%	103,595	12.45%
BLACK	32,065	1.96%	16,810	2.10%	15,255	1.83%
NATIVE AMERICAN	15,181	0.93%	7,342	0.92%	7,839	0.94%
ASIAN	27,529	1.69%	13,369	1.67%	14,160	1.70%
OTHER	1,530	0.09%	765	0.10%	765	0.09%
<b>TOTAL</b>	<b>1,632,343</b>	<b>100.00%</b>	<b>800,254</b>	<b>100.00%</b>	<b>832,089</b>	<b>100.00%</b>

**INCIDENCE OF POVERTY BY ETHNICITY & GENDER**  
**IN THE MARICOPA HOME CONSORTIUM, CY 2000**

ETHNICITY	TOTAL	% OF TOTAL	MALE	% OF TOT. MALES	FEMALE	% OF TOT. FEM.
ANGLO-NON HISP	97,634	60.39%	42,054	57.51%	55,580	62.77%
HISPANIC	49,834	30.83%	24,563	33.59%	25,271	28.54%
BLACK	6,157	3.81%	2,652	3.63%	3,505	3.96%
NATIVE AMERICAN	3,788	2.34%	1,601	2.19%	2,187	2.47%
ASIAN	3,813	2.36%	2,090	2.86%	1,723	1.95%
OTHER	441	0.27%	164	0.22%	277	0.31%
<b>TOTAL</b>	<b>161,667</b>	<b>100.00%</b>	<b>73,124</b>	<b>100.00%</b>	<b>88,543</b>	<b>100.00%</b>

Source: Arizona Dept of Economic Security, Manpower Planning Reports, 1998. Excludes popu



Run Date:  
22-Jun-01

TABLE 1-7  
FY '00-'04 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN

MARICOPA CONSORTIUM SERVICE AREA  
POPULATION BY AGE COHORT, 1995

JURISDICTION	TOTAL POPULATION	AGE < 5 YRS	AGE 5-13 YRS	AGE 14-17 YRS	AGE 18-21 YRS	AGE 22-54 YRS	AGE 55-59 YRS	AGE 60-74 YRS	AGE 75-85 YRS	AGE 85 & OVER
APACHE JUNCTION (	150	0	0	0	0	10	9	81	41	9
AVONDALE	22,771	2,257	4,160	1,732	1,358	10,371	751	1,516	403	223
BUCKEYE	4,857	513	903	350	257	2,047	166	437	141	43
CAREFREE	2,286	58	135	55	28	873	182	646	265	44
CAVE CREEK	3,076	147	387	187	99	1,488	207	404	114	43
CHANDLER	132,360	12,445	21,384	7,476	5,666	71,387	3,816	7,448	2,023	715
EL MIRAGE	5,741	653	1,139	460	450	2,293	167	435	102	42
FOUNTAIN HILLS	14,146	702	1,581	677	350	6,274	944	2,748	732	138
GILA BEND	1,724	154	314	139	89	709	76	173	56	14
GILBERT	59,338	6,138	10,792	4,089	2,521	30,909	1,480	2,652	585	172
GLENDALE	182,615	15,425	27,536	11,348	10,706	90,693	6,714	13,336	4,799	2,058
GOODYEAR	9,250	484	1,022	395	431	5,310	447	912	194	55
GUADALUPE	5,369	607	1,081	457	397	2,194	173	334	70	56
LITCHFIELD PARK	3,739	201	546	223	89	1,484	225	684	222	65
MESA	338,117	26,938	47,820	19,594	19,333	156,469	11,684	35,483	16,066	4,730
PARADISE VALLEY	12,448	621	1,678	746	412	5,427	903	1,993	503	165
PEORIA	74,565	5,399	11,503	4,193	2,642	33,208	2,897	8,900	3,779	2,044
QUEEN CREEK	3,072	261	552	413	189	1,331	85	188	41	12
SCOTTSDALE	168,176	8,643	17,196	7,021	5,592	83,787	9,324	24,907	8,626	3,080
SUN CITY CDP	38,037	21	15	11	35	1,745	1,741	15,497	14,205	4,767
SUN CITY WEST CDP	21,281	12	27	5	15	848	963	12,337	6,226	848
SUN LAKES CDP	9,908	28	31	11	21	1,115	940	5,640	1,917	205
SURPRISE	10,737	830	1,340	571	473	3,217	603	2,831	744	128
TEMPE	153,821	8,935	16,371	7,102	17,071	83,886	5,350	10,497	3,332	1,277
TOLLESON	4,261	417	742	276	278	1,794	183	406	128	37
WICKENBURG	4,765	242	440	227	171	1,626	293	1,010	544	212
YOUNGTOWN	2,694	27	46	21	25	409	213	940	589	424
BALANCE OF COUNTY	103,826	6,199	13,264	5,828	4,219	42,195	5,193	17,465	7,410	2,053
CONSORTIA TOTAL	1,393,130	98,357	182,005	73,607	72,917	643,099	55,729	169,900	73,857	23,659
% OF TOTAL	100.00%	7.06%	13.06%	5.28%	5.23%	46.16%	4.00%	12.20%	5.30%	1.70%

Source: Maricopa County Special Census, 1995.

Run Date:  
22-Jun-01

TABLE 1-8  
FY '00-'04 MARICOPA HOME CONSORTIA  
CONSOLIDATED PLAN

MARICOPA CONSORTIUM SERVICE AREA  
POPULATION BY EHNICITY, 1995

JURISDICTION	TOTAL POPULATION	TOTAL MINORITY POPULATION	ANGLO	NOT OF HISPANIC ORIGIN				
				HISPANIC	BLACK	NATIVE AMERICAN	ASIAN	OTHER
<b>MARICOPA CONSORTIUM TOTAL</b> PERCENT	<b>1,393,138</b> 100.00%	<b>301,089</b> 21.61%	1,092,049 78.39%	218,166 15.66%	31,979 2.30%	14,354 1.03%	27,724 1.99%	8,866 0.64%
<b>CHANDLER</b> PERCENT	<b>132,360</b> 100.00%	<b>35,384</b> 26.73%	96,976 73.27%	25,609 19.35%	3,611 2.73%	1,223 0.92%	3,946 2.98%	995 0.75%
<b>GLENDALE</b> PERCENT	<b>182,615</b> 100.00%	<b>51,392</b> 28.14%	131,223 71.86%	36,093 19.76%	7,658 4.19%	1,953 1.07%	4,133 2.26%	1,555 0.85%
<b>GILBERT</b> PERCENT	<b>59,338</b> 100.00%	<b>9,972</b> 16.81%	49,366 83.19%	6,669 11.24%	1,092 1.84%	299 0.50%	1,517 2.56%	395 0.67%
<b>MESA</b> PERCENT	<b>338,117</b> 100.00%	<b>71,348</b> 21.10%	266,769 78.90%	52,273 15.46%	7,675 2.27%	3,997 1.18%	5,320 1.57%	2,083 0.62%
<b>PEORIA</b> PERCENT	<b>74,565</b> 100.00%	<b>15,384</b> 20.63%	59,181 79.37%	11,686 15.67%	1,698 2.28%	367 0.49%	1,203 1.61%	430 0.58%
<b>SCOTTSDALE</b> PERCENT	<b>168,176</b> 100.00%	<b>15,675</b> 9.32%	152,501 90.68%	9,771 5.81%	1,505 0.89%	878 0.52%	2,605 1.55%	916 0.54%
<b>TEMPE</b> PERCENT	<b>153,821</b> 100.00%	<b>38,614</b> 25.10%	115,207 74.90%	22,577 14.68%	5,009 3.26%	2,315 1.50%	7,207 4.69%	1,506 0.98%
<b>URBAN COUNTY 1/</b> PERCENT	<b>284,139</b> 100.00%	<b>63,319</b> 22.28%	220,820 77.72%	53,487 18.82%	3,731 1.31%	3,322 1.17%	1,793 0.63%	986 0.35%

Source: 1995 Special Census.

1/ Excludes Reservations.

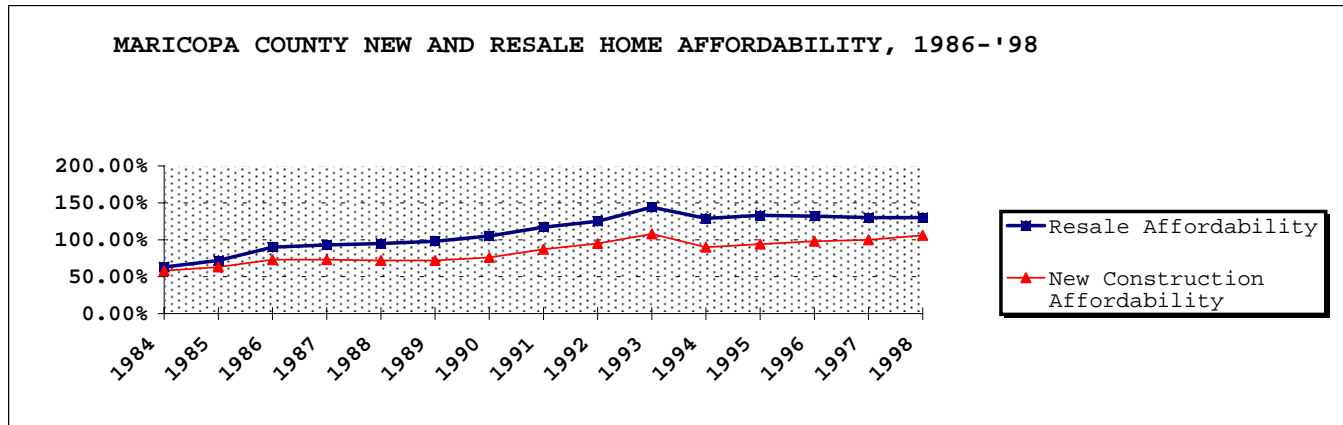
Run Date:  
22-Jun-01

TABLE 1-9  
FY '00-'04 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN

MARICOPA COUNTY NEW AND RESALE  
AFFORDABILITY INDEX, 1986-'98

YEAR	MEDIAN GROSS INCOME	EFFECTIVE INTEREST RATE	RESALE HOUSING			NEWLY CONSTRUCTED HOUSING		
			MEDIAN SALES PRICE	MONTHLY HOUSING PAYMENT	AFFORDABILITY INDEX	MEDIAN SALES PRICE	MONTHLY HOUSING PAYMENT	AFFORDABILITY INDEX
1984	\$1,910	14.20%	\$71,250	\$860	63.00%	\$76,950	\$920	58.00%
1985	\$2,070	12.90%	\$73,500	\$810	72.00%	\$83,200	\$910	63.00%
1986	\$2,230	10.60%	\$75,000	\$690	90.00%	\$92,650	\$850	73.00%
1987	\$2,390	10.60%	\$77,650	\$710	93.00%	\$99,650	\$920	73.00%
1988	\$2,490	10.80%	\$78,000	\$730	95.00%	\$103,950	\$970	72.00%
1989	\$2,600	11.00%	\$78,000	\$740	98.00%	\$105,850	\$1,010	72.00%
1990	\$2,725	10.50%	\$79,000	\$720	105.00%	\$109,300	\$1,000	76.00%
1991	\$2,800	9.40%	\$80,000	\$670	117.00%	\$107,500	\$900	87.00%
1992	\$2,880	8.60%	\$83,000	\$640	125.00%	\$108,800	\$850	95.00%
1993	\$3,000	7.40%	\$84,000	\$580	144.00%	\$112,500	\$775	108.00%
1994	\$3,090	8.50%	\$87,225	\$670	129.00%	\$124,475	\$950	90.00%
1995	\$3,180	8.10%	\$90,500	\$670	133.00%	\$127,600	\$945	94.00%
1996	\$3,330	7.90%	\$97,000	\$700	132.00%	\$130,750	\$950	98.00%
1997	\$3,330	7.50%	\$105,000	\$735	130.00%	\$136,130	\$950	100.00%
1998	\$3,480	6.90%	\$113,585	\$750	130.00%	\$139,070	\$920	106.00%
Change '84-'90	82.20%	-51.41%	59.42%	-12.79%	106.35%	80.73%	0.00%	82.76%
Change '90-'98	27.71%	-34.29%	43.78%	4.17%	23.81%	27.24%	-8.00%	39.47%

Source: Arizona Real Estate Center, Tempe, Arizona, 1999.



Run Date:  
22-Jun-01

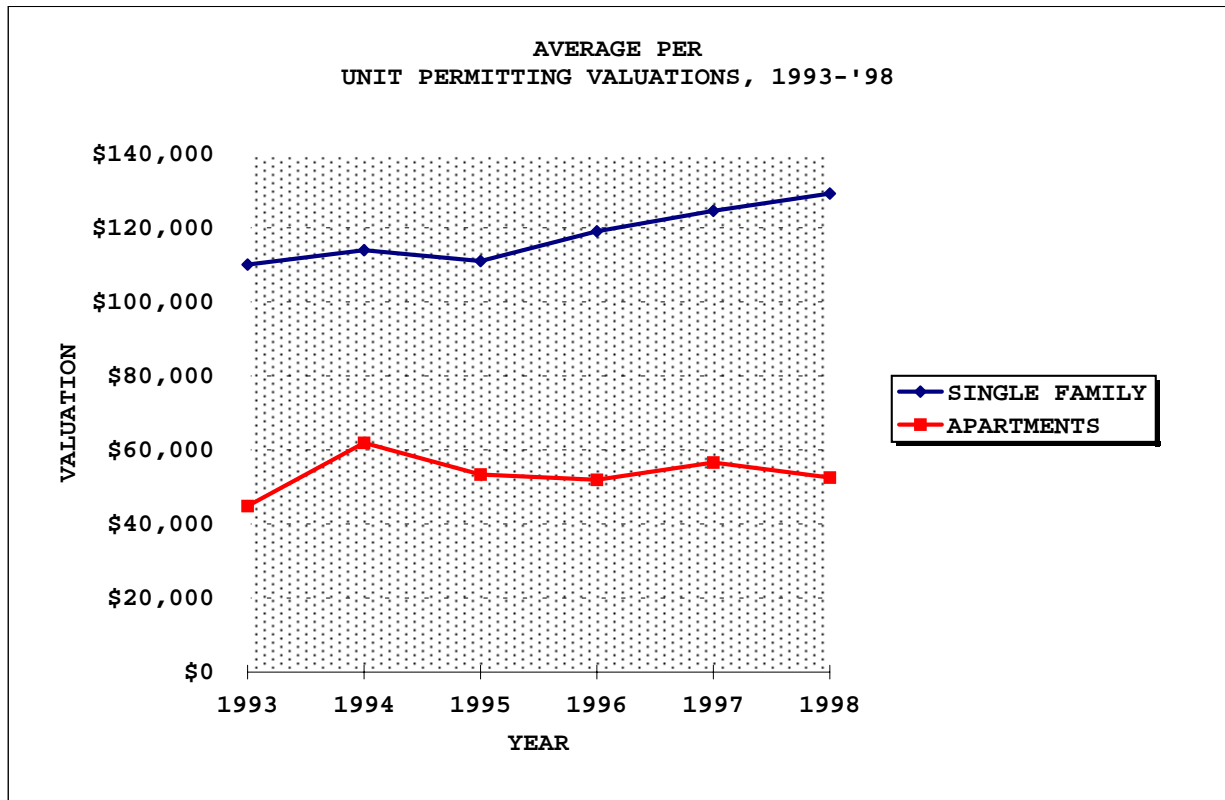
**TABLE 1-10**  
**FY '00-'04 MARICOPA HOME CONSORTIUM**  
**CONSOLIDATED PLAN**

**MARICOPA COUNTY**  
**PERMITTING ACTIVITY, 1993-98**

©Crystal & Co, August, 1999.

YEAR	SINGLE FAMILY DWELLINGS			APARTMENT DWELLINGS		
	NUMBER OF PERMITS	DOLLAR VALUE (\$000)	AVERAGE VALUE PER PERMIT	NUMBER OF UNITS PERMITTED	DOLLAR VALUE (\$000)	AVERAGE VALUE PER UNIT
1993	21,303	\$2,344,186	\$110,040	2,222	\$99,643	\$44,844
1994	27,137	\$3,091,895	\$113,937	6,021	\$372,917	\$61,936
1995	27,736	\$3,078,585	\$110,996	7,769	\$414,610	\$53,367
1996	28,319	\$3,370,667	\$119,025	9,555	\$496,304	\$51,942
1997	30,466	\$3,795,520	\$124,582	10,620	\$601,068	\$56,598
1998	35,574	\$4,598,226	\$129,258	10,229	\$537,629	\$52,559
93-'98	66.99%	96.15%	17.46%	360.35%	439.56%	17.21%

Source: ASU Real Estate Center, 1999.

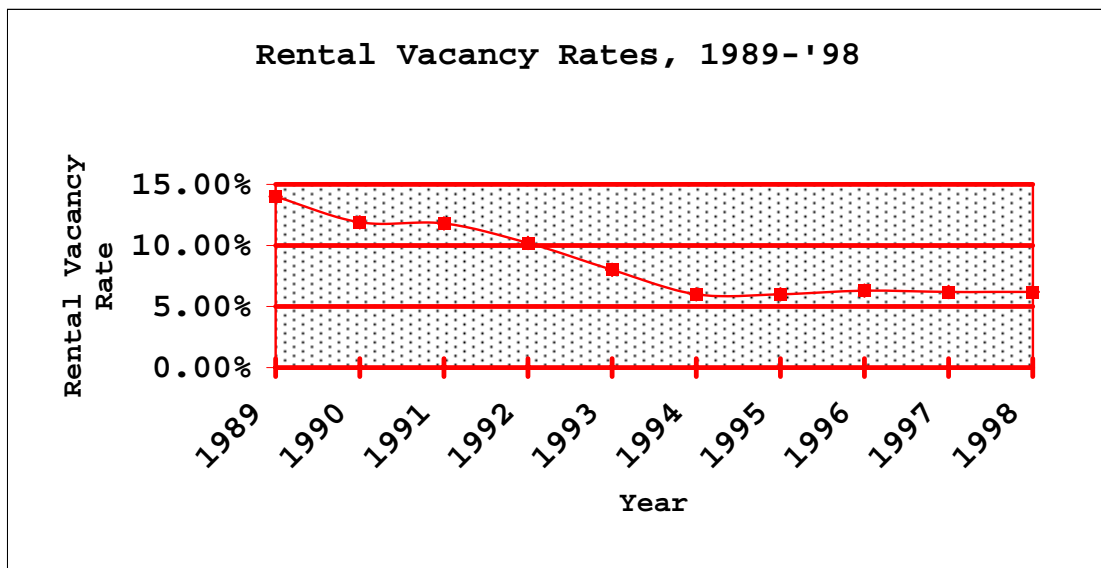
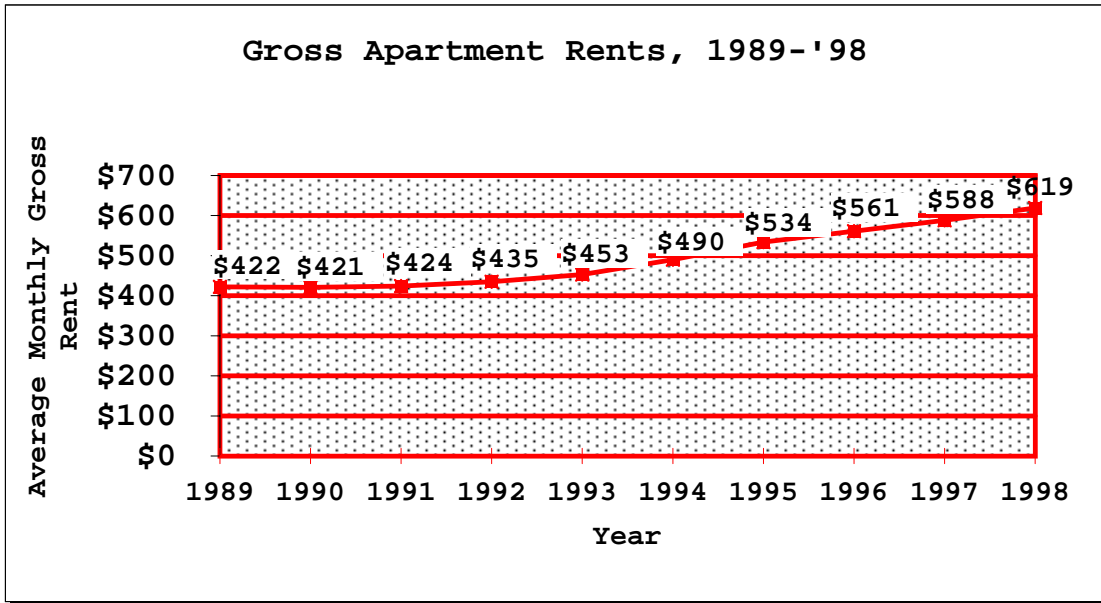


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22-Jun-01

TABLE 1-11  
FY '00-'04 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN

GROSS APARTMENT RENTS AND VACANCY RATES  
IN MARICOPA COUNTY, 1989-1998

©Crystal & Co, Sept, 1999.



Source: RealData, 1999. For projects greater than 100 units.



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22-Jun-01

TABLE 1-12  
FY '00-'04 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN

HOUSING INVENTORY BY TYPE & REGION  
IN THE MARICOPA HOME CONSORTIUM, 1995  
©Crystal & Company, October, 1999.

INVENTORY TYPE	TOTAL 1/ CONSORT.	% OF TOTAL	WEST VALLEY	EAST VALLEY	RETIREMENT 2/ COMMUNITIES	RESERVATIONS	UNINCORPORATED COUNTY BAL.	URBAN 3/ COUNTY	% OF TOTAL
<b>Owner Occupied Units</b>	372,571	100.00%	79,646	221,239	37,489	2,143	32,054	51,666	100.00%
Detached	295,461	79.30%	9,948	230,329	30,104	1,101	23,979	39,622	76.69%
Attached	32,364	8.69%	5,126	19,667	6,756	113	702	1,281	2.48%
2-4 Units	2,853	0.77%	444	2,218	143	0	48	267	0.52%
5+ Units	8,733	2.34%	1,459	6,833	363	1	77	437	0.85%
Mobile Home/Trail	31,779	8.53%	7,982	15,596	5	1,028	7,168	10,025	19.40%
<b>Renter Occupied Units</b>	163,472	100.00%	34,755	118,414	2,720	605	6,978	14,997	100.00%
Detached	32,474	19.87%	10,822	17,250	991	450	2,961	5,620	37.47%
Attached	13,507	8.26%	3,383	8,955	725	42	402	1,040	6.93%
2-4 Units	17,433	10.66%	3,891	12,801	41	40	660	2,367	15.78%
5+ Units	95,054	58.15%	17,906	75,076	727	46	1,299	3,385	22.57%
Mobile Home/Trail	4,541	2.78%	1,265	1,575	1	58	1,642	2,318	15.46%
<b>Total Occupied Units</b>	536,043	100.00%	114,401	339,653	40,209	2,748	39,032	66,663	100.00%
Detached	327,935	61.18%	20,770	247,579	31,095	1,551	26,940	45,242	67.87%
Attached	45,871	8.56%	8,509	28,622	7,481	155	1,104	2,321	3.48%
2-4 Units	20,286	3.78%	4,335	15,019	184	40	708	2,634	3.95%
5+ Units	103,787	19.36%	19,365	81,909	1,090	47	1,376	3,822	5.73%
Mobile Home/Trail	36,320	6.78%	9,247	17,171	6	1,086	8,810	12,343	18.52%
<b>PERCENT OWNER UNITS</b>	69.50%	na	69.62%	65.14%	93.24%	77.98%	82.12%	77.50%	na
<b>PERCENT RENTER UNITS</b>	30.50%	na	30.38%	34.86%	6.76%	22.02%	17.88%	22.50%	na
<b>Total Vacant Units (1)</b>	31,876	NA	6,863	20,137	1,724	192	2,960	5,024	NA
<b>TOTAL UNITS (Non-Seq)</b>	567,919	NA	121,264	359,790	41,933	2,940	41,992	71,687	NA

Source: 1995 Special Census.

1/ Excludes Phoenix but includes the reservations. 2/Includes Sun Lakes, Sun City West and Sun City. 3/ Excludes Fountain Hills and Para

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TABLE 1-13  
FY '00-'04 MARICOPA HOME CONSORTIA  
CONSOLIDATED PLAN

MARICOPA CONSORTIA SERVICE AREA  
HOUSING QUALITY INDICATORS, 1990

INADEQUATE PLUMBING, 1990

JURISDICTION	OWNER UNITS BY NO. OF BEDROOMS				RENTER UNITS BY NO. OF BEDROOMS			
	0-1	2	3>	TOTAL	0-1	2	3>	TOTAL
CONSORTIA TOTAL	411	356	475	1,242	792	175	98	1,069
Chandler	8	16	43	67	29	19	7	55
Glendale	13	5	68	86	147	10	10	167
Mesa	8	4	74	86	54	36	21	111
Gilbert	na	na	na	0	na	na	na	4
Peoria	8	0	0	8	36	6	0	42
Scottsdale	7	60	78	145	48	0	0	48
Tempe	46	23	44	113	128	20	6	154
Urban Count	321	248	168	737	350	84	54	488

OVERCROWDED HOUSING, 1990

JURISDICTION	OWNER UNITS BY NO. OF BEDROOMS				RENTER UNITS BY NO. OF BEDROOMS			
	0-1	2	3>	TOTAL	0-1	2	3>	TOTAL
CONSORTIA TOTAL	6,180	4,850	2,382	13,607	1,985	2,391	3,504	8,149
Chandler	540	387	266	1,193	192	190	377	759
Glendale	1,199	857	261	2,317	288	300	299	887
Mesa	1,660	1,419	756	3,835	400	549	1,001	1,950
Gilbert	na	na	na	195	na	na	na	269
Peoria	102	77	80	259	84	116	172	372
Scottsdale	227	180	83	490	65	49	92	206
Tempe	1,114	719	116	1,949	148	198	184	530
Urban Count	1,338	1,211	820	3,369	808	989	1,379	3,176

Source: 1990 Census.

Run Date:  
22-Jun-01

**TABLE 1-14**  
**FY 2000-'04 MARICOPA HOME CONSORTIUM**  
**CONSOLIDATED PLAN**

**HOUSING INVENTORY AND LOW INCOME HOUSEHOLDS 'AT RISK' FROM**  
**LEAD BASED PAINT HAZARDS**

JURISDICTION	Pre 1940 Hous		1940-'59 Hous		1960-'79 Hous		TOTAL PRE '80 UNITS		
	Total Units	Low Income	Total Units	Low Income	Total Units	Low Income	Total Units At Risk	Units Occup. By Low Income	% of Total
<b>FACTOR</b> Incidence of Lead Based Paint Hazards	90.00%	90.00%	80.00%	80.00%	62.00%	62.00%	na	na	na
<b>MARICOPA HOME CONSORTIUM</b>	<b>3,738</b>	<b>2,993</b>	<b>32,993</b>	<b>23,115</b>	<b>203,358</b>	<b>110,463</b>	<b>156,915</b>	<b>90,327</b>	<b>57.56%</b>
CITY OF CHANDLER	212	180	1,891	1,764	6,748	3,848	5,887	3,959	67.25%
TOWN OF GILBERT	39	31	322	215	1,317	732	1,109	654	58.94%
CITY OF GLENDALE	470	449	3,678	3,054	25,408	15,088	19,118	12,202	63.82%
CITY OF MESA	1,006	800	7,646	5,832	47,150	29,013	36,255	23,374	64.47%
CITY OF PEORIA	112	86	464	462	3,945	2,841	2,918	2,208	75.69%
CITY OF SCOTTSDALE	155	82	6,048	2,482	28,502	11,243	22,649	9,030	39.87%
CITY OF TEMPE	242	158	4,654	3,368	31,400	16,829	23,409	13,271	56.69%
<b>MARICOPA URBAN COUNTY TOTAL</b>	<b>1,502</b>	<b>1,207</b>	<b>8,290</b>	<b>5,938</b>	<b>58,888</b>	<b>30,869</b>	<b>30,869</b>	<b>1,502</b>	<b>56.24%</b>

SOURCES: 1990 Census, "Comprehensive and Workable Plan for the Abatement of Lead Based Paint in Privately Owned Structures", ICF Inc. Low income households earn under 80% of the median income by county adjusted by household size. FY 1994 CHAS Data.

1/Confidence interval of plus or minus 10%.

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Run Date:

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TABLE 1-15

MARICOPA HOME CONSORTIUM  
 FY '00-'04 CONSOLIDATED PLAN

1998 ASSISTED MULTI-FAMILY HOUSING  
 INVENTORY AND OCCUPANY LEVELS

PROGRAM TYPE	PROJECT/PROGRAM ADDRESS	HUD PROJ. NUMBER	NO. OF UNITS	PERCENT OCCUPIED
Public Hous. Proj.	GLENDALE HOUSING Glendale	AZ 003	155	99
Section 8 (V&C)	GLENDALE HOUSING Glendale	AZ 003	757	99
Section 8 Mod Rehal	GLENDALE HOUSING Glendale	AZ 003	129	99
Public Hous. Proj	Frey Francisco P6101 W Lamar Rd Glendale	AZ 003 001	51	98
Public Hous. Proj	Glendale Homes 5232 W Mclellan Glendale	AZ 003 002	70	99
Public Hous. Proj	Cholla Vista 5320 W Maryland Glendale	AZ 003 004	34	99
Public Hous. Proj.	MESA HOUSING AUTHORITY Mesa	AZ 005	103	96
Section 8 (V&C)	MESA HOUSING AUTHORITY Mesa	AZ 005	993	99
Section 8 Mod Rehal	MESA HOUSING AUTHORITY Mesa	AZ 005	23	99
Public Hous. Proj	Escobedo Housing 418 N Hibbert Mesa	AZ 005 001	53	96
Public Hous. Proj	Escobedo Housing 433 N Hibbert Mesa	AZ 005 002	50	96
Public Hous. Proj.	MARICOPA COUNTY HOUSING DEPT 2+Cities	AZ 009	917	98
Section 8 (V&C)	MARICOPA COUNTY HOUSING DEPT 2+Cities	AZ 009	1,335	99
Public Hous. Proj	Coffelt Lamoreau2007 W Pima St Phoenix	AZ 009 001	300	98
Public Hous. Proj	Baden Homes 9257 W Roosevelt Tolleson	AZ 009 003	20	99
Public Hous. Proj	H M Watson Homes 404 E Mahoney AvBuckeye	AZ 009 004	20	99
Public Hous. Proj	John Hammond Hom8503 W WashingtoPeoria	AZ 009 005	30	99
Public Hous. Proj	Flora M Statler El Mirage	AZ 009 006	30	99
Public Hous. Proj	Avondale Homes 803 E Watkins Dr Avondale	AZ 009 007	30	99
Public Hous. Proj	Norton/O'Neil/Mall110 N 6th Pl Avondale	AZ 009 009	176	97
Public Hous. Proj	Paradise Homes 16219 N Fulcher Surprise	AZ 009 014	24	99
Public Hous. Proj	Father Fidelis K5821 E Calle San Guadalup	AZ 009 015	50	96
Public Hous. Proj	John Hollar Gardens 948 N 93rd Ave Tolleson	AZ 009 017	25	96
Public Hous. Proj	Villa Monte Rosales 4009 5th Ave El Mirag	AZ 009 018	20	99
Public Hous. Proj	Varney Homes 11610 N 80th Dr Peoria	AZ 009 019	12	92
Public Hous. Proj	Casa Bonitas 16442 N King Dr Sun City	AZ 009 020	30	99
Public Hous. Proj	Maricopa County 640 S Allen Mesa	AZ 009 021	50	99
Public Hous. Proj	Maricopa Cty HA 8146 E UniversitMesa	AZ 009 022	50	99
Public Hous. Proj	Glendale/Tolleso Bal of M	AZ 009 025	10	99
Public Hous. Proj	Maricopa Cty HA	AZ 009 026	40	98
Public Hous. Proj.	CHANDLER HOUSING & REDEV Chandler	AZ 028	325	92
Section 8 (V&C)	CHANDLER HOUSING & REDEV Chandler	AZ 028	423	99
Public Hous. Proj	Kingston Arms 127 N. Kingston Chandler	AZ 028 001	36	99
Public Hous. Proj	Casa De Esperanz130 N. Hamilton Chandler	AZ 028 002	93	99
Public Hous. Proj	Casas De Rosas/D73 S. Hamilton Chandler	AZ 028 003	71	99
Public Hous. Proj	Chandler 99 North Delaware Chandler	AZ 028 009	100	99
Public Hous. Proj	Chandler	AZ 028 011	25	0
Section 8 (V&C)	TEMPE HOUSING AUTHORITY	AZ 031	862	99
Section 8 (V&C)	SCOTTSDALE HOUSING AGENCY	AZ 032	572	99
Public Hous. Proj.	PEORIA HOUSING HA Peoria	AZ 038	70	96
Section 8 (V&C)	PEORIA HOUSING HA Peoria	AZ 038	75	99
LIHTC	The Palms At Mesa 324 S Horne St Mesa	AZ{93-00001	146	99
Sec 8 (N or R, 202	255 E 6th St Mesa	AZ20T881002	81	98
Sec 8 (N or R, 202	Centennial Vill130 W Brown Rd Mesa	AZ160898201	153	98
Section 236	Warren Park Apart. 1433 W Universit Mesa	AZ_12344039	92	96
Sec 8 (N or R, 202	Western Sun Apart. 615 S Williams Mesa	AZ160014005	60	98
Section 236	Alma Park Apart 718 S Alma SchooMesa	AZ_12344041	106	96
Section 236	Casa Mesa Estates 1251 S Mesa Dr Mesa	AZ_12344050	99	96
Section 236	Hartford Apartm. 580 W Galveston Chandler	AZ_12344044	48	96
Section 236	Chandler Village 598 N Mcqueen Rd Chandler	AZ_12344045	127	96
Section 236	Viviendas Scottsdale 3200 N 75th St Scottsd	AZ_12344065	68	96
Sec 8 (N or R, 202	Casa De Amigos 303 N Miller Rd Scottsdale	AZ160014003	35	97
Sec 8 (N or R, 202	Arizona Retirement 7310 E Palm Ln Scottsda	AZ20T841003	47	98
Sec 8 (N or R, 202	7312 E Palm Ln Scottsdale	AZ20S911001	47	98
Section 236	Hacienda De Los 7505 E Culver St Scottsdal	AZ_12344092	121	96
Other HUD/FHA	Scottsdale New 980 N Granite Reef Scottsd	AZ_12335095	132	96
Sec 8 (N or R, 202	Good Shepherd H1935 E Hayden Ln Tempe	AZ20T811004	37	97
Section 236	Tempe Apartment 2141 E University Tempe	AZ_12344096	90	96

Run Date:  
22-Jun-01  
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TABLE 1-15  
MARICOPA HOME CONSORTIUM  
FY '00-'04 CONSOLIDATED PLAN

1998 ASSISTED MULTI-FAMILY HOUSING  
INVENTORY AND OCCUPANY LEVELS

PROGRAM TYPE	PROJECT/PROGRAM ADDRESS	HUD PROJ. NUMBER	NO. OF UNITS	PERCENT OCCUPIED
Other HUD/FHA	631 E Lexington Tempe	AZ_12355006	64	95
Other HUD/FHA	631 E Lexington Tempe	AZ_12355007	75	96
Other HUD/FHA	631 E Lexington Tempe	AZ_12355002	61	97
Other HUD/FHA	631 E Lexington Tempe	AZ_12355004	64	95
Other HUD/FHA	631 E Lexington Tempe	AZ_12355005	57	96
Other HUD/FHA	631 E Lexington Tempe	AZ_12355008	52	96
Sec 8 (N or R, 202	Tempe Villa 3425 S Priest Dr Tempe	AZ160014007	60	98
Sec 8 (N or R, 202	Broadway Apartm. 2440 S Mill Ave Tempe	AZ16T801011	48	98
Section 236	College Park Apt. 323 E Dunbar Dr Tempe	AZ_12344079	86	97
Sec 8 (N or R, 202	Guadalupe Barr. 9412 S Calle Guadalupe	AZ160014020	60	98
Sec 8 (N or R, 202	Good Shepherd 6113 N 60th Ave Glendale	AZ16T801009	50	98
Sec 8 (N or R, 202	Kachina Place 6238 N 63rd Ave Glendale	AZ20T821006	39	97
Sec 8 (N or R, 202	Tanner Terrace 7138 N 45th Ave Glendale	AZ160299201	155	98
Section 236	Maryland West Apts 4530 W Mclellan Glendale	AZ_12344006	100	96
Section 236	Maridale Villas 5701 N 67th Ave Glendale	AZ_12344138	98	96
Other HUD/FHA	Bethany Glen Ap4816 W Bethany Glendale	AZ_12335024	150	96
Sec 8 (N or R, 202	Glencroft Tower8620 N 65th Ave\Glendale	AZ16T791005	102	98
Sec 8 (N or R, 202	Waymark Gardens 5325 W Butler Dr Glendale	AZ160595201	150	98
LIHTC	The Palms At Glendale 6112 N 67th Ave Glendale	AZ{93-00012	160	99
LIHTC	Galleria Apart 10854 N 60th Ave Glendale	AZ{90-00001	98	99
Sec 8 (N or R, 202	Vianney Villas 750 S 4th St Avondale	AZ16R000006	50	98
Other HUD/FHA	Avondale Edgewater 102 S 4th Ave Avondale	AZ_12335124	63	95
LIHTC	Parkside Group A109 E Brinker Avondale	AZ{92-00105	54	99
Sec 8 (N or R, 202	Buckeye Villa A300 S 9th St Buckeye	AZ160014008	60	98
Sec 8 (N or R, 202	Eagle Tail Village 306 S 7th St Buckeye	AZ20T861009	45	98
LIHTC	Buckeye Senior LLC 605 S Fourth St Buckeye	AZ{90-00043	40	99
LIHTC	Casa Mirage 12235 W Thunderbird El Mirage	AZ{91-00096	128	99
Sec 8 (N or R, 202	221 N st Louis Gila Bend	AZ20R000003	24	99
Sec 8 (N or R, 202	10245 N 87th Ave Peoria	AZ20T871007	83	98
LIHTC	Cottage Park Apts. 17927 Parkview Surprise	AZ{91-00118	176	99
Sec 8 (N or R, 202	Padua Hills 460 S West Rd Wickenburg	AZ16R000004	25	96
Sec 8 (N or R, 202	Hassayampa Village 545 Penn Ln Wickenburg	AZ20T861007	39	97
LIHTC	Chandler Village 598 N. McQueen Road Chandler	n/a	124	n/a
LIHTC	Coronado Glen II 601 S. Vulture Mine Road - W	n/a	16	n/a
LIHTC	Vista Montana Apartments 3225 E. Baseline Road	n/a	228	n/a
LIHTC	Sierra Verde Apartments 150 N. Apache Road Bu	n/a	40	n/a
LIHTC	Pecan Tree Manor 102 W. 9th Place Mesa	n/a	4	n/a
LIHTC	Crismon Cove 9936 E. Birchwood Mesa	n/a	16	n/a
<b>TOTAL/AVERAGE</b> 1/			<b>11,102</b>	

Source: 1998 Picture of Subsidized Housing, HUD.

1/ Totals exclude public housing totals to avoid double counting.

**TABLE 1-16**  
**MARICOPA HOME CONSORTIUM**  
**FY 2000-'04 CONSOLIDATED PLAN**  
**ESTIMATED CONSORTIUM ASSISTED HOUSING INVENTORY**  
**BY FAMILY SIZE AND INCOME LEVEL**

ASSISTED HOUSING PROGRAM/ INCOME LEVEL BY TENURE	INCOME LEVEL	MARICOPA COUNTY TOTAL	CITY OF PHOENIX TOTAL	MARICOPA CONSORTIUM SERVICE AREA
<b>RENTAL UNITS</b>				
<b>NON-ELDERLY UNITS</b>				
PRE-1980 RENTAL UNITS 1/ POST 1980 RENTAL UNITS 1/ SUBTOTAL	Less than 80% of MFI Less than 80% of MFI	4,925 6,666	8,033	3,558
FMHA SECTION 515	Less than 80% of MFI			218
STATE OF ARIZONA LIHTC (Acquisition or Rehab)	Less than 60% of MFI	1,914		
HOME FINANCED UNITS	Under 60% of MFI			50
SHELTER PLUS CARE AND SUPP. HOUS.	Less than 50% of MFI	800	varies	varies
STATE OF ARIZONA LIHTC NEW CONST.	Less than 60% of MFI	432		
HUD RENTAL REHAB	Less than 50% of MFI	341		
HOMELESS: EMERGENCY	0 to 30% of MFI	1,430		
HOMELESS: TRANSITIONAL	0 to 30% of MFI	1,432		
HOPE 1 AND 2	Less than 80% of MFI			
SECTION 8 MOD/REHAB	Less than 50% MFI	297	114	183
<b>TOTAL RENTAL UNITS</b>		<b>18,237</b>	<b>8,147</b>	<b>4,009</b>
<b>ELDERLY UNITS</b>				
PRE-1980 RENTAL UNITS 1/ POST 1980 RENTAL UNITS 1/ SUBTOTAL	Less than 80% of MFI Less than 80% of MFI	2,371 4,261	1,913	4,719
FMHA SECTION 515	Less than 80% of MFI	0	0	0
STATE OF ARIZONA LIHTC (Acquisition or Rehab)	Less than 60% of MFI	0	0	0
HOME FINANCED RENTAL UNITS	Under 60% of MFI			175
STATE HTF NEW CONSTRUCTION	Less than 60% of MFI			
SECTION 8 MOD REHAB	Under 50% of MFI	96		
<b>TOTAL RENTAL UNITS</b>		<b>6,728</b>	<b>1,913</b>	<b>4,894</b>
<b>RENTERS ASSISTED</b>		<b>24,965</b>	<b>10,060</b>	<b>8,903</b>
<b>OWNER UNITS</b>				
<b>NON-ELDERLY</b>				
STATE HTF HOMEOWNERSHIP/REHAB	Less than 80% of MFI	748		
CDBG RESIDENTIAL REHAB UNITS	Less than 80% of MFI			161
HOME RESIDENTIAL REHAB UNITS	Less than 80% of MFI			459
FMHA SECTION 502	Less than 80% of MFI			
HOMEBUYERS ASSISTED THROUGH MORTGAGE REVENUE BONDS	Vaires, approx. less 115% of MFI	14,000		
HOMEBUYERS ASSISTED THROUGH TAX CREDIT CERTIFICATES	Vaires, approx. less 115% of MFI	3,000		
HOME HOMEOWNER ASSISTANCE				
<b>TOTAL OWNER UNITS</b>		<b>17,748</b>	<b>0</b>	<b>620</b>
<b>ELDERLY</b>				
STATE HTF HOMEOWNER REHAB	Under 80% of MFI	315		
OTHER: HOME HOUSING REHAB				69
<b>TOTAL OWNER UNITS</b>		<b>315</b>	<b>0</b>	<b>69</b>
<b>TOTAL OWNER UNITS</b>		<b>18,063</b>		
<b>TOTAL OWNER AND RENTER UNITS 2/</b>		<b>43,028</b>	<b>10,060</b>	<b>8,903</b>

Source: FY 1994 State of Arizona CHAS, U.S. Dept. of HUD, Maricopa HOME Consortia, City of Phoenix. Figures represent estimates. Estimates are through about 1992

1/ Includes Section 8 (new and existing), public housing, HUD loan management and 202 units.  
2/ Figures will not add given data availability.

EXHIBIT 1-1  
FY '00-'04 MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN  
CONCENTRATED CENSUS TRACTS FROM THE '95 CENSUS

COUNTY OFF RES. AV'GE MINORITY %....	28%
200% OFF RESERV. COUNTY AVERAGE.....	56%

SOURCE: SPECIAL CENSUS OF MARICOPA COUNTY, OCTOBER 27, 1995

CENSUS TRACT/ JURISDICTION	TOTAL POPULATION	HISPANIC ORIGIN	WHITE NOT HISPANIC	BLACK NOT HISPANIC	NATIVE AMERICAN NOT HISPANIC	ASIAN & PAC ISLANDER NOT HISPANIC	OTHER NOT HISPANIC	TOTAL MINORITY	% OF TOTAL POPULATION	CONCENTR. TRACT AT 200% OF AVERAGE	CONCENTR. TRACT 1990
<b>TOTAL COUNTY</b>	<b>2,551,765</b>	<b>522,487</b>	<b>1,834,847</b>	<b>88,923</b>	<b>38,735</b>	<b>48,966</b>	<b>17,807</b>	<b>716,918</b>	<b>28%</b>		
<b>RESERVATIONS</b>	<b>9,218</b>	<b>1,238</b>	<b>1,352</b>	<b>22</b>	<b>6,574</b>	<b>12</b>	<b>20</b>	<b>7,866</b>	<b>85%</b>		
20200 (SALT RESERV)	6,570	971	1,317	10	4,251	9	12	5,253	80%		
623200 (GILA RES)	2,648	267	35	12	2,323	3	8	2,613	99%		
<b>OFF-RESERVATION COUNTY BALANCE</b>	<b>2,542,547</b>	<b>521,249</b>	<b>1,833,495</b>	<b>88,901</b>	<b>32,161</b>	<b>48,954</b>	<b>17,787</b>	<b>709,052</b>	<b>28%</b>		
10100	2,365	65	2,236	1	45	16	2	129	5%	NO	
30302	4,560	546	3,851	65	34	37	27	709	16%	NO	
30303	8,115	1,150	6,529	124	92	169	51	1,586	20%	NO	
30304	5,432	357	4,798	92	39	122	24	634	12%	NO	
30309	4,939	379	4,375	62	26	75	22	564	11%	NO	
30311	2,934	53	2,846	20	9	2	4	88	3%	NO	
30312	3,529	48	3,444	25	3	9	0	85	2%	NO	
30313	3,662	97	3,518	14	4	19	10	144	4%	NO	
30314	9,081	645	7,874	232	81	186	63	1,207	13%	NO	
30315	5,277	586	4,493	70	67	25	36	784	15%	NO	
30318	2,814	172	2,511	34	13	66	18	303	11%	NO	
30319	5,694	591	4,873	70	50	74	36	821	14%	NO	
30321	7,736	806	6,586	123	59	88	74	1,150	15%	NO	
30322	7,811	644	6,716	153	58	176	64	1,095	14%	NO	
30323	7,947	796	6,613	191	59	186	102	1,334	17%	NO	
30325	7,103	410	6,429	106	50	64	44	674	9%	NO	
30326	3,060	308	2,572	39	35	82	24	488	16%	NO	
30329	7,349	516	6,327	291	131	55	29	1,022	14%	NO	
30330	4,494	536	3,787	69	34	46	22	707	16%	NO	
30331	2,220	121	2,039	15	18	17	10	181	8%	NO	
30332	7,199	559	6,322	77	51	155	35	877	12%	NO	
30333	13,691	804	12,370	151	70	220	76	1,321	10%	NO	
30334	5,399	439	4,755	71	26	68	40	644	12%	NO	
30335	7,544	527	6,698	83	53	130	53	846	11%	NO	
30336	6,799	627	5,882	104	29	134	23	917	13%	NO	
30337	3,746	241	3,410	25	16	50	4	336	9%	NO	
30338	17,806	1,102	15,741	266	53	509	135	2,065	12%	NO	
30339	4,487	287	4,088	42	10	47	13	399	9%	NO	
30340	4,208	367	3,646	80	21	58	36	562	13%	NO	
30341	4,991	46	4,880	40	3	14	8	111	2%	NO	
30342	16,377	1,081	14,660	232	82	222	100	1,717	10%	NO	
30343	9,563	354	9,072	17	32	68	20	491	5%	NO	
30400	4,881	297	4,528	4	16	22	14	353	7%	NO	
40502	4,610	498	4,041	15	23	26	7	569	12%	NO	
40505	9,207	49	9,104	27	1	23	3	103	1%	NO	
40506	5,733	25	5,683	15	1	8	1	50	1%	NO	
40507	6,341	50	6,233	29	5	19	5	108	2%	NO	
40508	3,706	216	3,411	32	10	27	10	295	8%	NO	
40509	10,406	1,945	8,266	39	88	40	28	2,140	21%	NO	
50600	8,436	2,157	5,945	165	115	19	35	2,491	30%	NO	
50700	5,159	2,039	2,849	175	61	24	11	2,310	45%	NO	
60800	5,315	4,110	1,065	106	11	3	20	4,250	80%	YES	YES
60900	5,265	4,485	567	133	32	14	34	4,698	89%	YES	YES
61002	3,732	179	3,341	21	20	136	35	391	10%	NO	
61003	1,985	500	1,311	94	15	23	42	674	34%	NO	
61004	1,214	317	845	17	6	29	0	369	30%	NO	
61005	4,398	1,151	2,701	445	84	12	5	1,697	39%	NO	
61006	6,188	1,320	4,398	136	47	188	99	1,790	29%	NO	
61007	553	263	285	0	5	0	0	268	48%	NO	
61008	103	42	61	0	0	0	0	42	41%	NO	
61100	3,806	318	2,888	402	36	98	64	918	24%	NO	
61200	5,758	3,197	2,121	302	67	44	27	3,637	63%	YES	YES
61300	1,955	581	1,290	39	14	25	6	665	34%	NO	
61400	5,363	3,770	1,186	315	27	21	44	4,177	78%	YES	YES
71503	4,762	41	4,696	13	4	7	1	66	1%	NO	
71504	3,713	27	3,675	3	1	5	2	38	1%	NO	
71505	5,063	87	4,950	10	3	10	3	113	2%	NO	
71506	4,271	28	4,221	12	1	6	3	50	1%	NO	
71507	4,647	359	4,089	99	14	75	11	558	12%	NO	
71508	4,012	323	3,513	86	11	64	15	499	12%	NO	
71509	5,234	475	4,558	53	27	90	31	676	13%	NO	
71510	9,155	974	7,629	193	41	274	44	1,526	17%	NO	
71600	2,470	149	2,278	18	13	4	8	192	8%	NO	
71700	3,632	35	3,568	11	8	5	5	64	2%	NO	
71801	5,167	77	5,043	26	6	12	3	124	2%	NO	
71802	3,705	28	3,655	8	2	11	1	50	1%	NO	
71903	6,544	990	5,293	125	17	85	34	1,251	19%	NO	
71904	6,959	1,794	4,771	189	49	90	66	2,188	31%	NO	
71906	4,182	1,271	2,670	130	14	66	31	1,512	36%	NO	
71908	4,331	1,217	2,828	129	75	52	30	1,503	35%	NO	
71909	1,677	179	1,424	37	3	29	5	253	15%	NO	
71910	6,503	1,805	4,354	192	30	63	59	2,149	33%	NO	
71911	2,100	401	1,558	52	11	68	10	542	26%	NO	
82002	4,623	588	3,616	221	30	100	68	1,007	22%	NO	
82003	6,493	2,174	3,674	413	60	101	71	2,819	43%	NO	
82004	6,783	2,095	3,896	545	104	99	44	2,887	43%	NO	
82005	7,397	1,052	5,662	333	13	262	75	1,735	23%	NO	
82006	4,770	1,497	2,548	435	60	167	63	2,222	47%	NO	
82100	4,245	3,315	826	16	27	32	29	3,419	81%	YES	YES
82201	3,775	2,171	1,515	33	27	4	25	2,260	60%	YES	YES
82202	3,133	2,691	416	9	15	0	2	2,717	87%	YES	YES
92304	10,025	1,853	7,095	509	165	308	95	2,930	29%	NO	
92305	4,162	593	3,238	88	45	126	72	924	22%	NO	
92306	6,338	726	5,051	201	36	241	83	1,287	20%	NO	
92307	5,215	591	4,251	182	41	116	34	964	18%	NO	
92308	6,879	867	5,441	209	48	248	66	1,438	21%	NO	
92309	5,183	481	4,331	121	29	179	42	852	16%	NO	
92400	7,354	1,363	5,344	321	94	151	81	2,010	27%	NO	
92500	3,483	1,844	1,514	51	33	22	19	1,969	57%	YES	
92600	3,163	1,435	1,558	83	43	27	17	1,605	51%	NO	
92703	6,563	1,842	4,070	426	66	103	56	2,493	38%	NO	
92704	7,139	2,202	4,063	519	105	203	47	3,076	43%	NO	

COUNTY OFF RES. AV'GE MINORITY %....	28%
200% OFF RESERV. COUNTY AVERAGE.....	56%

SOURCE: SPECIAL CENSUS OF MARICOPA COUNTY, OCTOBER 27, 1995

CENSUS TRACT/ JURISDICTION	TOTAL POPULATION	HISPANIC ORIGIN	WHITE NOT HISPANIC	BLACK NOT HISPANIC	NATIVE AMERICAN NOT HISPANIC	ASIAN & PAC ISLANDER NOT HISPANIC	OTHER NOT HISPANIC	TOTAL MINORITY	% OF TOTAL POPULATION	CONCENTR. TRACT AT 200% OF AVERAGE	CONCENTR. TRACT 1990
92705	6,580	1,917	3,799	597	91	115	61	2,781	42%	NO	
92706	6,805	1,473	4,752	339	52	115	74	2,053	30%	NO	
92707	4,809	465	4,073	138	33	76	24	736	15%	NO	
92708	448	61	365	11	1	10	0	83	19%	NO	
92709	3,519	898	2,368	119	12	97	25	1,151	33%	NO	
92800	9,525	4,949	3,794	527	131	62	62	5,731	60%	YES	
92900	2,793	1,981	600	105	58	30	19	2,193	79%	YES	YES
93000	8,639	2,439	5,205	624	171	132	68	3,434	40%	NO	
93101	7,072	1,671	4,325	691	210	144	31	2,747	39%	NO	
93102	8,618	2,588	5,114	611	157	97	51	3,504	41%	NO	
103205	3,136	138	2,887	22	2	70	17	249	8%	NO	
103206	2,870	110	2,711	21	9	18	1	159	6%	NO	
103207	2,644	85	2,485	25	3	38	8	159	6%	NO	
103208	4,098	177	3,795	21	7	55	43	303	7%	NO	
103209	6,152	202	5,742	56	9	111	32	410	7%	NO	
103210	6,701	443	5,903	104	40	118	93	798	12%	NO	
103211	5,066	217	4,646	38	10	116	39	420	8%	NO	
103212	5,102	196	4,724	54	5	104	19	378	7%	NO	
103214	4,509	155	4,184	44	11	105	10	325	7%	NO	
103215	3,186	124	2,960	44	5	41	12	226	7%	NO	
103216	5,438	261	4,975	57	14	95	36	463	9%	NO	
103217	7,085	277	6,482	77	13	189	47	603	9%	NO	
103218	4,386	168	4,072	24	11	82	29	314	7%	NO	
103302	7,160	882	6,014	65	55	105	39	1,146	16%	NO	
103303	3,710	410	3,158	51	37	34	20	552	15%	NO	
103304	10,236	3,323	6,409	207	135	69	93	3,827	37%	NO	
103400	5,388	513	4,689	58	32	47	49	699	13%	NO	
103501	2,987	181	2,678	44	7	51	26	309	10%	NO	
103502	5,927	404	5,336	61	39	76	11	591	10%	NO	
103604	8,788	735	7,605	133	32	243	40	1,183	13%	NO	
103605	6,406	263	5,882	60	25	158	18	524	8%	NO	
103606	3,668	244	3,305	26	17	57	19	363	10%	NO	
103607	9,522	406	8,592	97	28	316	83	930	10%	NO	
103608	2,213	209	1,879	44	32	41	8	334	15%	NO	
103609	5,168	506	4,211	200	67	143	41	957	19%	NO	
103700	6,375	608	5,520	87	48	87	25	855	13%	NO	
103800	8,393	1,644	6,134	171	186	174	84	2,259	27%	NO	
103900	6,054	567	5,166	143	47	79	52	888	15%	NO	
104000	5,566	565	4,672	97	70	104	58	894	16%	NO	
104100	6,731	650	5,694	150	64	117	56	1,037	15%	NO	
104202	5,409	497	4,652	114	28	88	30	757	14%	NO	
104203	6,412	546	5,457	123	42	148	96	955	15%	NO	
104204	3,505	319	3,015	69	16	60	26	490	14%	NO	
104205	5,232	597	4,214	167	77	96	81	1,018	19%	NO	
104206	3,922	407	3,294	106	25	77	13	628	16%	NO	
104207	3,932	262	3,396	72	19	149	34	536	14%	NO	
104212	5,646	526	4,748	88	35	203	46	898	16%	NO	
104214	2,398	191	2,112	40	11	43	1	286	12%	NO	
104215	4,783	454	4,083	51	48	114	33	700	15%	NO	
104216	4,887	411	4,127	83	27	181	58	760	16%	NO	
104217	5,602	472	4,808	103	29	119	71	794	14%	NO	
104218	3,316	295	2,809	100	11	71	30	507	15%	NO	
104219	3,219	300	2,802	43	11	49	14	417	13%	NO	
104221	8,547	1,025	7,008	185	50	228	51	1,539	18%	NO	
104222	6,083	685	4,979	152	44	159	64	1,104	18%	NO	
104223	1,956	177	1,672	49	4	52	2	284	15%	NO	
104224	4,920	440	4,102	137	32	113	96	818	17%	NO	
104225	3,646	262	3,188	53	31	70	42	458	13%	NO	
104226	3,839	344	3,268	69	28	105	25	571	15%	NO	
104300	7,282	805	6,056	166	100	104	51	1,226	17%	NO	
104400	5,708	663	4,619	184	94	67	81	1,089	19%	NO	
104500	8,643	2,906	4,413	205	248	749	122	4,230	49%	NO	
104600	3,953	854	2,790	116	84	56	53	1,163	29%	NO	
104700	6,941	1,625	4,946	119	105	61	85	1,995	29%	NO	
104801	4,112	307	3,658	35	28	63	21	454	11%	NO	
104802	6,549	297	6,002	76	40	90	44	547	8%	NO	
104900	4,563	277	4,085	64	19	74	44	478	10%	NO	
105001	7,462	206	7,026	55	9	129	37	436	6%	NO	
105002	2,320	56	2,210	20	9	22	3	110	5%	NO	
105101	4,957	136	4,710	39	2	49	21	247	5%	NO	
105102	3,902	156	3,568	23	15	126	14	334	9%	NO	
105103	3,045	52	2,917	10	1	59	6	128	4%	NO	
105200	6,544	993	5,144	176	68	81	82	1,400	21%	NO	
105300	5,286	792	4,303	42	56	69	24	983	19%	NO	
105400	3,798	176	3,509	44	13	41	15	289	8%	NO	
105500	6,921	953	4,957	358	303	283	67	1,964	28%	NO	
105600	9,091	1,551	6,743	402	159	180	56	2,348	26%	NO	
105700	7,142	981	5,657	174	65	181	84	1,485	21%	NO	
105800	5,706	561	4,809	115	47	126	48	897	16%	NO	
105900	5,125	640	4,094	108	88	128	67	1,031	20%	NO	
106000	6,887	1,167	5,100	255	231	79	55	1,787	26%	NO	
106100	4,875	252	4,437	78	22	50	36	438	9%	NO	
106200	3,465	167	3,196	12	12	57	21	269	8%	NO	
106300	5,110	513	4,240	154	65	83	55	870	17%	NO	
106400	3,129	188	2,764	58	60	44	15	365	12%	NO	
106500	6,868	657	5,751	198	113	94	55	1,117	16%	NO	
106600	3,721	183	3,390	51	16	65	16	331	9%	NO	
106700	6,727	590	5,425	393	140	106	73	1,302	19%	NO	
106800	7,606	1,655	4,803	486	360	221	81	2,803	37%	NO	
106900	5,637	972	4,213	94	88	222	48	1,424	25%	NO	
107000	6,432	1,000	4,879	232	76	192	53	1,553	24%	NO	
107100	7,802	1,823	4,667	662	251	293	106	3,135	40%	NO	
107200	8,126	2,263	4,717	453	334	293	66	3,409	42%	NO	
107300	5,193	1,345	3,235	266	146	144	57	1,958	38%	NO	
107400	6,379	1,234	3,845	442	435	345	78	2,534	40%	NO	
107500	3,530	261	3,123	49	37	36	24	407	12%	NO	
107600	6,086	882	4,745	188	141	85	45	1,341	22%	NO	
107700	3,600	252	3,135	84	62	59	8	465	13%	NO	
107800	2,619	56	2,458	38	6	48	13	161	6%	NO	
107900	3,894	113	3,618	27	13	87	36	276	7%	NO	
108000	3,336	86	3,191	13	5	33	8	145	4%	NO	



COUNTY OFF RES. AV'GE MINORITY %....	28%
200% OFF RESERV. COUNTY AVERAGE.....	56%

SOURCE: SPECIAL CENSUS OF MARICOPA COUNTY, OCTOBER 27, 1995

CENSUS TRACT/ JURISDICTION	TOTAL POPULATION	HISPANIC ORIGIN	WHITE NOT HISPANIC	BLACK NOT HISPANIC	NATIVE AMERICAN NOT HISPANIC	ASIAN & PAC ISLANDER NOT HISPANIC	OTHER NOT HISPANIC	TOTAL MINORITY	% OF TOTAL POPULATION	CONCENTR. TRACT AT 200% OF AVERAGE	CONCENTR. TRACT 1990
108100	2,066	80	1,942	8	4	28	4	124	6%	NO	
108200	3,373	279	2,955	38	34	42	25	418	12%	NO	
108300	6,313	487	5,550	75	43	105	53	763	12%	NO	
108400	5,268	837	3,976	167	117	105	66	1,292	25%	NO	
108500	4,598	933	3,238	114	166	77	70	1,360	30%	NO	
108600	7,769	3,154	3,216	392	786	161	60	4,553	59%	YES	
108700	112	7	93	11	1	0	0	19	17%	NO	
108800	4,278	1,245	2,586	176	179	58	34	1,692	40%	NO	
108900	7,672	1,798	4,854	407	343	182	88	2,818	37%	NO	
109000	12,534	4,869	4,877	1,225	947	480	136	7,657	61%	YES	
109100	7,098	3,143	3,266	240	118	251	80	3,832	54%	NO	
109200	3,801	1,613	1,629	226	143	138	52	2,172	57%	YES	
109300	4,001	1,879	1,757	168	62	83	52	2,244	56%	YES	
109400	6,705	2,213	3,711	483	124	113	61	2,994	45%	NO	
109500	3,869	930	2,515	276	39	76	33	1,354	35%	NO	
109601	8,623	2,867	4,743	704	83	171	55	3,880	45%	NO	
109602	8,998	3,382	4,358	791	165	132	170	4,640	52%	NO	
109701	7,523	2,905	3,462	732	163	197	64	4,061	54%	NO	
109702	8,058	3,051	4,253	540	56	101	57	3,805	47%	NO	
109800	7,447	3,240	3,401	596	61	99	50	4,046	54%	NO	
109900	5,366	2,184	2,597	376	46	123	40	2,769	52%	NO	
110000	7,362	3,247	3,310	519	107	121	58	4,052	55%	NO	
110100	5,781	3,492	1,715	289	124	130	31	4,066	70%	YES	YES
110200	398	126	225	10	21	1	15	173	43%	NO	
110300	6,584	2,731	2,777	323	321	326	106	3,807	58%	YES	
110400	5,820	1,738	3,445	204	178	223	32	2,375	41%	NO	
110500	3,942	844	2,616	213	185	56	28	1,326	34%	NO	
110600	5,394	1,588	3,072	311	283	87	53	2,322	43%	NO	
110700	5,802	1,777	3,523	279	133	66	24	2,279	39%	NO	
110800	7,973	2,441	4,588	460	278	131	75	3,385	42%	NO	
110900	7,749	1,835	5,222	281	202	132	77	2,527	33%	NO	
111000	4,809	561	4,050	68	47	71	12	759	16%	NO	
111100	4,381	315	3,884	49	42	68	23	497	11%	NO	
111201	5,857	1,252	4,014	273	154	114	50	1,843	31%	NO	
111202	4,655	1,533	2,403	419	166	99	35	2,252	48%	NO	
111300	5,316	1,426	3,302	294	153	112	29	2,014	38%	NO	
111400	7,354	2,892	3,670	444	199	93	56	3,684	50%	NO	
111500	8,011	4,130	3,199	379	143	98	62	4,812	60%	YES	
111600	8,710	5,339	2,625	309	279	93	65	6,085	70%	YES	YES
111700	6,218	2,808	2,822	342	144	57	45	3,396	55%	NO	
111800	3,584	495	2,832	151	48	35	23	752	21%	NO	
111900	2,602	484	1,991	59	21	41	6	611	23%	NO	
112000	1,729	515	1,107	49	20	22	16	622	36%	NO	
112100	3,707	2,802	759	62	38	37	9	2,948	80%	YES	YES
112200	7,967	5,605	1,920	256	61	111	14	6,047	76%	YES	YES
112300	12,193	7,183	3,006	1,378	188	287	151	9,187	75%	YES	YES
112400	9,650	5,587	2,849	788	140	134	152	6,801	70%	YES	YES
112502	7,685	3,849	2,780	858	77	68	53	4,905	64%	YES	
112503	6,865	2,912	3,172	454	127	130	70	3,693	54%	NO	
112505	4,658	2,230	1,991	255	50	38	94	2,667	57%	YES	
112506	7,919	3,364	3,655	667	99	67	67	4,264	54%	NO	
112600	8,321	5,938	1,945	247	106	49	36	6,376	77%	YES	YES
112700	7,351	6,279	858	105	75	12	22	6,493	88%	YES	YES
112800	986	574	329	37	39	5	2	657	67%	YES	YES
112900	5,673	3,596	1,644	188	158	46	41	4,029	71%	YES	YES
113000	1,783	571	970	95	116	9	22	810	46%	NO	
113100	2,328	752	1,228	210	106	18	14	1,100	47%	NO	YES
113200	8,923	7,711	809	219	129	17	38	8,114	91%	YES	YES
113300	6,055	4,491	960	414	118	30	42	5,095	84%	YES	YES
113400	1,159	314	649	119	66	2	9	510	44%	NO	
113500	7,435	5,411	1,227	593	157	11	36	6,208	83%	YES	YES
113600	4,445	3,639	615	130	31	13	17	3,830	86%	YES	YES
113700	6,889	3,019	2,885	548	281	37	119	4,004	58%	YES	
113800	1,953	1,301	464	109	49	5	25	1,489	76%	YES	YES
113900	1,526	1,090	97	262	50	8	19	1,429	94%	YES	YES
114000	2,431	1,483	510	368	50	9	11	1,921	79%	YES	YES
114100	3,003	827	1,437	626	93	16	4	1,566	52%	NO	YES
114200	2,006	1,624	76	168	99	34	5	1,930	96%	YES	YES
114300	4,560	2,575	958	787	184	29	27	3,602	79%	YES	YES
114400	3,772	2,745	479	449	60	23	16	3,293	87%	YES	YES
114500	4,749	3,742	816	82	62	28	19	3,933	83%	YES	YES
114600	1,658	1,349	256	31	8	4	10	1,402	85%	YES	YES
114700	6,826	3,467	2,597	580	131	26	25	4,229	62%	YES	YES
114800	2,593	1,506	172	844	47	4	20	2,421	93%	YES	YES
114900	2,688	2,019	283	289	55	21	21	2,405	89%	YES	YES
115000	3,030	2,802	181	24	19	3	1	2,849	94%	YES	YES
115100	186	164	19	3	0	0	0	167	90%	YES	YES
115200	2,308	822	378	1,045	29	18	16	1,930	84%	YES	YES
115300	2,203	1,506	224	448	13	4	8	1,979	90%	YES	YES
115400	2,552	2,166	337	36	9	2	2	2,215	87%	YES	YES
115500	3,469	2,328	982	95	37	10	17	2,487	72%	YES	YES
115600	2,326	1,230	29	1,031	7	0	29	2,297	99%	YES	YES
115700	4,554	3,537	748	178	60	7	24	3,806	84%	YES	YES
115800	6,182	4,744	919	438	63	5	13	5,263	85%	YES	YES
115900	3,404	2,236	360	778	14	2	14	3,044	89%	YES	YES
116000	4,079	1,485	71	2,499	11	1	12	4,008	98%	YES	YES
116100	3,241	2,101	87	1,015	18	5	15	3,154	97%	YES	YES
116202	8,912	2,937	4,272	1,276	136	227	64	4,640	52%	NO	
116203	1,008	538	403	47	12	6	2	605	60%	YES	
116204	3,310	1,264	1,393	449	58	129	17	1,917	58%	YES	
116300	5,258	2,307	693	2,104	65	44	45	4,565	87%	YES	YES
116400	3,799	2,578	637	535	10	27	12	3,162	83%	YES	YES
116500	4,515	3,336	640	491	17	4	27	3,875	86%	YES	YES
116601	7,085	2,738	4,046	151	106	31	13	3,039	43%	NO	
116602	3,194	2,446	198	484	30	24	12	2,996	94%	YES	YES
116702	6,385	3,726	1,572	959	61	17	50	4,813	75%	YES	YES
116703	2,990	1,630	432	877	24	8	19	2,558	86%	YES	YES
116704	4,386	1,204	2,176	870	30	71	35	2,210	50%	NO	YES
116707	7,559	716	6,384	188	45	157	69	1,175	16%	NO	
116708	5,505	314	4,897	112	28	144	10	608	11%	NO	
116710	5,074	364	4,391	126	18	149	26	683	13%	NO	

COUNTY OFF RES. AV'GE MINORITY %....	28%
200% OFF RESERV. COUNTY AVERAGE.....	56%

SOURCE: SPECIAL CENSUS OF MARICOPA COUNTY, OCTOBER 27, 1995

CENSUS TRACT/ JURISDICTION	TOTAL POPULATION	HISPANIC ORIGIN	WHITE NOT HISPANIC	BLACK NOT HISPANIC	NATIVE AMERICAN NOT HISPANIC	ASIAN & PAC ISLANDER NOT HISPANIC	OTHER NOT HISPANIC	TOTAL MINORITY	% OF TOTAL POPULATION	CONCENTR. TRACT AT 200% OF AVERAGE	CONCENTR. TRACT 1990
116711	6,441	616	5,250	272	35	238	30	1,191	18%	NO	
116712	3,611	484	2,774	175	13	127	38	837	23%	NO	
116713	5,623	375	4,722	195	24	275	32	901	16%	NO	
116714	28,706	1,934	24,723	586	100	1,147	216	3,983	14%	NO	
216802	5,994	268	5,488	56	27	132	23	506	8%	NO	
216806	3,230	102	3,003	15	7	80	23	227	7%	NO	
216807	5,747	165	5,365	30	5	144	38	382	7%	NO	
216809	11,617	248	11,021	83	18	193	54	596	5%	NO	
216812	4,431	161	4,164	36	5	38	27	267	6%	NO	
216813	3,887	88	3,690	14	14	71	10	197	5%	NO	
216814	8,922	329	8,335	93	16	111	38	587	7%	NO	
216815	19,810	789	18,292	172	51	431	75	1,518	8%	NO	
216816	5,524	111	5,257	44	9	72	31	267	5%	NO	
216817	14,700	493	13,733	131	35	240	68	967	7%	NO	
216818	7,705	243	7,265	49	46	64	38	440	6%	NO	
216819	6,441	133	6,213	23	14	50	8	228	4%	NO	
216901	2,949	84	2,781	30	8	32	14	168	6%	NO	
216902	3,871	179	3,572	32	23	45	20	299	8%	NO	
217001	4,794	139	4,558	29	11	44	13	236	5%	NO	
217002	6,110	311	5,580	29	22	78	90	530	9%	NO	
217101	2,797	154	2,512	19	12	53	47	285	10%	NO	
217102	2,797	135	2,598	19	5	28	12	199	7%	NO	
217201	1,131	122	957	23	3	11	15	174	15%	NO	
217202	7,035	618	6,238	64	43	47	25	797	11%	NO	
217300	2,374	65	2,237	13	5	32	22	137	6%	NO	
217400	3,488	201	3,187	16	16	44	24	301	9%	NO	
217500	6,217	1,512	4,447	67	42	122	27	1,770	28%	NO	
217600	5,146	462	4,426	98	52	80	28	720	14%	NO	
217700	5,303	308	4,882	11	9	56	37	421	8%	NO	
217800	6,681	519	5,898	89	57	88	30	783	12%	NO	
217900	3,960	177	3,637	37	18	81	10	323	8%	NO	
218000	5,330	476	4,659	52	45	72	26	671	13%	NO	
218100	1,960	218	1,638	28	17	49	10	322	16%	NO	
218200	5,670	1,016	4,248	87	209	72	38	1,422	25%	NO	
218300	4,866	280	4,331	88	70	53	44	535	11%	NO	
318400	3,537	987	2,336	32	60	103	19	1,201	34%	NO	
318501	3,471	554	2,638	63	56	148	12	833	24%	NO	
318502	2,220	229	1,844	28	35	64	20	376	17%	NO	
318600	2	0	2	0	0	0	0	0	0%	NO	
318700	3,053	253	2,491	99	53	141	16	562	18%	NO	
318800	6,129	1,595	3,683	306	223	264	58	2,446	40%	NO	
318900	6,611	1,082	4,989	186	101	187	66	1,622	25%	NO	
319000	3,959	276	3,345	123	62	126	27	614	16%	NO	
319100	13,147	2,173	7,827	447	320	2,137	243	5,320	40%	NO	
319200	8,712	2,443	5,253	363	247	323	83	3,459	40%	NO	
319300	1,947	974	811	56	42	41	23	1,136	58%	YES	YES
319401	6,026	665	4,855	234	55	146	71	1,171	19%	NO	
319402	4,520	448	3,808	77	17	144	26	712	16%	NO	
319403	5,183	708	3,965	150	87	209	64	1,218	23%	NO	
319404	3,551	312	3,068	71	29	64	7	483	14%	NO	
319500	5,886	533	4,955	122	46	182	48	931	16%	NO	
319600	5,735	594	4,607	130	89	217	98	1,128	20%	NO	
319702	7,623	1,471	5,100	494	193	320	45	2,523	33%	NO	
319703	3,244	437	2,523	156	45	47	36	721	22%	NO	
319704	1,183	257	762	46	71	27	20	421	36%	NO	
319800	7,025	1,099	5,124	339	122	251	90	1,901	27%	NO	
319902	2,827	453	2,199	63	17	62	33	628	22%	NO	
319903	6,293	467	5,296	202	41	233	54	997	16%	NO	
319904	5,591	628	4,606	125	33	132	67	985	18%	NO	
319905	5,502	565	4,420	151	38	268	60	1,082	20%	NO	
319906	3,159	233	2,651	91	10	156	18	508	16%	NO	
319907	7,562	519	6,518	103	20	354	48	1,044	14%	NO	
319908	2,436	291	1,925	113	18	64	25	511	21%	NO	
320001	9,304	1,734	6,390	524	173	401	82	2,914	31%	NO	
320002	5,369	3,961	59	36	1,303	6	4	5,310	99%	YES	YES
420101	11,744	1,118	10,355	83	67	65	56	1,389	12%	NO	
420102	4,022	292	3,658	19	26	15	12	364	9%	NO	
420103	3,180	292	2,783	29	28	35	13	397	12%	NO	
420202	14,923	1,102	13,272	206	73	179	91	1,651	11%	NO	
420203	4,718	160	4,518	15	8	3	14	200	4%	NO	
420204	10,602	857	9,361	172	46	104	62	1,241	12%	NO	
420206	8,938	506	8,282	57	30	58	5	656	7%	NO	
420207	2,197	59	2,083	15	11	24	5	114	5%	NO	
420300	10,296	647	9,238	98	46	217	50	1,058	10%	NO	
420400	5,722	800	4,731	38	113	31	9	991	17%	NO	
420501	6,051	1,571	4,009	194	181	66	30	2,042	34%	NO	
420502	6,959	788	5,843	123	51	118	36	1,116	16%	NO	
420602	5,304	414	4,742	60	31	49	8	562	11%	NO	
420603	3,750	208	3,431	30	26	47	8	319	9%	NO	
420604	4,925	303	4,555	15	4	38	10	370	8%	NO	
420702	4,957	339	4,449	63	34	60	12	508	10%	NO	
420703	4,269	203	3,961	54	15	18	18	308	7%	NO	
420704	10,274	872	8,944	141	87	148	82	1,330	13%	NO	
420800	5,265	620	4,426	102	47	45	25	839	16%	NO	
420901	3,495	644	2,635	107	64	33	12	860	25%	NO	
420902	3,274	348	2,802	53	21	29	21	472	14%	NO	
421000	6,530	1,454	4,387	488	93	78	30	2,143	33%	NO	
421101	4,098	690	3,061	110	125	42	70	1,037	25%	NO	
421102	6,457	1,330	4,675	177	145	71	59	1,782	28%	NO	
421201	3,387	440	2,665	141	41	68	32	722	21%	NO	
421202	4,530	615	3,485	185	188	39	18	1,045	23%	NO	
421301	7,073	1,326	5,054	325	174	145	49	2,019	29%	NO	
421302	5,635	2,163	3,112	127	121	77	35	2,523	45%	NO	
421400	3,424	1,186	2,009	133	28	53	15	1,415	41%	NO	
421501	3,719	1,433	2,024	155	56	32	19	1,695	46%	NO	
421502	3,297	1,037	2,128	66	30	29	7	1,169	35%	NO	
421601	2,951	470	2,341	81	28	19	12	610	21%	NO	
421602	4,163	1,445	2,536	63	42	49	28	1,627	39%	NO	
421700	7,080	1,199	5,480	169	109	70	53	1,600	23%	NO	
421801	2,627	599	1,861	75	15	49	28	766	29%	NO	
421802	4,684	1,511	2,989	72	35	48	29	1,695	36%	NO	

DATE:  
22-Jun-01

EXHIBIT 1-1  
FY '00-'04 MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN  
CONCENTRATED CENSUS TRACTS FROM THE '95 CENSUS

COUNTY OFF RES. AV'GE MINORITY %....	28%
200% OFF RESERV. COUNTY AVERAGE....	56%

SOURCE: SPECIAL CENSUS OF MARICOPA COUNTY, OCTOBER 27, 1995

CENSUS TRACT/ JURISDICTION	TOTAL POPULATION	HISPANIC ORIGIN	WHITE NOT HISPANIC	BLACK NOT HISPANIC	NATIVE AMERICAN NOT HISPANIC	ASIAN & PAC ISLANDER NOT HISPANIC	OTHER NOT HISPANIC	TOTAL MINORITY	% OF TOTAL POPULATION	CONCENTR. TRACT AT 200% OF AVERAGE	CONCENTR. TRACT 1990
421901	3,830	1,081	2,446	127	72	60	44	1,384	36%	NO	
421902	5,477	2,186	2,976	122	60	105	28	2,501	46%	NO	
422001	3,994	2,302	1,482	67	66	60	17	2,512	63%	YES	
422002	3,510	1,223	2,064	107	47	50	19	1,446	41%	NO	
422102	3,784	1,178	2,347	119	40	81	19	1,437	38%	NO	
422103	8,683	1,562	5,783	508	428	258	144	2,900	33%	NO	
422104	6,010	1,228	3,942	358	253	174	55	2,068	34%	NO	
422105	3,020	697	2,110	89	35	61	28	910	30%	NO	
422106	4,898	1,206	3,132	235	152	127	46	1,766	36%	NO	
422203	4,662	616	3,660	156	52	134	44	1,002	21%	NO	
422204	3,291	396	2,615	124	43	77	36	676	21%	NO	
422205	1,792	172	1,512	58	10	27	13	280	16%	NO	
422209	8,338	1,161	6,625	198	60	229	65	1,713	21%	NO	
422210	9,508	1,116	7,818	249	56	212	57	1,690	18%	NO	
422211	6,855	705	5,775	141	40	164	30	1,080	16%	NO	
422212	4,954	365	4,291	59	15	183	41	663	13%	NO	
422213	2,714	297	2,292	49	22	43	11	422	16%	NO	
422214	7,353	864	5,818	214	61	323	73	1,535	21%	NO	
422215	2,283	255	1,851	67	35	68	7	432	19%	NO	
422216	6,053	631	4,877	128	63	312	42	1,176	19%	NO	
422217	4,164	391	3,431	98	31	170	43	733	18%	NO	
422301	4,770	1,590	2,835	176	65	75	29	1,935	41%	NO	
422302	5,613	742	4,638	90	52	66	25	975	17%	NO	
422304	7,512	917	6,032	206	51	255	51	1,480	20%	NO	
422305	5,963	559	5,013	156	14	183	38	950	16%	NO	
422401	7,960	1,525	6,052	135	38	153	57	1,908	24%	NO	
422402	8,634	1,280	6,948	130	91	138	47	1,686	20%	NO	
422501	6,168	697	5,250	87	34	50	50	918	15%	NO	
422502	5,849	707	4,845	104	43	111	39	1,004	17%	NO	
422503	6,575	975	5,277	124	36	123	40	1,298	20%	NO	
422504	11,463	1,070	9,875	230	43	174	71	1,588	14%	NO	
422506	9,648	888	8,275	164	39	197	85	1,373	14%	NO	
422507	12,820	1,046	11,156	204	57	288	69	1,664	13%	NO	
422601	16,302	1,338	14,535	136	78	160	55	1,767	11%	NO	
422603	5,224	208	4,929	34	19	20	14	295	6%	NO	
422604	4,946	369	4,479	19	37	29	13	467	9%	NO	
422605	3,294	286	2,915	23	42	14	14	379	12%	NO	
422607	4,348	55	4,273	4	4	8	4	75	2%	NO	
422608	6,864	339	6,390	58	13	45	19	474	7%	NO	
422609	3,766	350	3,287	48	17	37	27	479	13%	NO	
422610	3,110	34	3,056	1	10	5	4	54	2%	NO	
422611	6,880	947	5,790	48	27	45	23	1,090	16%	NO	
522703	18,107	3,938	13,446	207	111	279	126	4,661	26%	NO	
522708	9,120	95	8,945	47	8	17	8	175	2%	NO	
522709	1,566	207	1,205	31	1	111	11	361	23%	NO	
522710	7,909	828	6,543	216	43	214	65	1,366	17%	NO	
522711	6,250	587	4,997	176	24	391	75	1,253	20%	NO	
522712	11,493	1,487	8,891	436	87	524	68	2,602	23%	NO	
522713	6,120	612	4,968	151	50	305	34	1,152	19%	NO	
522714	1,529	201	1,223	15	7	53	30	306	20%	NO	
522715	524	160	323	27	5	9	0	201	38%	NO	
522716	5,673	739	4,680	81	46	99	28	993	18%	NO	
522717	1,857	119	1,636	25	7	55	15	221	12%	NO	
522718	5,375	666	4,345	149	19	129	67	1,030	19%	NO	
522719	6,827	1,441	4,977	188	84	97	40	1,850	27%	NO	
522720	7,110	454	6,229	85	14	289	39	881	12%	NO	
522721	7,988	803	6,270	254	49	550	62	1,718	22%	NO	
522800	424	59	342	14	1	0	8	82	19%	NO	
522901	4,104	520	3,261	161	79	57	26	843	21%	NO	
522902	6,699	3,850	2,507	176	83	44	39	4,192	63%	YES	YES
523002	5,971	2,206	3,472	86	97	64	46	2,499	42%	NO	
523003	5,165	1,273	3,613	119	58	72	30	1,552	30%	NO	
523005	4,959	560	4,071	79	23	149	77	888	18%	NO	
523006	5,433	878	4,169	118	47	187	34	1,264	23%	NO	
523102	3,969	2,013	1,606	193	73	62	22	2,363	60%	YES	YES
523103	4,890	679	3,664	216	49	215	67	1,226	25%	NO	
523104	4,957	2,964	1,645	147	124	64	13	3,312	67%	YES	YES
723300	5,982	2,050	3,189	124	574	20	25	2,793	47%	NO	

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:

City of Chandler

Census (1990, 1995)

1990

2000

through FY: 2004

Run Date:  
22-Jun-01

State of Arizona Population Projections  
and CHAS Databook

2000 Projections  
2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Member Households	SMALL (2 to 4)	LARGE (5 or more)	OTHER household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	449	994	824	576	2,843	591	931	1,522	4,365
2000 Projections	810	1,794	1,487	1,040	5,131	1,067	1,680	2,747	7,878
2004 Projections	920	2,036	1,688	1,180	5,824	1,211	1,907	3,118	8,942
2. 0 to 30% MFI*	266	485	412	225	1,388	279	402	681	2,069
2000 Projections	480	875	744	406	2,505	504	726	1,229	3,734
2004 Projections	545	994	844	461	2,843	572	824	1,395	4,239
3. % with any Housing Problems	68%	79%	92%	84%	81%	79%	70%	74%	79%
2000 Projections	68%	79%	92%	84%	81%	79%	70%	74%	79%
2004 Projections	68%	79%	92%	84%	81%	79%	70%	74%	79%
4. % Cost Burden > 30%	68%	75%	70%	77%	73%	78%	66%	71%	72%
2000 Projections	68%	75%	70%	77%	73%	78%	66%	71%	72%
2004 Projections	68%	75%	70%	77%	73%	78%	66%	71%	72%
5. % Cost Burden > 50%	45%	62%	56%	72%	59%	49%	59%	55%	57%
2000 Projections	45%	62%	56%	72%	59%	49%	59%	55%	57%
2004 Projections	45%	62%	56%	72%	59%	49%	59%	55%	57%
6. 31 to 50% MFI*	183	509	412	351	1,455	312	529	841	2,296
2000 Projections	330	919	744	633	2,626	563	955	1,518	4,144
2004 Projections	375	1,043	844	719	2,981	639	1,084	1,723	4,704
7. % with any Housing Problems	82%	87%	93%	92%	90%	59%	68%	65%	81%
2000 Projections	82%	87%	93%	92%	90%	59%	68%	65%	81%
2004 Projections	82%	87%	93%	92%	90%	59%	68%	65%	81%
8. % Cost Burden > 30%	82%	77%	54%	92%	75%	59%	61%	60%	69%
2000 Projections	82%	77%	54%	92%	75%	59%	61%	60%	69%
2004 Projections	82%	77%	54%	92%	75%	59%	61%	60%	69%
9. % Cost Burden > 50%	49%	39%	17%	37%	33%	29%	36%	34%	34%
2000 Projections	49%	39%	17%	37%	33%	29%	36%	34%	34%
2004 Projections	49%	39%	17%	37%	33%	29%	36%	34%	34%
10. Other Low-Income (51 to 80% MFI)*	147	1,058	359	820	2,384	522	1,842	2,364	4,748
2000 Projections	265	1,909	648	1,480	4,303	942	3,324	4,266	8,569
2004 Projections	301	2,167	735	1,680	4,884	1,069	3,773	4,843	9,727
11. % with any Housing Problems	84%	53%	89%	53%	60%	25%	79%	67%	64%
2000 Projections	84%	53%	89%	53%	60%	25%	79%	67%	64%
2004 Projections	84%	53%	89%	53%	60%	25%	79%	67%	64%
12. % Cost Burden > 30%	84%	50%	43%	53%	52%	25%	70%	60%	56%
2000 Projections	84%	50%	43%	53%	52%	25%	70%	60%	56%
2004 Projections	84%	50%	43%	53%	52%	25%	70%	60%	56%
13. % Cost Burden > 50%	20%	3%	9%	1%	4%	10%	21%	18%	11%
2000 Projections	20%	3%	9%	1%	4%	10%	21%	18%	11%
2004 Projections	20%	3%	9%	1%	4%	10%	21%	18%	11%
14. Moderate Income (81-95% MFI)*	41	445	158	275	919	224	1,344	1,568	2,487
2000 Projections	74	803	285	496	1,659	404	2,426	2,830	4,488
2004 Projections	84	912	324	563	1,883	459	2,753	3,212	5,095
15. % with any Housing Problems	66%	19%	49%	10%	24%	16%	73%	65%	50%
2000 Projections	66%	19%	49%	10%	24%	16%	73%	65%	50%
2004 Projections	66%	19%	49%	10%	24%	16%	73%	65%	50%
16. % Cost Burden > 30%	66%	18%	21%	10%	18%	16%	68%	60%	45%
2000 Projections	66%	18%	21%	10%	18%	16%	68%	60%	45%
2004 Projections	66%	18%	21%	10%	18%	16%	68%	60%	45%
17. % Cost Burden > 50%	12%	0%	0%	0%	1%	3%	7%	6%	4%
2000 Projections	12%	0%	0%	0%	1%	3%	7%	6%	4%
2004 Projections	12%	0%	0%	0%	1%	3%	7%	6%	4%
18. Total Households**	721	4,844	1,475	3,129	10,169	2,298	19,378	21,676	31,845
2000 Projections	1,301	8,742	2,662	5,647	18,353	4,147	34,973	39,120	57,473
2004 Projections	1,477	9,923	3,022	6,410	20,832	4,708	39,697	44,405	65,237
19. % with any Housing Problems	65%	37%	77%	33%	44%	30%	29%	29%	34%
2000 Projections	65%	37%	77%	33%	44%	30%	29%	29%	34%
2004 Projections	65%	37%	77%	33%	44%	30%	29%	29%	34%
2000 Estimated Households					18,353			39,120	57,473
2004 Projected Households					20,832			44,405	65,237

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

form HUD-40090-A (1/93)

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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:  
as of the following date: FY: through FY:

MARICOPA HOME CONSORTIUM

Census (1990, 1995)

1990

2000

2004

Run Date:

State of Arizona Population Projection 2000 Projections

22-Jun-01

and CHAS Databook

2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Member Household	SMALL (2 to 4)	LARGE (5 or more)	OTHER Household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	9,212	15,426	5,528	16,165	46,331	23,094	16,159	39,253	85,584
2000 Projections	13,784	23,082	8,272	24,188	69,325	34,556	24,179	58,734	128,060
2004 Projections	15,511	25,974	9,308	27,218	78,012	38,885	27,208	66,094	144,105
2. 0 to 30% MFI*	5,073	7,645	2,764	8,565	24,047	10,669	7,384	18,053	42,100
2000 Projections	7,591	11,439	4,136	12,816	35,982	15,964	11,049	27,013	62,994
2004 Projections	8,542	12,873	4,654	14,422	40,490	17,964	12,433	30,397	70,888
3. % with any Housing Problems	71%	85%	92%	83%	82%	65%	76%	70%	77%
2000 Projections	71%	85%	92%	83%	82%	65%	76%	70%	77%
2004 Projections	71%	85%	92%	83%	82%	65%	76%	70%	77%
4. % Cost Burden > 30%	70%	82%	72%	82%	78%	65%	69%	67%	73%
2000 Projections	70%	82%	72%	82%	78%	65%	69%	67%	73%
2004 Projections	70%	82%	72%	82%	78%	65%	69%	67%	73%
5. % Cost Burden > 50%	58%	73%	55%	77%	69%	42%	60%	50%	61%
2000 Projections	58%	73%	55%	77%	69%	42%	60%	50%	61%
2004 Projections	58%	73%	55%	77%	69%	42%	60%	50%	61%
6. 31 to 50% MFI*	4,139	7,781	2,764	7,600	22,284	12,425	8,775	21,200	43,484
2000 Projections	6,193	11,643	4,136	11,372	33,344	18,592	13,130	31,722	65,065
2004 Projections	6,969	13,102	4,654	12,797	37,522	20,921	14,775	35,696	73,218
7. % with any Housing Problems	79%	86%	90%	93%	87%	40%	76%	55%	71%
2000 Projections	79%	86%	90%	93%	87%	40%	76%	55%	71%
2004 Projections	79%	86%	90%	93%	87%	40%	76%	55%	71%
8. % Cost Burden > 30%	79%	82%	62%	91%	82%	40%	68%	52%	67%
2000 Projections	79%	82%	62%	91%	82%	40%	68%	52%	67%
2004 Projections	79%	82%	62%	91%	82%	40%	68%	52%	67%
9. % Cost Burden > 50%	46%	30%	19%	39%	35%	16%	43%	27%	31%
2000 Projections	46%	30%	19%	39%	35%	16%	43%	27%	31%
2004 Projections	46%	30%	19%	39%	35%	16%	43%	27%	31%
10. Other Low-Income (51 to 80% MFI)*	3,630	12,783	3,532	12,867	32,812	20,176	21,918	42,094	74,906
2000 Projections	5,432	19,127	5,285	19,253	49,097	30,189	32,796	62,985	112,082
2004 Projections	6,112	21,524	5,947	21,665	55,249	33,972	36,905	70,877	126,126
11. % with any Housing Problems	71%	50%	82%	52%	57%	22%	64%	44%	50%
2000 Projections	71%	50%	82%	52%	57%	22%	64%	44%	50%
2004 Projections	71%	50%	82%	52%	57%	22%	64%	44%	50%
12. % Cost Burden > 30%	71%	43%	35%	49%	48%	22%	57%	40%	43%
2000 Projections	71%	43%	35%	49%	48%	22%	57%	40%	43%
2004 Projections	71%	43%	35%	49%	48%	22%	57%	40%	43%
13. % Cost Burden > 50%	20%	4%	2%	4%	6%	5%	17%	11%	9%
2000 Projections	20%	4%	2%	4%	6%	5%	17%	11%	9%
2004 Projections	20%	4%	2%	4%	6%	5%	17%	11%	9%
14. Moderate Income (81-95% MFI)*	1,218	5,551	1,378	5,230	13,377	9,212	14,139	23,351	36,728
2000 Projections	1,822	8,306	2,062	7,826	20,016	13,784	21,156	34,940	54,956
2004 Projections	2,051	9,347	2,320	8,806	22,524	15,511	23,807	39,318	61,842
15. % with any Housing Problems	50%	21%	56%	19%	27%	14%	52%	37%	33%
2000 Projections	50%	21%	56%	19%	27%	14%	52%	37%	33%
2004 Projections	50%	21%	56%	19%	27%	14%	52%	37%	33%
16. % Cost Burden > 30%	50%	16%	12%	17%	19%	14%	48%	34%	29%
2000 Projections	50%	16%	12%	17%	19%	14%	48%	34%	29%
2004 Projections	50%	16%	12%	17%	19%	14%	48%	34%	29%
17. % Cost Burden > 50%	15%	1%	2%	0%	2%	2%	5%	4%	3%
2000 Projections	15%	1%	2%	0%	2%	2%	5%	4%	3%
2004 Projections	15%	1%	2%	0%	2%	2%	5%	4%	3%
18. Total Households**	18,531	53,554	13,330	52,592	138,007	87,773	200,263	288,036	426,043
2000 Projections	27,728	80,133	19,946	78,694	206,500	131,335	299,654	430,990	637,490
2004 Projections	31,202	90,174	22,445	88,554	232,375	147,791	337,201	484,992	717,367
19. % with any Housing Problems	60%	42%	72%	43%	48%	23%	28%	27%	34%
2000 Projections	60%	42%	72%	43%	48%	23%	28%	27%	34%
2004 Projections	60%	42%	72%	43%	48%	23%	28%	27%	34%
2000 Estimated Households					206,500			430,990	637,490
2004 Projected Households					232,375			484,992	717,367

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from the FY 1994 Maricopa County Consortia CHAS.

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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:  
as of the following date: FY: through FY:

TOWN OF GILBERT

Census (1990, 1995)

1990

2000

2004

Run Date:  
22-Jun-01

State of Arizona Population Projection 2000 Projections  
and CHAS Databook 2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			TOTAL (O&R)
	ELDERLY 1 & 2 Member Households	SMALL (2 to 4)	LARGE 5 or more	OTHER households	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Very Low Income (0 to 50% MFI)*	118	346	86	143	693	125	226	351	1,044
2000 Projections	391	1,148	285	474	2,298	415	750	1,164	3,462
2004 Projections	461	1,351	336	558	2,706	488	882	1,371	4,076
2. 0 to 30% MFI*	71	172	43	80	366	43	90	133	499
2000 Projections	235	570	143	265	1,214	143	298	441	1,655
2004 Projections	277	672	168	312	1,429	168	351	519	1,948
3. % with any Housing Problems	34%	90%	86%	60%	72%	60%	93%	83%	75%
2000 Projections	34%	90%	86%	60%	72%	60%	93%	83%	75%
2004 Projections	34%	90%	86%	60%	72%	60%	93%	83%	75%
4. % Cost Burden > 30%	34%	90%	86%	60%	72%	60%	93%	83%	75%
2000 Projections	34%	90%	86%	60%	72%	60%	93%	83%	75%
2004 Projections	34%	90%	86%	60%	72%	60%	93%	83%	75%
5. % Cost Burden > 50%	34%	77%	77%	51%	63%	60%	93%	83%	68%
2000 Projections	34%	77%	77%	51%	63%	60%	93%	83%	68%
2004 Projections	34%	77%	77%	51%	63%	60%	93%	83%	68%
6. 31 to 50% MFI*	47	174	43	63	327	82	136	218	545
2000 Projections	156	577	143	209	1,084	272	451	723	1,807
2004 Projections	184	679	168	246	1,277	320	531	851	2,128
7. % with any Housing Problems	85%	88%	72%	100%	88%	49%	85%	71%	81%
2000 Projections	85%	88%	72%	100%	88%	49%	85%	71%	81%
2004 Projections	85%	88%	72%	100%	88%	49%	85%	71%	81%
8. % Cost Burden > 30%	85%	88%	72%	100%	88%	49%	77%	67%	79%
2000 Projections	85%	88%	72%	100%	88%	49%	77%	67%	79%
2004 Projections	85%	88%	72%	100%	88%	49%	77%	67%	79%
9. % Cost Burden > 50%	0%	21%	17%	33%	20%	26%	68%	52%	33%
2000 Projections	0%	21%	17%	33%	20%	26%	68%	52%	33%
2004 Projections	0%	21%	17%	33%	20%	26%	68%	52%	33%
10. Other Low-Income (51 to 80% MFI)*	22	314	98	292	726	71	575	646	1,372
2000 Projections	73	1,041	325	968	2,408	235	1,907	2,142	4,550
2004 Projections	86	1,226	383	1,140	2,835	277	2,245	2,522	5,357
11. % with any Housing Problems	100%	42%	82%	52%	53%	25%	82%	76%	64%
2000 Projections	100%	42%	82%	52%	53%	25%	82%	76%	64%
2004 Projections	100%	42%	82%	52%	53%	25%	82%	76%	64%
12. % Cost Burden > 30%	100%	36%	34%	49%	43%	25%	82%	76%	58%
2000 Projections	100%	36%	34%	49%	43%	25%	82%	76%	58%
2004 Projections	100%	36%	34%	49%	43%	25%	82%	76%	58%
13. % Cost Burden > 50%	27%	5%	0%	0%	3%	25%	31%	31%	16%
2000 Projections	27%	5%	0%	0%	3%	25%	31%	31%	16%
2004 Projections	27%	5%	0%	0%	3%	25%	31%	31%	16%
14. Moderate Income (81-95% MFI)*	6	177	26	118	327	47	337	384	711
2000 Projections	20	587	86	391	1,084	156	1,118	1,274	2,358
2004 Projections	23	691	102	461	1,277	184	1,316	1,499	2,776
15. % with any Housing Problems	0%	6%	35%	6%	8%	32%	61%	58%	35%
2000 Projections	0%	6%	35%	6%	8%	32%	61%	58%	35%
2004 Projections	0%	6%	35%	6%	8%	32%	61%	58%	35%
16. % Cost Burden > 30%	0%	6%	35%	6%	8%	32%	55%	52%	32%
2000 Projections	0%	6%	35%	6%	8%	32%	55%	52%	32%
2004 Projections	0%	6%	35%	6%	8%	32%	55%	52%	32%
17. % Cost Burden > 50%	0%	0%	0%	0%	0%	0%	4%	4%	2%
2000 Projections	0%	0%	0%	0%	0%	0%	4%	4%	2%
2004 Projections	0%	0%	0%	0%	0%	0%	4%	4%	2%
18. Total Households**	169	1,425	292	924	2,810	475	6,072	6,547	9,357
2000 Projections	560	4,726	968	3,064	9,319	1,575	20,138	21,713	31,033
2004 Projections	660	5,564	1,140	3,608	10,972	1,855	23,709	25,564	36,536
19. % with any Housing Problems	47%	35%	61%	31%	37%	27%	31%	31%	33%
2000 Projections	47%	35%	61%	31%	37%	27%	31%	31%	33%
2004 Projections	47%	35%	61%	31%	37%	27%	31%	31%	33%
2000 Estimated Households					9,319			21,713	31,033
2004 Projected Households					10,972			25,564	36,536

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

form HUD-40090-A (1/93)

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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:

CITY OF GLENDALE

Census (1990, 1995)

as of the following date: FY: through FY:

Run Date:

State of Arizona Population Projections 2000 Projections

22-Jun-01

and CHAS Databook 2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Member Household	SMALL (2 to 4)	LARGE 5 or more	OTHER Household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	1,408	3,022	728	2,443	7,601	1,891	2,030	3,921	11,522
2000 Projections	1,930	4,142	998	3,348	10,417	2,592	2,782	5,374	15,791
2004 Projections	2,078	4,459	1,074	3,605	11,215	2,790	2,995	5,785	17,001
2. 0 to 30% MFI*	924	1,491	364	1,275	4,054	844	862	1,706	5,760
2000 Projections	1,266	2,043	499	1,747	5,556	1,157	1,181	2,338	7,894
2004 Projections	1,363	2,200	537	1,881	5,982	1,245	1,272	2,517	8,499
3. % with any Housing Problems	65%	86%	92%	85%	82%	71%	76%	74%	79%
2000 Projections	65%	86%	92%	85%	82%	71%	76%	74%	79%
2004 Projections	65%	86%	92%	85%	82%	71%	76%	74%	79%
4. % Cost Burden > 30%	65%	85%	73%	85%	79%	69%	74%	72%	77%
2000 Projections	65%	85%	73%	85%	79%	69%	74%	72%	77%
2004 Projections	65%	85%	73%	85%	79%	69%	74%	72%	77%
5. % Cost Burden > 50%	47%	72%	55%	80%	67%	49%	67%	58%	65%
2000 Projections	47%	72%	55%	80%	67%	49%	67%	58%	65%
2004 Projections	47%	72%	55%	80%	67%	49%	67%	58%	65%
6. 31 to 50% MFI*	484	1,531	364	1,168	3,547	1,047	1,168	2,215	5,762
2000 Projections	663	2,098	499	1,601	4,861	1,435	1,601	3,036	7,897
2004 Projections	714	2,259	537	1,723	5,234	1,545	1,723	3,268	8,502
7. % with any Housing Problems	73%	90%	94%	95%	90%	82%	82%	82%	87%
2000 Projections	73%	90%	94%	95%	90%	82%	82%	82%	87%
2004 Projections	73%	90%	94%	95%	90%	82%	82%	82%	87%
8. % Cost Burden > 30%	73%	88%	71%	94%	86%	62%	79%	71%	80%
2000 Projections	73%	88%	71%	94%	86%	62%	79%	71%	80%
2004 Projections	73%	88%	71%	94%	86%	62%	79%	71%	80%
9. % Cost Burden > 50%	31%	21%	27%	21%	23%	22%	59%	42%	30%
2000 Projections	31%	21%	27%	21%	23%	22%	59%	42%	30%
2004 Projections	31%	21%	27%	21%	23%	22%	59%	42%	30%
10. Other Low-Income (51 to 80% MFI)*	388	2,063	524	1,660	4,635	1,570	2,950	4,520	9,155
2000 Projections	532	2,827	718	2,275	6,352	2,152	4,043	6,195	12,547
2004 Projections	572	3,044	773	2,449	6,839	2,317	4,353	6,669	13,508
11. % with any Housing Problems	65%	48%	85%	42%	51%	29%	65%	53%	52%
2000 Projections	65%	48%	85%	42%	51%	29%	65%	53%	52%
2004 Projections	65%	48%	85%	42%	51%	29%	65%	53%	52%
12. % Cost Burden > 30%	65%	30%	47%	39%	38%	29%	60%	49%	43%
2000 Projections	65%	30%	47%	39%	38%	29%	60%	49%	43%
2004 Projections	65%	30%	47%	39%	38%	29%	60%	49%	43%
13. % Cost Burden > 50%	31%	3%	2%	4%	6%	7%	15%	12%	9%
2000 Projections	31%	3%	2%	4%	6%	7%	15%	12%	9%
2004 Projections	31%	3%	2%	4%	6%	7%	15%	12%	9%
14. Moderate Income (81-95% MFI)*	106	866	282	753	2,007	523	2,068	2,591	4,598
2000 Projections	145	1,187	386	1,032	2,751	717	2,834	3,551	6,302
2004 Projections	156	1,278	416	1,111	2,961	772	3,051	3,823	6,784
15. % with any Housing Problems	64%	22%	52%	13%	25%	20%	52%	45%	36%
2000 Projections	64%	22%	52%	13%	25%	20%	52%	45%	36%
2004 Projections	64%	22%	52%	13%	25%	20%	52%	45%	36%
16. % Cost Burden > 30%	64%	10%	2%	10%	12%	18%	50%	43%	30%
2000 Projections	64%	10%	2%	10%	12%	18%	50%	43%	30%
2004 Projections	64%	10%	2%	10%	12%	18%	50%	43%	30%
17. % Cost Burden > 50%	7%	1%	0%	0%	1%	0%	3%	3%	2%
2000 Projections	7%	1%	0%	0%	1%	0%	3%	3%	2%
2004 Projections	7%	1%	0%	0%	1%	0%	3%	3%	2%
18. Total Households**	2,151	8,789	1,981	6,725	19,646	6,067	28,158	34,225	53,871
2000 Projections	2,948	12,046	2,715	9,217	26,926	8,315	38,592	46,907	73,832
2004 Projections	3,174	12,968	2,923	9,923	28,988	8,952	41,547	50,499	79,487
19. % with any Housing Problems	61%	46%	71%	46%	50%	32%	26%	27%	36%
2000 Projections	61%	46%	71%	46%	50%	32%	26%	27%	36%
2004 Projections	61%	46%	71%	46%	50%	32%	26%	27%	36%
2000 Estimated Households					26,926			46,907	73,832
2004 Projected Households					28,988			50,499	79,487

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:

CITY OF PEORIA

Census (1990, 1995)

1990

2000

2004

as of the following date: FY: through FY:

Run Date:  
22-Jun-01

State of Arizona Population Projection 2000 Projections  
and CHAS Databook 2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Membr Household	SMALL (2 to 4)	LARGE 5 or more household	OTHER household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	427	371	174	114	1,086	887	784	1,671	2,757
2000 Projections	781	679	318	209	1,987	1,623	1,434	3,057	5,044
2004 Projections	1,024	890	417	273	2,605	2,128	1,881	4,009	6,614
2. 0 to 30% MFI*	239	190	87	84	600	409	293	702	1,302
2000 Projections	437	348	159	154	1,098	748	536	1,284	2,382
2004 Projections	573	456	209	202	1,439	981	703	1,684	3,124
3. % with any Housing Problems	69%	68%	93%	60%	71%	67%	72%	69%	70%
2000 Projections	69%	68%	93%	60%	71%	67%	72%	69%	70%
2004 Projections	69%	68%	93%	60%	71%	67%	72%	69%	70%
4. % Cost Burden > 30%	69%	68%	66%	60%	67%	64%	65%	64%	66%
2000 Projections	69%	68%	66%	60%	67%	64%	65%	64%	66%
2004 Projections	69%	68%	66%	60%	67%	64%	65%	64%	66%
5. % Cost Burden > 50%	56%	61%	49%	44%	55%	50%	62%	55%	55%
2000 Projections	56%	61%	49%	44%	55%	50%	62%	55%	55%
2004 Projections	56%	61%	49%	44%	55%	50%	62%	55%	55%
6. 31 to 50% MFI*	188	181	87	30	486	478	491	969	1,455
2000 Projections	344	331	159	55	889	875	898	1,773	2,662
2004 Projections	451	434	209	72	1,166	1,147	1,178	2,325	3,491
7. % with any Housing Problems	90%	71%	74%	100%	81%	51%	63%	57%	65%
2000 Projections	90%	71%	74%	100%	81%	51%	63%	57%	65%
2004 Projections	90%	71%	74%	100%	81%	51%	63%	57%	65%
8. % Cost Burden > 30%	90%	71%	74%	100%	81%	51%	62%	57%	65%
2000 Projections	90%	71%	74%	100%	81%	51%	62%	57%	65%
2004 Projections	90%	71%	74%	100%	81%	51%	62%	57%	65%
9. % Cost Burden > 50%	71%	34%	13%	70%	47%	30%	56%	43%	44%
2000 Projections	71%	34%	13%	70%	47%	30%	56%	43%	44%
2004 Projections	71%	34%	13%	70%	47%	30%	56%	43%	44%
10. Other Low-Income (51 to 80% MFI)*	166	242	92	135	635	1,112	1,427	2,539	3,174
2000 Projections	304	443	168	247	1,162	2,034	2,611	4,645	5,807
2004 Projections	398	581	221	324	1,523	2,668	3,423	6,091	7,615
11. % with any Housing Problems	72%	32%	85%	58%	56%	37%	68%	54%	55%
2000 Projections	72%	32%	85%	58%	56%	37%	68%	54%	55%
2004 Projections	72%	32%	85%	58%	56%	37%	68%	54%	55%
12. % Cost Burden > 30%	72%	30%	58%	48%	49%	37%	66%	53%	52%
2000 Projections	72%	30%	58%	48%	49%	37%	66%	53%	52%
2004 Projections	72%	30%	58%	48%	49%	37%	66%	53%	52%
13. % Cost Burden > 50%	49%	7%	9%	0%	17%	8%	17%	13%	14%
2000 Projections	49%	7%	9%	0%	17%	8%	17%	13%	14%
2004 Projections	49%	7%	9%	0%	17%	8%	17%	13%	14%
14. Moderate Income (81-95% MFI)*	70	117	29	66	282	358	1,020	1,378	1,660
2000 Projections	128	214	53	121	516	655	1,866	2,521	3,037
2004 Projections	168	281	70	158	677	859	2,447	3,306	3,982
15. % with any Housing Problems	90%	33%	41%	29%	47%	26%	57%	49%	49%
2000 Projections	90%	33%	41%	29%	47%	26%	57%	49%	49%
2004 Projections	90%	33%	41%	29%	47%	26%	57%	49%	49%
16. % Cost Burden > 30%	90%	33%	24%	29%	45%	26%	49%	43%	43%
2000 Projections	90%	33%	24%	29%	45%	26%	49%	43%	43%
2004 Projections	90%	33%	24%	29%	45%	26%	49%	43%	43%
17. % Cost Burden > 50%	90%	0%	0%	0%	22%	1%	3%	3%	6%
2000 Projections	90%	0%	0%	0%	22%	1%	3%	3%	6%
2004 Projections	90%	0%	0%	0%	22%	1%	3%	3%	6%
18. Total Households**	1,018	1,054	395	422	2,889	3,959	11,484	15,443	18,332
2000 Projections	1,862	1,928	723	772	5,285	7,243	21,010	28,253	33,539
2004 Projections	2,442	2,529	948	1,012	6,931	9,498	27,551	37,048	43,979
19. % with any Housing Problems	72%	42%	74%	41%	57%	30%	31%	31%	35%
2000 Projections	72%	42%	74%	41%	57%	30%	31%	31%	35%
2004 Projections	72%	42%	74%	41%	57%	30%	31%	31%	35%
2000 Estimated Households					5,285			28,253	33,539
2004 Projected Households					6,931			37,048	43,979

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.



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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:  
as of the following date: FY: through FY:

CITY OF MESA

Census (1990, 1995)

1990

2000

2004

Run Date:

State of Arizona Population Projections 2000 Projections

22-Jun-01

and CHAS Databook

2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Membr Household	SMALL (2 to 4)	LARGE 5 or more	OTHER household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	2,379	4,277	1,158	4,311	12,125	5,317	3,520	8,837	20,962
2000 Projections	3,161	5,683	1,539	5,728	16,110	7,064	4,677	11,741	27,851
2004 Projections	3,496	6,284	1,702	6,334	17,816	7,813	5,172	12,985	30,801
2. 0 to 30% MFI*	1,225	1,982	579	2,131	5,917	2,342	1,504	3,846	9,763
2000 Projections	1,628	2,633	769	2,831	7,862	3,112	1,998	5,110	12,971
2004 Projections	1,800	2,912	851	3,131	8,694	3,441	2,210	5,651	14,345
3. % with any Housing Problems	74%	90%	96%	87%	86%	71%	79%	74%	81%
2000 Projections	74%	90%	96%	87%	86%	71%	79%	74%	81%
2004 Projections	74%	90%	96%	87%	86%	71%	79%	74%	81%
4. % Cost Burden > 30%	74%	88%	85%	87%	84%	71%	77%	74%	80%
2000 Projections	74%	88%	85%	87%	84%	71%	77%	74%	80%
2004 Projections	74%	88%	85%	87%	84%	71%	77%	74%	80%
5. % Cost Burden > 50%	60%	82%	68%	82%	76%	46%	67%	54%	68%
2000 Projections	60%	82%	68%	82%	76%	46%	67%	54%	68%
2004 Projections	60%	82%	68%	82%	76%	46%	67%	54%	68%
6. 31 to 50% MFI*	1,154	2,295	579	2,180	6,208	2,975	2,016	4,991	11,199
2000 Projections	1,533	3,049	769	2,896	8,248	3,953	2,679	6,631	14,879
2004 Projections	1,696	3,372	851	3,203	9,122	4,371	2,962	7,334	16,455
7. % with any Housing Problems	82%	92%	93%	93%	91%	38%	82%	56%	75%
2000 Projections	82%	92%	93%	93%	91%	38%	82%	56%	75%
2004 Projections	82%	92%	93%	93%	91%	38%	82%	56%	75%
8. % Cost Burden > 30%	82%	90%	78%	93%	88%	38%	79%	55%	73%
2000 Projections	82%	90%	78%	93%	88%	38%	79%	55%	73%
2004 Projections	82%	90%	78%	93%	88%	38%	79%	55%	73%
9. % Cost Burden > 50%	39%	30%	28%	36%	34%	14%	51%	29%	32%
2000 Projections	39%	30%	28%	36%	34%	14%	51%	29%	32%
2004 Projections	39%	30%	28%	36%	34%	14%	51%	29%	32%
10. Other Low-Income (51 to 80% MFI)*	975	4,149	1,142	4,197	10,463	4,879	5,830	10,709	21,172
2000 Projections	1,295	5,513	1,517	5,576	13,902	6,482	7,746	14,228	28,130
2004 Projections	1,433	6,096	1,678	6,167	15,374	7,169	8,566	15,735	31,109
11. % with any Housing Problems	60%	48%	80%	44%	51%	19%	66%	45%	48%
2000 Projections	60%	48%	80%	44%	51%	19%	66%	45%	48%
2004 Projections	60%	48%	80%	44%	51%	19%	66%	45%	48%
12. % Cost Burden > 30%	60%	42%	39%	43%	43%	19%	62%	42%	43%
2000 Projections	60%	42%	39%	43%	43%	19%	62%	42%	43%
2004 Projections	60%	42%	39%	43%	43%	19%	62%	42%	43%
13. % Cost Burden > 50%	14%	3%	1%	2%	3%	3%	14%	9%	6%
2000 Projections	14%	3%	1%	2%	3%	3%	14%	9%	6%
2004 Projections	14%	3%	1%	2%	3%	3%	14%	9%	6%
14. Moderate Income (81-95% MFI)*	292	1,970	387	1,747	4,396	2,150	3,746	5,896	10,292
2000 Projections	388	2,617	514	2,321	5,841	2,857	4,977	7,834	13,674
2004 Projections	429	2,895	569	2,567	6,459	3,159	5,504	8,663	15,123
15. % with any Housing Problems	42%	20%	67%	16%	24%	11%	52%	37%	31%
2000 Projections	42%	20%	67%	16%	24%	11%	52%	37%	31%
2004 Projections	42%	20%	67%	16%	24%	11%	52%	37%	31%
16. % Cost Burden > 30%	42%	14%	20%	13%	16%	10%	48%	34%	26%
2000 Projections	42%	14%	20%	13%	16%	10%	48%	34%	26%
2004 Projections	42%	14%	20%	13%	16%	10%	48%	34%	26%
17. % Cost Burden > 50%	4%	0%	4%	0%	1%	0%	4%	3%	2%
2000 Projections	4%	0%	4%	0%	1%	0%	4%	3%	2%
2004 Projections	4%	0%	4%	0%	1%	0%	4%	3%	2%
18. Total Households**	4,555	16,923	3,765	15,172	40,415	19,871	47,431	67,302	107,717
2000 Projections	6,052	22,484	5,002	20,158	53,697	26,401	63,018	89,420	143,117
2004 Projections	6,693	24,866	5,532	22,293	59,384	29,198	69,693	98,891	158,275
19. % with any Housing Problems	60%	40%	70%	41%	45%	22%	28%	26%	33%
2000 Projections	60%	40%	70%	41%	45%	22%	28%	26%	33%
2004 Projections	60%	40%	70%	41%	45%	22%	28%	26%	33%
2000 Estimated Households					53,697			89,420	143,117
2004 Projected Households					59,384			98,891	158,275

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

form HUD-40090-A (1/93)

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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:

CITY OF SCOTTSDALE

Census (1990, 1995)

1990

2000

2004

as of the following date: FY: through FY:

Run Date:  
22-Jun-01

State of Arizona Population Projections  
and CHAS Databook

2000 Projections  
2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Member Household	SMALL (2 to 4)	LARGE (5 or more)	OTHER household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	1,551	1,170	82	1,679	4,482	1,973	1,522	3,495	7,977
2000 Projections	2,442	1,842	129	2,643	7,055	3,106	2,396	5,502	12,557
2004 Projections	2,809	2,119	149	3,041	8,117	3,573	2,756	6,330	14,447
2. 0 to 30% MFI*	758	492	41	873	2,164	928	826	1,754	3,918
2000 Projections	1,193	774	65	1,374	3,407	1,461	1,300	2,761	6,168
2004 Projections	1,373	891	74	1,581	3,919	1,681	1,496	3,177	7,096
3. % with any Housing Problems	81%	93%	100%	98%	91%	68%	65%	67%	80%
2000 Projections	81%	93%	100%	98%	91%	68%	65%	67%	80%
2004 Projections	81%	93%	100%	98%	91%	68%	65%	67%	80%
4. % Cost Burden > 30%	79%	93%	100%	73%	81%	68%	65%	67%	74%
2000 Projections	79%	93%	100%	73%	81%	68%	65%	67%	74%
2004 Projections	79%	93%	100%	73%	81%	68%	65%	67%	74%
5. % Cost Burden > 50%	72%	90%	100%	73%	77%	53%	62%	57%	68%
2000 Projections	72%	90%	100%	73%	77%	53%	62%	57%	68%
2004 Projections	72%	90%	100%	73%	77%	53%	62%	57%	68%
6. 31 to 50% MFI*	793	678	41	806	2,318	1,045	696	1,741	4,059
2000 Projections	1,248	1,067	65	1,269	3,649	1,645	1,096	2,741	6,390
2004 Projections	1,436	1,228	74	1,460	4,198	1,893	1,261	3,153	7,351
7. % with any Housing Problems	74%	90%	100%	96%	87%	53%	80%	64%	77%
2000 Projections	74%	90%	100%	96%	87%	53%	80%	64%	77%
2004 Projections	74%	90%	100%	96%	87%	53%	80%	64%	77%
8. % Cost Burden > 30%	74%	90%	70%	96%	86%	53%	67%	59%	74%
2000 Projections	74%	90%	70%	96%	86%	53%	67%	59%	74%
2004 Projections	74%	90%	70%	96%	86%	53%	67%	59%	74%
9. % Cost Burden > 50%	61%	55%	36%	62%	59%	25%	62%	40%	51%
2000 Projections	61%	55%	36%	62%	59%	25%	62%	40%	51%
2004 Projections	61%	55%	36%	62%	59%	25%	62%	40%	51%
10. Other Low-Income (51 to 80% MFI)*	817	1,288	122	1,712	3,939	1,876	1,781	3,657	7,596
2000 Projections	1,286	2,028	192	2,695	6,201	2,953	2,804	5,757	11,957
2004 Projections	1,480	2,333	221	3,101	7,134	3,398	3,226	6,623	13,757
11. % with any Housing Problems	78%	71%	92%	68%	72%	37%	68%	52%	63%
2000 Projections	78%	71%	92%	68%	72%	37%	68%	52%	63%
2004 Projections	78%	71%	92%	68%	72%	37%	68%	52%	63%
12. % Cost Burden > 30%	78%	62%	58%	66%	67%	37%	67%	52%	60%
2000 Projections	78%	62%	58%	66%	67%	37%	67%	52%	60%
2004 Projections	78%	62%	58%	66%	67%	37%	67%	52%	60%
13. % Cost Burden > 50%	16%	13%	0%	9%	12%	14%	36%	25%	18%
2000 Projections	16%	13%	0%	9%	12%	14%	36%	25%	18%
2004 Projections	16%	13%	0%	9%	12%	14%	36%	25%	18%
14. Moderate Income (81-95% MFI)*	283	554	37	702	1,576	924	1,354	2,278	3,854
2000 Projections	445	872	58	1,105	2,481	1,455	2,131	3,586	6,067
2004 Projections	513	1,003	67	1,271	2,854	1,673	2,452	4,126	6,980
15. % with any Housing Problems	56%	39%	51%	38%	42%	22%	61%	45%	44%
2000 Projections	56%	39%	51%	38%	42%	22%	61%	45%	44%
2004 Projections	56%	39%	51%	38%	42%	22%	61%	45%	44%
16. % Cost Burden > 30%	56%	39%	0%	38%	41%	22%	56%	42%	42%
2000 Projections	56%	39%	0%	38%	41%	22%	56%	42%	42%
2004 Projections	56%	39%	0%	38%	41%	22%	56%	42%	42%
17. % Cost Burden > 50%	10%	3%	0%	1%	3%	3%	11%	8%	6%
2000 Projections	10%	3%	0%	1%	3%	3%	11%	8%	6%
2004 Projections	10%	3%	0%	1%	3%	3%	11%	8%	6%
18. Total Households**	3,660	6,796	696	8,429	19,581	11,591	26,304	37,895	57,476
2000 Projections	5,761	10,698	1,096	13,269	30,824	18,246	41,407	59,653	90,477
2004 Projections	6,629	12,308	1,261	15,266	35,463	20,992	47,639	68,631	104,094
19. % with any Housing Problems	61%	38%	52%	37%	42%	24%	28%	27%	32%
2000 Projections	61%	38%	52%	37%	42%	24%	28%	27%	32%
2004 Projections	61%	38%	52%	37%	42%	24%	28%	27%	32%
2000 Estimated Households					30,824			59,653	90,477
2004 Projected Households					35,463			68,631	104,094

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

form HUD-40090-A (1/93)

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

Housing Assistance Needs of  
Low & Moderate Income Households

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:

CITY OF TEMPE

Census (1990, 1995)

1990

2000

through FY: 2004

Run Date:  
22-Jun-01

State of Arizona Population Projections  
and CHAS Databook

2000 Projections  
2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Membr Household	SMALL (2 to 4)	LARGE 5 or more	OTHER household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	657	2,463	620	5,840	9,580	1,164	1,741	2,905	12,485
2000 Projections	757	2,839	715	6,732	11,044	1,342	2,007	3,349	14,392
2004 Projections	781	2,928	737	6,943	11,389	1,384	2,070	3,453	14,842
2. 0 to 30% MFI*	359	1,235	310	3,280	5,184	515	858	1,373	6,557
2000 Projections	414	1,424	357	3,781	5,976	594	989	1,583	7,559
2004 Projections	427	1,468	369	3,899	6,163	612	1,020	1,632	7,795
3. % with any Housing Problems	81%	91%	98%	84%	86%	74%	63%	67%	82%
2000 Projections	81%	91%	98%	84%	86%	74%	63%	67%	82%
2004 Projections	81%	91%	98%	84%	86%	74%	63%	67%	82%
4. % Cost Burden > 30%	80%	89%	94%	83%	85%	72%	63%	66%	81%
2000 Projections	80%	89%	94%	83%	85%	72%	63%	66%	81%
2004 Projections	80%	89%	94%	83%	85%	72%	63%	66%	81%
5. % Cost Burden > 50%	75%	83%	84%	80%	80%	59%	52%	55%	75%
2000 Projections	75%	83%	84%	80%	80%	59%	52%	55%	75%
2004 Projections	75%	83%	84%	80%	80%	59%	52%	55%	75%
6. 31 to 50% MFI*	298	1,228	310	2,560	4,396	649	883	1,532	5,928
2000 Projections	344	1,416	357	2,951	5,068	748	1,018	1,766	6,834
2004 Projections	354	1,460	369	3,043	5,226	772	1,050	1,821	7,047
7. % with any Housing Problems	86%	92%	97%	95%	93%	53%	63%	59%	84%
2000 Projections	86%	92%	97%	95%	93%	53%	63%	59%	84%
2004 Projections	86%	92%	97%	95%	93%	53%	63%	59%	84%
8. % Cost Burden > 30%	86%	89%	81%	92%	90%	53%	60%	57%	82%
2000 Projections	86%	89%	81%	92%	90%	53%	60%	57%	82%
2004 Projections	86%	89%	81%	92%	90%	53%	60%	57%	82%
9. % Cost Burden > 50%	52%	32%	23%	45%	40%	24%	41%	34%	39%
2000 Projections	52%	32%	23%	45%	40%	24%	41%	34%	39%
2004 Projections	52%	32%	23%	45%	40%	24%	41%	34%	39%
10. Other Low-Income (51 to 80% MFI)*	272	1,931	370	3,368	5,941	910	2,069	2,979	8,920
2000 Projections	314	2,226	427	3,883	6,849	1,049	2,385	3,434	10,283
2004 Projections	323	2,296	440	4,004	7,063	1,082	2,460	3,541	10,604
11. % with any Housing Problems	84%	55%	83%	61%	61%	22%	72%	57%	60%
2000 Projections	84%	55%	83%	61%	61%	22%	72%	57%	60%
2004 Projections	84%	55%	83%	61%	61%	22%	72%	57%	60%
12. % Cost Burden > 30%	84%	44%	34%	60%	54%	21%	65%	52%	53%
2000 Projections	84%	44%	34%	60%	54%	21%	65%	52%	53%
2004 Projections	84%	44%	34%	60%	54%	21%	65%	52%	53%
13. % Cost Burden > 50%	28%	2%	0%	6%	5%	7%	22%	17%	9%
2000 Projections	28%	2%	0%	6%	5%	7%	22%	17%	9%
2004 Projections	28%	2%	0%	6%	5%	7%	22%	17%	9%
14. Moderate Income (81-95% MFI)*	115	816	136	1,299	2,366	504	1,437	1,941	4,307
2000 Projections	133	941	157	1,497	2,727	581	1,657	2,238	4,965
2004 Projections	137	970	162	1,544	2,813	599	1,708	2,307	5,120
15. % with any Housing Problems	36%	20%	62%	21%	24%	22%	53%	45%	33%
2000 Projections	36%	20%	62%	21%	24%	22%	53%	45%	33%
2004 Projections	36%	20%	62%	21%	24%	22%	53%	45%	33%
16. % Cost Burden > 30%	36%	15%	14%	18%	18%	22%	51%	44%	29%
2000 Projections	36%	15%	14%	18%	18%	22%	51%	44%	29%
2004 Projections	36%	15%	14%	18%	18%	22%	51%	44%	29%
17. % Cost Burden > 50%	30%	0%	7%	0%	2%	5%	7%	7%	4%
2000 Projections	30%	0%	7%	0%	2%	5%	7%	7%	4%
2004 Projections	30%	0%	7%	0%	2%	5%	7%	7%	4%
18. Total Households**	1,566	8,550	1,410	14,894	26,420	4,866	24,405	29,271	55,691
2000 Projections	1,805	9,856	1,625	17,169	30,456	5,609	28,133	33,743	64,199
2004 Projections	1,862	10,164	1,676	17,706	31,408	5,785	29,013	34,798	66,206
19. % with any Housing Problems	65%	43%	71%	52%	51%	24%	24%	24%	37%
2000 Projections	65%	43%	71%	52%	51%	24%	24%	24%	37%
2004 Projections	65%	43%	71%	52%	51%	24%	24%	24%	37%
2000 Estimated Households					30,456			33,743	64,199
2004 Projected Households					31,408			34,798	66,206

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

Housing Assistance Needs of  
Low & Moderate Income Households

13%

Name of Jurisdiction:

Sources of Data:

Data is current Five Year Period:  
as of the following date: FY: through FY:

MARICOPA URBAN COUNTY

Census (1990, 1995)

1990

2000

2004

Run Date:  
22-Jun-01

State of Arizona Population Projections  
and CHAS Databook

2000 Projections  
2004 Projections

Household by Type, Income, & Housing Problem	Renters					Owners			
	ELDERLY & 2 Member Household	SMALL (2 to 4)	LARGE 5 or more	OTHER household	TOTAL RENTERS	ELDERLY OWNERS	OTHER OWNERS	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)*	2,223	2,783	1,856	1,059	7,921	11,146	5,405	16,551	24,472
2000 Projections	3,484	4,362	2,909	1,660	12,416	17,471	8,472	25,943	38,359
2004 Projections	3,963	4,961	3,308	1,888	14,119	19,868	9,635	29,503	43,622
2. 0 to 30% MFI*	1,231	1,598	928	617	4,374	5,309	2,549	7,858	12,232
2000 Projections	1,930	2,505	1,455	967	6,856	8,322	3,995	12,317	19,173
2004 Projections	2,194	2,848	1,654	1,100	7,797	9,463	4,544	14,007	21,804
3. % with any Housing Problems	69%	75%	88%	41%	71%	59%	83%	67%	69%
2000 Projections	69%	75%	88%	41%	71%	59%	83%	67%	69%
2004 Projections	69%	75%	88%	41%	71%	59%	83%	67%	69%
4. % Cost Burden > 30%	65%	67%	55%	73%	65%	59%	67%	62%	63%
2000 Projections	65%	67%	55%	73%	65%	59%	67%	62%	63%
2004 Projections	65%	67%	55%	73%	65%	59%	67%	62%	63%
5. % Cost Burden > 50%	53%	55%	34%	58%	51%	35%	55%	41%	45%
2000 Projections	53%	55%	34%	58%	51%	35%	55%	41%	45%
2004 Projections	53%	55%	34%	58%	51%	35%	55%	41%	45%
6. 31 to 50% MFI*	992	1,185	928	442	3,547	5,837	2,856	8,693	12,240
2000 Projections	1,555	1,857	1,455	693	5,560	9,149	4,477	13,626	19,186
2004 Projections	1,768	2,112	1,654	788	6,323	10,405	5,091	15,495	21,818
7. % with any Housing Problems	75%	64%	84%	62%	72%	28%	74%	43%	52%
2000 Projections	75%	64%	84%	62%	72%	28%	74%	43%	52%
2004 Projections	75%	64%	84%	62%	72%	28%	74%	43%	52%
8. % Cost Burden > 30%	75%	53%	41%	59%	57%	31%	61%	41%	46%
2000 Projections	75%	53%	41%	59%	57%	31%	61%	41%	46%
2004 Projections	75%	53%	41%	59%	57%	31%	61%	41%	46%
9. % Cost Burden > 50%	44%	20%	6%	31%	25%	11%	24%	16%	18%
2000 Projections	44%	20%	6%	31%	25%	11%	24%	16%	18%
2004 Projections	44%	20%	6%	31%	25%	11%	24%	16%	18%
10. Other Low-Income (51 to 80% MFI)*	843	1,738	825	683	4,089	9,236	5,444	14,680	18,769
2000 Projections	1,321	2,724	1,293	1,071	6,409	14,477	8,533	23,010	29,420
2004 Projections	1,503	3,098	1,471	1,217	7,289	16,463	9,704	26,167	33,456
11. % with any Housing Problems	73%	37%	80%	41%	54%	17%	50%	29%	34%
2000 Projections	73%	37%	80%	41%	54%	17%	50%	29%	34%
2004 Projections	73%	37%	80%	41%	54%	17%	50%	29%	34%
12. % Cost Burden > 30%	72%	30%	12%	9%	32%	16%	36%	24%	25%
2000 Projections	72%	30%	12%	9%	32%	16%	36%	24%	25%
2004 Projections	72%	30%	12%	9%	32%	16%	36%	24%	25%
13. % Cost Burden > 50%	18%	3%	1%	7%	6%	3%	10%	6%	6%
2000 Projections	18%	3%	1%	7%	6%	3%	10%	6%	6%
2004 Projections	18%	3%	1%	7%	6%	3%	10%	6%	6%
14. Moderate Income (81-95% MFI)*	305	606	323	270	1,504	4,482	2,833	7,315	8,819
2000 Projections	478	950	506	423	2,357	7,025	4,441	11,466	13,823
2004 Projections	544	1,080	576	481	2,681	7,989	5,050	13,039	15,720
15. % with any Housing Problems	43%	10%	52%	12%	26%	12%	38%	22%	23%
2000 Projections	43%	10%	52%	12%	26%	12%	38%	22%	23%
2004 Projections	43%	10%	52%	12%	26%	12%	38%	22%	23%
16. % Cost Burden > 30%	43%	9%	5%	8%	15%	12%	29%	18%	18%
2000 Projections	43%	9%	5%	8%	15%	12%	29%	18%	18%
2004 Projections	43%	9%	5%	8%	15%	12%	29%	18%	18%
17. % Cost Burden > 50%	11%	2%	2%	4%	4%	2%	5%	3%	3%
2000 Projections	11%	2%	2%	4%	4%	2%	5%	3%	3%
2004 Projections	11%	2%	2%	4%	4%	2%	5%	3%	3%
18. Total Households**	4,691	5,173	3,316	2,897	16,077	38,646	37,031	75,677	91,754
2000 Projections	7,353	8,108	5,198	4,541	25,200	60,576	58,045	118,621	143,821
2004 Projections	8,362	9,221	5,911	5,164	28,658	68,887	66,009	134,896	163,554
19. % with any Housing Problems	54%	54%	76%	41%	56%	21%	32%	26%	32%
2000 Projections	54%	54%	76%	41%	56%	21%	32%	26%	32%
2004 Projections	54%	54%	76%	41%	56%	21%	32%	26%	32%
2000 Estimated Households					25,200			118,621	143,821
2004 Projected Households					28,658			134,896	163,554

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

Source: Derived in total from Table 1C of the FY 1994 Maricopa County Consortia CHAS.

## SECTION 2.0: MARICOPA HOME CONSORTIUM FY 2000-'04 STRATEGIC PLAN

### 2.1 AFFORDABLE HOUSING PRIORITIES AND STRATEGIC PLAN

#### 2.1.1 PRIORITY DETERMINATION

The priorities selected by the Maricopa HOME Consortium, Maricopa Urban County service area and the cities of Chandler, Glendale, Gilbert Mesa, Peoria, Scottsdale and Tempe were derived from a series of public hearings conducted by each local jurisdiction from September of 1999 through May of 2000 (refer to the FY 2000 Maricopa HOME Consortium Annual Plan prepared under separate cover), as well as from salient information derived from Section 1.0 (Needs Assessment and Market Conditions) of this CP. The discussion of priorities is presented on a consortium-wide basis, yet information was collected for the Maricopa Urban County service area and cities of Chandler, Glendale, Mesa, Gilbert, Peoria, Scottsdale and Tempe. Deviations were noted and all entitlement jurisdictions solicited priorities from their constituents. Consortium members may establish their own individual priorities pursuant to 24 CFR 91.415. Consortium priorities were established using the following approach and are enclosed on **HUD Table 2A covering affordable housing**:

- public hearings were conducted within each of the cities of Chandler, Glendale, Gilbert, Mesa, Peoria, Scottsdale, Tempe as well as all municipalities within the Urban County region. At least one public hearing was conducted where affordable housing priorities were addressed.
- a public hearing was conducted by the Consortium in its entirety on November 17, 1999 and on April 20, 2000.
- the Maricopa County Community Development Department (CDD) requested each unit of local government within its service area (Urban County) to prepare affordable housing priorities and program plans for their respective jurisdictions. These priorities were completed late in 1999 and submitted to the Maricopa County CDD for compilation. All affordable housing priorities and program plans were approved by city and town councils prior to submission to Maricopa County.
- the Maricopa CDD executed an interment survey on the web to secure additional input from the public on affordable housing priorities.
- conferred with the City of Phoenix and providers within the region.
- Table 1C was prepared concerning needs based information for each affected jurisdiction within the Consortium (refer to Appendix 1).
- priorities were tallied and assessed in light of information secured from the public hearings conducted, as well as program objectives.
- the Consortium reached consensus on the development of regional affordable housing priorities and entitlement jurisdictions agreed, at their option, to abide by such priorities pending the establishment of no local priorities.
- priorities established are collective for the membership as a whole from FY '00-'04 and deviation could be evident in a given year for a given jurisdiction.

Consortiumwide priorities are discussed and explained below:

#### **Homeowner/Homebuyer Assistance**

- **Existing Homeowners - For all existing low-income homeowners (earning from 0 to 80% of the median), a high priority was assigned.** This is indicated on HUD Table 2A in Appendix 2. The reasons for this is the significant degree of housing problems derived from the incidence of substandard housing, overcrowding and cost burden faced by this group. Reinforced by the availability of an existing housing stock in need of rehabilitation, all members of the consortium concur that this target group represents a top priority for assistance.

The first priority for this group is rehabilitation, primarily because of cost. A greater number of households can be feasibly assisted by bringing units up to a standard condition and retrofitting them if needed. Efforts here also address the large volume of mobile homes in some of the more rural regions of the Urban County service area, and within the consortium. New construction is the second priority. *Single-family market conditions are solid in the region, and new construction is needed to address stock availability in many areas.* The third and last priority for existing homeowners is the provision of supportive facilities and services. The services this group needs includes, but is not limited to, transportation, meals and nutrition, day care, energy assistance, in-home medical and health related services, case management, job training, and related types of assistance.

Throughout the region, the assistance to existing homeowners noted above substantially compliments ongoing neighborhood revitalization efforts. In the more rural areas, municipalities have indicated a need to address the rehabilitation needs of stick built dwellings, but also the sometimes non-conforming uses of deteriorating mobile homes often occupied by extremely and very low income households and the aged.

The obstacles to meeting undeserved needs include the sheer volume of public and private resources to address the extensive magnitude of need, as well as physical and socio-economic problems beset by neighborhood residents that can adversely affect municipal revitalization efforts. In addition, rising costs of capital, labor and materials can severely curtail the impact of available resources to effectively address the needs of individual homeowners and realize neighborhood renovation.

- **Prospective Homebuyers** - Prospective homebuyers are included within priorities set for 'Owners' on HUD Table 2A, in Appendix 2 and are assigned a **high priority** for all income categories. However, assistance for prospective owners earning less than 50 percent of the median should be construed as a medium priority in light of the limited feasibility of actually rendering support for obvious economic reasons (limited income and monetary assets to qualify for homebuyer assistance). Homebuyer assistance for households earning from 50 percent to 95 percent of MFI is a high priority. All consortium members concurred with this approach. Homeownership counseling programs are also an important factor for clients falling within this income range. Again, homebuyer assistance programs are viable for this income bracket, with a reasonable supply of affordably priced units in the existing (resale market) throughout the region and manufactured housing offering some opportunities as well. *Increasing interest rates and rising housing costs are stressing current affordable supplies.*

The obstacles to meeting undeserved needs include the sheer volume of public and private resources to address the extensive magnitude of addressing need, as well as prevailing market conditions that impair housing affordability (like rising interest rates, regions characterized by

limited supplies of affordable units in the existing market, and the credit limits of prospective homebuyers, especially in the lower income brackets.

## **Renters**

- **Elderly 1 & 2 Person Renter Households - For extremely low- and very low- income persons and families earning under 50% of the median, this category was assigned a high priority at the consortium-wide level.** Indicated on HUD Table 2A in Appendix 2, elderly 1 and 2 person renter households earning under 50 percent of the median are estimated to account for about 17.5% of total low income renter households with problems (58,514) and generally higher than the proportion of the elderly in the population as a whole of the region. **For other low income elderly renter households earning from 51 to 80% MFI, a medium priority was assigned** to this target group. While elderly households are also in distress within this category, significant resources for support represent external funding sources outside the direct control of individual Consortium members.

Tenant assistance, rental-oriented rehabilitation/acquisition programs, and implementation of Arizona's new slumlord statute are top priority alternatives for this category. Based on the demand and the proportion of unmet need evident in this category, rental assistance programs are a priority. While multifamily vacancy rates are tight, rental assistance programs represents the greatest need and top priority for this target group and are possible but under tougher conditions. There is also a strong need to acquire and rehabilitate units up to a standard condition and possibly retrofit them (mobile homes in more rural areas) to accommodate the aged and poor. The construction of moderately priced rental units are needed as well, yet not typically realistic for households earning under 50 percent of the median given the subsidy commitments required. The private market continues to construct apartments at the high end of the spectrum given high required investor returns and therefore suggests the need for cost effective subsidy for households earning over 50 percent of the median. Support facilities and services are also a priority for all income brackets of this target group because of the unique needs of the elderly for supportive services (transportation, medical, in-home care, case management, nutrition and meals, etc.). The third priority is new construction. As shown in Table 2-2, there is more than a 24-month waiting list for publicly assisted housing in the region, and PHA's sometimes cap their lists. *Vacancies are non-existent at local housing authorities, and demand measured by waiting lists understates need since some PHA's cap their lists. Therefore, there is no supply of vacant and habitable public housing units in excess of normal vacancies resulting from the turnover of the existing stock. This reinforces the need for the production of new, affordable rental units in the region. Sustained tight rental market conditions continue to stress the availability of affordable rental inventory.*

The obstacles to meeting undeserved needs include the sheer volume of public and private resources to address the needs of this target group, the lack of direct control by members over resources needed to address clients in 'distress', increasingly high rental move-in costs, the often limited economic resources of elderly persons to fend off the need for rental assistance given

their likelihood to be subject to sustained illness or ultimate disability, as well as the overall need for income support by the poor aged.

- **Small Family (2-4 Persons) Non-Elderly Renter Households - For extremely low- and very low- income persons and families earning under 50% of the median, this category was assigned a high priority at the consortium level.** Indicated on HUD Table 2A in Appendix 2, non-elderly 2 to 4 person renter households are estimated to account for about 34% of all extremely- and very- low income renter households with problems (58,514). This target group represents one of the two largest groups in need (numerically) and most apt to have housing problems on a consortium-wide basis. Deviations were evident for other jurisdictions in the region.

**For other low- income (earning from 51 to 80 percent of the median) two to four non-elderly renter households, this category was assigned a medium priority at the consortium level.** While this target group represents one of the two largest groups in need (numerically) and most apt to have housing problems on a consortium-wide basis (subject to local deviations), significant resources for support represent external funding sources outside the direct control of individual Consortium members.

For extremely- and very- low income non-elderly 2 to 4 person households in need earning under 50 percent of the median, tenant assistance, the implementation of Arizona's new slumlord statute and, and rental-oriented rehabilitation/acquisition assistance continue to represent top priority alternatives for this target group. This group constitutes one of the two largest categories of renter household need in the consortium region. While tight vacancy rates and stock availability enable the commitment of rental assistance, increasing difficulties may continue to be experienced in the region to deliver such programs in the near term as rents continue to rise. For households earning between 51 to 80 percent of the median in this target group, rental-oriented rehabilitation/acquisition, new construction, rental assistance, and the implementation of the slumlord statute represent top priority alternatives. These priorities were established based on the costs of providing housing assistance to clients as well as the stock availability. Assistance to this group (all income brackets) also requires case management, job training, day care, transportation, health services, and the like. Noted on Table 2-2, there is more than a 24-month waiting list for publicly assisted housing in the region, and PHA's sometimes cap their lists. Concerning new construction, *vacancies are non-existent at local housing authorities, and demand measured by waiting lists understates need since some PHA's cap their lists. Therefore, there is no supply of vacant and habitable public housing units in excess of normal vacancies resulting from the turnover of the existing stock. This indicates a real need for the production of new, affordable rental units in the region. Sustained tight rental market conditions continue to stress the availability of affordable rental inventory.*

The obstacles to meeting undeserved needs include the sheer volume of public and private resources to address the needs of this target group, the lack of direct control by members over resources needed to address clients in 'distress', the extensive need for a host of supportive services to foster economic self-sufficiency for lower income renters, the lack of cash resources and credit to avail themselves of the opportunities of homeownership and the lack of assets needed for increasingly high, rental move-in costs.



- **Large Family (5 Plus Persons) Non-Elderly Renter Households - For extremely- and very-low income persons and families earning under 50% of the median, a medium priority was assigned at the consortium-wide level.** Indicated on HUD Table 2A in Appendix 2, non-elderly, large renter households are estimated to account for about 13% of all low income renter households earning under 50 percent of the median with problems (58,514) in the Maricopa HOME Consortium service area. The priority assigned this target group was due to its proportion of total demand on an aggregate basis. This target group is most apt to be overcrowded and most evident in the following jurisdictions: Chandler, Peoria and the Maricopa Urban County service area. Often, this target group was the most evident to be severely cost burdened.

**For other low income (earning from 51 to 80 percent of the median) large non-elderly renter households, a medium priority was assigned.** This priority was assigned given the proportion of unmet demand evident. Cost burden was rampant for this target group but not inordinately at the most severe level.

Given the household size of this target group and stock availability, tenant assistance, the implementation of the new slumlord statute, new construction, the implementation of Arizona's slumlord statute and rental-oriented rehabilitation/acquisition programs are top priority alternatives for this category. While vacancy rates are low and rental rates on comparatively high, a great need for rental assist exists for this target group. Market conditions suggest some difficulty with the availability of large rental units needed for this target group suggesting the need for new construction. Acquisition with or without rehabilitation is needed as well. This target group also requires case management, job training, day care, transportation, and health services, and the like. Presented on Table 2-2 there is more than a 24-month waiting list for publicly assisted housing in the region, and PHA's sometimes cap their lists. Concerning new construction, *vacancies are non-existent at local housing authorities, and demand measured by waiting lists understates need since some PHA's cap their lists. Therefore, there is no supply of vacant and habitable public housing units in excess of normal vacancies resulting from the turnover of the existing stock. This indicates a real need for the production of new, affordable rental units in the region. Sustained tight rental market conditions continue to stress the availability of affordable rental inventory.*

The obstacles to meeting undeserved needs include the sheer volume of public and private resources to address the needs of this target group, the extensive need for a host of supportive services to foster economic self-sufficiency for lower income renters with large families, the lack of direct control by members over resources needed to address clients in 'distress', sustained housing affordability problems given the family size, and the lack of cash resources, increasingly high rental move-in costs and credit to avail themselves of the opportunities of homeownership. In addition, the housing stock available and affordable to large family households is often in scarce supply, suggesting the need for alternative housing types.

- **Other (One Person and unrelated households) Non-Elderly Renter Households - For extremely- and very- low income persons and families earning under 50% of the median, a high priority was assigned at the consortium-wide level.** Indicated on HUD Table 2A in Appendix 2, non-elderly, other renter households are estimated to account for about 36% of all low income renter households earning under 50 percent of the median with problems (58,514) in the Maricopa HOME Consortium service area. The priority assigned this target group was due to

its proportion of total demand on an aggregate basis, which accounted for one of the two greatest in numerical terms.

**For other- low income (earning from 51 to 80 percent of the median) one- or unrelated person non-elderly renter households, a medium priority was assigned** to this target group, although subject to deviation within the region. While this target group represents one of the two largest numerical components of affordable housing demand on a regional basis (subject to variation by jurisdiction) , significant resources for support represent external funding sources outside the direct control of individual Consortium members.

Program priorities for this target groups are comparable to very large households. Given the household size of this target group and stock availability, tenant assistance, the implementation of the new slumlord statute, new construction and rental-oriented rehabilitation/acquisition programs are the top priority alternatives for this category in this order. Although vacancy rates are low and rental rates are comparatively high, a great need for rental assistance exists for this target group. Market conditions suggest some difficulty with the availability of small rental units needed for this target group (for one-person households) suggesting the need for new construction. Acquisition with or without rehabilitation is needed as well. This target group requires case management, job training, day care, transportation, and health services, etc. New construction is a third priority. Presented on Table 2-2, there is more than a 24-month waiting list for publicly assisted housing in the region, and PHA's sometimes cap their lists. *Vacancies are non-existent at local housing authorities, and demand measured by waiting lists understates need since some PHA's cap their lists. Therefore, there is no supply of vacant and habitable public housing units in excess of normal vacancies resulting from the turnover of the existing stock. This indicates a real need for the production of new, affordable rental units in the region. Sustained tight rental market conditions continue to stress the availability of affordable rental inventory.*

The obstacles to meeting undeserved needs include the sheer volume of public and private resources to address the needs of this target group, the fact that significant resources for support represent external funding sources outside the direct control of individual Consortium members, increasingly high rental move-in costs, the extensive need for a host of supportive services to foster economic self-sufficiency for lower income renters with households doubled up, and the lack of cash resources and credit to avail themselves of the opportunities of homeownership. In addition, the housing stock available and affordable to one-person family households is often in scarce supply, suggesting the need for alternative housing types.

## **2.1.2 GOALS, OBJECTIVES AND POLICIES**

**Goal 1 (Existing Homeowner Support). Foster the targeted production of affordable housing for existing homeowners within the Maricopa HOME Consortium in order to jointly revitalize distressed and 'at risk' neighborhoods and enhance the living conditions of overcrowded, cost burdened and/or households living in substandard dwellings.** This goal conforms with priorities (High Priority) noted for owners earning from 0 to 80% of the MFI noted in the previous section of this report. Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000

through FY 2004 for the service area as a whole from anticipated resources executed through rehabilitation with or without acquisition:

- ✓ **Objective (Outcomes) A:** Reflected on Table 2-1 in Appendix 2, **862** existing homeowners are anticipated to be assisted earning from 0 to 30% of the MFI, thereby causing the proportionate reduction of overcrowding or cost burden and/or households living in substandard dwellings. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.
- ✓ **Objective (Outcomes) B:** Reflected on Table 2-1 in Appendix 2, **1,147** existing homeowners are anticipated to be assisted earning from 31 to 50% of the MFI, thereby causing the proportionate reduction of overcrowding or cost burden and/or households living in substandard dwellings. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.
- ✓ **Objective (Outcomes) C:** Reflected on Table 2-1 in Appendix 2, **996** existing homeowners are anticipated to be assisted earning from 51 to 80% of the MFI, thereby causing the proportionate reduction of overcrowding or cost burden and/or households living in substandard dwellings. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.

**FY 2000-2004 Goal 1: Affordable Housing Policy Agenda For Existing Homeowner Support** - From FY 2000 - 2004, some or all Consortium members may pursue the following activities:

- Utilizing both HOME and CDBG resources, continue to offer a range of grants and subordinated second loans to homeowners in order to finance substantial and moderate levels of needed homeowner rehabilitation.
- Recycle funding committed through the use of security instruments and long-term deed restrictions encouraging full subsidy repayment on property transfer or gradually over time, pursuant to individual administrative procedures employed by Consortium members.
- Continue to commit HOME and CDBG single-family rehabilitation funds for lower income households to qualified non-profit sponsors that deliver proven results in program outreach, construction management, financing and development capacity.
- Continue to undertake aggressive code enforcement efforts and continue to strengthen existing Neighborhood Improvement Ordinances by units of local government in the region.
- Continue to pursue the design and creation of a home improvement loan and single-family acquisition plus rehabilitation loan program utilizing mortgage revenue bond proceeds. Design such programs for consistency with existing target area and jurisdiction-wide housing rehabilitation endeavors.
- Continue to commit the following incentives to induce the rehabilitation of affordable housing dwelling units for existing and new homeownership:

- HOME and CDBG first or second mortgage support.
  - Self-help housing proto-types.
  - tax-exempt financing and MCCs.
  - Available private CRA resources.
  - public or private acquired properties.
  - single-family land assemblage through strategic use of eminent domain and condemnation where prudent.
- ▶ Continue to execute a mobile home rehabilitation and/or replacement program with available CDBG and HOME resources.
  - ▶ Continue to assess and refine federal target areas pursuant to Section 103 of Federal Tax Law. Adjust the income level of clients assisted within federal and state designated target or redevelopment areas beyond 80% of MFI to foster redevelopment and revitalization consistent with applicable neighborhood and downtown redevelopment plans.
  - ▶ Continue to strategically commit CDBG resources for infrastructure development in federal or state designated target or redevelopment areas to induce housing rehabilitation.

**Goal 2 (New Homeowner Support) . Encourage homeownership opportunities for new homeowners within the Maricopa HOME Consortium to revitalize targeted neighborhoods and enhance the economic well-being of low- and moderate- income consumers.** This goal conforms with priorities (High) priorities noted for prospective homeowners earning from 0 to 80% of the MFI noted in the previous section of this report. Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000 through FY 2004 for the service area as a whole from resources predominantly oriented toward first-time homebuyers executed through homebuyer assistance programs, and to a lesser extent, acquisition with or without rehabilitation.

- ✓ Objective (Outcomes) A. Reflected on Table 2-1 in Appendix 2, **5** prospective homeowners are anticipated to be assisted earning from 0 to 30% of the MFI. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.
- ✓ Objective (Outcomes) B. Reflected on Table 2-1 in Appendix 2, **128** prospective homeowners are anticipated to be assisted earning from 31 to 50% of the MFI. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.
- ✓ Objective (Outcomes) C Reflected on Table 2-1 in Appendix 2, **773** prospective homeowners are anticipated to be assisted earning from 51 to 80% of the MFI. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.
- ✓ Objective (Outcomes) D Reflected on Table 2-1 in Appendix 2, **378** prospective homeowners are anticipated to be assisted earning from 81 to 95% of the MFI. Refer to Table 2-1 in Appendix 2 for the objectives established for individual Consortium members.

**FY 2000-2004 Goal 2: Affordable Housing Policy Agenda (New Homeownership Support)** - From FY 2000 - 2004, some or all Consortium members may pursue the following activities:

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- Continue to utilize HOME, HOPE, CDBG, RD, FNMA and HTF resources for below-market, first and second mortgage financing and/or interest write-down support, downpayment/closing cost assistance support, land write-downs, credit enhancement, and land trusts to induce homeownership or specific subdivision development. Use assistance with private lender community reinvestment financing as well.
- Continue to recycle any of the aforementioned public funding through debt instruments recaptured in whole or in part upon property transfer, or gradually over time to make housing affordable for clients, pursuant to individual administrative procedures employed by Consortium members. .
- Continue to initiate homeownership programs using the aforementioned resources with tax-exempt or mortgage credit certificate resources as follows:
  - Lower income homeownership programs. In addition to mortgage revenue bonds, commit additional federal resources for downpayment and/or closing cost support through a soft second vehicle recaptured upon property transfer executed through long-term deed restrictions. Establish minimum mandatory homebuyer downpayment contribution requirements.
  - As applicable, ensure that FHA acquisition plus rehabilitation program features are included in mortgage origination alternatives.
  - In program design, ensure that FHA, VA, RD, FNMA, etc. and proven affordable housing conventional loan instruments may be purchased with bond proceeds.
  - In cooperation with bond underwriters, bond counsel and local Boards of Realtors and homebuilders, ensure program marketing efforts will effectively penetrate targeted market demand in the region. Institute targeted marketing efforts. Consider efforts on a fee for service whether or not paid upon loan origination.
  - On an ongoing basis, secure quarterly information from single-family loan administration or master servicer personnel on single-family tax-exempt financing and mortgage credit certificate loan origination within the region.
- In concert with the local Boards of Realtors and Homebuilders, develop an Affordable Housing Multiple Listing Service. Include client financing, acquisition and needed homebuyer support services, referrals and information.
- Continue to investigate and offer acquired properties for affordable, single-family project development, which includes, but it not limited to: (1) publicly owned property through long-term lease or fee-simple conveyance; (2) available federal acquired properties; and, (3) State properties available from ADOT; etc.
- Continue to commit the following incentives to induce the production of affordable single-family housing dwelling units

- HOME , CDBG or HOPE first or second mortgage support,
  - long-term land leasing practices with acquired properties or municipally owned or acquired property.
  - interest or land write downs.
  - use of subsidies for credit enhancement and/or loan guarantees.
  - public or private acquired properties.
  - Tax abatement.
- To the maximum degree feasible, render ongoing homeownership counseling and maintenance programs in tandem with assistance provided.
  - Execute the usage of HUD and RD self-help homebuyer assistance programs for households in need earning at least 50% of the MFI.

**Goal 3. Encourage opportunities for rental housing for all family types within the Maricopa HOME Consortium.** This objective conforms with priorities (High and Medium) noted for small elderly renter households earning from 0 to 80% of the MFI, (High and Medium) noted for small, non-elderly renter households earning from 0 to 80% of the MFI, (Medium) noted for large (5 or greater), non-elderly renter households earning from 0 to 80% of the MFI, and (High and Medium) noted for one-person and unrelated, non-elderly renter households earning from 0 to 80% of the MFI noted in the previous section of this report. Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000 through FY 2004 for the service area as a whole from resources predominantly oriented toward rental households of all family types executed through primarily through rental assistance, acquisition plus rehabilitation, new construction and support services.

- ✓ Objective (Outcomes) A. Reflected on Table 2-1 in Appendix 2, **6,645** net new renter households are anticipated to be assisted earning from 0 to 30% of the MFI. Refer to HUD Table 2A for objectives by renter household type and Table 2-1 for specific rental housing objectives for individual Consortium members.
- ✓ Objective (Outcomes) B. Reflected on Table 2-1 in Appendix 2, **3,526** net new renter households are anticipated to be assisted earning from 31 to 50% of the MFI. Refer to HUD Table 2A for objectives by renter household type and Table 2-1 for specific rental housing objectives for individual Consortium members.
- ✓ Objective (Outcomes) C. Reflected on Table 2-1 in Appendix 2, **870** net new renter households are anticipated to be assisted earning from 51 to 80% of the MFI. Refer to HUD Table 2A for objectives by renter household type and Table 2-1 for specific rental housing objectives for individual Consortium members.

**FY 2000-2004 Goal 3: Affordable Housing Policy Agenda (Multi-Family Housing Support)** - From FY 2000 - 2004, some or all Consortium members may pursue the following activities:

- Continue to utilize HOME, LIHTC, HTF, CDBG (for non-profit entities), HOPE, FNMA, RD and private CRA resources through below-market, first and second mortgage financing and/or

interest write-down support, land write-downs, credit enhancement and land trusts for sponsors to induce rental housing development.

- Continue to investigate and offer acquired properties for project development, which includes, but it not limited to: (1) city owned property through long-term lease or fee-simple conveyance; (2) available federal acquired properties; and, (3) State properties available from ADOT; etc.
- Continue to actively pursue and support available LIHTC transactions by proven development entities within the region.
- Continue to offer tax-exempt financing support for qualified projects and proven sponsors that address lower income clients.
- Continue to administer the existing Section 8, public housing and Section 8 moderate income housing programs in the region to preserve and increase the supply of affordable housing for lower income households in need in the region (refer to the 'Public Housing Agency Strategy' section of this report [section 2.4] for specific, detailed goals, objectives and policies).
- Investigate and design a rental housing acquisition with rehabilitation "mortgage pool" utilizing tax-exempt financing for interim- and or take-out financing. Combine with available federal credit guarantees (FHA 223F, etc) and additional public or private resources to increase affordability for clients in need.
- Investigate and design a smaller property, rental housing rehabilitation "mortgage pool" utilizing tax-exempt financing for interim- and or second, take-out financing. Combine with available federal credit guarantees and additional public or private resources to increase affordability for clients in need. Implement only if market conditions warrant long-term program viability.
- Pursue the commitment project based Section 8 allocations for governmentally owned permanent rental housing projects pursuant to applicable federal regulations (QHWRA). Consider the increase of income eligibility and tenant contributions to generate revenues from such projects that are recycled into additional affordable housing production.
- Continue to commit the following incentives to induce the production of affordable housing dwelling units
  - project-based rental assistance allocations.
  - LIHTC commitments .
  - general fund commitments.
  - HOME or CDBG first or second mortgage support.
  - long-term land leasing practices.
  - tax-exempt financing.
  - interest or land write downs.
  - use of subsidies for credit enhancement and/or loan guarantees.
  - Make federal restrictions as "invisible" as possible to private sector sponsors.
  - public or private acquired properties.
  - Tax abatement.

- Continue to commit resources for rental housing projects that impose long-term housing affordability restrictions governing maximum unit rent levels and income restrictions for eligible clients, as well as mandatory funding loan/grant repayment upon property transfer or repayment over time. Execute such agreements through long-term deed restrictions.
- Continue to consider the strategic purchase of expiring HUD project-based rental subsidy units (236, new construction Section 8, etc) using the resources and techniques noted herein.
- Where desired, develop a rental housing loan guarantee program using HOME and/or CDBG letter-of-credit resources pursuant to applicable federal rules executed through pledge account (compensating balance) procedures.
- Strategically utilize the power of eminent domain to acquire or develop rental housing facilities and assemble development sites to induce rental housing production throughout the region.
- Aggressively maintain the quality of City assisted rental housing units through ongoing inspection efforts and the aggressive implementation of the new slumlord statute.
- Strategically commit CDBG resources for infrastructure development to induce rental housing development.
- Adjust the income level of clients assisted within federal and state designated target or redevelopment areas beyond 80% of MFI to foster redevelopment and revitalization consistent with applicable neighborhood redevelopment plans.
- Periodically assess and refine federal target areas in the region pursuant to Section 103 of Federal Tax Law.
- Continue to seek to secure the maximum state bond cap for multi-family projects in the region.
- Continue to assess IDA public purpose policies associated with the approval of funding of tax-exempt multi-family projects. Set priorities and thresholds based on the retention of the existing affordable stock, target area development (acquisition and rehabilitation or construction), projects offering a large percentage of affordable units, and project amenities and compliance with applicable public codes and ordinances.
- Continue to assess and revise if needed, public purpose policies associated with IDA approval of the re-funding of tax-exempt multi-family projects. In cooperation with bond underwriters, financial advisors and bond counsel, establish such policies so that additional affordable units are added to the region's housing stock in a manner that does not compromise the financial integrity of transactions.
- Continue to examine the public purpose of bonds issued by 501(C)(3) entities by virtue of:
  - How retained earnings of the 501(C)3 sponsor flow back to the project.
  - Continuing project management and or involvement by the sponsoring 501(C)3 entity.



- The imposition of rules associated with the disclosure and flow of funds from the non-profit sponsor to private development corporations affiliated or actually owned, in whole or in part, by project 501(C)3 sponsors or affiliates.
  - Project rent levels, mix and income guidelines that sustain and increase the volume of affordable housing within the Consortium.
- Continue to ensure that effective project underwriting and legal due diligence is undertaken for all such projects.
  - Continue to encourage the marriage of credits (LIHTC) with mortgage revenue bond financing to induce larger scale affordable housing production.
  - Pursue the designation of a regional IDA under the HUD 542(c) 'risk-sharing' program, thereby enabling the regional entity to finance, credit-enhance (insure) and underwrite multi-family projects through the tax-exempt or taxable markets. Utilize other resources noted herein in tandem with this procedure to stimulate multi-family production in the region.
  - Continue to execute the following activities concerning LIHTC transactions within the Consortium:
    - Based on the project's compliance with municipal priorities, consider financially assisting the project at least to a level to secure preferential ranking by the State. Financial assistance may range from no commitments to fee waivers to more substantial federal or local support.
    - If substantial local resources are being considered for a project, a thorough project underwriting be undertaken in determining commitment levels. This underwriting would include, but not be limited to: project financial feasibility; market feasibility; status of project financing/credit syndication sale (if applicable) and readiness to proceed; development/construction/financial wherewithal/management capacity of development team; project cost and pro-forma review; etc. Consider the following types of financial commitments:
      - ✓ Take-out or interim financing commitments through below-market loans or loan guarantees.
      - ✓ Land contributions or write-downs.
      - ✓ Land-Use concessions.
      - ✓ Fee waivers.
      - ✓ Rental income stream supports.
      - ✓ Tax relief possible under Arizona Revised Statutes.
      - ✓ Etc.

### **2.1.3 GEOGRAPHIC INVESTMENT**

Pursuant to 24 CFR 91.415, the Maricopa HOME Consortium and the entitlement jurisdictions incorporated therein, have elected to convey the geographic investment of available affordable housing resources on a regional, consortium-wide basis. This segment of the report addresses the investment of available affordable housing resources by general funding type conducive to a discussion of targeting. The information noted in this segment represents broad objectives and estimates for the investment of

available resources covering the five-year period, commencing in FY 2000 through the end of FY 2004. Targeting estimates are subject to periodic change resulting from the following dynamic conditions:

- Changes in socio-economic data in the region affecting affordable housing demand and the components thereof.
- Changes associated with the volume of Local, State and Federal affordable housing resources available to the Consortium.
- Dynamic changes in the priorities, structure and delivery mechanisms of Local, State and Federal affordable housing programs.
- Dynamic local priorities.
- The quality and quantity of affordable housing applications sought by grantees, sub-grantees, sub-recipients, contractors and other classes of applicants and funding recipients.

### **Consortium HOME Resources**

The mechanism by which the Maricopa HOME Consortium commits HOME (non-CHDO) resources is not anticipated to change within the forthcoming five years. As a result, the investment of such resources will be allocated to entitlement jurisdictions as indicated below. The funding allocations listed below represent the application of national HOME allocation formulas to individual members of the Maricopa HOME Consortium. These formula distributions are derived from HUD.

- Chandler - Estimates are that 9.02% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the City of Chandler.
- Gilbert - Estimates are that 3.13% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the Town of Gilbert.
- Glendale - Estimates are that 14.3% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the City of Glendale.
- Mesa - Estimates are that 24.2% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the City of Mesa.
- Peoria - Estimates are that 4.3% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the City of Peoria.
- Scottsdale - Estimates are that 8% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the City of Scottsdale.
- Tempe - Estimates are that 13.6% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for the City of Tempe.
- Maricopa Urban County (Non-CHDO) Balance - Estimates are that 23% of available Consortium HOME resources (net non-CHDO) are anticipated to be available for Urban County balance and allocated on a competitive basis within this region annually.

A substantial portion of HOME resources are used for housing rehabilitation purposes. The geographic targeting of HOME resources toward this end has occurred in the following locations within the jurisdiction of Consortium members. Note that these geographic regions are subject to annual change.

- Chandler: City-wide, including tract 5229.02.
- Gilbert: Area in tracts 4224.01, 4224.02 and 5227.03.
- Glendale: Area within boundaries of 43rd to 67th Avenue, Northern to Missouri Avenues (portions of tracts 923, 924, 926, 928, 929, 927, 930, 1042, and 931).
- Maricopa Urban County: Avondale (tracts 614, 822.02, 822.01) El Mirage (tract 609), Goodyear (tract 610.04), Guadalupe (tract 1167.04), original town site in Surprise (tract 608), older sections of Tolleson (tract 821), Buckeye (tract 507), Gila Bend (tract 7233), Queen Creek (tract 5228), Wickenburg (tract 405.02) and Youngtown (tract 716), selected/qualified unincorporated area.
- Mesa: Area within boundaries of Eighth Avenue and Eighth Street, Horne and Extension (portions of tracts 4220, 4217, 4219, 4213, 4226, 4225, 4216 and 4205).
- Peoria: Old Town area, Varney Tract and the southern most boundaries of the City (portions of tracts 719 and 927).
- Scottsdale: Area within boundaries of McDonald and Van Buren, around Pima Road (tract 2175).
- Tempe: Portions of census tracts 3184, 3188, 3189, 3190-91, 3195, 3197 and 3199.

CHDO funding is and will continue to be allocated throughout the consortium service area on a regional basis. It shall consist of approximately 15 percent of the annual amount of HOME resources available to the consortium, subject to changes in federal rules as amended over time. Funding criteria to be used shall include, but not be limited to, the following:

- Criteria 1 - Capacity of the applicant.
- Criteria 2 - Leverage of resources noted in the application and confirmed by the consortium.
- Criteria 3 - Project Assessment/Impact (technical feasibility).
- Criteria 4 - Forms of assistance requested.
- Criteria 5 - Likelihood of success for the project.

Match resources anticipated to be used by Consortium members includes, but is not restricted to, the following uses:

- Corporate donations.
- Local general fund commitments.

- State Housing Trust Fund resources.
- Land contributions.
- Fee waivers.

### **Community Block Grant Resources For Affordable Housing**

The investment of community development resources for affordable housing related activities within the Consortium service area is anticipated to be as follows from FY 2000 through FY 2004. Please note that these estimates are subject to change based on the factors presented earlier in this segment of the report.

- ☛ Chandler - Estimates are that an annual average of 40% to 60% of CDBG resources are anticipated to be committed for affordable housing within the City of Chandler. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Gilbert - Estimates are that an annual average of 20% to 35% of CDBG resources are anticipated to be committed for affordable housing within the Town of Gilbert. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Glendale - Estimates are that an annual average of 40% to 50% of CDBG resources are anticipated to be committed for affordable housing within the City of Glendale. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Mesa - Estimates are that an annual average of 40% to 50% of CDBG resources are anticipated to be committed for affordable housing within the City of Mesa. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Peoria - Estimates are that an annual average of 30% to 60% of CDBG resources are anticipated to be committed for affordable housing within the City of Peoria. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Scottsdale - Estimates are that an annual average of 70% to 80% of CDBG resources are committed to be available for affordable housing within the City of Scottsdale. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Tempe - Estimates are that an annual average of 70% to 80% of CDBG resources are anticipated to be committed for affordable housing within the City of Tempe. Refer to the FY 2000 Consortium Annual Plan for specific regions within the corporate limits of community where funding may be targeted in FY 2000.
- ☛ Maricopa Urban County Region - Estimates are that an annual average of 30% to 35% of CDBG resources are anticipated to be committed for affordable housing within the Maricopa

Urban County region. This estimate is subject to a variety of issues related to the quality and quantity of the applications received by Maricopa County over the years. Refer to the FY 2000 Consortium Annual Plan for specific areas within the corporate limits of the Maricopa Urban County where funding may be targeted in FY 2000.

Again, many of the Maricopa HOME Consortium members commit some of their CDBG resources for housing rehabilitation efforts within their jurisdiction. The geographic targeting of CDBG resources toward this end has occurred in the following locations, but are subject to annual.

Chandler:	City-wide, including tract 5229.02.
Gilbert	Area in tracts 4224.01, 4224.02 and 5227.03.
Glendale:	Area within boundaries of 43rd to 67th Avenue, Northern to Missouri Avenues (portions of tracts 923, 924, 926, 928, 929, 927, 930, 1042, and 931).
Maricopa Urban County:	Avondale (tracts 614, 822.02, 822.01) El Mirage (tract 609), Goodyear (tract 610.04), Guadalupe (tract 1167.04), original town site in Surprise (tract 608), older sections of Tolleson (tract 821), Buckeye (tract 507), Gila Bend (tract 7233), Queen Creek (tract 5228), Wickenburg (tract 405.02) and Youngtown (tract 716), selected/qualified regions in unincorporated Maricopa County.
Mesa:	Area within boundaries of Eighth Avenue and Eighth Street, Horne and Extension (portions of tracts 4220, 4217, 4219, 4213, 4226, 4225, 4216 and 4205).
Peoria:	Old Town area, Varney Tract and the southern most boundaries of the City (portions of tracts 719 and 927).
Scottsdale:	Area within boundaries of McDonald and Van Buren, around Pima Road (tract 2175).
Tempe:	Portions of census tracts 3184, 3188, 3189, 3190-91, 3195, 3197 and 3199.

### **Other Affordable Housing Resources**

Virtually all other affordable housing resources are allocated at the Federal, State, Local or private/non-profit level on a competitive basis, and therefore not subject to an assessment of that is conducive to an accurate representation of targeting. Other affordable housing resources anticipated to be pursued by some or all Consortium members from FY '00-'04 follows:

- It is estimated that \$23-34 million in mortgage credit certificates or single-family mortgages revenue bonds will be available within the consortium service area and allocated therein.
- It is estimated that all Consortium members with established PHAs will pursue the receipt of existing Section 8 vouchers. All members will seek to preserve expiring Section 236, new construction Section 8, HUD loan management and other project-based tenant assistance programs 'at risk' without incurring an imprudent unfunded or underfunded mandate.

- It is estimated that some PHAs in the Consortium will pursue the receipt of public housing resources under QHWRA for rehabilitation, restoration, modernization or construction, as well as for needed support services for assisted housing clients (in both public housing and Section 8).
- It is estimated that all Consortium members or their subrecipients will pursue the receipt of State HTF, RD, FNMA and LIHTC resources for single- and multi- family affordable housing preservation and production.

## 2.2 HOMELESS PRIORITIES AND STRATEGIC PLAN

### 2.2.1 PREFACE: CONTINUUM OF CARE

The Maricopa HOME Consortium is committed to addressing homeless and related supportive housing issues for within its service area as well as for Maricopa County as a whole. Members understand and accept that effective strategy and implementation endeavors requires and effective regional approach to comprehensively address issues.

Members of the Maricopa HOME Consortium embrace the ongoing commitment and efforts by the Maricopa Association of Governments to continually refine and strengthen the continuum of care process, designed to address homelessness throughout Maricopa County. The localities throughout the Consortium region are committed to a year-round process in the Valley designed to strategically identify and address critical homeless issues and needs, and ultimately eradicate the problem. All Consortium members shall continue to actively participate in the regional continuum process spearheaded by MAG, and continue to embrace the proven tiered housing and support service model to address critical homeless issues. This tiered model has gained wide acceptance by local elected officials, social service agencies and homeless support service providers throughout Maricopa County as the overall best means to define and sustain a continuum of care for homeless persons. Incorporated within adopted Consolidated Plans (CPs) in the region, this tiered service approach is summarized below.

- Tier 1** - Provide emergency, short-term shelter and services to homeless persons, including meals, clothing, personal and medical care, assessment, counseling, job placement, transportation, information and referral, and advocacy services. The intent of this tier is to stabilize homeless persons in need and prepare them for initial entrance into a more nurturing and transitional setting to attain the ultimate goal of permanent housing and financial self-sufficiency.
- Tier 2** - Provide intermediate, transitional shelter in a clean, secure environment that will promote independence and the stabilization of life style, the array of services is more individualized and includes necessary supportive services, advocacy, job-related support, housing search, and rehabilitation services.
- Tier 3** - Ensure independence and stability for homeless persons on a long-term basis. Perhaps the majority of persons assisted under this tier will achieve economic self-sufficiency. Services begun in Tier 2 will continue as needed. For those persons unable to return to the economic and social mainstream of society, long-term shelter with attendant services are planned.

The community process in Maricopa County leading to a comprehensive continuum of care for homeless persons is continually being refined and strengthened. In the Winter and Spring of 1999, a consolidated application to HUD was made in response to the Continuum of Care Super-NOFA covering all of Maricopa County, including the City of Phoenix. Consistent with the Super NOFA requirements and in furtherance of a comprehensive response to homeless needs throughout the region, the Continuum of Care strategy was refined and implemented. The refinement of the Continuum of Care strategy was executed by the following participants in the planning process: Maricopa Association of Governments, Arizona Dept. of Commerce, Arizona Dept. of Economic Security, Arizona Dept. of Health Services, Maricopa County (Dept. of Health Services, Maricopa HOME Consortium, Department of Human Services), City of Phoenix Human Services, Housing and Neighborhood Services Departments, City of Mesa Neighborhood & Community Assistance Office, Phoenix Consortium to End Homelessness, Arizona Coalition of End Homelessness, Value Options Community Planning Task Force, Maricopa County Task Force Against

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Domestic Violence, Phoenix Health Care Coalition for the Homeless, Phoenix Community Alliance Homeless Subcommittee, Street Youth Action Network, Corporation for Supportive Housing, AIDS Housing Task Force, Community Housing & Employment Partnership, Value Options Tenant Advisory Council, a wide variety of non-profit agencies, private development, foundations, charitable and local business organizations, as well as homeless and previously homeless persons. In addition, the cities of Chandler, Mesa, Gilbert, Glendale, Scottsdale and Tempe were also involved in the Continuum of Care process, representing a complete cross-section of the community.

### **2.2.2 HOMELESS PRIORITY DETERMINATION**

The priorities selected by the Maricopa HOME Consortium, Maricopa Urban County service area and the cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe were derived from a series of public hearings conducted by each local jurisdiction from October, 1999 through May of 2000 (refer to the FY 2000 Consortium Annual Plan prepared under separate cover), from discussions held with neighboring communities and providers on homeless needs, as well as from salient information derived from Section 1.0 (Needs Assessment and Market Conditions) of the FY 2000-'04 CP. In addition, significant information and input was secured through the ongoing work of the MAG Continuum of Care process. The discussion of priorities is presented on a consortium-wide basis and are enclosed on **HUD Table 1A in Appendix 2:**

- public hearings were conducted within each of the cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe. At least one public hearing was conducted where homeless housing priorities were addressed.
- a public hearing was conducted by the Consortium in its entirety on November 17, 1999 and April 20, 2000.
- the Maricopa County Community Development Agency requested each unit of local government within its service area to prepare homeless and housing priorities for their respective jurisdictions. These priorities were completed late in 1999 and submitted to the Maricopa County CDD for compilation. All units of local government had their governing bodies approve the final priorities submitted to Maricopa County.
- pursuant with CP regulations, a needs assessment and inventory of homeless facilities was prepared by the Consortium (refer to Section 1 of the report). This information was derived from a survey of homeless facilities conducted by the State Homeless Coordinator, information from the ongoing continuum of care process, and discussions with selected providers.
- the Maricopa HOME Consortium and the City of Phoenix conferred on homeless needs and priorities to affect a more regional approach to assessing homeless issues.
- conferred with the participants in the Continuum of Care process, as well as with other providers.
- the Consortium reached a consensus on the development of regional homeless priorities as those established via the MAG Continuum of Care Process and all entitlement jurisdictions, at their option, agreed to abide by such priorities pending the establishment of no local priorities.
- priorities established are collective for the membership as a whole from FY '00-'04 and deviation could be evident in a given year for a given jurisdiction.
- priorities may be changed in a given year at a given time for consistency with the ongoing continuum of care process as well as to achieve program objectives set by the Consortium membership.



## **Basis For Assigning Priorities By Household Type and Activity**

Consolidated Plan priorities for the Maricopa HOME Consortium are noted below. The cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe have elected to abide by the consortium-wide priorities noted herein. The priorities are discussed and explained below:

### **Emergency Shelter Facilities**

✓ **Homeless Families & Individuals** - This category was assigned a **medium priority for families and individuals**. The information contained on Table 1A indicates that emergency shelter facilities in Maricopa County are comparatively well funded in relation to need. According to the FY '00 continuum of care SuperNOFA, it is estimated that approximately 1,021 (beds) in unmet need is evident based an existing inventory of 1,542 units for both individuals and families. The need for emergency facilities serving homeless individuals, often beset by substance abuse, mental illness, HIV, inadequate discharge by the correctional system, or combinations thereof. Emergency shelter facilities are often regional in nature and thus a countywide focus is employed by the Maricopa HOME Consortium members. Funding priorities include needed supportive services, operations support and facility acquisition/rehabilitation. Consortium members are committed to assisting existing facilities inside and outside of their jurisdiction and cognizant of the possibility of the need for new facilitie/s emanating within a given locale at some point in the future. Support for new and existing emergency shelter facilities will be provided subject to the unique and changing needs of providers with respect to financing for operations assistance, needed supportive services and facility acquisition and/or rehabilitation. While not guaranteed, funding is subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and funding rating/selection procedures employed by Consortium members and in the annual regional continuum of care process.

### **Transitional Shelter Facilities**

✓ This category was assigned a **high priority for families and individuals as reflected on HUD Table 1A. Currently, it is estimated that there is an unmet need of 3,300 transitional beds, of which most (75%) is for individuals**. The need for transitional facilities serving homeless individuals, often beset by substance abuse, mental illness, HIV, other problems, or combinations thereof, represent both regional and Consortium service area needs. Support to be provided is subject to the unique and changing needs of providers with respect to operations assistance, supportive services and facility acquisition and/or rehabilitation. While not guaranteed, funding is subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and funding rating/selection procedures employed by Consortium members and in the annual continuum of care process.

### **Permanent Supportive Housing**

✓ This category was assigned a **medium priority for individuals and high for families**. Current inventories of permanent supportive housing facilities like Single Room Occupancy

(SRO) facilities within the Maricopa HOME Consortium service area do not exist to any great degree, but permanent housing with care are significant under federal leased housing activities like Shelter Plus Care and the Supportive Housing programs. Shelter provided with supportive services may be supported by the Consortium subject to: (1) the degree to which activities foster the development of a long-term, cost-effective and reliable housing stock for clients in need replete with appropriate services; (2) the cost-effective operation of the stock; (3) the infusion of meaningful funding commitments by the State of Arizona for clients where legal fiduciary responsibilities are evident; and, (4) service models that maximize the self-sufficiency of clients. Assistance is anticipated to be drawn from forms of rental production and financial support for needed supportive services. While not guaranteed, funding commitments are subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and funding rating/selection procedures employed by Consortium members and in the annual Continuum of Care process.

### **Prevention of Homelessness**

✓ While not noted on HUD Table 1A, this category was deemed to be a **high** priority for both individuals and families. The Maricopa HOME Consortium believes a highly cost effective means to address homelessness is through prevention mechanisms. Presently addressed through short-term rental/foreclosure aid coupled with needed supportive services (employment and training, information and referral, crisis counseling, day care, etc.) administered by the Maricopa County Human Services Department through a variety of Community Action Agencies and other non-profit entities in the region, additional support is needed although the demand for funding is significant. Funding commitments are subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources/Section 8 homeless certificates/vouchers and ESG resources) and funding rating/selection procedures employed by Consortium members and via the annual continuum of care process.

### **Supportive Service Slots**

✓ Noted on Table 1A, the following supportive service slots are needed in Maricopa County:

- Job Training - High priority resulting from an unmet need of 6,272 for individuals and families.
- Case Management - High priority resulting from an unmet need of 2,397 for individuals and families.
- Substance Abuse Treatment - High priority resulting from an unmet need of 4,47 for individuals and families.
- Mental Health Care - Medium priority resulting from an unmet need of 1,907 for individuals and families.
- Housing Placement - Medium priority resulting from an unmet need of 3,823 for individuals and families.
- Life Skills Training - Medium priority resulting from an unmet need of 7,528 for individuals and families.
- Outreach - High priority resulting from an unmet need of 1,370 for individuals and families.

Supportive service slots may be supported by the Consortium subject to: (1) the cost-effective operation of the services; (2) the infusion of meaningful funding commitments by the State of Arizona for clients where legal fiduciary responsibilities are evident; and, (3) service models that maximize the self-sufficiency of clients. While not guaranteed, funding commitments are subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and funding rating/selection procedures employed by Consortium members and in the annual Continuum of Care process.

### **Homeless Subpopulations**

✓ Noted on Table 1A, the following priorities are assigned to homeless subpopulations in Maricopa County:

- Chronic Substance Abusers - High priority resulting from an unmet need of 5,518 for individuals and families.
- SMI - Medium priority resulting from an unmet need of 877 for individuals and families.
- Dually Diagnosed - Medium priority resulting from an unmet need of 1,551 for individuals and families.
- Veterans - Medium priority resulting for individuals and families.
- Victims of Domestic Violence- High priority resulting from an unmet need of 2,095 for individuals and families.
- Persons with HIV/AIDs - High priority resulting from an unmet need of 250 for individuals and families.
- Youth - High priority resulting from an unmet need of 371 for individuals and families.
- Other - Medium priority for families and medium priority for individuals resulting from no unmet need.

Note that certifications of consistency with this Consolidated Plan shall be granted based on the priority assigned a specific subpopulation, by specific activity or both, depending on determinations made solely by the Maricopa HOME Consortium on a case by case basis. While not guaranteed, funding commitments are subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and funding rating/selection procedures employed by Consortium members and in the annual Continuum of Care process.

### **2.2.3 HOMELESS GOALS AND OBJECTIVES**

This section outlines specific goals and objectives for homeless individuals and families within the confines of the Maricopa HOME Consortium from FY 2000 through FY 2004. The information contained herein was established on the following basis:

- ✓ Each jurisdiction (Maricopa Urban County, cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe) was asked to proposed accomplishments covering the FY 2000 through FY 2004 period. The anticipated accomplishments were tallied and are located in Appendix 2 of the section. These goals are subject to change given the following circumstances:

- Dynamic changes in the structure, priorities, delivery mechanism and statutory and regulatory controls governing Local, State and Federal homeless programs;
- Annual changes in priorities, objectives, strategies and goals for individual Consortium members and regional continuum of care activities; and
- The quantity and quality of requests made in or to regional Continuum of Care administrators, the Maricopa HOME Consortium, entitlement jurisdictions contained within it, and units of local government by sub grantees, sub-recipients, contractors and other classes of applicants/funding recipients.
- Priorities are also subject to change given the quality and quantity of funding to be provided by the State of Arizona, or lack thereof, for homeless persons or those special populations 'at high risk' of becoming homeless, as well as the degree to which state funding and efforts incorporate permanent, residential and support services solutions to address critical issues and needs.

**Goal 4. Assist Low Income Families To Avoid Becoming Homeless Within the Maricopa HOME Consortium.** This objective conforms with the homeless priorities noted on HUD Table 1A enclosed. Note that these priorities are subject to annual change. Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000 through FY 2004 for the service area as a whole.

Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000 through FY 2004 for the service area as a whole. Subject to resource availability and the priorities of local governing bodies, efforts are anticipated to include, but not be limited to: short-term eviction and foreclosure intervention programs, selected public services, McKinney programs, and selected CAP agency programs. Also refer to the next segment of this section concerning the specific policies to be undertaken to achieve the five-year objectives noted herein.

**Goal 5. Address the Emergency, Transitional and Permanent housing needs of homeless persons and families within the Maricopa HOME Consortium, as well as their transition into self-sufficient living.** This goal conforms with the priorities noted on HUD Table 1A enclosed. Note that these priorities are subject to annual change. The Maricopa HOME Consortium will continue to support existing transitional, emergency and permanent facilities in their service area for families and individuals, and work within the County Continuum of Care on a regional basis to address the needs of homeless clients countywide.

**Goal 6. Reach out to homeless persons and assess their individual needs.** This goal conforms with a **high** priority noted on HUD Table 1A enclosed. Note that these priorities are subject to annual change. The Maricopa HOME Consortium will continue to support efforts by the Maricopa County Outreach program, local CAP agency activities, SMI outreach endeavors through PATH and Value Options, as well as those of other providers. The Consortium will work with the ongoing regional Continuum of Care process to support sustained outreach over the planning period.

Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000

through FY 2004 for the service area as a whole. Subject to resource availability and the priorities of local governing bodies, efforts are anticipated to include, but not be limited to: support for existing emergency/transitional shelters, support services, support for priority McKinney programs, county SMI contributions (subject to legal parameters), public services support, rental assistance support subject to adopted local PHA Plans and preferences by individual members, CAP agency support and selected general fund support, etc. Also refer to the next segment of this section concerning the specific policies to be undertaken to achieve the five-year objectives noted herein.

The combined objectives for goal 4 and five are as follows:

Objective A. (Outcomes) **4,450** homeless families are anticipated to be assisted. Refer to Table 2-1 in Appendix 2 for detailed information on objectives for each entitlement member of the Consortium.

Objective B. (Outcomes) **23,646** homeless individuals are anticipated to be assisted. Refer to Table 2-1 in Appendix 2 for detailed information on objectives for each entitlement member of the Consortium.

### **Market Implications**

As indicated in the five-year priorities segment of this Section of the report, market conditions will have a significant impact on the ability of the Consortium members to achieve their five-year objectives. The general market implications are highlighted below:

- 1) Rental Production and Support - Existing rental conditions within the Consortium service area and Maricopa County are tight. Vacancy rates are very low, rental rates are high and this scenario is not expected to abate over the planning period. Net new rental production is critical. Vulnerable populations like those 'at risk of homelessness' are in a state of severe distress in present market conditions, and likely to remain so. The costs of rental subsidies are anticipated to rise consistently.
- 2) Support Services - Oriented to all categories of homeless persons, market conditions do not substantially affect this type of assistance.

### **Maricopa HOME Consortium Homeless Policies, FY 2000-FY 2004**

- On a continuing basis, annually re-assess Consortium-wide homeless priorities and activities. Consider such assessment based on the following: (1) the degree to which activities foster the development of a permanent and reliable housing/shelter stock for clients in need replete with appropriate services; (2) results associated with client transition to self sufficiency; and, (3) efforts by mental health providers to pursue and achieve alternative funding sources and approaches for permanent housing production for homeless clients. At the start of each calendar year, meet and confer with appropriate MAG and Continuum of Care personnel to discuss priorities and the direction for the forthcoming year.
- In the event HUD block grants McKinney resources in future years, reconsider the organizational composition and administration of the annual continuum of care process.

Investigate organizational alternatives to maximize the strategic investment of resources and programs to achieve regional and local priorities.

- On a continuing basis, aggressively encourage the commitment of dedicated state funding for permanent residential dwellings for priority homeless persons and needed support services through the State Housing Commission and local intergovernmental staff.
- Subject to local priorities and actions by local governing bodies, commit CDBG, HOME and ESG funding for activities that result in critical homeless services, address priority unmet needs, strengthen the regional continuum of care process and further the continuing development of a permanent supply of affordable housing for clients.
- Encourage the execution of a comprehensive assessment of homeless needs, priorities and strategies that encompasses the combined usage and investment of public and private funding sources and activities.
- Continue to annually participate in the regional continuum of care process.
- Investigate and pursue funding for homeless purposes through revenues derived from the Maricopa IDA.
- Continue to encourage a well-designed eviction/foreclosure intervention program that incorporates the provision of immediate financial and social services assistance to distressed renters/owners before the detrimental effects of homelessness becomes a fact for individuals and families.
- Continue to induce the receipt of SuperNOFA resources for priority homeless needs in the region, and continue to commit resources in furtherance of regional and local priority objectives and projects consistent with actions by local governing bodies.
- Continue to foster funding support for priority homeless issues and needs through the religious community, private sector and United Way system.
- Consistent with adopted local PHA Plans, continue to prevent homelessness by strengthening the assisted housing 'safety net' by increasing the volume of dedicated HUD assisted housing resources for the working poor. Working through the State Housing Commission and local intergovernmental staff, encourage new federal/state funding resources for outstanding shelter plus care commitments to preserve the regional 'safety net' for homelessness.
- Consistent with adopted local PHA Plans and actions by local governing bodies, continue to consider intake preferences and the procurement of assisted housing resources for homeless clients.
- Working through the State Housing Commission, continue to support the execution of the State of Arizona PHA funded from net new, dedicated funding sources for disabled populations at high risk of becoming homeless.

- Continue to compile, maintain and disseminate information on local properties slated for disposition that are conducive for use as facilities and housing for homeless persons.
- Continue to enroll homeless people in case managed public assistance programs. Emphasize the use of the WDI and JOBS program administered by state, local and county Consortium members.
- Continue to facilitate ongoing dialogue between shelters and other service providers in the region.
- Continue to support the ongoing efforts of the Maricopa County Healthcare Outreach program to engage and refer homeless persons in the region to needed shelter and support services.
- Work through the State Housing Commission and local intergovernmental staff to expand the Dept. of Corrections pre-release program, ensure that Corrections makes photo identification available to all inmates prior to release and construct needed half-way houses and transitional housing with services designed for offender permanent re-entry into society.
- Through the State Housing Commission, urge the provision of adequate state funding for facilities and services to the Department of Corrections to mitigate the incidence of homelessness among inmates upon release.

#### **2.2.4 GEOGRAPHIC INVESTMENT, FY 2000-FY 2004**

Pursuant to 24 CFR 91.415, the Maricopa HOME Consortium and the entitlement jurisdictions incorporated therein, have elected to convey the investment of available homeless resources on a regional, consortium-wide basis. This segment of the report addresses the investment of available homeless resources by general funding type conducive to a discussion of targeting. The information noted in this segment represents broad objectives and estimates for the investment of available resources covering the five-year period, commencing in FY 2000 through the end of FY 2004. Targeting estimates are subject to periodic change resulting from the following dynamic conditions:

- Changes in socio-economic data in the region affecting homeless needs and the components thereof.
- Changes associated with the volume of Local, State and Federal homeless resources available to the Consortium and homeless providers.
- Dynamic changes in the priorities, structure and delivery mechanisms of Local, State and Federal homeless programs, especially related annual and ongoing Continuum of Care planning to be undertaken.
- Dynamic local priorities.
- The quality and quantity of homeless applications sought by grantees, sub-grantees, sub-recipients, contractors and other classes of applicants and funding recipients.

#### **Consortium HOME Resources**

The mechanism by which the Maricopa HOME Consortium commits HOME (non-CHDO and CHDO) resources is not anticipated to change within the forthcoming five years. Each entitlement member of the

Maricopa HOME Consortium may commit HOME resources for eligible activities serving homeless individuals families and individuals. While subject to change, the commitment of such resources for homeless activities have and are anticipated to continue to be provided for homeless families and for permanent housing support for persons "at risk" (earning less than 30 percent of the median). The commitment of such resources shall be made in concert with the regional homeless goals, priorities, objectives and policies noted earlier in this section. While not guaranteed, assistance provided will be allocated pursuant with regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and individual HOME rating/selection procedures employed by individual Consortium members. Detailed information on the investment of HOME resources in FY 2000 required under applicable federal regulations are noted in the FY 2000 Consortium Annual Plan as well as each entitlement's Annual Plan.

### **Community Block Grant Resources For Homeless Persons**

The mechanism by which the Maricopa HOME Consortium commits CDBG resources is not anticipated to change within the forthcoming five years. Each entitlement member of the Maricopa HOME Consortium may commit CDBG resources for eligible activities serving homeless individuals families and individuals. Often, such resources will consist of public services, but not restricted to such uses. While subject to change, the commitment of such resources for homeless activities are anticipated to be provided for homeless families/individuals and for permanent housing support for persons "at risk" (earning less than 30 percent of the median). The commitment of such resources shall be made in concert with the regional homeless goals, priorities, objectives and policies noted earlier in this section. While not guaranteed, assistance provided will be allocated pursuant with regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and individual CDBG rating/selection procedures employed by Consortium members. Detailed information on the investment of CDBG resources in FY 2000 required under applicable federal regulations are noted in the FY 2000 Annual Plans prepared by each entitlement jurisdiction.

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

The mechanism by which the Maricopa County (Social Services Department) and the City of Mesa (two ESG recipients) commits ESG resources are not anticipated to change within the forthcoming five year. The Maricopa County Human Services Department intends on committing approximately 20 percent of its annual available ESG resources for homeless prevention via short term rental support coupled with needed support services to persons "at risk", while committing the balance of available ESG funds to support the selected operations costs for either transitional or emergency facilities in the Consortium region serving homeless families. The City of Mesa intends on committing all of its annual allocation of ESG resources to finance transitional or emergency shelter facilities and support services for facilities serving primarily homeless families within its corporate limits through a variety of subcontractors. The commitment of such resources shall be made in concert with the regional homeless goals, priorities, objectives and policies noted earlier in this section. Assistance provided will be allocated pursuant with regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and individual ESG rating/selection procedures employed by Consortium members. Detailed information on the investment of ESG resources in FY 2000 required under applicable federal regulations are noted in the Annual Plans for the City of Mesa and Maricopa County.



## **Other Homeless Resources**

The "policies" section of this report offers substantial detail relative to Consortium policies endorsed by all members as to their objectives concerning the use of other available homeless resources.

## **2.3 SPECIAL POPULATIONS WITH SUPPORTIVE HOUSING NEEDS: PRIORITIES AND STRATEGIC PLAN**

### **2.3.1 PRIORITY DETERMINATION**

The priorities selected by the Maricopa HOME Consortium, Maricopa Urban County service area and the cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe were derived from a series of public hearings conducted by each local jurisdiction from October, 1999 through May of 2000 (refer to the FY 2000 Consortium Annual Plan prepared under separate cover), from discussions held with neighboring communities and providers on supportive housing needs, as well as from salient information derived from Section 1.0 (Needs Assessment and Market Conditions) of the FY 2000-'04 CP. In addition, input was secured through the ongoing work of the MAG Continuum of Care process.

- public hearings were conducted within each of the cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe. At least one public hearing was conducted where homeless housing priorities were addressed.
- a public hearing was conducted by the Consortium in its entirety on November 17, 1999 and April 20, 2000.
- the Maricopa County Community Development Agency requested each unit of local government within its service area to prepare homeless and housing priorities for their respective jurisdictions. These priorities were completed late in 1999 and submitted to the Maricopa County CDD for compilation. All units of local government had their governing bodies approve the final priorities submitted to Maricopa County.
- pursuant with CP regulations, a needs assessment on supportive housing was prepared by the Consortium (refer to Section 1 of the report).
- the Maricopa HOME Consortium and the City of Phoenix conferred on supportive housing needs.
- the Consortium reached a consensus on the development of regional supportive housing priorities and all entitlement jurisdictions, at their option, agreed to abide by such priorities pending the establishment of no local priorities.
- conferred with the participants in the Continuum of Care process, as well as with other providers.
- priorities established are collective for the membership as a whole from FY '00-'04 and deviation could be evident in a given year for a given jurisdiction.
- priorities may be changed in a given year at a given time for consistency with the ongoing continuum of care process as well as to achieve program objectives set by the Consortium membership.

#### **Basis For Assigning Priorities By Household Type and Activity**

Consolidated Plan priorities for the Maricopa HOME Consortium are noted below. The cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe, as well as the Urban county region have elected to abide by the consortium-wide strategies noted herein. Pursuant to the HUD Consolidated Plan instructions, optional Table 1B has not been prepared. Consistent with 24 CFR 91.215(d), priority and supportive service needs of persons who are not homeless but require supportive housing are expressed in Section 1.4 of the plan, while goals, priorities and strategies are noted below.

## **Assessment/Outreach**

✓ **Other Special Needs Populations** - This category was assigned a **high** priority for special populations. Performed by a host of public agencies and non-profit organizations, assessment and outreach efforts are increasingly important to engage special populations developmentally disabled, seriously mentally ill clients, frail elderly, migrant & seasonal farmworkers, persons with HIV, etc. Such clients can often suffer from alcohol or substance abuse. Value Options direct and contracted outreach teams, local CAP agencies, ADES and a variety of non-profit agencies (FSL, CPLC, Shanti, etc.) have been aggressive in outreach and assessment within the region. While outreach and assessment efforts are funded by a variety of sources, often Federal and State, Consortium members will consider the funding needs of such organizations on both a regional and municipal basis. While not guaranteed, the assistance provided will be allocated pursuant to regional and municipal objectives, as well as funding available to providers and fund rating/selection procedures employed by Consortium members.

## **Permanent Supportive Housing**

✓ This category was assigned a **medium priority for families and individuals**. Permanent housing with or without care are represent significant needs within the Consortium service area. Discussed in detail in Section 1 of the plan, needs include but are not limited to: rental housing production, rental assistance in certain cases, dormitory type facilities, new construction and new construction and acquisition with or without rehabilitation for ownership housing. Populations that may be assisted include, but are not limited to: frail elderly, elderly, disabled persons, persons with HIV, migrant and seasonal farmworkers and persons with substance abuse addiction. In instances where the State of Arizona holds a fiduciary role for the provision of housing and services for a given special population (i.e. SMI, developmentally disabled, etc), it is the policy of the Consortium not to supplant such resources. The highest priority of Consortium members is to sustain the existing inventory of rental housing for special populations. While not guaranteed, funding commitments are subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers (including the expiration of HUD subsidized rental housing) and funding rating/selection procedures employed by Consortium members.

## **Support Services/Facility Support**

✓ This category was deemed to be a **high** priority for both individuals and families. The Maricopa HOME Consortium believes a highly effective means to address the varying needs of special populations is to render a wide variety of support services that may also aid in homeless prevention. Presently addressed through short-term rental aid coupled with needed supportive services (employment and training, information and referral, crisis counseling, case management, transportation, day care, etc.) administered by the Maricopa County Human Resources Department through a variety of Community Action Agencies and other non-profit entities in the region, additional support is needed although the demand for funding is

significant. In addition, providers indicate continuing needs relative to equipment purchases, operating support and facility expansion/renovation. Funding commitments are subject to compliance with dynamic regional and municipal objectives, as well as funding available to providers and funding rating/selection procedures employed by Consortium members.

### 2.3.2 SPECIAL POPULATION GOALS , OBJECTIVES AND POLICIES

This section outlines specific goals and objectives for special population individuals and families within the confines of the Maricopa HOME Consortium from FY 2000 through FY 2004. The information contained herein was established on the following basis:

- ✓ Each jurisdiction (Maricopa Urban County, cities of Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale and Tempe) was asked to proposed accomplishments covering the FY 2000 through FY 2004 period. The anticipated accomplishments were tallied and are located in Appendix 2 of the section. These goals are subject to change given the following circumstances:
  - Dynamic changes in the structure, priorities, delivery mechanism and statutory and regulatory controls governing Local, State and Federal homeless programs;
  - Annual changes in priorities, objectives, strategies and goals for individual Consortium members and regional continuum of care activities; and
  - The quantity and quality of requests made in or to the Maricopa HOME Consortium, entitlement jurisdictions contained within it, the continuum of care process and units of local government by sub grantees, sub-recipients, contractors and other classes of applicants/funding recipients.
  - Priorities are also subject to change given the quality and quantity of funding to be provided by the State of Arizona, or lack thereof, for those special populations 'at high risk' of becoming homeless, as well as the degree to which state funding and efforts incorporate permanent, residential and support services solutions to address critical issues and needs.

**Goal 7. Foster outreach to and offer permanent housing opportunities for special populations in the Consortium service area.** This goal conforms with **medium** priorities noted for assessment and permanent housing for special population.

**Goal 8. Foster the provision of needed support services and facility assistance for priority special populations.** This goal conforms with a high noted for special population families and individuals.

Based on the information collected and compiled from all entitlement jurisdictions within the confines of the Maricopa HOME consortium, the following objectives are anticipated to be met from FY 2000 through FY 2004 for the service area as a whole through Maricopa County Human Services CAP agencies, annual county contributions to Arnold v Sam (subject to legal parameters and issues) and housing, support services and facility support to be rendered by individual Consortium members:

Objective A. (Outcomes) As indicated on HUD Table 2A in Appendix 2, **20,753** special population clients are anticipated to be assisted. Refer to Table 2-1 for detailed information for Consortium members.

## **Market Implications**

As indicated in the five-year priorities segment of this Section of the report, market conditions will have a significant impact on the ability of the Consortium members to achieve their five-year objectives. The general market implications are highlighted below:

- 1) Existing rental conditions within the Consortium service area and Maricopa County are tight. Vacancy rates are very low, rental rates are high and this scenario is not expected to abate over the planning period. Net new rental production is critical. Vulnerable populations like those 'at risk of homelessness' are in a state of severe distress in present market conditions, and likely to remain so. The costs of rental subsidies are anticipated to rise consistently.
- 2) Support Services - Oriented to all categories of special populations, market conditions do not substantially affect this type of assistance.

## **Maricopa HOME Consortium Special Population Policies, FY 2000-FY 2004**

- On a continuing basis, aggressively encourage the commitment of dedicated state funding for permanent residential dwellings for priority disabled populations and needed support services through the State Housing Commission and local intergovernmental staff.
- Subject to adopted regional and local priorities, available resources and actions by local governing bodies, commit CDBG, HOME and ESG funding for activities that result in critical services, housing production, foster homeless prevention, address unmet needs and further the continuing development of a permanent supply of affordable housing for special population clients in need.
- In partnership with the multi-housing, banking and State Housing Commission, pursue a well-designed eviction/foreclosure intervention program that incorporates the provision of immediate financial and social services assistance to distressed renters before the detrimental effects of homelessness become a fact for individuals and families.
- As needed, promote the use of Reverse Annuity Mortgages for elderly populations.
- Continually monitor and commit support for all expiring project-based HUD rental subsidy projects subject to adopted local priorities and resource availability.
- Continue to foster funding support for priority homeless issues and needs through the religious community, private sector and United Way system.
- Consistent with adopted local PHA Plans and actions by local governing bodies, continue to establish intake preferences and the pursuit of assisted housing resources for priority special population clients.

- Working through the State Housing Commission, continue to support the execution of the State of Arizona PHA pursuant funded from new, dedicated funding sources for disabled populations at high risk of becoming homeless.
- Continue to compile, maintain and disseminate information on local properties slated for disposition that are conducive for use as facilities and housing for homeless persons.
- Continue to enroll special population clients in case managed public assistance programs. Emphasize the use of the WDI and JOBS program administered by local, state and county governmental agencies.
- Through the State Housing Commission, urge the provision of adequate state funding for facilities and services to the Department of Corrections to mitigate the incidence of homelessness among inmates upon release.
- Consistent with regional and local priorities, as well as actions by local governing boards, continue to commit resources for regional special population facilities and services that respond to strategic unmet needs countywide.

### **2.3.3 GEOGRAPHIC INVESTMENT, FY 2000-FY 2004**

Pursuant to 24 CFR 91.415, the Maricopa HOME Consortium and the entitlement jurisdictions incorporated therein, have elected to convey the investment of available special population resources on a regional, consortium-wide basis. This segment of the report addresses the investment of available resources by general funding type conducive to a discussion of targeting. The information noted in this segment represents broad objectives and estimates for the investment of available resources covering the five-year period, commencing in FY 2000 through the end of FY 2004. Targeting estimates are subject to periodic change resulting from the following dynamic conditions:

- Changes in socio-economic data in the region affecting homeless needs and the components thereof.
- Changes associated with the volume of Local, State and Federal homeless resources available to the Consortium and homeless providers.
- Dynamic changes in the priorities, structure and delivery mechanisms of Local, State and Federal homeless programs.
- Dynamic local priorities.
- The quality and quantity of applications sought by grantees, sub-grantees, sub-recipients, contractors and other classes of applicants and funding recipients.

### **Consortium HOME Resources**

The mechanism by which the Maricopa HOME Consortium commits HOME (non-CHDO and CHDO) resources is not anticipated to change within the forthcoming five years and is described in detail in the Consortium Annual Plan prepared under separate cover. HOME projects are anticipated to consist of ownership and rental housing production support. Each entitlement member of the Maricopa HOME Consortium may commit HOME resources for eligible activities serving special populations. While not guaranteed, assistance provided will be allocated pursuant with regional and municipal objectives, as well

as funding available to providers (including the availability or lack/expiration of HUD project-based rental units) and individual HOME rating/selection procedures employed by individual Consortium members. Detailed information on the investment of HOME resources in FY 2000 required under applicable federal regulations are noted in Annual Plans prepared for the Consortium and each entitlement jurisdiction.

### **Community Block Grant Resources For Homeless Persons**

The mechanism by which the Maricopa HOME Consortium commits CDBG resources is not anticipated to change within the forthcoming five years. Each entitlement member of the Maricopa HOME Consortium may commit CDBG resources for eligible activities serving special populations. Often, such resources will consist of public services and/or facility/operating support yet not restricted to such uses. While not guaranteed, assistance provided will be allocated pursuant with regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources and HUD project based rental units) and individual CDBG rating/selection procedures employed by Consortium members. Detailed information on the investment of CDBG resources in FY 2000 required under applicable federal regulations are noted in Annual Plans for each entitlement jurisdiction.

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

The mechanism by which the Maricopa County (Human Services Department) and the City of Mesa (two ESG recipients) commits ESG resources are not anticipated to change within the forthcoming five years. The Maricopa County Human Services Department intends on committing approximately 20 percent of its annual available ESG resources for homeless prevention via short term rental support coupled with needed support services to persons "at risk", while committing the balance of available ESG funds to support the selected operations costs for either transitional or emergency facilities in the Consortium region serving homeless families. The City of Mesa intends on committing all of its annual allocation of ESG resources to finance transitional or emergency shelter facilities and support services for facilities serving primarily homeless families within its corporate limits through a variety of subcontractors. The commitment of such resources shall be made in concert with the regional homeless goals, priorities, objectives and policies noted earlier in this section. Assistance provided will be allocated pursuant with regional and municipal objectives, as well as funding available to providers (including the availability or lack/expiration of McKinney Resources) and individual ESG rating/selection procedures employed by Consortium members. Detailed information on the investment of ESG resources in FY 2000 required under applicable federal regulations are noted in Annual Plans for the City of Mesa and the Maricopa HOME Consortium.

### **Other Affordable Homeless Resources**

The "policies" section of this report offers substantial detail relative to Consortium policies endorsed by all members as to their objectives concerning the use of other available special population resources. Of specific consequence to special populations are annual county contributions under Arnold v. Sarn (subject to legal parameters and issues), annual CSBG/SSBG allocations, WDI funding, etc.

## 2.4 ASSISTED HOUSING STRATEGY, FY 2000 - 2004

There are seven housing authorities (aka PHAs) formed pursuant to ARS 36-1401-22 located within the Maricopa HOME Consortium. These PHAs deliver about **6,887** units of ongoing rental support for those in need within the region, accounting for combined average annual budget expenditures of **\$25.6 million**. Consortium members operate the following programs within the region:

- ▶ CITY OF CHANDLER HOUSING & REDEVELOPMENT DIVISION (AZ028) operating 300 units of public housing and 422 units of Section 8 (vouchers and certificates). PHMAP of 99.25.
- ▶ CITY OF GLENDALE HOUSING AUTHORITY (AZ003) operating 155 units of public housing, 735 units of Section 8 (vouchers and certificates) and 165 units of Section 8 moderate rehabilitation. PHMAP of 100.
- ▶ CITY OF MESA HOUSING AUTHORITY (AZ005) operating 103 units of public housing, 852 units of Section 8 (vouchers and certificates) and 120 units of Section 8 moderate rehabilitation.
- ▶ CITY OF PEORIA HOUSING AUTHORITY (AZ038) operating 70 units of public housing and 82 units of Section 8 (vouchers and certificates). PHMAP of 78.64.
- ▶ CITY OF SCOTTSDALE HOUSING AGENCY (AZ032) operating 375 units of Section 8 (vouchers and certificates).
- ▶ CITY OF TEMPE HOUSING AUTHORITY (AZ031) operating 893 units of Section 8 (vouchers and certificates).
- ▶ MARICOPA COUNTY HOUSING DEPARTMENT (AZ009) operating 917 units of public housing [some units situated within Phoenix] and 1,483 units of Section 8 (vouchers and certificates). PHMAP of 85.75.

As indicated by the PHMAP scores noted above, no 'troubled' or 'poorly performing' PHAs exist within the confines of the Maricopa HOME Consortium service area. Noted on Table 1-16, there are approximately 2,957 households on the waiting list for public housing and 4,292 for Section 8 (both vouchers/certificates and moderate rehabilitation). All waiting lists are presently closed, with waiting periods averaging 12-18 months for public housing and 18 months for Section 8. PHAs within the consortium region have indicated that their Section 504 needs have generally been met for public housing, and estimate that approximately 25% or 392 units (Maricopa and Peoria PHAs) of the total 1,570 public housing inventory are in need of modernization repair (refer to Table 1-16).

**The mission of all of the PHAs in the Consortium are to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.**

### 2.4.1 ASSISTED HOUSING GOALS, OBJECTIVES AND POLICIES

The goals, objectives and policies noted herein have been prepared based on discussions with all PHAs within the Consortium service area (listed above) and incorporates citizen participation, involvement and public hearing processes conducted pursuant to consolidated plan requirements delineated in 24 CFR 91.1 and PHA plan preparation and adoption requirements pursuant to 24 CFR 903.17. Some, but not all, aspects of this PHA strategy should be construed as a part of the Consortium affordable housing strategy reflected in Section 2.1 of the plan, with most relevance to the multi-family component. For more information refer to each adopted PHA Five Year Strategy adopted this fiscal year.



It should be noted that the objectives listed in this section of the plan shall be implemented and reported solely by PHAs in the Consortium directly to HUD, and not in annual Consolidated Planning reporting requirements except for: (1) ongoing multi-family support under (Section 8, Public Housing and Section 8 Moderate Rehabilitation rendered to clients earning from 0-80% MFI; (2) activities coordinated by Consortium members with PHAs; and, (3) joint projects executed by Consortium members and PHAs. Reporting shall be executed through the normal process of reporting on the completion of each PHA's Plan in any given year. Actions by PHAs and Consortium members to implement the strategy will vary during a given year.

**Goal 1 - From FY 2000-'04, preserve the Consortium-wide inventory of 6,524 PHA assisted housing units for clients in need, and increase the inventory where feasible and subject to resource availability over the planning period.**

- Objective A.. Subject to resource availability, seek to increase the inventory of PHA assisted housing over the planning period through the application of additional rental vouchers for clients earning up to 80% MFI.
- Objective B. Subject to resource availability, seek to increase the inventory of assisted housing for households earning up to 80% MFI over existing levels through the production of new, mixed-income multi-family production over the planning period.
- Objective C. Seek to reduce Consortium-wide assisted housing vacancies from existing levels over the planning period.

**FY 2000-2004 Goal 1 Policy Agenda** - From FY 2000 - 2004:

- Pursue available Section 8 resources as they become available within locally adopted assisted housing objectives.
- Pursue the receipt of new public housing resources in tandem with LIHTC resources, tax-exempt financing, other federal, and acquired property inventories, etc. to foster the production of new mixed income, multi-family development for assisted housing clients.
- Where deemed feasible and prudent by local governments, require the recipients of LIHTC resources within the City to draw clients from existing public housing waiting lists.
- Expand the number of families/individuals served through adjusting minimum and maximum rents/payment standards and imposing term limits consistent with QHWRA..
- Investigate and offer acquired properties for project development, which includes, but it not limited to: (1) locally owned property through long-term (over 50 years so bankable) lease or fee-simple conveyance; (2) available federal acquired properties; and, (3) State properties available from ADOT; etc.

- Actively pursue and support available LIHTC transactions by proven development entities within the region.
- Pursue the following incentives to induce the production of affordable housing dwelling units
  - project-based rental assistance allocations.
  - LIHTC commitments.
  - general fund commitments.
  - long-term land leasing practices.
  - tax-exempt financing
  - interest or land write downs.
  - use of subsidies for credit enhancement and/or loan guarantees.
  - public or private acquired properties.
- In all instances where public funds are committed to rental housing projects, commit funding through security instruments that impose long-term housing affordability restrictions governing maximum unit rent levels and income restrictions for eligible clients, as well as mandatory funding loan/grant repayment upon property transfer or repayment over time. Execute such agreements through long-term deed restrictions.
- Investigate the purchase of and/or control of expiring HUD 236/project based Section/HUD Loan Management units, etc. using the resources and techniques noted herein. If feasible, sustain such commitments where deemed prudent as project based commitments to foster the addition of affordable housing production within the region.
- Strategically utilize municipal and PHA powers of eminent domain and bonding authority under ARS 36-1407 and 1410 to acquire and develop rental housing facilities and assemble development sites to induce rental housing production throughout the community.
- In instances where public housing projects are situated in highly distressed areas, strategically marshal resources and utilize statutory powers to concurrently revitalize such regions and foster a heightened quality of life for public housing residents pursuant to adopted PHA and Consolidated Plans.

**Goal 2 - From FY 2000-'04, maintain and improve the quality of the 6,887 assisted housing units operated by PHAs within the consortium presently in service.**

Objective A.. Subject to resource availability, seek to promote the renovation/modernization of public housing units in need of repair throughout the Consortium during the planning period for clients earning up to 50% MFI.

Objective B. Subject to resource availability, foster the replacement of public housing and/or Section 8 units anticipated to be removed from the assisted stock within the region during the planning period, thereby assisting clients earning up to 50% MFI.

- Objective C. Seek to increase public housing management PHAS scores during the planning period.
- Objective D. Seek to increase voucher housing management SEMAP scores during the planning period.
- Objective E. Seek to decrease the number of program units in violation of HQS over the planning period.
- Objective F. Encourage tenant involvement in public housing management issues.

**FY 2000-2004 Goal 2 Policy Agenda** - From FY 2000 - 2004:

- Continue to develop and maintain sound financial controls for public housing and Section 8 operations, maintenance and/or capital improvements.
- Continue to advocate for guaranteed annual State LIHTC allocations for needed public housing improvements, and craft applications for funding.
- Continue to pursue resources under QHWRA for capital and operating resources to improve public housing units in need. Pursue resources for improvement and redevelopment itemized under Goal 1.
- Continue to institute business practices that lead toward self-sustaining public housing project operations to the maximum degree feasible.
- Continue to foster preventative maintenance.
- Continually assess and strive for the provision of economies of scale in service delivery for assisted housing programs.
- Continue to institute cost savings through increased automation in financial management.
- Consider bulk procurement practices and performance contracting to realize costs savings in the purchase of goods and services where feasible.
- Continue to limit tenant transfers under the public housing program.
- Continue to initiate new program guidelines pursuant to QHWRA regulations that foster increased landlord and tenant responsibility in program operations and increase project/program revenues.
- Continue to foster new program rules (consistent with QHWRA) for: tenant damages, security deposits, unit repairs, fee for service inspections, etc for assisted housing programs. Ensure such program initiatives are sensitive to prevailing multi-family market conditions over time.
- Continue to aggressively maintain the quality of assisted rental housing units through ongoing inspection efforts.

- Continue to execute management practices that emphasize maximum landlord and tenant responsibility for unit upkeep and repair.
- Pursuant to QHWRA rules and adopted local PHA Plans, continue to involve Resident Advisory Boards in ongoing PHA Plan preparation and consideration.
- Pursuant to adopted local PHA Plans, continue to involve public housing tenants in crime prevention, the provision of social services, management and operations, and ongoing planning activities.

**Goal 3 - From FY 2000-'04, foster increased assisted housing choices within the Consortium service area.**

- Objective A.. Increase the provision of voucher mobility counseling to participating landlords over the planning period.
- Objective B. Subject to resource availability, implement new, voucher homeownership programs for households earning from 31 to 80% MFI pursuant to local government objectives over the planning period.
- Objective C. Subject to resource availability, convert public housing units to vouchers over the planning period pursuant to local PHA Plan objectives.
- Objective D. Initiate site-based waiting lists for public housing to foster enhanced consumer choice and services for locally determined priority client groups earning under 80% MFI pursuant to local PHA Plan objectives.
- Objective E. Execute sustained outreach to landlords on a continuing basis to enhance the operation of voucher based Section 8 authorized under QHWRA.

**FY 2000-2004 Goal 3 Assisted Housing Policy Agenda** - From FY 2000 - 2004:

- Continue to provide voucher mobility counseling to participating landlords within the region.
- Subject to resource availability and pursuant to adopted PHA Plans in the region, implement new, voucher homeownership programs for households earning more than 31% MFI utilizing program opportunities available under QHWRA.. To the maximum degree feasible, render ongoing homeownership counseling and maintenance programs in tandem with homeownership assistance provided to clients.
- In rendering homeownership support, explore program opportunities available via client 'self-help' initiatives and/or 'lease-purchase' to leverage resources and foster responsibility by owners. Explore the procurement of tax-exempt mortgage revenue bond proceeds and/or mortgage credit certificates to enhance the purchasing power of clients assisted.

- Subject to resource availability and pursuant to adopted PHA Plans in the region, explore homeownership opportunities associated with public housing through the formation of cooperatives.
- Subject to resource availability and pursuant to adopted PHA Plans in the region, dispose of public housing by securing the maximum return on assets and supplying a like number of assisted dwelling opportunities for clients in need. Consider conversions so as to preserve or increase the long-term supply of affordable housing for clients.
- Subject to resource availability and pursuant to adopted PHA and Consolidated Plans in the region, establish public housing site-based waiting lists to attain client income requirements under QHWRA and to ensure that elderly/disabled needs are met in the region.
- Ensure that disabled households seeking admittance to public housing or Section 8 have exhausted all other available affordable housing alternatives open to them in the community prior to the consideration of residency.
- Continue to aggressively pursue existing or newly authorized State of Arizona General Fund resources for disabled households in need, and support the newly created State of Arizona Housing Authority designed exclusively to address the needs of disabled households throughout Arizona. Refer clients as appropriate.
- Continue to execute aggressive outreach programs with landlords to stimulate participation in newly designed Section 8 voucher programs under QHWRA .

**Goal 4 - From FY 2000-'04, foster improvements in the quality of life, economic vitality, and self-sufficiency of families residing in assisted housing within the Consortium service area.**

- Objective A.. For the Consortium as a whole, decrease the incidence of crime committed in public housing over existing levels during the planning period.
- Objective B. For the Consortium as a whole, foster income mixing in the public housing and Section 8 programs to attain an appropriate combination of household incomes and deconcentration pursuant to QHWRA rules and adopted PHA Plans.
- Objective C. For the Consortium as a whole, increase the volume of support services for families and elderly/disabled residents of assisted housing over existing levels during the planning period.
- Objective D. For the Consortium as a whole, transition clients presently residing in family public housing or Section 8 into the community and permanently off housing support over the planning period.

**FY 2000-2004 Goal 4 Assisted Housing Policy Agenda** - From FY 2000 - 2004:

- Continue to institute security improvements and anti-crime support services under the public housing program to enable residents to reside in safe and stable living environments, and avail themselves of needed support services to foster the maximum degree of self-sufficiency attainable.

- Continue to foster cooperative and positive relationships between governmental public safety personnel and tenant organizations/individuals. Aggressively involve tenants in security initiatives and anti-crime activities.
- Continue to foster the deconcentration of Section 8 rental support throughout the region.
- Pursuant to QHWRA rules and adopted local PHA Plans, refine local admission preferences to ensure that about 75% of new Section 8 vouchers issued within a given year serve households earning up to 30% MFI. In addition, ensure that about 40% of available public housing and project-based Section 8 units are made available to households earning up to 30% MFI.
- Pursuant to QHWRA rules and adopted local PHA Plans, assemble and provide for the delivery of comprehensive economic and social support services financed with eligible QHWRA funding, HUD SuperNOFA funding, HUD 'welfare to work' program funding and related categorical program opportunities, CDBG, US DOL employment and training resources, US HHS funding, ADES TANF and other funding (ie CSBG, SSBG, etc), and ADHS behavioral health resources, etc. Provide for ongoing client case management, access to available income maintenance programs, focused economic and social support services and the meaningful preparation and monitoring of client care plans as applicable.
- Pursuant to QHWRA rules and adopted local PHA Plans, continue to stress increasing emphasis and priority for the residents of family assisted housing to attain self-sufficiency within a 3 to 5 year period of time where feasible.

**Goal 5 - From FY 2000-'04, foster equal housing opportunity for clients residing in assisted housing within the Consortium service area.**

Objective A. Ensure that eligibility preferences and PHA Plans adopted provide for equal access to available housing regardless of race, color, religion national origin, sex, familial status, and disability.

Objective B. Continue to undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

Objective C. Ensure that eligibility preferences and PHA Plans adopted ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**FY 2000-2004 Goal 5 Assisted Housing Policy Agenda** - From FY 2000 - 2004:

- Pursuant to QHWRA rules and adopted local PHA Plans, continue to affirmatively market to local non-profit agencies that assist families with disabilities throughout the region.
- Pursuant to QHWRA rules and adopted local PHA Plans, continue to affirmatively market to races/ethnic groups shown to have disproportionate housing needs in the region.

- Pursuant to QHWRA rules and adopted local PHA Plans, continue to counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units in the region.
- Pursuant to QHWRA rules and adopted local PHA Plans, continue to market the section 8 program to owners outside of areas of poverty /minority concentrations in the region.

## 2.5 BARRIERS TO AFFORDABLE HOUSING

This section explains the degree to which the cost of housing or incentives to develop, maintain or improve *affordable housing* are impacted by public policies that include, but are not limited to: tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and other policies that affect the return on residential development. Pursuant to 24 CFR 91.415, this analysis has been prepared for the consortium as a whole, and as such, incorporates both county and municipal practices within the Maricopa HOME Consortium. In undertaking this analysis, emphasis has been placed on factors having a direct bearing on affordable housing production, defined as dwellings serving a clientele earning less than 95% MFI sponsored predominantly by non-profit corporations. A review of housing affordability trends is first presented to provide context to analyses conducted regarding identified barriers.

### 2.5.1 HOUSING AFFORDABILITY IN MARICOPA COUNTY

#### Single Family Highlights

According to the ASU Real Estate Center, housing affordability in Maricopa County has been strengthened by **24% for resale** dwellings and by **39% for newly constructed units** since 1990. This enhancement of home affordability is predominantly due to major reductions in mortgage interest rates (34%) since 1990, which has subsequently mitigated the impact of significant hikes in home values while magnifying the benefit of increases in personal income to the consumer. For the first and second quarters of 1999, substantial gains benefiting the consumer have been eroded by about 10% from 1998 levels, being primarily the result of rising interest rates compounded by increasing new and resale pricing.

#### Rental Highlights

Based on information derived from the ASU Real Estate Center, lower income consumers have faced increasing levels of stress in the Maricopa County rental market from 1990 to date. From 1990 - 1998, rent levels have grown by 47% compared with a 28% hike in median income, thereby eroding rental affordability by about 40%. Assuming population growth, household formation and personal income occur as projected in the Consortium region from FY 2000-'04, rental housing market conditions for lower income consumers are anticipated to continue to remain 'tight'. This assumes over-building does not occur in the regional market and a continuation of prevailing federal tax policy remains in effect.

### 2.5.2 IMPACT OF LOCAL GOVERNMENT ACTIONS ON AFFORDABLE HOUSING PRODUCTION

According the State of Housing In Arizona 2000 prepared by the Arizona Department of Commerce and State Housing Commission, the contribution of various cost components to overall affordable residential development (non-profit sponsor) by type is presented in the following table. It should be noted that the validity of this information is being accepted 'as is' based on research conducted by the Department of Commerce. The information contained within this table for single-family development are based on non-profit sponsored urban and rural subdivision sand based on a 100 unit LIHTC project in the urbanized areas of Tucson. The non-profit cost analyses represents a direct impact to affordable housing production within the study area.



**STATE OF ARIZONA NON-PROFIT  
HOUSING COST MODEL**

<b>COST COMPONENT</b>	<b>SINGLE-FAMILY</b>	<b>MULTI-FAMILY</b>
Construction Materials and Labor -----	59.6%-----	70%
Site Acquisition & Improv. ---	21.6%-----	5.8%
Profit/Dev. Fee -----	4%-----	4.1%
Builder Overhead -----	7.9%-----	8.1%
<b>Governmental Fees -----</b>	<b>3.2%-----</b>	<b>3.6%</b>
<b>Governmental Taxes -----</b>	<b>3.7%-----</b>	<b>n/a</b>
Interim Interest -----	n/a-----	2.4%
Inspections/Insurance/Bonds -----	n/a-----	1.1%
Transaction Expenses -----	n/a-----	2.7%
Closing Costs/a-----	n/a-----	n/a
Professional Fees-----	n/a-----	2.4%

Source: The State of Housing In Arizona, 200.

**Governmental Taxes**

Governmental taxes represent about 3.7% of a single-family subdivision and an unknown percentage for multi-family. Arizona State statutes empower municipal and county government to impose both ad valorem and sales taxes on real estate development in Arizona. Such taxes represent limited impacts to the cost of affordable housing production in Arizona by non-profits for the following reasons:

➤ **Property Taxes** - The municipal and county share (levies) of property taxes (on both real and personal property) in Maricopa County represents no more than 33% of average total collections according to the Arizona Tax Research Association. Under the Arizona public finance system, the major share (67% on average) of primary and secondary property tax levies are derived from elementary and high school districts, community college districts, countywide special districts, State of Arizona levies, and geographic-specific special and/or community facilities districts. In some municipalities in Maricopa County, local governments have elected not to impose any levy on real and/or personal property. On a home or apartment valued at \$55,000 per unit, the average local government (county and city) share of property tax levies would account for about \$278/annum to homebuyers under a tax rate of \$12/\$100 of assessed value, while estimated at \$463/annum incurred by landlords for rentals. Of further consequence is the fact that non-profits have the ability to pursue the complete abatement of all property taxes for qualified affordable housing production. Legislative proposals are underway to ensure for the total abatement of property tax assessments on affordable housing produced by qualified non-profits, and the Maricopa HOME Consortium is in strong support of such legislative proposals.

➤ **Sales Taxes** - Again, local government sales tax collections represent a limited expense for affordable housing production executed by non-profit sponsors. The municipal or county share of sales taxes imposed on construction materials and rents represents no more than 25% of average total collection. Under the Arizona public finance system, the major share (at least 75%) of sales tax

receipts in Maricopa County flow to the State of Arizona and other impacted taxing jurisdictions. On a newly constructed home or apartment valued at \$55,000 per unit, the local share of construction sales tax proceeds would be a one time, non-recurring tax of \$608/unit assuming a municipal rate of 1.7%. The municipal share on assumed annual leasing revenues of rent at \$450/month is estimated \$92/annum based on a rate of 1.7%. Of further consequence is the fact that non-profits have the ability to pursue the complete abatement of all sales taxes for qualified affordable housing production. Again, Legislative endeavors are underway to ensure for the total abatement of sales tax assessments on affordable housing produced by qualified non-profits, and the Maricopa HOME Consortium is in strong support of such legislative proposals.

## **Governmental Fees**

According to the Arizona Housing Commission, governmental fees (i.e. permitting, development and impact fees, etc) represent 3.2% and 3.6% for non-profit sponsored single- and multi- family development, respectively. As such, a \$75,000 newly constructed single-family residence would incorporate \$2,400 in non-recurring governmental fees, while a newly constructed LIHTC project valued at \$60,000/unit would incorporate \$2,160/unit in fees. While such non-recurring fees add cost to the production of affordable housing in the Consortium region, it is common practice by local governments to offer 'fee waivers' for priority affordable housing production. Other market facts also tend to mitigate the impact of governmental fees to affordable productions, as follows:

- Recent market demand studies for the issuance of mortgage revenue bonds indicate that affordable home purchase opportunities for persons earning up to 80% MFI are focused in the resale market. Fully 75% of such demand is derived from the resale market where no such fees are imposed.
- With the exception of the LIHTC program, most multi-family affordable housing production is derived from acquisition and/or rehabilitation, greatly reducing such fees.
- Since newly constructed single- and multi- family affordable housing production have generally been focused within infill or rural areas in the Consortium, local government impact fees were not germane.

Members of the Maricopa HOME Consortium are highly cognizant of the impact of governmental fees to affordable housing production for low and moderate income households and will continue to closely monitor the situation. Members will continue to offer fee waivers to offset development and permit fees for priority affordable housing production determined by individual local governing bodies. Impact/development fees will continue to be assessed pursuant to ARS 9-463.05, as highlighted below:

- ✓ Fees imposed shall result in a beneficial use to the development.
- ✓ Fees collected shall be placed in a separate fund and accounted for separately and be used for the purposes authorized. Interest earned shall be credited to the fund.
- ✓ The municipality shall provide a credit toward the payment of a development fee for the required dedication of public sites and improvements provided by the developer for which that development fee is assessed.
- ✓ The amount development fees assessed must bear a reasonable relationship to the burden imposed upon the municipality to provide additional necessary public services to the development.
- ✓ Such fees shall be assessed in a non-discriminatory manner.

- ✓ In determining and assessing a development fee applying to land in a community facilities district, the municipality shall take into account all public infrastructure provided by the district and capital costs paid by the district for necessary public services and shall not assess a portion of the development fee based on the infrastructure or costs.

Members of the Consortium are committed to the ongoing consideration of determining development/impact fees in a manner that will stimulate priority affordable housing production for lower income households within the legal parameters delineated in state statute and associated case law. Municipal and County members of the Consortium are committed to investigating the exemptions from impact fees priority nonprofit residential development and profit-sponsored development that directly benefits the lowest income consumer possible in light of varying regional market conditions and personal income.

### **Application Of Land Use/Building Controls And Ordinances**

The topics covered in this section and the applicable local codes and state statutes treated are as follows:

- Application of General Plan provisions.
- Application of Building Codes.
- Application of Zoning authority.
- Application of Subdivision Ordinance authority.
- Application of 'Slumlord' Abatement and Neighborhood Improvement Ordinances

Taken as a group, land use/building controls and ordinances can and do affect the uses of private and public property and costs associated with the production and/or preservation of affordable housing for low and moderate income persons. The impacts of these controls and ordinances are predominantly indirect, in that their usage and application would not directly result in a tax or fee imposed to property owners, but would indirectly affect the quality and quantity of existing or future development on both public and private property. Impacts are also subject to fluctuation with dynamic market conditions evident within the Consortium region over time, and as such, the quantification of such impacts can and do vary dramatically on a case by case basis.

### **Application of General Plan Provisions**

A.R.S. 9-461.05 and 11-821 governs the preparation of "long range" general plans by cities and counties within the Consortium, respectively. In 1999, state enabling statutes were significantly changed under the 'Growing Smarter Initiative' to include the following relevant mandatory provisions for communities over 50,000 in population (optional for locales under 50,000):

- ✓ *A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecast housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level.*
- ✓ *A conservation, rehabilitation and redevelopment element consisting of plans and programs for: (a) the elimination of slums and blighted areas; (b) community redevelopment, including housing sites,*

*business and industrial sites and public building sites; (c) neighborhood preservation and revitalization; and, (d) other purposes authorized by law.*

Entitlement communities within the Consortium will ultimately address the aforementioned changes to their general plans, and will consider provisions in their adopted HUD Consolidated Plans in complying with the aforementioned new, statutory requirements.

Among other items, Consortium members are concerned about the prospective negative impacts (higher production costs) of mandatory urban growth boundaries or restrictions on the cost and supply of affordable housing for low- and moderate- income households within the service area. Such concerns are somewhat offset by the passage of state legislation in 1999 that states, "There shall not be a state mandate that a city, charter city, town or county:

- Adopt by ordinance or otherwise any 'growth management' plan, however denominated, containing any provisions relating to such issues as mandatory development fees, mandatory air and water quality controls and street and highway environmental impacts, and requiring that, before adoption, the growth management plan, amendments and exceptions be automatically referred to the voters for approval.
- Establish or recognize, formally or informally, urban growth boundaries, however denominated, that effectively prevent new urban development and extension of public services outside those boundaries.
- Apply or attempt to apply urban growth management restrictions or boundaries to lands owned or held in trust by this state, unless specifically authorized by act of the legislature".

Accordingly, no barriers to affordable housing production are evident in the application of general plan provisions in the region, and the application of recent legislative changes offer the prospect of stimulated affordable residential production in the near term.

### **Application of Building Codes**

Building codes adopted by local governments in Maricopa County tend to be similar, and all comply with national Uniform Building Code (UBC) standards. Codes that are more restrictive than the UBC are not being utilized. Consortium members continue to amend building codes to respond to current and future innovation in homebuilding techniques and materials, energy efficiency and expedited permit processing. Consortium localities continue to confer with the Arizona State University School of Architecture, Central Arizona Home Builders Association and other professional associations concerning innovation in building techniques, materials and energy efficiency, etc. No barriers were found to exist with respect to building codes. All regions within the Consortium are covered by municipal and county building codes. Refer to the following discussion concerning manufactured housing.

### **Application of Zoning Authority**

Zoning authority is based on the need to promote the health, safety, and general welfare of any jurisdiction, and represents "police powers" on which much civil law is based. To implement these purposes, A.R.S. 9-462.01 and 11-802 permits the following actions by cities and counties concerning zoning provisions:

- Regulation of the use of buildings, structures, and land between varying land uses.
- Regulation of signs and billboards.
- Regulation of the locations, height, bulk, and number of stories of buildings, the size and use of its, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, and the intensity of land use.
- Establishment of requirements for off-street parking.
- Establishment of various civic districts and parks.
- Requirement of public dedication of rights-of-way as a condition of rezoning .
- Establishment of flood plain zoning districts and regulations to protect life and property from flooding hazards.
- Establishment of certain zoning districts or regulations for certain lands characterized by adverse topography.
- Establishment of districts of historical significance.

The application of zoning powers by localities in the Consortium directly impacts the value, economic carrying capacity and uses of residential sites and thus, the ultimate pricing for existing and newly constructed housing. All localities within the Consortium continue to encourage zoning provisions that foster locally determined priority affordable housing production through the use of such techniques as density bonuses and other density enhancement provisions, variation in setback requirements, inclusionary zoning procedures, clustering provisions, the rezoning of vacant land, infill, adaptive re-use, alternative and lower cost housing opportunities (modular and/or manufactured housing, SRO's, supportive housing facilities, etc..) to assist low and moderate income households in a non-discriminatory manner pursuant to state statutes and case law. Refer to individual Consortium fair housing & impediment plans for information regarding age overlay district zoning issues.

### **Application of Subdivision Regulations**

A.R.S. 9-463 and 11-806 authorizes the enactment of subdivision regulations by cities and counties in the Consortium, and prescribes the following for such local ordinances:

- Requirements for preparation, submission, amendment, review and approval of preliminary and final plats.
- Standards governing the design of subdivision plats and the improvements required to be furnished by the subdivider.
- Rules governing the exclusion of certain lands from ordinances or subject to certain conditions.
- The dedication of public streets, sewer and water easements, or rights-of-way, and the reservation of lands for parks, recreation facilities, school sites and fire stations, and conditions thereof.
- The establishment of fees to be paid by the subdivider to defray local costs in implementing the ordinance.
- The preparation and submission of engineering plans and specifications for improvements as proof of the adequacy of water and other improvements.
- The posting of performance bonds by the subdivider to assure the installation of required improvements.

All localities within the Consortium apply subdivision regulations and design review standards within the region, offering inducements to stimulate priority affordable housing production within selected geographic infill regions according to unique local needs. Since affordable housing production within the

Consortium is most often executed through acquisition with or without rehabilitation and infill development by non-profit entities, subdivision and design/review inducements tend to reinforce proven production programs. All Consortium members are keenly aware of the impact of subdivision and design/review requirements on affordable housing production, and will continue to monitor such ordinances and procedures to stimulate priority residential development.

### **Application of 'Slumlord' Abatement and Neighborhood Improvement Ordinances**

In 1999, the passage of ARS 12-991-997 and 33-1902 & 1903 authorized the enactment of slumlord abatement in Arizona. The application of this statute by cities and counties within the Consortium represents the removal of a major barrier to affordable housing operation, production and maintenance. Briefly stated, the new statute provides units of local government and the courts with extensive legal enforcement authority and remedies to ensure that 'slum property' rental housing is provided to low and moderate income persons in a decent, safe and sanitary manner. 'Slum property' is defined as property in a state of disrepair and that manifests one or more of the following conditions:

- "structurally unsound.....";
- "lack of potable water, adequate sanitation facilities, adequate water or waste pipe connections";
- "hazardous electrical systems or gas connections";
- "lack of safe and rapid egress"; and,
- "accumulation of human or animal waste, medical or biological waste,.....".

Consortium members are excited about the implications of this statute and see it as the most significant piece of legislation for affordable housing in many years. All members are committed to the challenge of identifying 'slum' properties', registering problem properties and executing appropriate legal action against both the owners (on- site, off- site and absentee) and managers in violation of state law. In the ensuing five years, the Consortium will incorporate the aggressive enforcement of this statute with ongoing code enforcement endeavors, rehabilitation initiatives, neighborhood revitalization plans, and the application of other local ordinances (zoning, subdivision, building code and neighborhood improvement). The aggressive enforcement of this statute enables Consortium members to more effectively focus scarce affordable housing resources by mandating the preservation of the 'at risk' rental stock in a given region. The Maricopa County Assessor and Attorney offices are heavily involved in both the identification, registration and prosecution of 'slumlord properties' inside and outside county jurisdiction. A county task force is working with partners in local governments throughout the Valley to aggressively implement the new, slumlord statute and actually refine it over time.

### **2.5.3 AFFORDABLE HOUSING INCENTIVES/RESOURCES**

The accessibility, equity and volume of existing and new affordable housing incentives and resources represents the top priority of the Maricopa HOME Consortium concerning identified barriers in addressing projected affordable housing demand for low- and moderate- income clients over the next five years. Individual project economics mandate the use of incentives, whose application directly addresses all cost components of residential development. Consortium members are committed to cultivating increased levels of funding reliability and volume to effectively plan for and address heightened levels of need. The Consortium continues to forge partnerships with public and private funding sources to address the barriers and execute the solutions identified below:

- ✓ **Alterations to Commercial Governmental Lease Excise Tax** - ARS 42-6209 authorizes state excise tax abatement for qualified residential, commercial and industrial development within a Central Business District in a redevelopment area for up to 8 years. Consideration be given to raising incentive opportunities available for residential rental properties.
- ✓ **Community Reinvestment Financing** - Community Reinvestment Financing (tax-increment financing) is a proven national tool to stimulate the production of affordable housing as well as to execute local redevelopment and revitalization efforts. More than 35 states currently authorize this type of financing, finding this tool as an extremely positive one for affordable housing. Community Reinvestment Financing is a means to stimulate the redevelopment and economic vitality of distressed areas and neighborhoods by fostering a direct partnership of public and private investment to expedite development in these areas. The Consortium strongly supports that this legislation be vigorously pursued as a means to stimulate affordable housing development in its service area.
- ✓ **Multi-Family Development Demonstration Program** - The Consortium supports the financial and programmatic participation by the Maricopa Industrial Development Authority under the HUD 542(C) risk sharing program for qualified apartment development for low- and moderate- income households throughout the Consortium service area. In addition, this demonstration program be supported through LIHTC allocations from the Arizona Dept. of Commerce. and State of Arizona Housing Trust Fund resources.
- ✓ **Adequate Funding For The State Mental Health System** - Members of the Maricopa HOME Consortium strongly support appropriate funding by the State for housing and services for seriously mentally ill persons and other clients with behavioral health problems according to locally identified priorities and uses. Such funding should be at levels to permanently prevent the incidence of homelessness by such clients within the region.
- ✓ **Preservation of Expiring HUD M/F Inventory** - Members of the Maricopa HOME Consortium are concerned about any and all potential deletions to the assisted housing stock in the service area. The Consortium supports the use of HUD entitlement, state and local resources to sustain the prevailing inventory of assisted dwellings in the region, as well as the certification by the State of Arizona as a PAE.
- ✓ **Geographic Allocation of State Housing Resources** - Members of the Maricopa HOME Consortium support the increase of State Housing Trust Fund (HTF) resources for affordable housing. In addition, the Consortium supports the continuing allocation of State Trust Fund, State HOME and LIHTC resources at average levels not less than proportionate affordable housing need evident within the service area for locally identified priorities and uses.
- ✓ **Non-Profit Tax Exemptions** - Members of the Maricopa HOME Consortium support refinements to state enabling statutes that permanently affirms the exemption of qualified non-profit sponsored affordable housing production from all sales and property taxes imposed by affected taxing jurisdiction in the region.
- ✓ **IDA Surplus Revenues**- Members of the Maricopa HOME Consortium support the annual reporting and commitment of municipal and county IDA surplus revenues for locally identified affordable housing and revitalization priorities and uses mandated by agreement with local governing bodies

and/or by state statute for activities situated within the Consortium service area. The Consortium supports reporting outlined in ARS 35-728(A)(4) be submitted to local governing bodies.

- ✓ **IDA Tax-Exempt and Taxable Financing** - On an annual basis, members of the Maricopa HOME Consortium will work with county and local IDAs within the region to target financing for single- and multi- family bond fundings and re-fundings toward locally identified priorities and needs.
- ✓ **Federal and State Rental Subsidies** - Members of the Maricopa HOME Consortium support the continuing administration of all rental subsidy resources by local housing authorities established pursuant to ARS 36-1401 subject to locally identified priorities and needs. The execution of the State Housing Authority functions authorized under ARS 41-1505 for 'special populations' be financed with state funding or legally dedicated federal rental resources subject to consultation with local governing bodies.
- ✓ **Decentralized Affordable Housing Delivery System** - Members of the Maricopa HOME Consortium support sustained decentralization in the allocation and administration of existing and future federally funded affordable housing/community development program resources in the region mandated by state statute to address locally identified needs and priorities.
- ✓ **Increased Local Resources For Affordable Housing** - Members of the Maricopa HOME Consortium will pursue increased local resources and assets to stimulate the production of affordable housing within the service area to address locally identified needs and priorities. Resources may include, but not be limited to: the conveyance of governmentally owned real estate assets, locally financed housing trust funding, locally generated bond proceeds and financing that may be executed pursuant to ARS 9-441, and other dedicated revenues, etc.

#### **2.5.4 BARRIER REMOVAL STRATEGY**

From FY 2000-'04, members of the Maricopa HOME Consortium may undertake the following actions foster the removal of barriers for affordable housing production in the service area. Actions by Consortium members to implement the strategy will vary during a given year.

- ✓ Continue to waive or abate permitting and development fees for priority affordable housing development and targeted redevelopment approved by local governing bodies.
- ✓ Continue to assess local zoning, subdivision, zoning and impact fees to foster affordable housing production pursuant to priorities set by local governing bodies.
- ✓ Continue to grant density bonuses, clustering, rezoning of vacant land, flexible setback requirements, adaptive re-use, inclusionary zoning and other incentives to priority affordable housing projects to production and preservation.
- ✓ Work with the State Housing Commission to ensure that current and existing growth planning controls foster needed affordable production.
- ✓ Continue to implement expedited permit processing for priority affordable housing production.



- ✓ Continue to monitor and update building codes to provide for cost effective construction and quality manufactured housing development.
- ✓ Aggressively implement the new slumlord statute to identify and remedy projects out of compliance, thereby enhancing and preserving the existing supply of multi-family units.
- ✓ Consistent with local priorities, foster the quality siting of manufactured housing.
- ✓ Promote the use of alternative labor in housing programs through self help initiatives.
- ✓ Continue to foster the use of alternative building materials.
- ✓ Continue to inventory surplus local and county land and improvements for their use in affordable housing production. Execute land banking where prudent and feasible pursuant to local objectives.
- ✓ Continue to investigate the feasibility of enacting impact fee exemptions, or partial abatements, for priority non-profit sponsored residential development for persons earning up to 80% MFI and priority profit-sponsored residential development for benefiting the lowest income consumer possible in light of individual market conditions and personal income within a given jurisdiction.
- ✓ Work through the State Housing Commission to enact state statues that authorize tax increment financing, alter the commercial lease excise tax for more favorable provisions for affordable residential, adequate funding of the state mental health system and affirms the exemption of nonprofits from sales and property tax provisions.
- ✓ Establish a dialogue with the Maricopa IDA leading toward the initiation of demonstration multi-family initiatives utilizing the HUD 542 risk sharing and LIHTC programs, joint funding for multi-family and homeless/supportive housing development, public purpose provisions associated with multi-family refundings, etc.
- ✓ Establish a dialogue with the Maricopa IDA leading toward the initiation of joint funding for affordable single-family housing production, sustained reporting on bond financing activity to the Consortium, and single-family MRB project structuring addressing Consortium-wide objectives.

## 2.6 INSTITUTIONAL STRUCTURE AND COORDINATION

### 2.6.1 INSTITUTIONAL STRUCTURE

The Maricopa HOME Consortium will use the following institutional structure to achieve its affordable housing objectives. A description and assessment of this structure is presented below. Consistent with federal regulations, discussions of individual organizations has not been provided, but an analysis of organizational types (public, private, non-profit, etc.) of organizations is presented.

#### *Public Organizations*

**Local Government Members of The Maricopa HOME Consortium** - Comprised of all incorporated and unincorporated regions in Maricopa County with the exception of Phoenix, this diverse region consists of the entitlement communities of Chandler, Tempe, Glendale, Scottsdale, Mesa, Peoria, Gilbert and the Urban County region. The Urban County includes unincorporated Maricopa County as well as all communities under 50,000 in population. Cities, towns and Maricopa County are the primary vehicles for delivering affordable housing resources and programs in the Consortium service area. By statute, Town Councils, City Councils, and the Maricopa County Board of Supervisors are empowered to control land use within their corporate limits through the enactment of local ordinances and codes, initiate and authorize financing for affordable housing through bonded debt in compliance with applicable federal and state tax codes, administer federal, state, and locally financed grant-in-aid programs, authorize the creation of housing authorities (PHA's), execute the power of eminent domain pursuant to state statute, designate redevelopment districts, prepare and adopt general plans, and appropriate tax incentive opportunities, etc. All entitlement communities have community development and/or housing divisions that administer and execute affordable housing programs, while all the smaller Urban County locales have administrative personnel delivering affordable housing/community development programs (often performing a variety of municipal functions). The strengths of local and county governmental members of the Consortium are as follows:

- ✓ A commitment to provide a balanced housing stock for varying household income groups in the region, and to revitalize distressed areas throughout the jurisdiction.
- ✓ A commitment to provide or pursue local sources of financing for priority affordable housing production, community development and mitigate homelessness.
- ✓ A growing commitment to address homeless needs within the service area through local service providers, and the continuing commitment to address homeless issues on a regional basis through the Maricopa Association of Governments.
- ✓ The continuing commitment to address homelessness through long-term programs and solutions aimed at permanently resolving issues versus inadequate short-term programs and solutions.
- ✓ In the larger entitlement communities characterized by dedicated housing and community development staff, proven technical capacity to administer affordable housing programs and stimulate priority affordable housing production.
- ✓ For the Consortium organization as a whole, a proven track record to work cooperatively in the administration, reporting, management and execution of federal housing and community development programs, as well as identifying and crafting solutions for salient housing and community development needs.

- ✓ For the Consortium organization as a whole, a proven commitment to speak with a unified and expert voice to the affordable housing industry, funding providers, public bodies, and profit/non-profit service providers to achieve priority housing production for all members.
- ✓ Cooperation between the cities and the county to address issues associated with county 'islands'.
- ✓ By virtue of Arizona enabling statutes, an extensive arsenal of tools to address affordable housing issues.
- ✓ A strong commitment to working cooperatively on homeless and supportive housing issues through the 'continuum of care' process.
- ✓ Exceptionally strong employment growth projected in the region through the planning period.

The gaps evident for local and county governmental members of the Consortium are as follows:

- ✓ A stronger ongoing working relationship with local industrial development authorities to foster needed affordable housing production.
- ✓ Inadequate local government resources to address growing affordable housing demand.
- ✓ A continuation of decentralized state- administered federal funding so needed to enable units of local government to rely on and effectively plan for affordable housing production to achieve locally established priorities.
- ✓ In smaller communities characterized by non-dedicated housing and community development staff, the need for sustained technical assistance to stimulate priority affordable housing production and community development through the Maricopa Community Development Department.
- ✓ A need to supplement the arsenal of tools to address affordable housing issues.

**Local Housing Authorities (PHA's)** - Throughout the Consortium service area, PHA's deliver a host of affordable housing programs primarily aimed at the administration of rental subsidies, support services to clients assisted and multi-family production. Pursuant to State statute, all local PHAs in Maricopa County are formed as departments of units of local government with housing authority commissioners appointed by local and town councils or the board of supervisors. PHAs hire and undertake procurement through adopted local government procedures. All development sites, PHA plans and demolition/disposition of projects are ultimately subject to the review/approval of local governing bodies. No troubled PHAs exist within the Consortium. The strengths of local and county PHA members of the Consortium are as follows:

- ✓ PHAs continue to deliver high quality rental subsidy support programs pursuant to adopted PHA plans with PHMAP scores ranging from 78.64% (in Peoria) to 100% (Glendale).
- ✓ Of the 2,957 public housing units in the region, only 764 (26%) are in need of repair, indicating significant progress in addressing such needs.
- ✓ In some instances (Mesa), general funds are being used to support public housing activities.
- ✓ PHAs continue to coordinate and integrate needed support services for public housing and Section 8 occupants, thereby fostering the transition of residents out of rental subsidy programs into shallower subsidy or unsubsidized dwellings and self-sufficiency.
- ✓ Recent state enabling statutes have significantly enhanced the powers of local public housing authorities through the provision of eminent domain, condemnation and bond issuance authority. The impact of these statutes have yet to be realized given their recent passage.

- ✓ The passage of new state law provides for the creation of a new state housing authority legally empowered to address the needs of disabled households.

The gaps evident for local and county PHA members of the Consortium are as follows:

- ✓ A stronger ongoing working relationship with local industrial development authorities to foster needed affordable housing production.
- ✓ Inadequate local government resources to address growing affordable housing demand.
- ✓ A continuation of decentralized state- administered federal funding so needed to enable PHAs to rely on and effectively plan for affordable housing production according for locally established PHA plan priorities and project uses.
- ✓ The creation of a new state housing authority legally empowered to address the needs of disabled households included no new dedicated state funding attached.
- ✓ Projected market conditions in the region that have and will continue to hike the cost of providing existing programs and the cost of new housing production.

**Local Industrial Development Authorities (IDA's)** - These organizations have the ability to issue tax-exempt and taxable debt to finance residential development. The Maricopa and City of Mesa IDAs have the power to issue bonds (tax-exempt and taxable) for single-family mortgage financing, as well as mortgage credit certificates. By statute, the State of Arizona regulates the volume of residential financing authority of local IDA's through the commitment of state cap authority for private activity bonds. The strengths of local and county IDAs operating in the Consortium are as follows:

- ✓ IDA staff and attorneys represent the highest level of expertise for affordable housing production in the region. Maricopa County ranks as one of the top local issuers in the nation.
- ✓ State enabling authority for local and county IDAs in the Consortium is quite extensive, offering an arsenal of tools critical to affordable housing production and community development throughout the Consortium service area.
- ✓ As a result of statutes passed in 1998, the Maricopa and Mesa IDAs may avail themselves of approximately \$30 million/annum in regional privately activity bond allocations for tax-exempt, single-family transactions, thereby offering a vehicle to effectively plan for and deliver extensive affordable housing production.
- ✓ By statute, IDAs may enter into intergovernmental agreements with any issuer statewide, thereby offering enhanced service delivery potential for the Consortium service area.
- ✓ IDAs can and do generate surplus revenues from transactions financed and re-financed.

The gaps evident for local and county IDAs operating in the Consortium are as follows:

- ✓ Limited coordination between Consortium members and local IDAs, thereby inhibiting needed affordable production for locally identified needs.
- ✓ A much stronger connection regarding the usage of IDA surplus revenues and activities targeted for locally adopted priority needs.
- ✓ The need to enact initial and ongoing agreements with the consortium of local governments in the service area to target resources, allocate bond proceeds and integrate bond issuance activities for locally adopted and identified priorities.
- ✓ A continuation of decentralized state- bond cap allocations to local IDAs to enable them to rely on and achieve affordable housing production according to locally identified priorities.

- ✓ Projected market conditions in the region that have and will continue to hike the cost of generating affordable housing production.

**State Governmental Agencies** - Various state agencies directly or indirectly affect affordable housing issues and policy in the Consortium service area. Since the Arizona Department of Commerce (ADOC) is the lead agency in delivering state affordable housing programs, discussions are focused on this agency. The ADOC administers HOME program resources, LIHTC resources, HTF program funds, private activity cap allocations and state housing authority endeavors significantly affecting Consortium members. ADOC activities and funding greatly benefits Consortium members, and the capacity of the state is most effective for very small communities and rural Arizona. The strengths of ADOC program resources and staff are as follows:

- ✓ HOME, LIHTC and HTF resources are of great benefit and needed in much greater quantity allocated in a more flexible and decentralized manner.
- ✓ The recent enactment of State PHA legislation is needed, yet with additional state resources, especially for seriously mentally ill persons.
- ✓ New action zone resources are needed to revitalize neighborhoods.

The gaps evident for ADOC staff operating in and state resources targeted to the Consortium are as follows:

- ✓ A continuation of decentralized state- administered federal funding so needed to enable units of local government to rely on and effectively plan for affordable housing production to achieve locally established priorities and project uses.
- ✓ Funding that is accessible, and not excessively prescriptive or complicated to secure to where it negates locally crafted priorities.
- ✓ The commitment by HUD for ongoing and adequate technical assistance resources selected by members of the Consortium to secure competent support and address priority needs in the service area.
- ✓ The need for sustained geographic 'pass through' allocations of state- administered federal resources directly to Consortium members for locally identified priorities. By fostering an enhanced level of reliable resources committed to the region, production in the service area can be enhanced.
- ✓ The commitment of new state resources to finance state housing authority functions for disabled persons according to local objectives, thereby offering adding value of such endeavors within the Consortium service area.
- ✓ Aggressive efforts by the State Housing Commission to implement the provisions of the Consortium consolidated plan.
- ✓ Aggressive efforts by the State Housing Commission and the Department of Commerce to secure additional resources for affordable housing and community development through the identification and commitment of State Land Department resources and ADOT ROW, adequate funding by ADHS for the SMI, the use of ADOR information for housing planning purposes, ongoing support by the Attorney General's Office for fair housing issues and enforcement, etc.

### *Non-Profit Organizations*

A wide variety of non-profit organizations exist within the Consortium service area, and deliver a wide variety of services within the region, as follows:

- Housing Development Services - for single- and multi- family development, acquisition, rehabilitation, project management and support services. These services are often provided at the request of member local units of government who may or may not elect to render direct services to clients. Depending upon the bylaws of the nonprofit, such entities can be empowered to issues bonds exempt from private activity cap limitations under IRS law, and as such, offer primary vehicles for tax-exempt financing for multi-family development. Such organizations may or may not be formed as CHDOs, thereby eligible to receive dedicated annual commitments under the HOME program; and,
- Support Services - whether provided to homeless or supportive housing populations, these nonprofits are typically providers of direct services to homeless or very low income clients, and typically render services for a wide variety of governmental programs (ie. McKinney, ALTCCS, ESG, ADHS-BHS resources, CSBG, SSBG, TANF, WDI, welfare to work, etc).

The capacity and coverage of non-profits within the Consortium service area varies dramatically. Being the primary service provider of affordable housing/homeless/supportive housing programs and support services in the region through governmental support, their capacity and intention to attain locally established priorities is crucial. The capacity of nonprofits in the region is also a function of the expertise and intentions of any specific organization, as well as the knowledge and management capability of local governments contracting for services. Consortium members are well aware that nonprofit status alone does not indicate altruistic purposes, intentions or actions. Consortium members seek to work with non-profit organizations to ensure the effective delivery of services to address identified needs, enhance fund raising efforts by such organizations, render technical assistance services and support in topical areas associated with affordable and supportive housing, cultivate incentives under local ordinances, as well as foster effective administrative management and financial controls by non-profit management. The strengths of nonprofits operating within the Consortium service area are as follows:

- ✓ Overall, the Consortium region is rather well served by housing development nonprofits. These organizations incorporate highly varied levels of expertise and capacity. There are voids in coverage in the west side of the Valley.
- ✓ Capable shelter providers are evident in the region, and increased needs may become evident for these types of providers in the future.
- ✓ The region is well served by ADHS-BHS financed non-profits rendering shelter and support services to SMI as well as non-profit agencies rendering CSBG, SSBG, ESG and related ongoing state supported direct service and community action programs for the very low income and near homeless in the region.
- ✓ Increasingly strong links are occurring between the public finance community and selected nonprofits in the region, thereby offering positive implications for future affordable housing production.

The gaps evident for nonprofits operating in the Consortium are as follows:

- ✓ Smaller non-profit agencies and start-ups often struggle with adequate resources to cover ongoing operations and administrative costs, as well as the installation and maintenance of systems to provide for effective financial and program controls.

- ✓ Coverage by existing housing development nonprofits are inadequate in the western part of the Valley.
- ✓ Tight market conditions and the increasing cost to acquire, rehabilitate, construct and operate multi- and single- family dwellings are straining the ability of nonprofit housing development entities to deliver product for low- and moderate- income households in the service area.
- ✓ With respect to McKinney resources, the number of administrative entities rendering oversight and coordination can adversely impact the ability of providers in the field to secure adequate administrative funding to conduct program operations.
- ✓ The need for decentralized state- administered federal funding has impaired the ability of Consortium members to target flexible nonprofit resources to high priority activities for nonprofits in the region.
- ✓ Inadequate volume of emergency and transitional shelters to address the immediate and long-terms needs of homeless persons.
- ✓ Inadequate volume of affordable, supportive housing facilities and services to address the unique needs of frail elderly persons, elderly persons, SMI persons, persons infected with HIV, handicapped persons, and migrant and seasonal farmworkers.
- ✓ Inadequate homeless prevention programs, aimed at assisting individuals and families before distressing circumstances forces the worst, and when the cost of returning clients to a stable environment is the least. Prevention programs ought to be aimed at addressing SMI persons' supportive housing needs, eviction prevention or mediation, and release policies instituted by correctional, hospital, and other institutional facilities.

### ***Profit Organizations***

Private, profit organizations play an important role in the provision of affordable housing resources and expertise in the region. The Consortium will seek the resources and expertise of a wide variety of private organizations to address identified needs in the region. A discussion of the organizations to be tapped follows below.

- ✓ *Private Lending Institutions* - The Community Reinvestment Act (CRA) divisions of local thrift institutions, in conjunction with the Arizona Bankers Association, Savings & Loan League of Arizona, and the Multi-Bank Organizations (non-profit) will be tapped to induce private lending for lower-income households and families throughout the region. Efforts to be taken shall seek to stimulate lending and donations by these organizations through the use of incentives. These organizations are extremely important in providing necessary financing for construction or rehabilitation related activities to deliver affordable housing production. Efforts have been included in the strategies to induce fixed asset lending, consumer related financing (mobile homes), and secure needed expertise on local advisory bodies and councils.
- ✓ *Private Development Concerns* - These organizations are extremely important in fostering the construction, renovation, and/or acquisition of affordable housing, and offer extensive expertise. Ongoing efforts to induce private development for affordable and supportive housing needs through the strategic application of local land use ordinances, building/development fees, tax incentives, tax-exempt financing and the commitment of grant-in-aid support. In addition, Consortium members will continue to tap proven expertise from the development industry to induce affordable housing production.

- ✓ *Private Associations* - Consortium members will continue to tap private industry associations representing the homebuilding, real estate, manufactured housing, lending and labor associations for ongoing expertise, advice and production.

## **2.6.2 COORDINATION**

Coordination activities to be undertaken from FY '00-'04 between public and assisted housing providers (PHAs) and private and governmental social service/health agencies are as follows:

- ✓ The continuing commitment of McKinney resources shall be undertaken through cooperative 'continuum of care' funding and service delivery strategies crafted on an ongoing basis. Annual 'continuum of care' plans and funding strategies involve key county and municipal social service and health organizations, housing agencies, mental and behavioral health providers, homeless shelter and service providers, private sector interests, and a wide variety of United Way organizations. These organizations will continue to collaborate to cooperatively assess the gaps in the housing and service delivery system for homeless, supportive housing and other 'at risk' populations, craft strategies to innovatively address identified needs and establish annual targeted funding recommendations for those in need. Regionwide 'continuum of care' initiatives undertaken in Maricopa County have proven to be quite successful and effective, and continue to produce exceptional coordination among healthcare and social service agencies and the direct providers of shelter and housing support for the lowest income clients throughout the Consortium service area. Members of the Consortium will continue to serve on 'continuum of care' committees and work within the process to comprehensively address the needs of supportive housing and homeless clients in the region. Other coordination efforts are discussed in the homeless and supportive housing strategies (refer to sections 2.2 & 2.3) incorporated within this plan.
- ✓ Consortium members will continue to commit CDBG resources to support service and healthcare providers consistent with consolidated plan objectives and priorities subject to resource availability and dynamic needs. Commitments will include, but not be limited to activities to strengthen FSS programs and services, address key social service gaps within their jurisdictions, prevent homelessness and foster client self sufficiency. Refer to the homeless and supportive housing strategies with the plan (section 2.2 and 2.3) as well as to individual member nonhousing and action plans for further details.
- ✓ PHAs operating within the Consortium shall continue to work cooperatively to stimulate client self sufficiency with support services and healthcare providers in the region to attain adopted PHA Plan objectives and priorities. Toward that end and pursuant to QHWRA rules and adopted local PHA Plans, members will assemble and provide for the delivery of comprehensive economic and social support services financed with eligible QHWRA funding, HUD SuperNofa funding, HUD 'welfare to work' program funding and related categorical program opportunities, CDBG, US DOL employment and training resources, US HHS funding, ADES TANF and other funding (ie CSBG, SSBG, etc), and ADHS behavioral health resources, etc. PHAs shall continue to provide for ongoing client case management, access to available income maintenance programs, focused economic and social support services and the meaningful preparation and monitoring of client care plans as applicable. Refer to Consortium PHA strategy (section 2.4) for more details.



## 2.7 ANTI-POVERTY STRATEGY

### 2.7.1 OVERVIEW OF POVERTY IN THE CONSORTIUM REGION

It is estimated that 161,667 persons or 9.7% of the Consortium population will meet the federal definition of poverty in 2000, down from 10.7% of the population in 1990. Like the rest of the nation, poverty levels in the Consortium are declining slightly, the result of growing household income. If the regional economy continues to expand coupled with current demographic trends, poverty levels are anticipated to abate somewhat from FY 2000 through FY 2004. However, despite the growth in household income over an increasing proportion of the Consortium region, the incidence of poverty among minority families and single-parent households is projected to remain higher, as well as in distressed neighborhoods throughout the region. The incidence of poverty among minority households (22%) in the Consortium is three times higher than for non-minorities (7.2%). In sheer numbers, non-minorities comprise over 60% of the number of persons in poverty.

### 2.7.2 FY 2000-'04 CONSORTIUM ANTI-POVERTY STRATEGY

Pursuant to 24 CFR 91.415, this strategy has been prepared for the consortium as a whole, and as such, incorporates both county and municipal practices to be executed within the region over from FY '00 to '04. Actions by Consortium members to implement the strategy will vary during a given year. It is estimated that poverty will be reduced by about 500 persons per annum from WDI employment and training related activities, as well as from other related anti-poverty programs discussed within this section.

➤ **Goal 1. - Pursuant to Section 3 of the HCD Act of 1968, continue to offer jobs and procure services/materials from very low- and low- income persons, as well as designated MBE/WBE business enterprises. Accordingly, increase employment for low- and very low- income persons by subrecipients by 10% over the planning period.**

➤ **Programs To Achieve Goal 1** - Affected programs include, but are not limited to: HOME, CDBG, ESG, all QHWRA programs, Welfare to Work vouchers, Youthbuild, John Heinz and HUD EDI programs.

➤ **Policies To Achieve Goal 1 - Consortium members will continue to:**

- ✓ Mandate priority hiring, employment recruitment, training and employee selection procedures with subrecipients for low- and very low- income persons.
- ✓ Mandate priority vendor recruitment and selection procedures that increase outreach with and employment for low- and very low- income persons.
- ✓ Consistent with adopted PHA Plans, continue to aggressively provide direct employment and vending opportunities for low- and very low- income persons within the public housing program.
- ✓ Maintain and update inventories of MBE/WBEs.
- ✓ Distribute notices to MBE/WBEs in accessing consortium contracting opportunities through a variety of means.
- ✓ Advertise bid opportunities and certification procedures in the local media like *El Sol*, *the Westsider*, *the Glendale Star*, *the Scottsdale Progress*, *the Mesa Tribune*, *the Tempe Daily News*, *the Chandler Chronicle*, *the Arizona Republic & Gazette*, *the Business Gazette*, Cable TV, via

'Plans rooms', via local Chambers of Commerce (procurement assistance programs), through minority Chambers (procurement assistance programs), and other relevant media opportunities.

- ✓ Participate with the MBE/WBE Program Office of Maricopa County, thereby enabling an enhanced distribution of MBE/WBE bid opportunities for all consortium contracting opportunities.
- ✓ Participate on the Minority Supplier Development Council to foster enhanced MBE/WBE outreach and promotion.
- ✓ Strengthen the 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 MBE/WBEs to foster minority outreach, certification and promotion.

**➤ Goal 2. - Pursuant to QHWRA rules and adopted PHA Plans, execute existing FSS programs and foster employment opportunities for low- and very low income persons residing within public housing and Section 8 programs.**

**➤ Programs To Achieve Goal 2 -** Affected programs include, but are not limited to: CDBG, Public Housing, other QHWRA programs, Welfare to Work vouchers, Youthbuild, John Heinz, HUD Resident Opportunities/Self Sufficiency programs, HUD Step Up program, HUD Jobs Plus Demonstration program, HUD Moving To Work Demonstration program, etc.

**➤ Policies To Achieve Goal 2 - Consortium members will continue to:**

- ✓ Institute security improvements and anti-crime support services under the public housing program to enable residents to reside in safe and stable living environments, and avail themselves of needed support services to foster the maximum degree of self-sufficiency attainable.
- ✓ Foster cooperative and positive relationships between governmental public safety personnel and tenant organizations/individuals. Aggressively involve public housing tenants in security initiatives and anti-crime activities.
- ✓ Foster the deconcentration of Section 8 rental support throughout the region.
- ✓ Subject to annual HUD appropriations, apply for HUD Resident Opportunities/Self Sufficiency, the Jobs Plus and Moving to Work demonstration programs to stimulate employment opportunities for the residents of public housing, and thus reduce the incidence of poverty among clients.
- ✓ Pursuant to QHWRA rules and adopted local PHA Plans, assemble and provide for the delivery of comprehensive economic and social support services financed with eligible QHWRA funding, HUD SuperNofa funding, HUD 'welfare to work' program funding and related categorical program opportunities, CDBG, US DOL employment and training resources, US HHS funding, ADES TANF and other funding (ie CSBG, SSBG, etc), and ADHS behavioral health resources, etc. Provide for ongoing client case management, access to available income maintenance programs, focused economic and social support services and the meaningful preparation and monitoring of client care plans as applicable.

- ✓ Pursuant to QHWRA rules and adopted local PHA Plans, pursue the receipt of welfare to work vouchers from HUD subject to resource availability.
- ✓ Pursuant to QHWRA rules and adopted local PHA Plans, continue to stress increasing emphasis and priority for the residents of family assisted housing to attain self-sufficiency within a 3 to 5 year period of time where feasible.
- ✓ Mandate priority hiring, employment recruitment, training and employee selection procedures for public housing residents in direct PHA program operations and indirect services/materials rendered by outside vendors.

➤ **Goal 3. - Pursuant to new Workforce Development Initiative funding and program plans, reduce poverty levels throughout the Consortium service area through employment and training program operations and the integration of such funding with assisted housing resources where feasible and in concert with adopted PHA and Consolidated Plans.**

➤ **Programs To Achieve Goal 3 -** Affected programs include, but are not limited to: CDBG, DOL WDI resources, and QHWRA programs, etc.

➤ **Policies To Achieve Goal 3- Consortium members will continue to:**

- ✓ Streamline WDI services through enhanced integration via a one-stop delivery system in geographical locations situated throughout the service area where WDI, Unemployment Insurance, Vocational Rehabilitation services, Job Service, adult education and literacy, Welfare to Work, post-secondary educational services, selected HUD CDBG public services, CSBG and Trade Adjustment Assistance and NAFTA employment and training services are rendered to clients in need.
- ✓ Connect other service delivery sites electronically to one-stop delivery facilities.
- ✓ Empower individuals to choose training through the use of vouchers (Individual Training Accounts) and a 'consumer report' containing performance information on training providers.
- ✓ Strengthen WDI financed employment and training service levels through planned performance rates, earning levels and retention, and sustained improvement initiatives.
- ✓ Continue to strengthen links between WDI employment and training services, TANF, assisted housing and local transportation services.
- ✓ PHAs shall continue to integrate WDI employment and training resources into ongoing FSS initiatives, comprehensive support services being rendered on- and off- site to assisted housing residents, and through the strategic investment of CDBG resources for needed public services pursuant to adopted consolidated plans.
- ✓ Subject to appropriations, continue to annually place 500 adults and 80 youth in jobs as a result of WDI employment and training services.

**• Goal 4. - Pursuant to TANF and (Federal/State) welfare to work initiatives and regulations, reduce poverty levels throughout the Consortium service area through enhanced support services to TANF families transitioning to employment.**

**• Programs To Achieve Goal 4 -** Affected programs include, but are not limited to: Welfare to Work funding, State of Arizona Jobs program, TANF and QHWRA programs, etc.

**• Policies To Achieve Goal 4- Consortium members will continue to:**

- ✓ Subject to annual legislative appropriations, provide 'wheels to work' grants and tax credits for employed TANF recipients requiring reliable transportation. Execute sustained outreach with the business community to foster enhanced levels of charitable tax credits issued.
- ✓ Subject to annual legislative appropriations, render life skills services for employed TANF recipients to foster employment retention.
- ✓ Subject to annual legislative appropriations, render 'young fathers program', services designed to remove sustained dependency on TANF or fathers 'at risk' of dependency.
- ✓ Subject to annual legislative appropriations, render supportive services and vocational education grants for work training for TANF recipients designed to stimulate self-sufficiency and permanent employment.
- ✓ Subject to annual legislative appropriations, provide 'character education training' and 'domestic violence post shelter training' programs designed to encourage TANF youth employment and self sufficiency/employment among victims of domestic violence exiting shelters and eligible or on TANF.
- ✓ Subject to annual legislative appropriations, render 'employment transition program initiatives' providing direct support and intervention services to TANF families with multiple barriers to employment. Services include a complete set of support services.
- ✓ Subject to annual legislative appropriations (Federal/State), offer tax credits for the employers of TANF recipients to reduce the incidence of poverty. Execute sustained outreach with the business community to foster enhanced levels of charitable tax credits used in the region.

**• Goal 5. - Consistent with adopted Consolidated Plans, reduce poverty levels throughout the Consortium service area through the strategic commitment of CDBG and other HUD resources for anti-crime, employment and training and other support services to persons in a state of poverty.**

**• Programs To Achieve Goal 5 -** Affected programs include, but are not limited to: CDBG, John Heinz Neighborhood Development Program, HUD Step Up Program, HUD EDI Program, HUD Enterprise Zones/Empowerment Communities, Youthbuild and CIIC program.

**• Policies To Achieve Goal 5- Consortium members will continue to:**

- ✓ Subject to adopted Consolidated Plans, commit CDBG resources for public facilities and services, etc that foster the reduction of persons in poverty throughout the Consortium service area. Seek to reduce poverty within the service area by up to 10% over the planning period through such commitments.
- ✓ Subject to adopted Consolidated Plans, pursue HUD EDI and/or CIIC funding for locally identified priority business recruitment, retention and/or creation projects that foster the reduction of persons in poverty. Ensure such projects are crafted in a fiscally prudent manner and are effectively underwritten.
- ✓ Consistent with local priorities, pursue the enactment of Neighborhood Revitalization Strategies in eligible and targeted areas to foster neighborhood revitalization and the reduction of poverty. Marshal the investment of other resources in such regions.
- ✓ Subject to annual HUD appropriations, pursue the receipt of John Heinz funds for distressed neighborhoods to reduce the incidence of persons in poverty, and emphasizing the procurement of funding for housing rehabilitation endeavors.
- ✓ Subject to annual HUD appropriations and local priorities, pursue the receipt of federal Enterprise Zone and Empowerment Community designations for adopted State-designated Enterprise Zones and other priority geographic regions to be established over time. Marshal additional public and private resources to induce federal designations for business recruitment, retention and start-up support that reduces the incidence of poverty in the region.
- ✓ Subject to annual HUD appropriations and local priorities, pursue the receipt of Youthbuild resources in connection with local housing rehabilitation and job training apprenticeship activities pursuant to adopted consolidated plans.
- ✓ Subject to annual HUD appropriations, pursue the receipt of the HUD Step Up program (reliant on Davis Bacon issues) for apprenticeship training to reduce the incidence of poverty.

**➤ Goal 6. - Consistent with adopted Consolidated Plans and local priorities, reduce poverty levels throughout the Consortium service area through strategic business retention, creation and start-up activities.**

**➤ Programs To Achieve Goal 6 -** Affected programs include, but are not limited to: State Enterprise Zone, Workforce and Job Recruitment program, CEDC resources, Commercial Leasing Excise Tax program and Industrial Revenue Bonds, etc.

**➤ Policies To Achieve Goal 6 - Consortium members will continue to:**

- ✓ Subject to State appropriations and local priorities, establish state enterprise zones in targeted areas to stimulate strategic job growth and retention, as well as reducing the incidence of poverty. Marshal other resources in such regions as needed.

- ✓ Subject to State appropriations and local priorities, pursue training resources derived from the Workforce and Job Recruitment program to attract targeted industries within the region to foster job creation and the reduction of poverty.
- ✓ In concert with local economic development priorities, commit Industrial Revenue Bonds for strategic projects requiring public purpose benefit requirements for lower income employment, thereby reducing the incidence of poverty in the region.
- ✓ In concert with local economic development and redevelopment priorities, strategically utilize enabling statutes to acquire and clear sites for redevelopment and employment opportunities for lower income households, as well as the usage of Commercial Lease Excise Tax in Central Business Districts to generate business retention and creation for persons in poverty.

• **Goal 7. - Consistent with adopted Consolidated Plans and local priorities, reduce poverty levels throughout the Consortium service area through the execution of CAP funded/administered activities.**

• **Programs To Achieve Goal 7** - Affected programs include, but are not limited to: ESG, utility deposit support, utility related emergency home repair, utility disconnect programs, Weatherization/LIHEAP, short-term rental vouchers, mortgage foreclosure support, basic needs case management and eviction intervention, etc.

• **Policies To Achieve Goal 7 - Consortium members will continue to:**

- ✓ Subject to appropriations, annually provide housing vouchers for 1,000 households.
- ✓ Subject to appropriations, annually assist 265 households under the Weatherization/LIHEAP program.
- ✓ Subject to appropriations, annually provide 5,000 units of food boxes and clothing, etc to families in need.
- ✓ Subject to appropriations, annually assist 5,000 households with utility assistance, repair/replacement and deposits to families in need.
- ✓ Subject to appropriations, annually assist 1,000 households with services vouchers to families in need.
- ✓ Subject to appropriations, annually assist 22,000 households with case management, counseling, energy education, employment related assistance, education referrals, etc.
- ✓ Subject to appropriations, annually assist 17,000 households with referrals to providers offering basic meals, medical services, transportation, case management, domestic violence, educational and employment/training services, etc.

• **Goal 8. - Consistent with adopted Consolidated Plans and local priorities, reduce poverty levels throughout the Consortium service area through the execution of Headstart programs.**

► **Programs To Achieve Goal 8** - Affected programs include Headstart, etc.

► **Policies To Achieve Goal 8 - Consortium members will continue to:**

- ✓ Increase the provision of Headstart programs for families in need at public housing projects and/or support transportation services for children taught at offsite locations.
- ✓ Continue to foster and support the provision of Headstart services for children in need at emergency and transitional shelters serving families.
- ✓ Increase the provision of Headstart programs for families in need in PHA assisted housing and/or support transportation services for children taught at program delivery locations.
- ✓ Continue to provide socially, emotionally and educationally disadvantaged parents and pre-school children with a professional, non-threatening and accessible learning environment that will enable the family to become self-sufficient and full members of the community.
- ✓ Subject to local priorities and funding availability, financially support Headstart initiatives that tutor children to help them reach, or stay at, the same level as others in their class increase each child's self-esteem so they are able to confront new challenges.

## 2.8 LEAD BASED PAINT STRATEGY

Members of the Maricopa HOME Consortium will comply with all lead based paint requirements imposed by HUD during FY 2000-'04. Pursuant to new federal regulations delineated in 24 CFR Part 35, Subparts B -R, as amended over time. The following types of housing are covered:

- Federal-owned housing being sold.
- Project receiving project-based assistance.
- Public Housing.
- Section 8 Certificates and Vouchers.
- Multifamily housing for which mortgage insurance is being sought.
- Housing receiving federal assistance for rehabilitation, reducing homelessness and other special needs.

Housing not covered includes:

- Housing built since January 1, 1978.
- Housing exclusively for elderly people with disabilities, unless a child under age 6 is expected to reside in the dwelling.
- 0-bedroom dwellings, efficiency apartments, SROs, dormitories or military barracks.
- Property deemed free of lead-based paint as certified by a certified lead based paint inspector selected by Consortium members.
- Unoccupied housing that will remain vacant until it is demolished.
- Any rehabilitation or housing improvement that does not disturb a painted surface as stipulated by a Consortium member.

Consortium members will undertake the following lead based paint strategy for the following covered housing during the plan period.

1. For HUD Project Based Multi-Family Property Receiving More Than \$5,000 Per Unit/Year That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart H.
- b. Require the provision of a risk assessment by each owner pursuant to 24 CFR 35, Subpart H.
- c. Require the provision of interim controls by owners pursuant to 24 CFR 35, Subpart H.
- d. Require ongoing maintenance and reevaluation by owners pursuant to 24 CFR 35, Subpart H.
- e. Require the owner to comply with 24 CFR 35, Subpart H for children less than 6 with a Environmental Blood Level.

2. For HUD Project Based Multi-Family Property Receiving Less Than \$5,000 Per Unit/Year and Single-Family Property That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart H.
- b. Require the provision of a visual assessment pursuant to 24 CFR 35, Subpart H.
- c. Require the provision of paint stabilization by owners pursuant to 24 CFR 35, Subpart H.



- d. Require the provision of notices to occupants pursuant to 24 CFR 35, Subpart H.
- e. Require ongoing maintenance and reevaluation by owners pursuant to 24 CFR 35, Subpart H.
- f. Require the owner to comply with 24 CFR 35, Subpart H for children less than 6 with a Environmental Blood Level.

3. For HUD Owned Multi-Family Property That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart I.
- b. Require the provision of a lead based paint inspection and risk assessment pursuant to 24 CFR 35, Subpart I.
- c. Require the provision of interim controls by owners pursuant to 24 CFR 35, Subpart I.
- d. Require the provision of notices to occupants pursuant to 24 CFR 35, Subpart I.
- e. Require ongoing maintenance and reevaluation by owners pursuant to 24 CFR 35, Subpart I.
- f. Require the owner to comply with 24 CFR 35, Subpart I for children less than 6 with a Environmental Blood Level.

4. For Rehabilitation Assistance On Property Less Than Or Equal To \$5,000/unit That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart J.
- b. Require the provision of a lead based paint testing of surfaces to be disturbed or presumed with LBP pursuant to 24 CFR 35, Subpart J.
- c. Require the provision of safe work practices pursuant to 24 CFR 35, Subpart J.
- d. Require the repair of disturbed paint pursuant to 24 CFR 35, Subpart J.
- e. Require the provision of notices to occupants pursuant to 24 CFR 35, Subpart J.

5. For Rehabilitation Assistance On Property Receiving From \$5,000 to \$25,000/unit That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart J.
- b. Require the provision of a lead based paint testing of surfaces to be disturbed or presumed with LBP pursuant to 24 CFR 35, Subpart J.
- c. Require the provision of a risk assessment pursuant to 24 CFR 35, Subpart J.
- d. Require the provision of a interim controls pursuant to 24 CFR 35, Subpart J.
- e. Require the provision of notices to occupants pursuant to 24 CFR 35, Subpart J.
- f. Require the provision of ongoing maintenance if HOME or CILP funded pursuant to 24 CFR 35, Subpart J.

6. For Rehabilitation Assistance On Property Receiving Over \$25,000/unit That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart J.
- b. Require the provision of a lead based paint testing of surfaces to be disturbed or presumed with LBP pursuant to 24 CFR 35, Subpart J.
- c. Require the provision of a risk assessment pursuant to 24 CFR 35, Subpart J.
- d. Require the abatement of lead based paint hazards pursuant to 24 CFR 35, Subpart J.

- e. Require the provision of notices to occupants pursuant to 24 CFR 35, Subpart J.
- f. Require the provision of ongoing maintenance pursuant to 24 CFR 35, Subpart J.

7. For The Acquisition, Leasing, Support Services or Operation of Housing That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart K.
- b. Require the provision of a visual assessment pursuant to 24 CFR 35, Subpart K
- c. Require the provision of paint stabilization pursuant to 24 CFR 35, Subpart K.
- d. Require the provision of notices to occupants pursuant to 24 CFR 35, Subpart K.
- e. Require the provision of ongoing maintenance pursuant to 24 CFR 35, Subpart K.

8. For Public Housing That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart L.
- b. Require the provision of a lead based paint inspection pursuant to 24 CFR 35, Subpart L
- c. Require the abatement of LBP pursuant to 24 CFR 35, Subpart L.
- d. Require the provision of a risk assessment (if LBP not yet abated) pursuant to 24 CFR 35, Subpart L.
- e. Require the provision of interim controls (if LBP not yet abated) pursuant to 24 CFR 35, Subpart L.
- f. Require the provision of a notice to occupants pursuant to 24 CFR 35, Subpart L.
- g. Require the provision of ongoing responses to EBL children pursuant to 24 CFR 35, Subpart L.

9. For Tenant Based Rental Assistance That is Covered:

- a. Require the provision of a pamphlet and notice (if applicable) to occupants pursuant to 24 CFR 35, Subpart M.
- b. Require the provision of a visual assessment pursuant to 24 CFR 35, Subpart M
- c. Require the paint stabilization pursuant to 24 CFR 35, Subpart M.
- d. Require the provision of a notice to occupants pursuant to 24 CFR 35, Subpart M.
- e. Require the provision of ongoing LBP maintenance pursuant to 24 CFR 35, Subpart M.
- f. Require the provision of ongoing responses to EBL children pursuant to 24 CFR 35, Subpart M.

10. For Disposition By A Federal Agency Other Than HUD That is Covered (Confirm Applicability):

- :a. Require the provision of a LBP inspection and risk assessment pursuant to 24 CFR 35, Subpart C for pre-1960 units.
- b. Require the abatement of LBP hazards pursuant to 24 CFR 35, Subpart C for pre-1960 units.
- c. Require the notice to occupants of inspection/abatement results pursuant to 24 CFR 35, Subpart C for pre-1960 units.
- d. Require the provision of a LBP inspection and risk assessment pursuant to 24 CFR 35, Subpart C for 1960-'77 units.
- e. Require the notice to occupants pursuant to 24 CFR 35, Subpart C for 1960-'77 units.

11. Project-Based Assistance By A Federal Agency Other Than HUD That is Covered (Confirm Applicability):

- :a. Require the provision of a pamphlet pursuant to 24 CFR 35, Subpart D.
- b. Require the provision of a risk assessment pursuant to 24 CFR 35, Subpart D.
- c. Require the provision of interim controls pursuant to 24 CFR 35, Subpart D.
- d. Require the notice to occupants of results pursuant to 24 CFR 35, Subpart D.
- e. Require the provision of ongoing responses to EBL children pursuant to 24 CFR 35, Subpart D.

12. HUD Owned Single Family Sold With A HUD Insured Mortgage That is Covered:

- :a. Require the provision of a visual assessment pursuant to 24 CFR 35, Subpart F.
- b. Require the provision of paint stabilization pursuant to 24 CFR 35, Subpart F.
- c. Require the provision of a notice to occupants of clearance pursuant to 24 CFR 35, Subpart F.

13. For Multi-Family Mortgage Insurance On Projects That Are Currently Residential That are Covered:

- a. Require the provision of a pamphlet pursuant to 24 CFR 35, Subpart G for pre-1960 units.
- b. Require the provision of a risk assessment pursuant to 24 CFR 35, Subpart G for pre-1960 units.
- c. Require the provision of interim controls pursuant to 24 CFR 35, Subpart G for pre-1960 units.
- d. Require the provision of a notice to occupants pursuant to 24 CFR 35, Subpart G for pre-1960 units.
- e. Require the provision of ongoing LBP maintenance pursuant to 24 CFR 35, Subpart G for pre-1960 units.
- :f. Require the provision of a pamphlet pursuant to 24 CFR 35, Subpart G for 1960-'77 units.
- :g. Require the provision of a ongoing LBP maintenance pursuant to 24 CFR 35, Subpart G for 1960-'77 units.

14. For Conversions and Major Renovations That are Covered:

- :a. Require the provision of a pamphlet pursuant to 24 CFR 35, Subpart G.
- b. Require the provision of a LBP inspection pursuant to 24 CFR 35, Subpart G.
- c. Require the abatement of LBP pursuant to 24 CFR 35, Subpart G.
- d. Require the provision of a notice to occupants pursuant to 24 CFR 35, Subpart G.

**For all categories above, clearance is always required after abatement, interim controls, paint stabilization or standard treatment.**

For the next five years, all changes in federal, state, and local laws regarding lead-based paint abatement, noticing and reporting will be incorporated into housing program contracts. The Arizona Department of Health Services and the Maricopa County County Health Department will continue to perform outreach, public education, and medical follow-up concerning lead based paint hazards. If lead paint is detected in any assisted housing, encapsulation or abatement will be performed and the occupants referred to the appropriate health agency. During the planning period, priority will be placed on actions to cultivate EPA certification concerning LBP hazards, refining monitoring tools, addressing the higher

expenditures/dwelling unit for rehabilitation endeavors and the implementation of the detailed regulations delineated above.

## **SECTION 2 APPENDIX**

Run Date:  
22-Jun-01

**HUD TABLE 2A      2/**  
**MARICOPA HOME CONSORTIUM**  
**FY 2000-2004 CONSOLIDATED PLAN**

**PRIORITY AFFORDABLE HOUSING NEEDS TABLE**

PRIORITY HOUSING NEEDS (households)		PRIORITY NEED LEVEL (H)igh, (M)edium, (L)ow, (N)on	ESTIMATED UNITS	ESTIMATED DOLLARS TO ADDRESS NEEDS 1/	
FMR Factor \$521	SMALL RELATED (2-4)	0-30% MFI	H	10,967	\$329,101,034
		31-50% MFI	H	11,265	\$295,789,218
		51-80% MFI	M	10,719	\$227,851,810
FMR Factor \$879 <b>RENTERS</b>	LARGE RELATED (5+)	0-30% MFI	M	4,285	\$216,963,715
		31-50% MFI	M	4,181	\$185,239,978
		51-80% MFI	M	4,900	\$175,723,559
FMR Factor \$462	ELDERLY < 2	0-30% MFI	H	6,100	\$162,338,211
		31-50% MFI	H	5,476	\$127,500,243
		51-80% MFI	M	4,358	\$82,139,938
FMR Factor \$400	ALL OTHER Non Elderly <2	0-30% MFI	H	11,920	\$274,626,441
		31-50% MFI	H	11,849	\$238,872,437
		51-80% MFI	M	11,300	\$184,414,623
<b>OWNERS</b>		0-30% MFI	H	21,169	\$529,215,241
		31-50% MFI	H	19,579	\$293,686,676
		51-80% MFI	H	31,177	\$467,655,874

1/ For renters, the est. cost per unit to address needs was as follows: 0-30% is 120% times county FMR; 31-50% is w'ted avg. at 70% @ 120% county FMR and 30% @ 70% of county FMR; 51-80% is w'ted avg 70% @ 70% of county FMR and 30% at 120% of county FMR. For owners, 0-30% is \$25,000/unit and 31-80% is \$15,000 per unit. All estimates are for the ensuing five years.

2/ Note Table 2A has been revised. According to HUD instructions, "jurisdictions that have already used the prior that version and do not have to complete the revised table. They have the option of using the revised table if the Accordingly, refer to Table 2-1 in Appendix 2 for Section 215 Goals and goals for special needs populations.

Run Date:

22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS		1/ NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/  TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2/	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	<b>6,645</b>	<b>857</b>	<b>5</b>	<b>862</b>	<b>23,052</b>	<b>3,861</b>	<b>17,155</b>	<b>7,507</b>
• HOME	111	97	5	102	0	227	0	213
• CDBG	410	760	0	760	8,185	3,088	9,869	1,170
• ESG	0	0	0	0	6,526	546	0	0
• TENANT ASSISTANCE	6,124	0	0	0	0	0	430	6,124
• CONSORTIUM-WIDE ACTIVITIES	0	0	0	0	8,341	0	6,856	0
<b>2. VERY LOW (31-50% MFI)</b>	<b>3,526</b>	<b>1,147</b>	<b>128</b>	<b>1,275</b>	<b>432</b>	<b>469</b>	<b>2,603</b>	<b>4,801</b>
• HOME	401	139	116	255	0	6	0	656
• CDBG	80	1,008	12	1,020	215	256	2,501	1,100
• ESG	0	0	0	0	217	207	0	0
• TENANT ASSISTANCE	3,045	0	0	0	0	0	102	3,045
• CONSORTIUM-WIDE ACTIVITIES	0	0	0	0	0	0	0	0
<b>3. OTHER LOW (51-80% MFI)</b>	<b>870</b>	<b>996</b>	<b>773</b>	<b>1,769</b>	<b>162</b>	<b>120</b>	<b>995</b>	<b>2,639</b>
• HOME	35	200	156	356	0	0	0	391
• CDBG	280	796	12	808	0	46	995	1,088
• ESG	0	0	0	0	162	74	0	0
• TENANT ASSISTANCE	105	0	0	0	0	0	0	105
• CONSORTIUM-WIDE ACTIVITIES	450	0	605	605	0	0	0	1,055
<b>4. MODERATE INCOME (81-95% MFI)</b>	<b>112</b>	<b>67</b>	<b>378</b>	<b>445</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>5. TOTAL FOR ALL INCOME LEVELS</b> (lines 1+2+3+4)	<b>11,153</b>	<b>3,067</b>	<b>1,284</b>	<b>4,351</b>	<b>23,646</b>	<b>4,450</b>	<b>20,753</b>	<b>14,947</b>

- 1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.
- 2/ PERSONS ASSISTED.
- 3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.
- 4/ NET NEW UNITS ASSISTED.

Run Date:  
22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
**JURISDICTION: CHANDLER**

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/ TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	646	205	5	210	700	1,500	1,800	856
• HOME		50	5	55				55
• CDBG	320	155		155	700	1,500	1,800	475
• ESG				0				0
• TENANT ASSISTANCE	326			0				326
• OTHER: SPECIFY _____				0				0
<b>2. VERY LOW (31-50% MFI)</b>	466	180	12	192	50	80	700	658
• HOME	340	40	12	52				392
• CDBG		140		140	50	80	700	140
• ESG				0				0
• TENANT ASSISTANCE	126			0				126
• OTHER: SPECIFY _____				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	326	120	20	140	0	0	120	466
• HOME			20	20				20
• CDBG	260	120		120			120	380
• ESG	0			0				0
• TENANT ASSISTANCE	66			0				66
• OTHER: SPECIFY _____				0				0
<b>4. MODERATE INCOME (81-95% MFI)</b>	12			0				
<b>5. TOTAL FOR ALL INCOME LEVELS (lines 1+2+3+4)</b>	1,451	505	37	542	750	1,580	2,620	1,981

- 1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.  
2/ PERSONS ASSISTED.  
3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.  
4/ NET NEW UNITS ASSISTED.



Run Date:

22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
**JURISDICTION: GLENDALE**

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/ TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2/	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	922	381	0	381	10,650	2,276	84	1,303
• HOME		3	0	3		3		3
• CDBG		378	0	378	5,650	623	84	378
• ESG				0				0
• TENANT ASSISTANCE	251			0				251
• OTHER: SPECIFY _____	671			0	5,000	1,650		671
<b>2. VERY LOW (31-50% MFI)</b>	1,866	320	26	346	0	87	56	2,212
• HOME		12	14	26		6		26
• CDBG		308	12	320		81	56	320
• ESG				0				0
• TENANT ASSISTANCE	1,827			0				1,827
• OTHER: SPECIFY 202/ID	39			0				39
<b>3. OTHER LOW (51-80% MFI)</b>	80	184	38	222	0	46	35	302
• HOME		15	26	41				41
• CDBG		169	12	181		46	35	181
• ESG				0				0
• TENANT ASSISTANCE	0			0				0
• OTHER: SPECIFY HUD 2/	80			0				80
<b>4. MODERATE INCOME (81-95% MFI)</b>								
<b>5. TOTAL FOR ALL INCOME LEVELS</b>	2,868	885	64	949	10,650	2,409	175	3,817
(lines 1+2+3+4)								

1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.

2/ PERSONS ASSISTED.

3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.

4/ NET NEW UNITS ASSISTED.

Run Date:  
22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
JURISDICTION: MESA

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/ TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	614	16	0	16	2,221	546	50	630
• HOME	45	4		4				49
• CDBG	20	12		12			50	32
• ESG				0	2,221	546		0
• TENANT ASSISTANCE	549			0				549
• OTHER: SPECIFY _____				0				0
<b>2. VERY LOW (31-50% MFI)</b>	206	207	15	222	217	207	75	428
• HOME	45	2	15	17				62
• CDBG	80	205		205			75	285
• ESG				0	217	207		0
• TENANT ASSISTANCE	81			0				81
• OTHER: SPECIFY _____				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	39	122	35	157	162	74	5	196
• HOME	5		35	35				40
• CDBG	20	122		122			5	142
• ESG				0	162	74		0
• TENANT ASSISTANCE	14			0				14
• OTHER: SPECIFY _____				0				0
<b>4. MODERATE INCOME (81-95% MFI)</b>								0
<b>5. TOTAL FOR ALL INCOME LEVELS (lines 1+2+3+4)</b>	859	345	50	395	2,600	827	130	1,254

- 1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.  
2/ PERSONS ASSISTED.  
3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.  
4/ NET NEW RENTAL UNITS.

Run Date:

22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
**JURISDICTION: GILBERT**

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	5/	EXISTING	NEW					
	TOTAL	OWNERS	OWNERS	TOTAL	PERSONS 2/	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	50	70		70	439	0	95	120
• HOME		20		20				20
• CDBG		50		50				50
• ESG				0				0
• TENANT ASSISTANCE	50			0			20	50
• OTHER: Gen Fund Contrib./CAP				0	439		75	0
<b>2. VERY LOW (31-50% MFI)</b>	17	30	0	30	0	0	0	47
• HOME				0				0
• CDBG		30		30				30
• ESG				0				0
• TENANT ASSISTANCE	17			0				17
• OTHER: SPECIFY _____				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	50	30	0	30	0	0	0	80
• HOME		20		20				20
• CDBG		10		10				10
• ESG				0				0
• TENANT ASSISTANCE				0				0
• OTHER: LIHTC 4/	50			0				50
<b>4. MODERATE INCOME (81-95% MFI)</b>	0	0	0	0	0	0	0	0
<b>5. TOTAL FOR ALL INCOME LEVELS</b>	117	130	0	130	439	0	95	247
(lines 1+2+3+4)								

1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.

2/ PERSONS ASSISTED.

3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.

4/ SUBJECT TO RECEIPT OF LIHTC FROM 2000 - JUNE 30, 20045/ NET NEW RENTAL UNITS

Run Date:  
22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
JURISDICTION: PEORIA

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/ TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	265	10	0	10	315	110	25	275
• HOME	50			0				50
• CDBG	70	10		10	315	110	25	80
• ESG				0				0
• TENANT ASSISTANCE	145			0				145
• OTHER: SPECIFY _____				0				0
<b>2. VERY LOW (31-50% MFI)</b>	60	155	0	155	160	0	0	215
• HOME		40		40				40
• CDBG		115		115	160			115
• ESG				0				0
• TENANT ASSISTANCE	60			0				60
• OTHER: SPECIFY _____				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	0	130	0	130	0	0	0	130
• HOME		10		10				10
• CDBG		120		120				120
• ESG				0				0
• TENANT ASSISTANCE				0				0
• OTHER: SPECIFY _____				0				0
<b>4. MODERATE INCOME (81-95% MFI)</b>								0
<b>5. TOTAL FOR ALL INCOME LEVELS</b>	325	295	0	295	475	110	25	620
(lines 1+2+3+4)								

- 1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.  
2/ PERSONS ASSISTED.  
3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.  
4/ NET NEW RENTAL UNITS.

Run Date:  
22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
JURISDICTION: SCOTTSDALE

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2/	FAMILIES		
	TOTAL							
<b>1. EXTREMELY LOW (0-30% MFI)</b>	464	120	0	120	45	879	1,245	584
• HOME	16			0		24		16
• CDBG		120		120	45	855	835	120
• ESG				0				0
• TENANT ASSISTANCE	448			0			410	448
• OTHER: SPECIFY _____				0				0
<b>2. VERY LOW (31-50% MFI)</b>	181	95	25	120	5	95	1,772	301
• HOME	16		25	25				41
• CDBG		95		95	5	95	1,670	95
• ESG				0				0
• TENANT ASSISTANCE	165			0			102	165
• OTHER: SPECIFY _____				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	25	95	25	120	0	0	835	145
• HOME			25	25				25
• CDBG		95		95			835	95
• ESG				0				0
• TENANT ASSISTANCE	25			0				25
• OTHER: SPECIFY _____				0				0
<b>4. MODERATE INCOME (81-95% MFI)</b>								0
<b>5. TOTAL FOR ALL INCOME LEVELS</b>	670	310	50	360	50	974	3,852	1,030
(lines 1+2+3+4)								

- 1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.
- 2/ PERSONS ASSISTED.
- 3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.
- 4/ NET NEW RENTAL UNITS.

Run Date:

22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
**JURISDICTION: TEMPE**

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/ TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2/	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	683	40	0	40	1,475	0	1,200	723
• HOME		15		15				15
• CDBG		25		25	1,475		1,200	25
• ESG				0				0
• TENANT ASSISTANCE	683			0				683
• OTHER: SPECIFY _____				0				0
<b>2. VERY LOW (31-50% MFI)</b>	121	100	0	100	0	0	0	221
• HOME		35		35				35
• CDBG		65		65				65
• ESG				0				0
• TENANT ASSISTANCE	121			0				121
• OTHER: SPECIFY _____				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	0	255	0	255	0	0	0	255
• HOME		145		145				145
• CDBG		110		110				110
• ESG				0				0
• TENANT ASSISTANCE				0				0
• OTHER: SPECIFY _____				0				0
<b>4. MODERATE INCOME (81-95% MFI)</b>								0
<b>5. TOTAL FOR ALL INCOME LEVELS</b>	804	395	0	395	1,475	0	1,200	1,199
(lines 1+2+3+4)								

1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.

2/ PERSONS ASSISTED.

3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.

4/ NET NEW RENTAL UNITS.

Run Date:

22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
**JURISDICTION: URBAN COUNTY**

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	4/ TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2/	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	3,672	15	0	15	7,000	200	7,589	3,687
• HOME		5		5		200		5
• CDBG		10		10			5,875	10
• ESG				0	4,305			0
• HOMELESS GEN FUND					500			0
• TENANT ASSISTANCE	3,672			0				3,672
• OTHER: Home Prev. & SMI Con.				0	2,195		1,714	0
<b>2. VERY LOW (31-50% MFI)</b>	648	60	50	110	0	0	0	758
• HOME		10	50	60				60
• CDBG		50		50				50
• ESG				0				0
• TENANT ASSISTANCE	648			0				648
• OTHER: Human Serv Res.				0				0
<b>3. OTHER LOW (51-80% MFI)</b>	30	60	201	261	0	0	0	291
• HOME	30	10	50	60				90
• CDBG		50		50				50
• ESG				0				0
• TENANT ASSISTANCE				0				0
• OTHER: IDA MRB/MCC			151	151				151
<b>4. MODERATE INCOME (81-95% MFI)</b>			76					0
<b>5. TOTAL FOR ALL INCOME LEVELS (lines 1+2+3+4)</b>	4,350	135	327	386	7,000	200	7,589	4,736

1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.

2/ PERSONS ASSISTED.

3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.

4/ NET NEW RENTAL UNITS.

Run Date:  
22-Jun-01

**TABLE 2-1**  
**MARICOPA HOME CONSORTIUM CONSOLIDATED PLAN**  
**FY '00-'04 PLAN PERFORMANCE 3/**  
**JURISDICTION: Consortiawide Activities**  
(EXCLUDES ANY ENTITLEMENT ACTIVITY)

FY 2000-'04 PERFORMANCE: HOUSEHOLDS ASSISTED BY INCOME GROUP	RENTERS	OWNERS			HOMELESS 1/		NOT 1/ 2/ HOMELESS SPEC. NEEDS	SECTION 215 GOALS
	TOTAL	EXISTING OWNERS	NEW OWNERS	TOTAL	PERSONS 2/	FAMILIES		
<b>1. EXTREMELY LOW (0-30% MFI)</b>	0	0	0	0	8,341	0	6,856	0
• LIHTC	0	0	0	0	0	0	0	0
• TE/Tax S/F & M/F	0	0	0	0	0	0	0	0
• County CAP Support (Home	0	0	0	0	8,341	0	0	0
• County Homeless	0	0	0	0	0	0	0	0
• County SMI	0	0	0	0	0	0	6,856	0
<b>2. VERY LOW (31-50% MFI)</b>	0	0	0	0	0	0	0	0
• LIHTC	0	0	0	0	0	0	0	0
• TE/Tax S/F & M/F	0	0	0	0	0	0	0	0
• County CAP Support	0	0	0	0	0	0	0	0
• County Homeless	0	0	0	0	0	0	0	0
• County SMI	0	0	0	0	0	0	0	0
<b>3. OTHER LOW (51-80% MFI)</b>	450	0	605	605	0	0	0	1,055
• LIHTC	300	0	0	0	0	0	0	300
• TE/Tax S/F & M/F	150	0	605	605	0	0	0	755
• County CAP Support	0	0	0	0	0	0	0	0
• County Homeless	0	0	0	0	0	0	0	0
• County SMI	0	0	0	0	0	0	0	0
<b>4. MODERATE INCOME (81-95% MFI)</b>	100	67	303	369	0	0	0	0
• TE/Tax S/F & M/F	100	67	303	369	0	0	0	0
<b>5. TOTAL FOR ALL INCOME LEVELS (lines 1+2+3+4)</b>	550	67	908	975	8,341	0	6,856	1,055

- 1/ INCLUDE HOUSING/SHELTER/SUPPORT/SERVICES RENDERED.  
2/ PERSONS ASSISTED.  
3/ PERFORMANCE COVERING JULY 1, 2000 - JUNE 30, 2004.



Run Date:  
22-Jun-01

HUD TABLE 1A  
FY 2000-2004 MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN

HOMELESS AND SPECIAL NEEDS POPULATIONS

		INDIVIDUALS			
	TYPE OF ACTIVITY	ESTIMATED NEED 1/	CURRENT INVENTORY 1/	UNMET NEED/ GAP 1/	RELATIVE PRIORITY
BEDS/UNITS	EMERGENCY SHELTER	1,877	699	-1,178	M
	TRANSITIONAL SHELTER	3,915	1,490	-2,425	H
	PERMANENT HOUSING	3,161	1,118	-2,043	M
	TOTAL	8,953	3,307	-5,646	n/a
ESTIMATED SUPPORTIVE SERVICE SLOTS	JOB TRAINING	4,383	494	-3,889	H
	CASE MANAGEMENT	8,828	7,062	-1,766	H
	SUBSTANCE ABUSE TREATMENT	4,550	956	-3,594	H
	MENTAL HEALTH CARE	2,732	999	-1,733	M
	HOUSING PLACEMENT	3,506	1,149	-2,357	M
	LIFE SKILLS TRAINING	6,136	1,222	-4,914	M
	OUTREACH	1,050	95	-955	H
	DROP-IN/SAFE HAVEN	1,050	75	-975	M
ESTIMATED SUB- POPULATIONS	CHRONIC SUBSTANCE ABUSE	5,066	1,155	-3,911	H
	SERIOUSLY MENTALLY ILL	1,357	635	-722	M
	DUALLY - DIAGNOSED	1,538	261	-1,277	M
	VETERANS	2,262	19	-2,243	M
	PERSONS WITH HIV/AIDS	362	152	-210	H
	VICTIMS OF DOMESTIC VIOLENCE	1,086	7	-1,079	H
	YOUTH	452	62	-390	H
PERSONS IN FAMILIES WITH CHILDREN					
BEDS/UNITS	EMERGENCY SHELTER	686	843	157	M
	TRANSITIONAL SHELTER	2,961	2,086	-875	H
	PERMANENT HOUSING	981	553	-428	H
	TOTAL	4,628	3,482	-1,146	n/a
ESTIMATED SUPPORTIVE SERVICE SLOTS	JOB TRAINING	846	260	-586	H
	CASE MANAGEMENT	3,153	2,522	-631	H
	SUBSTANCE ABUSE TREATMENT	1,350	97	-1,253	H
	MENTAL HEALTH CARE	272	98	-174	H
	HOUSING PLACEMENT	677	310	-367	M
	LIFE SKILLS TRAINING	1,184	531	-653	M
	OUTREACH	450	35	-415	H
ESTIMATED SUB- POPULATIONS	CHRONIC SUBSTANCE ABUSE	1,686	79	-1,607	H
	SERIOUSLY MENTALLY ILL	456	301	-155	M
	DUALLY - DIAGNOSED	456	182	-274	M
	VETERANS	386	0	-386	M
	PERSONS WITH HIV/AIDS	91	51	-40	H
	VICTIMS OF DOMESTIC VIOLENCE	1,641	625	-1,016	H
YOUTH	0	0	0	H	

1/ DERIVED FROM THE REGIONAL CONTINUUM OF CARE, FY 2000.

Run Date:  
22-Jun-01  
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TABLE 2-2  
MARICOPA HOME CONSORTIUM  
CONSOLIDATED PLAN, FY '00-'04

CURRENT HOUSING AUTHORITY  
INVENTORY, OCCUPANCY, WAITING LIST AND CONDITION LEVELS

PROGRAM TYPE	PROJECT/PROGRAM ADDRESS	HUD PROJ. NUMBER	NO. OF UNITS	PERCENT OCCUPIED	PUBLIC HOUSING UNITS			NO. ON WAITING LIST	WAITING TIME (MOS)	LIST STATUS (OPEN/CLOSED)
					UNITS NEEDING MOD. REPAIR. (%)	SEC 504. NEEDS (\$)	COMPR. GRANT PARTICIP. (UNITS)			
Public Hous. Proj. Tot.	GLENDALE HOUSING AUTHORITY	AZ 003	155	99	0.00%	\$0	155	565	18	C
Section 8 (V&C)	GLENDALE HOUSING AUTHORITY	AZ 003	757	99				752	12	C
Section 8 Mod Rehab	GLENDALE HOUSING AUTHORITY	AZ 003	129	99				in above	in above	C
Public Hous. Proj. Tot. (	MESA HOUSING AUTHORITY	AZ 005	103	96	n/a	\$0	gen. funded	90	6-12	C
Section 8 (V&C)	MESA HOUSING AUTHORITY	AZ 005	993	99				700	36	C
Section 8 Mod Rehab	MESA HOUSING AUTHORITY	AZ 005	23	99				in above	in above	C
Public Hous. Proj. Tot.	MARICOPA COUNTY HOUSING DEPT	AZ 009	917	98	40.00%	\$0	917	1,705	6-18	C
Section 8 (V&C)	MARICOPA COUNTY HOUSING DEPT	AZ 009	1,483	99				1,450	6	C
Public Hous. Proj. Tot.	CHANDLER HOUSING & REDEVELOPME	AZ 028	325	92	0.00%	\$0	321	363	9-12	C
Section 8 (V&C)	CHANDLER HOUSING & REDEVELOPME	AZ 028	423	99				472	24	C
Section 8 (V&C)	TEMPE HOUSING AUTHORITY	AZ 031	862	99				346	6-24	C
Section 8 (V&C)	SCOTTSDALE HOUSING AGENCY	AZ 032	572	99				200	12	C
Public Hous. Proj. Tot.	PEORIA HOUSING AUTHORITY	AZ 038	70	96	35.00%	\$0	70	234	18	C
Section 8 (V&C)	PEORIA HOUSING AUTHORITY	AZ 038	75	99				372	24	C
<b>TOTAL/AVERAGE</b>			<b>6,887</b>	<b>98.00</b>			<b>1,463</b>	<b>7,249</b>	<b>18</b>	

Sources: 1998 Picture of Subsidized Housing, HUD, survey of housing authorities (12/99).