

# City of Peoria

**2020-2024  
Consolidated  
Plan**



# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<i>ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)</i>	1
<b>THE PROCESS</b>	<b>5</b>
<i>PR-05 Lead &amp; Responsible Agencies - 91.200(b)</i>	5
<i>PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)</i>	6
<i>PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)</i>	17
<b>NEEDS ASSESSMENT</b>	<b>19</b>
<i>NA-05 Overview</i>	19
<i>NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)</i>	24
<b>HOUSING MARKET ANALYSIS</b>	<b>27</b>
<i>MA-05 Overview</i>	27
<i>MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)</i>	30
<i>MA-50 Needs and Market Analysis Discussion</i>	40
<i>MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)</i>	51
<i>MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)</i>	52
<b>STRATEGIC PLAN</b>	<b>53</b>
<i>SP-05 Overview</i>	53
<i>SP-10 Geographic Priorities - 91.415, 91.215(a)(1)</i>	55
<i>SP-25 Priority Needs - 91.415, 91.215(a)(2)</i>	60
<i>SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c) (1,2)</i>	64
<i>SP-40 Institutional Delivery Structure - 91.415, 91.215(k)</i>	67
<i>SP-45 Goals - 91.415, 91.215(a)(4)</i>	70
<i>SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)</i>	75
<i>SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)</i>	76
<i>SP-80 Monitoring - 91.230</i>	77
<b>2020 ANNUAL ACTION PLAN</b>	<b>79</b>
<i>AP-15 Expected Resources - 91.420(b), 91.220(c) (1,2)</i>	79
<i>AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3) &amp;(e)</i>	81
<i>AP-35 Projects - 91.420, 91.220(d)</i>	83
<i>AP-38 Project Summary</i>	84
<i>AP-50 Geographic Distribution - 91.420, 91.220(f)</i>	93
<i>AP-85 Other Actions - 91.420, 91.220(k)</i>	94
<i>Program Specific Requirements</i>	97



# Executive Summary

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## ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(c), 91.220(b)

### Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

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

As the lead agency for the Consolidated Plan, the City of Peoria hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

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

The City of Peoria also receives HOME funds through the Maricopa HOME Consortium. The goals and objectives of this program are included in the Maricopa HOME Consortium 2020-2024 Consolidated Plan.

The City of Peoria has grown from a small community of 27 people in 1888 to over 2,500 in 1970. The City grew exponentially to over 170,000 residents today. The City's vibrant community encompasses a wide array of residents, businesses, and nonprofits that strive to make Peoria a welcoming and diverse community. The City of Peoria's mission is to provide excellent municipal services by anticipating community needs, creating partnerships, promoting sustainability and embracing diversity. The City's vision statement is to serve with integrity, embrace diversity, and be responsible stewards of taxpayer dollars and the natural environment.

### Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG program are to provide decent housing, a suitable living environment, and economic opportunities for low-moderate income residents. The City of Peoria strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:



- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

## Evaluation of past performance

The City of Peoria's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the City's website at:

<https://www.peoriaaz.gov/government/departments/neighborhood-and-human-services/community-assistance/federal-programs-information>

During FY 2019, the City achieved the following outcomes:

Benevilla's Peoria Adult Day Center Program provided Adult Day services to 39 Peoria residents. Homeward Bound's Family Services Program provided services to 17 former Peoria families residing at the agency's Thunderbird Village location. City of Peoria's Utility Assistance Program provided water payment assistance to 112 Peoria residents. City of Peoria's Emergency Home Repair Program provided assistance to address life safety issues for 18 households. The City's Neighborhood and Human Services Department, in conjunction with the Development and Engineering Department, administered CDBG funds and City general funds to construct an addition to the Peoria Community Center for the purposes of opening a Resource Center for Peoria residents. Habitat for Humanity's Affordable Housing Program was allocated HOME funds for the purposes of new construction/rehabilitation/resale of affordable housing in Peoria.

## Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation methods were used to develop this Consolidated Plan. The 2019 Housing and Community Development survey was used to help establish priorities for the City of Peoria by gathering feedback on the level of need for housing and community development categories. Three (3) public meetings were held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan was released for public review and public hearings were held to offer residents and stakeholders the opportunity to comment on the Consolidated Plan. Additional public hearings were held on the Annual Action Plan.



## Summary of public comments

Comments made during the public review meetings are summarized below:

- Need for addressing homelessness
- Need for additional transportation services, especially for seniors
- Housing is an issue; need for landlords to accept vouchers
- Need for inclusionary housing and visitability, increased accessibility standards

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

Not applicable.

## Summary

The Needs Assessment and Market Analysis, which has been guided by the Housing and Community Development Survey and public input, identified six (6) priority needs. These are described below:

- **Low-to-Moderate Income Households:** The City has identified a high priority need to provide decent, safe and affordable housing for low to moderate income households in the City. These households face housing problems, such as cost burdens, and have trouble finding housing that is affordable to them. As the cost of housing continues to increase and demand for housing continues to grow, the City expects that affordable housing options will continue to be an unmet need for many households in Peoria.
- **Homelessness:** As homelessness continues to grow Countywide, as well as in Peoria, the need to address homelessness continues to be a high priority in the City.
- **Public Improvements:** The City recognizes the high need for public improvement activities throughout the City in order to provide for and maintain a safe and decent environment for its citizens. Identified priority needs include, but are not limited to, walking paths, street improvements, streetlights, sidewalks, and drainage. This includes public facilities that include, but are not limited to facilities that serve youth, senior, disabled and homeless persons, as well as parks and recreation facilities.
- **Special Needs Populations:** There are a number of special needs populations in the City that need continued services and support. These include, but aren't limited to the elderly, veterans, youth, and persons with disabilities. This also includes low to moderate income households with public service needs.
- **Economic Development:** The City has identified economic development activities as a high priority need within the City. The City recognizes the need to address its aging and disinvested neighborhoods.
- **Slum and Blight:** The City has identified slum and blight as a high priority for the City in order to address dilapidated areas and help provide a suitable and safe living environment for Peoria residents.

These Priority Needs are addressed with the following Goals:

### Increase the Availability of Affordable Housing



Projects in this goal area will provide for affordable housing in the City. This will be accomplished through affordable housing activities using CDBG and New Construction, Rehab, Resale programs utilizing HOME funds.

### **Expand Housing Options through Housing Rehabilitation**

Projects in this goal area will be related to emergency home repairs, single family major rehabilitations and modification of physical barriers to eligible Peoria residents. Emergency home repairs will address immediate health and safety needs of homeowners and will help keep residents in safe, decent and sanitary housing. Single Family Major Rehabilitations will address major rehabilitation issues up to and including total renovation. Removal of physical barriers will assist disabled residents with modifications in order to maintain and enhance independent living. Exterior rehab will address deteriorating conditions and incorporate energy efficiency.

### **Support Efforts to Combat Homelessness**

It is the City's intent to foster programs and services in this goal area aimed at preventing and/or alleviating poverty and homelessness. Projects planned in this goal area include water utility and food assistance, diversion programs as well as outreach services. Project activities in this goal area will provide support to improve and operate homeless shelter and transitional housing facilities as well as deliver needed services for homeless persons. Additionally, tenant based rental assistance (TBRA) may be utilized.

### **Fund Public Facility and Public Improvements**

Projects in this goal area will provide support to needed public facility projects within the City and to providers of regionally based services, as well as public improvements within the City of Peoria. These include public facilities such as recreation centers, senior centers, and homeless shelters.

### **Increase Access to Public Services**

Projects in this goal area will provide needed public services throughout the City utilizing CDBG funds. Projects will include assistance to not-for-profit agencies that provide basic needs services, services for seniors and/or disabled persons, youth services, homeless shelter support, fair housing outreach and transportation services.

### **Economic Development**

Projects in this goal area include, but are not limited to, the removal of spot slum and blight through demolition of dilapidated structures (both public and private), special economic development activities, technical assistance to businesses, microenterprise development, commercial rehabilitation, public facilities and improvements that support economic development endeavors, job training, neighborhood clean-up and other eligible economic development needs.

### **Remove Slum/Blight**

This goal will address slum and blight in the City



# The Process

## PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

### Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
Lead Agency	PEORIA	
CDBG Administrator	PEORIA	Neighborhood and Humans Services Department

Table 1– Responsible Agencies

### Narrative

The City of Peoria became eligible for CDBG Entitlement status in 1992. Staff members of the Neighborhood and Human Services Department's Community Assistance Division are directly responsible for preparing CDBG reports, such as the Annual Action Plan, and for the administration of the CDBG Program including program oversight and monitoring of grant recipients.

Additionally, the City of Peoria receives HOME Investment Partnerships Program funds through an Intergovernmental Agreement with the Maricopa HOME Consortium. City staff participates in monthly planning and coordination activities as well as program oversight and monitoring. The lead agency is the Maricopa County Human Services Department. HOME-funded activities are planned, reported and administered by Peoria and Maricopa County through the Consortium.

### Consolidated Plan Public Contact Information

Neighborhood and Human Services Department  
Community Assistance Division  
City of Peoria  
9875 N. 85th Avenue  
Peoria, AZ 85345  
Phone: 623-773-7250  
TTY: 623-773-7221  
Email: [communityassistance@peoriaaz.gov](mailto:communityassistance@peoriaaz.gov)



## **PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(L)**

### **Introduction**

The City employs two (2) full-time Human Service Coordinators that effectively collaborate with service providers to identify gaps in services provided to Peoria residents. The City places a high emphasis on identifying these gaps in order to research and partner with agencies to provide resources and services in these unmet areas. Human Services staff assists with achieving goals outlined in the City's Consolidated and Annual Action Plans by partnering with outside agencies to offer free seminars and workshops on various topics as well as producing a Community Resource Guide that shares information with citizens seeking assistance with various needs. Furthermore, comments and input from service providers, regarding goals and projects identified in the City's Consolidated and Annual Action Plans, are encouraged throughout the year.

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

The City continues to foster partnerships and collaboration among and between non-profit and private organizations that provide housing, health, mental health and general public services. Receiving collaborative input allows Human Services staff members to identify gaps in service and collaborate with providers to provide free seminars and workshops on trending issues.

Additionally, the City's police department has established strong relationships with behavioral health and social service providers, many of which participate in the City's Homeless Outreach Provider Events (HOPE). The City is also a member of the West Valley Crisis Intervention Team (CIT) Program.

Furthermore, the City provides a Community Resource Guide on its website and at public functions and events which lists both City funded agencies and their programs as well as providing general referral information to other frequently utilized organizations. Since its inception, several providers have found this information useful and have asked to be included in the aforementioned guide. In 2017, the City partnered with the City of Surprise, AZ to broaden outreach efforts and provide the guide to more citizens in need. Since its partnership with Surprise, several neighboring municipalities in the west valley have expressed interest in partnering with the City to provide the guide to its citizens.

The City intends to continue enhancing its services to the City's most vulnerable and underserved residents through the implementation of the Community Assistance Resource Center on its campus. This center houses City staff along with non-profit providers that provide direct services to residents. It is through this center that the City intends to lessen the gap on various identified community needs.



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

The City of Peoria is committed to identifying and addressing the needs of homeless individuals as well as providing support to those at risk of homelessness. Much like neighboring cities, Peoria has seen increases to the number of unsheltered individuals identified through the annual point in time count. The most recent point in time event, conducted on January 22, 2019, yielded 78 homeless individuals located within the City limits; this is more than double the individuals identified in last year's count (34). The City of Peoria also participated in the Point in Time Count on January 28, 2020.

Peoria's Homeless Program Outreach Events (HOPE) have become a model of success for the City. The program was established formally in 2016 by the City's police department. These events bring together other City departments, mental health providers, veteran services, homeless shelters, Maricopa County probation officers and counseling agencies, to provide a one-stop location where homeless individuals can receive services. The City intends to continue offering these events three times per year. Recognizing the need to serve this vulnerable population, the City has tasked a Crisis Intervention team with specific responsibilities related to homeless outreach and homeless assistance. Through outreach and events such as this, the City's police department has established relationships with many of the individuals experiencing chronic homelessness. Officers have become more aware of needed services at the community level.

The City's Human Services Coordinators work closely with local schools, through Homeless Student Coordinators and nurses, to provide connections to organizations that provide services to homeless children and youth. The City has allocated CDBG funds to support a Criminal Justice Diversion and Navigation Program. The program works with Peoria's criminal justice personnel to provide an alternative from incarceration to individuals that have been convicted of a misdemeanor, including homeless related offenses. Participants of the program, who have identified life-controlling issues that have caused them to become incarcerated, are offered one of the agency's residential programs or other programs that will assist them to overcome their identified root issues and reduce the risk of becoming and/or returning to homelessness. Additionally, the City is utilizing General Fund monies to support Homeless Navigation services to reserve shelter beds for Peoria homeless.

In addition to its own efforts, Peoria is a participant in the Phoenix/Mesa/Maricopa County Regional Continuum of Care (CoC) and a member of Maricopa Association of Governments (MAG). Through this partnership, the City provides support to the Maricopa Continuum of Care and regional non-profits that provide services to persons who are homeless, including chronically homeless individuals and families.

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

The City of Peoria does not receive ESG funds. However, the City is a participant of the Maricopa County Regional Continuum of Care (CoC). Additionally, the City's Human Services Coordinators



work closely with the Maricopa Association of Governments (MAG) to strategize on homeless issues and solutions.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Benevilla
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Benevilla has been provided space at the City's main public library to perform information and referral as well as client intake services. Invited to participate in the survey, public input meetings, and comment on the draft plan. Attended a public meeting
2	<b>Agency/Group/Organization</b>	Billy's Place
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services staff collaborates with non-profit agencies, such as Billy's Place, to identify emerging trends in the needs of services currently provided to Peoria residents. Invited to participate in the survey, public input meetings, and comment on the draft plan.



3	<b>Agency/Group/Organization</b>	City of Peoria
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-Poverty Strategy Lead-Based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Community Assistance staff monitors CDBG funded projects and offers referrals to Peoria residents through other interdepartmental providers and City Council citizen referrals. As members of the City's Council Not for Profit Review and Housing Subcommittee members rotate, improved coordination and awareness occurs. Invited to participate in the survey, public input meetings, and comment on the draft plan.
4	<b>Agency/Group/Organization</b>	COMMUNITY LEGAL SERVICES, AZ
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services staff consistently communicates with non-profit agencies to identify emerging trends in the needs of services currently provided. Invited to participate in the survey, public input meetings, and comment on the draft plan.
5	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional Organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-Poverty Strategy Lead-Based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff continually collaborates with Habitat for Humanity Central Arizona throughout the year to identify affordable housing opportunities as well as gaps in services that prevent or hinder homeownership. Invited to participate in the survey, public input meetings, and comment on the draft plan.
6	<b>Agency/Group/Organization</b>	HOMEWARD BOUND
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with Children Homelessness Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human services staff collaborate with various non-profit agencies to identify emerging trends that exceed the needs of services currently provided. Human services staff consistently communicate with non-profit agencies to identify emerging trends in the needs of services currently provided. Invited to participate in the survey, public input meetings, and comment on the draft plan.
7	<b>Agency/Group/Organization</b>	Housing Authority of Maricopa County
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the survey, public input meetings, and comment on the draft plan.
8	<b>Agency/Group/Organization</b>	Maricopa Association of Governments
	<b>Agency/Group/Organization Type</b>	Services-homeless Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the agency was conducted through the City's Human Services Coordinators. Invited to participate in the survey, public input meetings, and comment on the draft plan.
9	<b>Agency/Group/Organization</b>	MARICOPA COUNTY HUMAN SERVICES DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - County



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the agency was conducted in person through the HOME consortium. Invited to participate in the survey, public input meetings, and comment on the draft plan.
10	<b>Agency/Group/Organization</b>	Neighborhood Outreach Access to Health
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-Poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services staff frequently meet with various non-profit agencies to identify gaps in services currently provided. Through this relationship the City has created the Collaborative Impact Series in which nonprofits such as NOAH have come together to learn about each other's services, share individual strengths and struggles, determine if there are duplicate program overlaps and find opportunities for future partnerships. Invited to participate in the survey, public input meetings, and comment on the draft plan.
11	<b>Agency/Group/Organization</b>	Phoenix Rescue Mission
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services staff frequently meet with various non-profit agencies to identify gaps in services currently provided. Outcomes from this relationship with Phoenix Rescue Mission include referrals by the City to the shelter, partnership to develop a program to address food insecurities in the community and active participation at City sponsored Homeless Outreach events. Invited to participate in the survey, public input meetings, and comment on the draft plan.
12	<b>Agency/Group/Organization</b>	CENTRAL ARIZONA SHELTER SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services staff consistently communicates with non-profit agencies to identify emerging trends in the needs of services currently provided. Invited to participate in the survey, public input meetings, and comment on the draft plan.
13	<b>Agency/Group/Organization</b>	Southwest Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing



	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human services staff consistently communicates with non-profit agencies to identify emerging trends in the needs of services currently provided. Invited to participate in the survey, public input meetings, and comment on the draft plan.
14	<b>Agency/Group/Organization</b>	CITY OF SURPRISE
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Peoria partnered with the City of Surprise in 2017 to broaden the outreach of crucial services available through the distribution of the City's Resource Guide in both cities. Peoria continues to collaborate with Surprise and other west valley municipalities to identify gaps in services currently provided to residents in the west valley as well as best practices to assist residents in need.
15	<b>Agency/Group/Organization</b>	Ability 360
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the public input meeting
16	<b>Agency/Group/Organization</b>	JAG



<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the public input meeting

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City made every attempt to be inclusive in its outreach efforts.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Maricopa Association of Governments (MAG)	Peoria goals overlap MAG goals in the areas of funding for the HMIS system and funding for regional shelters, including related supportive services.
Maricopa HOME Consortium	Maricopa County Human Services Department	As a member of the Maricopa HOME Consortium, the City's allocated HOME Program funding is used to achieve goals set by the larger Consortium. Peoria participates with the Consortium to determine affordable housing priorities on a regional basis. Staff participates in monthly planning and coordination activities as well as program oversight and monitoring.
Annual Public Housing Agency Plan	Housing Authority of Maricopa County	Peoria goals overlap with the Housing Authority's goals for low and moderate income households.

**Table 2– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City works closely within the region as part of the Maricopa HOME Consortium, and the Maricopa County Continuum of Care (CoC) through the Maricopa Association of Governments (MAG). These efforts allow for increased cooperation and consultation with neighboring jurisdictions, as well as collaborative regional efforts. In addition, Peoria participates in the West



Valley Municipal Human Services Coalition. The Coalition consists of staff from West Valley communities that come together to address common human services needs such as homelessness.

### **Narrative**

The City of Peoria works closely with both the agencies and service providers within the City and the broader regional networks. These efforts are on-going and integrate the City of Peoria's efforts within the larger regional context, while striving to meet the needs of its citizens.



## PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(C) AND 91.300(C)

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

During the development of the City’s 2020-2024 Consolidated Plan, the City undertook a variety of public outreach methods to gather public input and comment. These comments were a part of the Needs Assessment and Market Analysis, and ultimately helped shape the outcome of the Plan’s Five Year Goals and Objectives. These outreach efforts included the 2019 Housing and Community Development Survey, a series of three (3) public input meetings, and two (2) public review meetings. The survey was available in both English and Spanish.

Each public meeting had public notices and met the Maricopa HOME Consortium’s guidelines in the shared Citizen Participation Plan. The public notifications are included in the Appendix.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	A total of 206 surveys were received throughout the City of Peoria.	The results are available as part of the Needs Assessment and Market Analysis. A complete set of responses is available in the Appendix.	Not applicable.	
2	Public Meeting	Non-targeted/broad community	Three (3) meetings were held on August 27, 28, and 29, 2019 in various locations in the City.	Comments from these meetings included the need for affordable housing, services for homeless households, and housing and services for the elderly.	Not applicable.	
3	Public Hearing	Non-targeted/broad community Stakeholders	Two (2) public hearings were held on February 19, 2020.	None received.	Not applicable.	

Table 3– Citizen Participation Outreach





# Needs Assessment

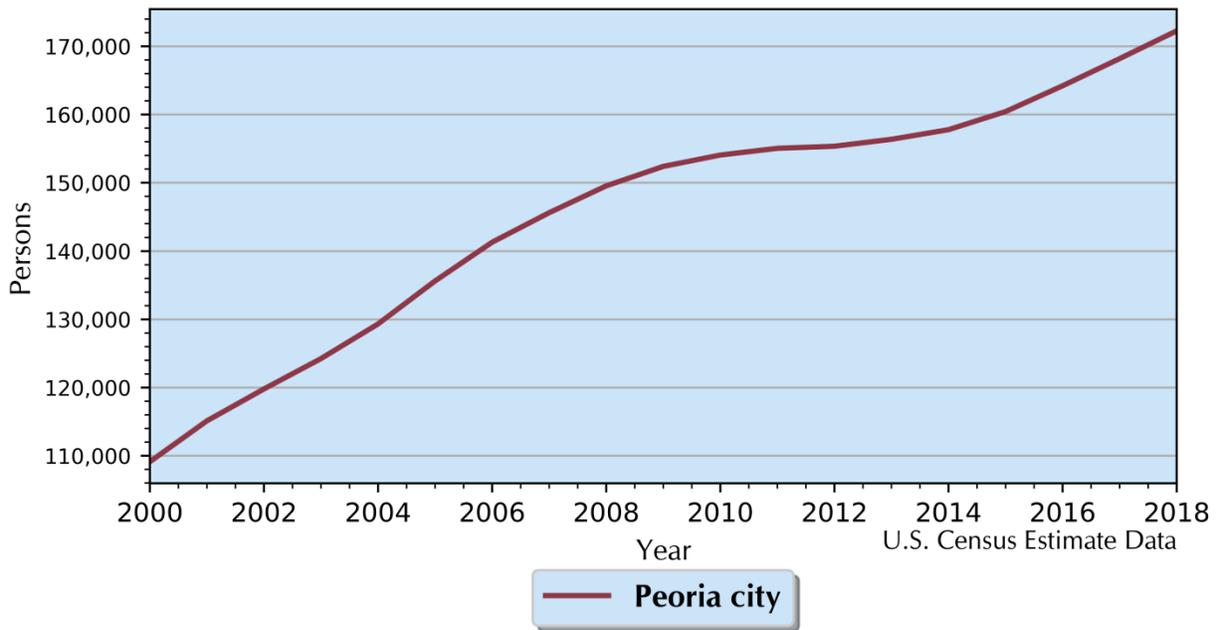
## NA-05 OVERVIEW

### Needs Assessment Overview

#### Population Estimates

Diagram NA-05.1 shows the population estimates for the City of Peoria. In 2018, the City's population was 172,259, a 2.4 percent change from 2017. The population increased 11.8 percent since 2010, from 154,065 people to 172,259 people in 2018. This mirrors the growth that Maricopa County is experiencing, as one of the fastest growing counties in the United States.

**Diagram NA-05.1**  
**Population Estimates**  
City of Peoria



The City of Peoria population by race and ethnicity is shown in Table NA-05.1. The white population represented 84.9 percent of the population in 2017, compared with the black population, which accounted for 3.2 percent of the population. The Hispanic population represented 19.1 percent of the population in 2017. The City did not experience much shift in the racial and ethnic makeup in the City between 2010 and 2017.



<b>Table NA-05.1</b>				
<b>Population by Race and Ethnicity</b>				
City of Peoria				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	126,584	82.2%	137,004	84.9%
Black	5,182	3.4%	5,106	3.2%
American Indian	1,471	1.0%	1,062	0.7%
Asian	4,971	3.2%	6,177	3.8%
Native Hawaiian/ Pacific Islander	221	0.1%	366	0.2%
Other	10,851	7.0%	5,696	3.5%
Two or More Races	4,785	3.1%	5,972	3.7%
<b>Total</b>	<b>154,065</b>	<b>100.0%</b>	<b>161,383</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	125,436	81.4%	130,487	80.9%
<b>Hispanic</b>	28,629	18.6%	30,896	19.1%

## Disability

Disability by age, as estimated by the 2017 American Community Survey (ACS), is shown in Table NA-05.2. The disability rate for females was 12.5 percent, compared to 12.0 percent for males. The disability rate grew higher with age, with 51.7 percent of those over 75 experiencing a disability.

<b>Table NA-05.2</b>						
<b>Disability by Age</b>						
City of Peoria						
2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	89	1.7%	0	0%	89	0.8%
5 to 17	697	4.6%	538	3.8%	1,235	4.2%
18 to 34	1,118	6.9%	1,007	6.1%	2,125	6.5%
35 to 64	3,221	10.9%	3,635	11.0%	6,856	11.0%
65 to 74	1,745	27.4%	2,046	25.7%	3,791	26.5%
75 or Older	2,342	51.8%	3,195	51.5%	5,537	51.7%
<b>Total</b>	<b>9,212</b>	<b>12.0%</b>	<b>10,421</b>	<b>12.5%</b>	<b>19,633</b>	<b>12.3%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-05.3. Some 7.1 percent have an ambulatory disability, 5.7 percent have an independent living disability, and 2.8 percent have a self-care disability.

<b>Table NA-05.3</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
City of Peoria		
2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	6,272	3.9%
Vision disability	3,471	2.2%
Cognitive disability	6,414	4.3%
Ambulatory disability	10,670	7.1%
Self-Care disability	4,191	2.8%
Independent living disability	6,837	5.7%



## Household Income and Poverty

Households by income for the 2010 and 2017 5-year American Community Survey (ACS) are shown in Table NA-05.4. Households earning more than 100,000 dollars per year represented 30.3 percent of households in 2017, compared to 25.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 6.2 percent of households in 2017, compared to 7.0 percent in 2010. The City is experiencing a growth at the top of the income range.

<b>Table NA-05.4</b>				
<b>Households by Income</b>				
City of Peoria				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	3,803	7.0%	3,535	6.2%
\$15,000 to \$19,999	1,692	3.1%	1,889	3.3%
\$20,000 to \$24,999	2,587	4.8%	2,324	4.0%
\$25,000 to \$34,999	4,722	8.7%	4,740	8.3%
\$35,000 to \$49,999	7,390	13.6%	8,017	14.0%
\$50,000 to \$74,999	11,795	21.7%	10,210	17.8%
\$75,000 to \$99,999	8,611	15.8%	9,294	16.2%
\$100,000 or More	13,798	25.4%	17,388	30.3%
<b>Total</b>	<b>54,398</b>	<b>100.0%</b>	<b>57,397</b>	<b>100.0%</b>

Meanwhile, the City is also seeing a growth in poverty. In 2017, some 13,059 people were estimated to be living in poverty in Peoria, accounting for 8.2 percent of the population. This is up from 5.3 percent in 2000.

<b>Table NA-05.5</b>				
<b>Poverty by Age</b>				
City of Peoria				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	580	10.3%	1,663	12.7%
6 to 17	1,260	22.4%	2,386	18.3%
18 to 64	2,829	50.3%	7,333	56.2%
65 or Older	958	17.0%	1,677	12.8%
<b>Total</b>	<b>5,627</b>	<b>100.0%</b>	<b>13,059</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>5.3%</b>	<b>.</b>	<b>8.2%</b>	<b>.</b>

## Housing Problems

Households are considered to have housing problems if they have one (1) or more of the four (4) problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and/or
4. Household is cost burdened.



Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-05.6. In 2017, an estimated 1.7 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

<b>Table NA-05.6</b>							
<b>Overcrowding and Severe Overcrowding</b>							
City of Peoria							
2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	40,999	98.9%	374	0.9%	63	0.2%	41,436
2017 Five-Year ACS	40,649	98.4%	525	1.3%	133	0.3%	41,307
<b>Renter</b>							
2010 Five-Year ACS	12,534	96.7%	254	2.0%	174	1.3%	12,962
2017 Five-Year ACS	15,542	96.6%	456	2.8%	92	0.6%	16,090
<b>Total</b>							
2010 Five-Year ACS	53,533	98.4%	628	1.2%	237	0.4%	54,398
2017 Five-Year ACS	56,191	97.9%	981	1.7%	225	0.4%	57,397

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, or a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, or a refrigerator.

There were a total of 49 households with incomplete plumbing facilities in 2017, representing 0.1 percent of households in the City of Peoria. This is compared to 198 households lacking complete plumbing facilities in 2010.

<b>Table NA-05.7</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
City of Peoria		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	54,200	57,348
Lacking Complete Plumbing Facilities	198	49
<b>Total Households</b>	<b>54,398</b>	<b>57,397</b>
<b>Percent Lacking</b>	<b>0.4%</b>	<b>0.1%</b>

There were 338 households lacking complete kitchen facilities in 2017, compared to 754 households in 2010. This was a change from 1.4 percent of households in 2010 to 0.6 percent in 2017.

<b>Table NA-05.8</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
City of Peoria		
2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	53,644	57,059
Lacking Complete Kitchen Facilities	754	338
<b>Total Households</b>	<b>54,398</b>	<b>57,397</b>
<b>Percent Lacking</b>	<b>1.4%</b>	<b>0.6%</b>



Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In the City of Peoria, 17.6 percent of households had a cost burden and 11.7 percent had a severe cost burden. Some 25.6 percent of renters were cost burdened, and 21.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.8 percent and a severe cost burden rate of 4.1 percent. Owner occupied households with a mortgage had a cost burden rate of 16.9 percent, and severe cost burden at 9.3 percent.

<b>Table NA-05.9</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
City of Peoria					
2010 & 2017 Five-Year ACS Data					
Data Source	31%-50%		Above 50%		Total
	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>					
2010 Five-Year ACS	8,695	26.00%	4,838	14.50%	33,388
2017 Five-Year ACS	5,133	16.90%	2,826	9.30%	30,375
<b>Owner Without a Mortgage</b>					
2010 Five-Year ACS	746	9.30%	360	4.50%	8,048
2017 Five-Year ACS	848	7.80%	450	4.10%	10,932
<b>Renter</b>					
2010 Five-Year ACS	3,507	27.10%	3,109	24.00%	12,962
2017 Five-Year ACS	4,118	25.60%	3,451	21.40%	16,090
<b>Total</b>					
2010 Five-Year ACS	12,948	23.80%	8,307	15.30%	54,398
2017 Five-Year ACS	10,099	17.60%	6,727	11.70%	57,397

## Homelessness

The City of Peoria is part of the Maricopa Regional Continuum of Care (CoC), which operates in Maricopa County. This CoC is a collaborative of service providers. The Point in Time (PIT) count for the Maricopa County CoC has increased from 5,702 in 2016 to 6,614 in 2019. However, there are limitations to the PIT, especially when capturing unsheltered populations. Service providers have indicated that they are noticing a growth in the homeless population countywide. In Peoria, the unsheltered homeless count has been increasing as well, up from 33 in 2016 to 78 in 2019.

<b>Table NA-05.10</b>				
<b>Homeless Persons</b>				
Maricopa County HOME Consortium				
Point-in-Time Counts				
	2016	2017	2018	2019
Unsheltered City of Peoria	33	22	38	78
Unsheltered Maricopa County	1,646	2,059	2,618	3,188
<b>Total Homeless Count</b>	<b>5,702</b>	<b>5,605</b>	<b>6,298</b>	<b>6,614</b>



## NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

### Describe the jurisdiction's need for Public Facilities:

The 2019 Housing and Community Development Needs survey found that the highest rated needs were for senior centers, park and recreational centers, homeless shelters, and healthcare facilities. This was followed by facilities for abused/neglected children and youth centers.

**Table MA-50.1**  
**Providing a Suitable Living Environment**  
 Peoria  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Pease rate the need for the following COMMUNITY and PUBLIC FACILITIES activities in your community:</b>							
Parks and recreational centers	17	33	34	45	2	75	<b>206</b>
Senior center	19	18	42	45	8	74	<b>206</b>
Homeless shelters	28	18	27	43	18	72	<b>206</b>
Healthcare facilities	16	26	41	41	7	75	<b>206</b>
Facilities for abused/neglected children	15	18	30	38	28	77	<b>206</b>
Youth Centers	18	19	50	37	9	73	<b>206</b>
Community Centers	19	30	42	37	6	72	<b>206</b>
Childcare facilities	15	22	40	34	19	76	<b>206</b>
Fire Stations/equipment	24	33	35	27	13	74	<b>206</b>
Public buildings with improved accessibility	20	34	28	26	23	75	<b>206</b>
Residential treatment centers	19	30	40	21	22	74	<b>206</b>
Facilities for persons living with AIDS	24	23	20	5	59	75	<b>206</b>

### How were these needs determined?

These needs were determined using the 2019 Housing and Community Development needs survey.

### Describe the jurisdiction's need for Public Improvements:

The most highly rated needs, according to the HCD survey, were bicycle and walking paths, street and road improvements, and sidewalk improvements.



**Table MA-50.2**  
**Providing a Suitable Living Environment**  
 Peoria  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities in your community:</b>							
Tree Planting	12	24	46	40	6	78	206
Bicycle and walking paths	15	29	39	39	7	77	206
Street and Road improvements	8	28	56	37	0	77	206
Drinking Water quality improvements	17	34	37	34	8	76	206
Flood drainage improvements	18	31	38	27	13	79	206
Sidewalk improvements	10	40	51	26	2	77	206
Drinking Water system capacity improvements	16	26	40	22	24	78	206
Sewer system improvements	19	36	32	21	21	77	206
Storm sewer system improvements	17	33	43	19	17	77	206
Solid waste facility improvements	19	32	36	16	25	78	206
Bridge improvements	24	32	28	16	28	78	206
Other	8	1	1	4	18	174	206

### How were these needs determined?

These needs were determined using the 2019 Housing and Community Development needs survey.

### Describe the jurisdiction's need for Public Services:

The highest rated needs included mental health/chemical dependency services, transportation services, substance abuse services, and senior services.

**Table MA-50.3**  
**Providing a Suitable Living Environment**  
 Peoria  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN and PUBLIC SERVICES activities in your community:</b>							
Mental health/chemical dependency services	8	13	30	70	10	75	206
Transportation services	8	13	38	66	7	74	206
Substance abuse services	10	16	30	58	13	79	206
Senior services	12	12	43	57	8	74	206
Services for victims of domestic violence	9	15	41	53	13	75	206
Youth services	11	19	48	45	8	75	206
Healthcare services	10	21	50	43	7	75	206
Food banks	15	15	47	43	9	77	206
Homelessness services	21	16	40	42	13	74	206
Crime awareness education	8	25	49	40	6	78	206
Employment services	12	21	39	39	18	77	206
Fair Housing activities	20	17	34	32	27	76	206
Home-buyer education	11	23	43	32	21	76	206
Childcare services	13	25	44	31	19	74	206
Tenant/Landlord counseling	19	21	35	24	31	76	206
Mitigation of asbestos hazards	21	35	18	9	47	76	206
Mitigation of lead-based paint hazards	21	32	23	8	46	76	206
Mitigation of radon hazards	22	33	17	8	49	77	206
Other	8	1	0	4	20	173	206



## How were these needs determined?

These needs were determined using the 2019 Housing and Community Development needs survey.



# Housing Market Analysis

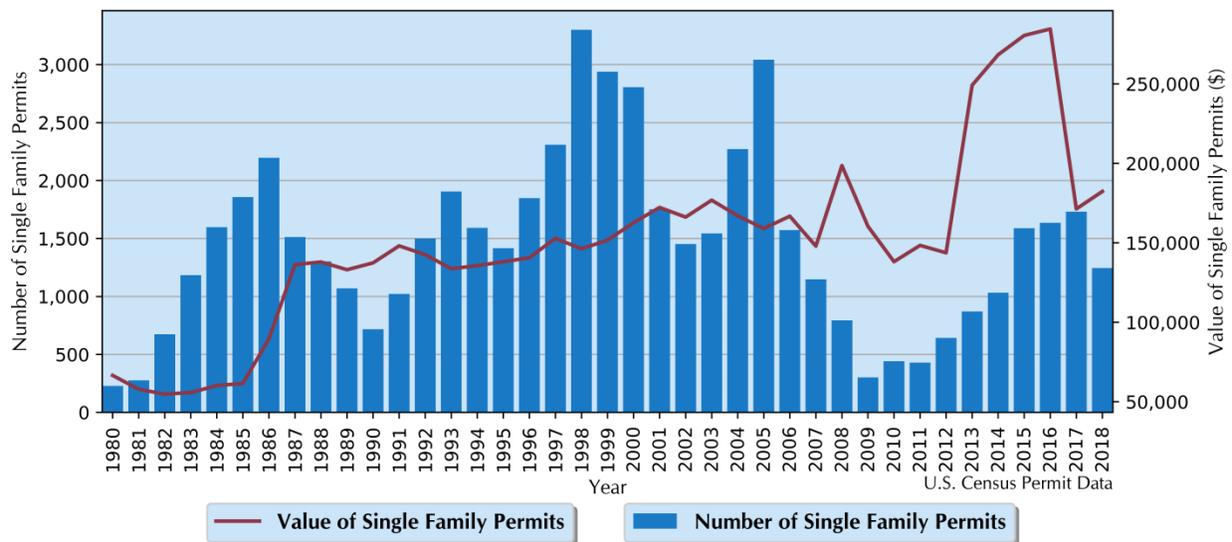
## MA-05 OVERVIEW

### Housing Market Analysis Overview:

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Maricopa County decreased from 1,731 authorizations in 2017 to 1,245 in 2018.

The real value of single-family building permits decreased from 284,537 dollars in 2016 to 171,324 dollars in 2017. Production in Peoria decreased during the recent recession, but has since risen, as seen in Diagram MA-05.1. Single family unit production accounts for the majority of housing production in the City. The City has also seen a rise in the value of single family permits during this time, but shows a drop off in value beginning in 2016, as illustrated by Diagram MA-05.1. Public input and local knowledge suggests that the price has continued to rise despite the decline shown by the data, and this increase may not yet be reflected in the available data.

**Diagram MA-05.1**  
**Single-Family Permits**  
 City of Peoria



**Diagram MA-05.2**  
**Total Permits by Unit Type**  
 City of Peoria

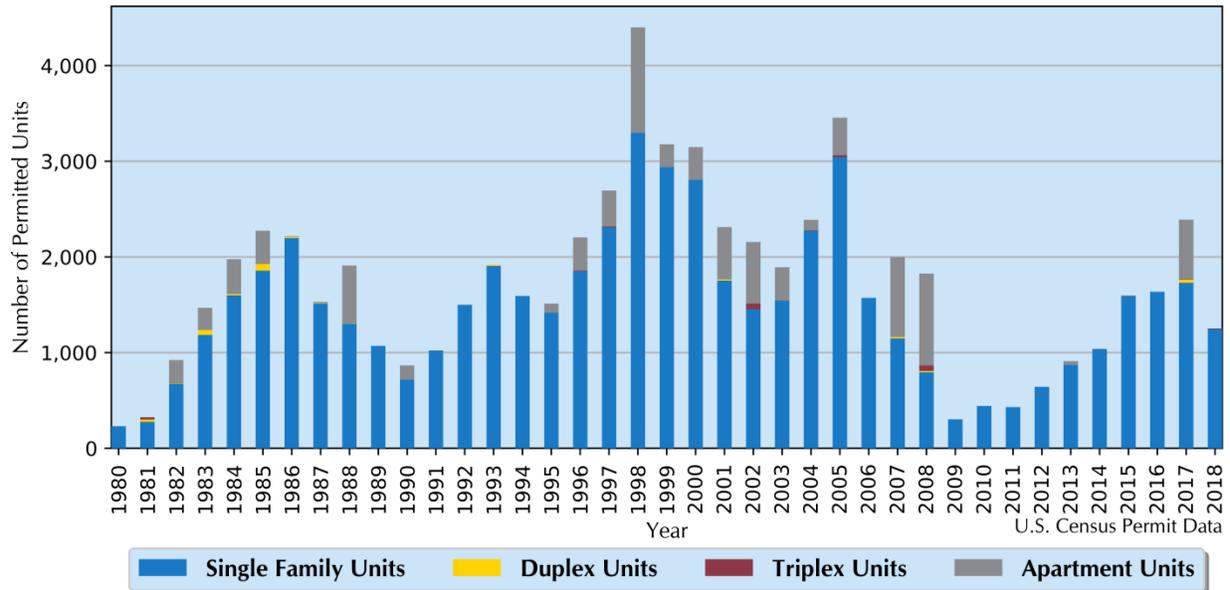


Table MA-05.1 shows housing units by type in 2010 and 2017. In 2010, there were 60,460 housing units, compared with 64,862 in 2017. Single-family units accounted for 79.9 percent of units in 2017, compared to 81.0 percent in 2010. Apartment units accounted for 12.5 percent in 2017, compared to 11.3 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	48,959	81.0%	51,820	79.9%
Duplex	274	0.5%	404	0.6%
Tri- or Four-Plex	803	1.3%	819	1.3%
Apartment	6,818	11.3%	8,089	12.5%
Mobile Home	3,505	5.8%	3,597	5.5%
Boat, RV, Van, Etc.	101	0.2%	133	0.2%
<b>Total</b>	<b>60,460</b>	<b>100.0%</b>	<b>64,862</b>	<b>100.0%</b>



Table MA-05.2 shows housing units by tenure from 2010 to 2017. By 2017, there were 64,862 housing units. An estimated 72.0 percent were owner-occupied, and 11.5 percent were vacant.

<b>Table MA-05.2 Housing Units by Tenure</b> City of Peoria 2010 Census & 2017 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	57,457	88.6%	57,397	88.5%
Owner-Occupied	42,346	73.7%	41,307	72.0%
Renter-Occupied	15,111	26.3%	16,090	28.0%
Vacant Housing Units	7,361	11.4%	7,465	11.5%
<b>Total Housing Units</b>	<b>64,818</b>	<b>100.0%</b>	<b>64,862</b>	<b>100.0%</b>

The disposition of vacant units between 2010 and 2017 are shown in Table MA-05.3. By 2017, for rent units accounted for 23.7 percent of vacant units, while for sale units accounted for 13.5 percent. "Other" vacant units accounted for 12.4 percent of vacant units, representing a total of 928 "other" vacant units. "Other" vacant units are not for sale or for rent and are otherwise unavailable to the marketplace. These units may be problematic if concentrated in certain areas of the City.

<b>Table MA-05.3 Disposition of Vacant Housing Units</b> City of Peoria 2010 Census & 2017 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	2,471	33.6%	1,766	23.7%
For Sale	1,544	21.0%	1,006	13.5%
Rented Not Occupied	61	0.8%	524	7.0%
Sold Not Occupied	238	3.2%	446	6.0%
For Seasonal, Recreational, or Occasional Use	1,786	24.3%	2,795	37.4%
For Migrant Workers	0	0%	0	0%
Other Vacant	1,261	17.1%	928	12.4%
<b>Total</b>	<b>7,361</b>	<b>100.0%</b>	<b>7,465</b>	<b>100.0%</b>

Table MA-05.4 lists the City of Peoria median rent as \$967 and the median home value as \$230,400.

<b>Table MA-05.4 Median Rent</b> City of Peoria 2017 5-Year ACS Data	
<b>Place</b>	<b>Rent</b>
Median Rent	\$967
Median Home Value	\$230,400



## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

### Introduction

The following section describes the economic atmosphere in the City of Peoria. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statistics (BLS) data. BLS data can be calculated down to the city level, and therefore, is shown in this section to represent the City of Peoria. BEA data is only available at the County level and reflects the entirety of Maricopa County.

### Economic Development Market Analysis

#### Business Activity in Peoria:

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less Workers %
Agriculture, Mining, Oil & Gas Extraction	402	54	1	0	0
Arts, Entertainment, Accommodations	7,564	7,254	12	22	10
Construction	3,702	2,193	6	7	1
Education and Health Care Services	12,421	7,284	20	22	2
Finance, Insurance, and Real Estate	5,842	1,171	9	4	-6
Information	1,372	354	2	1	-1
Manufacturing	3,952	1,100	6	3	-3
Other Services	1,739	949	3	3	0
Professional, Scientific, Management Services	5,210	801	8	2	-6
Public Administration	0	0	0	0	0
Retail Trade	9,674	9,561	15	29	13
Transportation and Warehousing	2,298	355	4	1	-3
Wholesale Trade	2,991	857	5	3	-2
Total	57,167	31,933	--	--	--

Table 4 - Business Activity

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

#### Labor Force in Peoria:

Total Population in the Civilian Labor Force	81,513
Civilian Employed Population 16 years and over	75,935
Unemployment Rate	6.84
Unemployment Rate for Ages 16-24	19.60
Unemployment Rate for Ages 25-65	4.25

Table 5 - Labor Force

Data Source: 2011-2015 ACS



<b>Occupations by Sector in Peoria</b>	
Management, business and financial	19,545
Farming, fisheries and forestry occupations	3,105
Service	7,610
Sales and office	21,880
Construction, extraction, maintenance and repair	6,110
Production, transportation and material moving	3,960

**Table 6 – Occupations by Sector**

**Data Source:** 2011-2015 ACS

Table MA-45.1 shows the labor force statistics for City of Peoria from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.1 percent. The highest level of unemployment occurred during 2010 rising to a rate of 8.3 percent. This compared to a statewide low of 3.9 percent in 2007 and statewide high of 10.4 percent in 2010. Over the last year, the unemployment rate in the City of Peoria remained unchanged from 4.0 percent in 2017 to 4.0 percent in 2018, which compared to a statewide decrease to 4.8 percent.

Diagram MA-45.1 shows the employment and labor force for City of Peoria. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 86,277 persons, with the labor force reaching 89,861, indicating there were a total of 3,584 unemployed persons.

Diagram MA-45.2 shows the unemployment rate for both the State and City of Peoria. During the 1990's the average rate for City of Peoria was 3.1 percent, which compared to 5.5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5 percent, which compared to 5.5 percent statewide. Since 2010, the average unemployment rate was 5.7 percent. Over the course of the entire period the City of Peoria had an average unemployment rate that lower than the State, 4.4 percent for City of Peoria, versus 6.1 statewide.



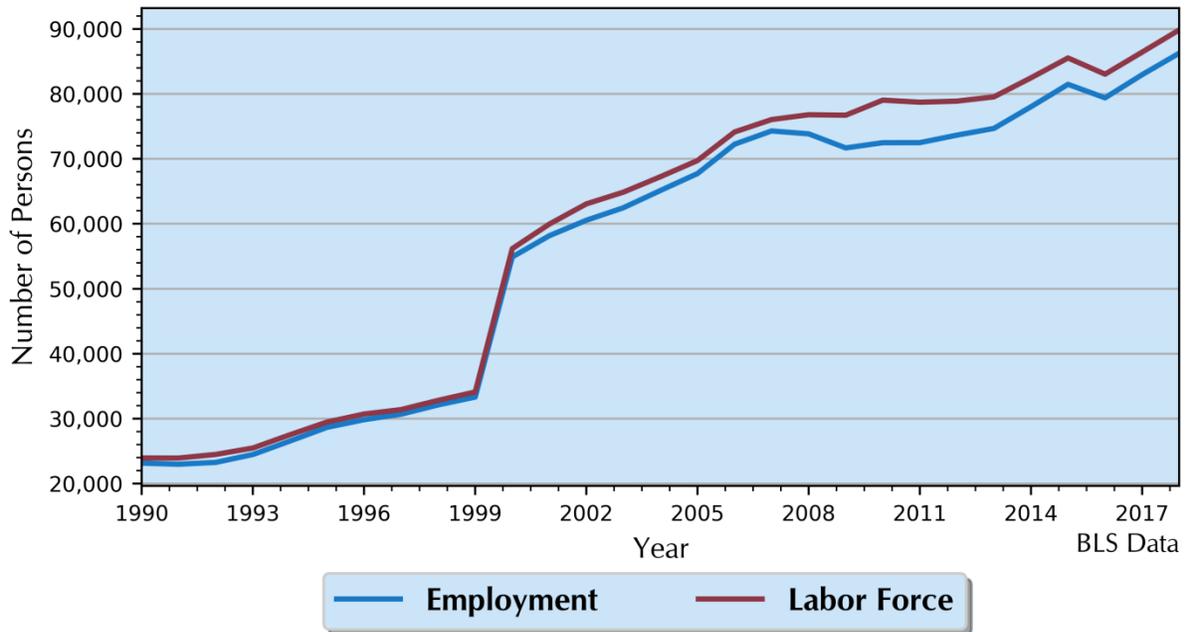
**Table MA-45.1**  
**Labor Force Statistics**  
 City of Peoria  
 1990 - 2018 BLS Data

Year	City of Peoria			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	798	23,135	23,933	3.3%	5.3%
1991	955	22,969	23,924	4.0%	5.9%
1992	1,226	23,255	24,481	5.0%	7.5%
1993	1,001	24,467	25,468	3.9%	6.4%
1994	966	26,543	27,509	3.5%	6.1%
1995	819	28,648	29,467	2.8%	5.3%
1996	873	29,826	30,699	2.8%	5.6%
1997	708	30,677	31,385	2.3%	4.6%
1998	701	32,109	32,810	2.1%	4.3%
1999	786	33,313	34,099	2.3%	4.4%
2000	1,287	54,893	56,180	2.3%	4.0%
2001	1,789	58,166	59,955	3.0%	4.8%
2002	2,521	60,547	63,068	4.0%	6.1%
2003	2,400	62,478	64,878	3.7%	5.7%
2004	2,124	65,135	67,259	3.2%	5.0%
2005	2,003	67,740	69,743	2.9%	4.7%
2006	1,884	72,260	74,144	2.5%	4.2%
2007	1,755	74,304	76,059	2.3%	3.9%
2008	2,947	73,855	76,802	3.8%	6.2%
2009	5,040	71,690	76,730	6.6%	9.9%
2010	6,554	72,494	79,048	8.3%	10.4%
2011	6,231	72,501	78,732	7.9%	9.5%
2012	5,237	73,656	78,893	6.6%	8.3%
2013	4,862	74,694	79,556	6.1%	7.7%
2014	4,456	78,033	82,489	5.4%	6.8%
2015	4,063	81,484	85,547	4.7%	6.1%
2016	3,646	79,403	83,049	4.4%	5.4%
2017	3,473	82,968	86,441	4.0%	4.9%
2018	3,584	86,277	89,861	4.0%	4.8%



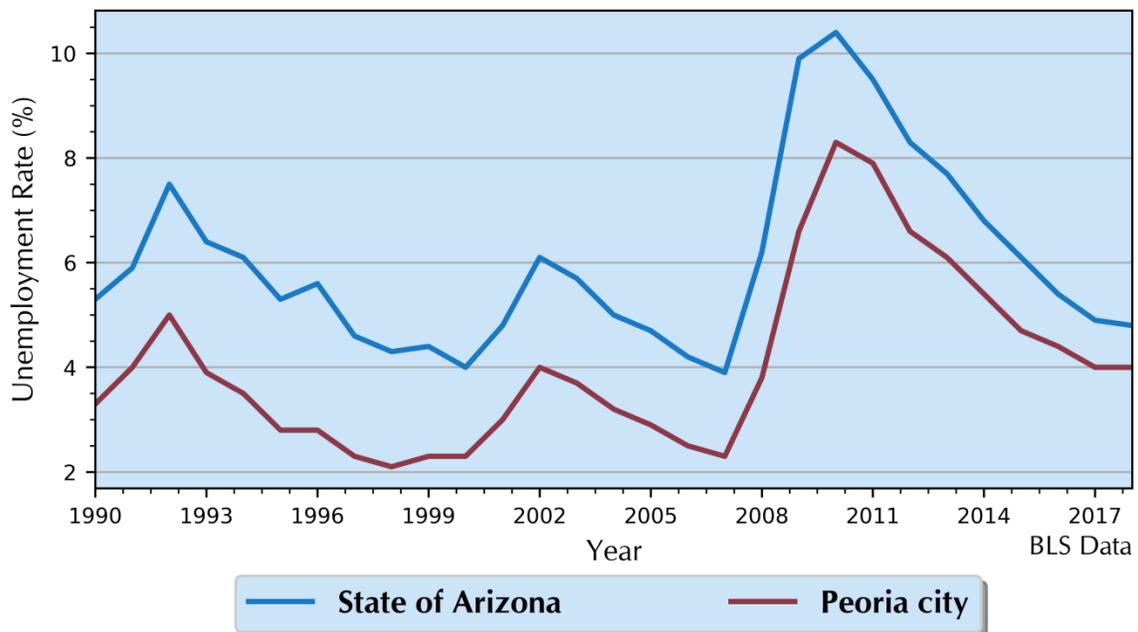
**Diagram MA-45.1**  
**Employment and Labor Force**

City of Peoria  
1990 – 2017 BLS Data



**Diagram MA-45.2**  
**Annual Unemployment Rate**

City of Peoria



**Travel Time in Peoria:**

Travel Time	Number	Percentage
< 30 Minutes	39,200	56%
30-59 Minutes	25,510	37%
60 or More Minutes	4,795	7%
<b>Total</b>	<b>69,505</b>	<b>100%</b>

Table 7 - Travel Time

Data Source: 2011-2015 ACS

**Education in Peoria:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,555	378	1,885
High school graduate (includes equivalency)	13,825	1,240	4,610
Some college or Associate's degree	25,475	1,455	6,220
Bachelor's degree or higher	20,815	505	3,905

Table 8 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age in Peoria

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	275	273	485	1,273	1,105
9th to 12th grade, no diploma	1,490	1,105	858	1,825	1,405
High school graduate, GED, or alternative	4,109	4,575	4,200	10,920	7,865
Some college, no degree	5,720	5,920	6,025	12,530	6,785
Associate's degree	870	2,170	2,195	4,315	1,590
Bachelor's degree	890	4,050	4,625	7,685	3,825
Graduate or professional degree	58	1,680	3,075	4,190	2,330

Table 9 - Educational Attainment by Age

Data Source: 2011-2015 ACS



Educational Attainment – Median Earnings in the Past 12 Months in Peoria

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	67,846
High school graduate (includes equivalency)	95,108
Some college or Associate's degree	126,096
Bachelor's degree	155,625
Graduate or professional degree	226,960

**Table 10 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Education and Employment**

Education and employment data from the City of Peoria 2017 Five-Year American Community Survey (ACS) is presented in the following tables. In 2017, 80,004 people were in the labor force, including 75,137 employed and 4,867 unemployed people. The unemployment rate for City of Peoria was estimated at 6.1 percent in 2017. These estimates are provided in addition to the Bureau of Labor Statistics (BLS) data on page 32 to provide additional data from a variety of reporting sources. The BLS data may provide more accurate in time employment data for the City, but is presented here in ACS data to remain constituent and applicable to other ACS data presented in this study.

<b>Table MA-45.2 Employment, Labor Force and Unemployment</b>	
City of Peoria 2017 Five-Year ACS Data	
<b>Employment Status</b>	<b>2017 Five-Year ACS</b>
Employed	75,137
Unemployed	4,867
<b>Labor Force</b>	<b>80,004</b>
Unemployment Rate	6.1%

Table MA-45.3 and MA-45.4 show educational attainment in the City of Peoria. In 2017, 94.6 percent of households had a high school education or greater, including 25.9 percent with a high school diploma or equivalent, 37.8 percent with some college, 19.0 percent with a Bachelor’s Degree, and 9.6 percent with a graduate or professional degree. These two tables present education level by household and by population. While an estimated 94.6 percent of households have at least one person having completed high school or greater, an estimated 92.3 percent of the adult population has completed high school.

<b>Table MA-45.3 High School or Greater Education</b>	
City of Peoria 2017 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	54,319
Total Households	57,397
<b>Percent High School or Above</b>	<b>94.6%</b>



**Table MA-45.4**  
**Educational Attainment**  
City of Peoria  
2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	9,277	7.6%
High School or Equivalent	31,493	25.9%
Some College or Associates Degree	45,893	37.8%
Bachelor's Degree	23,066	19.0%
Graduate or Professional Degree	11,682	9.6%
<b>Total Population Above 18 years</b>	<b>121,411</b>	<b>100.0%</b>

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table MA-45.5, shows the total employment by industry for Maricopa County. The most recent estimates show the health care and social assistance industry was the largest employer in Maricopa County, with employment reaching 285,335 jobs in 2017. Between 2016 and 2017 the construction industry saw the largest percentage increase, rising by 6.6 percent to 147,553 jobs. The Business Activity table on page 30 found that Retail Trade, Education and Health Care Services, and Arts, Entertainment, Accommodations were the largest employment sectors in Peoria.

**Table MA-45.5**  
**Employment by Industry**  
Maricopa County  
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	6,325	6,210	6,630	6,898	6,621	7,193	7,658	6,856	-10.5
Forestry, fishing, related activities, and other	2,538	2,571	2,607	2,578	2,716	2,787	2,793	2,655	-4.9
Mining	6,350	5,775	8,249	8,168	7,785	8,059	8,319	8,688	4.4
Utilities	8,191	8,032	8,083	7,945	7,869	8,055	8,525	8,787	3.1
Construction	109,587	111,017	117,433	123,362	125,323	129,080	138,363	147,553	6.6
Manufacturing	112,512	115,157	119,528	120,849	121,743	123,669	124,997	128,557	2.8
Wholesale trade	87,969	88,762	89,233	89,772	89,952	90,357	86,597	87,655	1.2
Retail trade	236,686	239,618	241,515	243,400	256,830	266,428	270,138	274,023	1.4
Transportation and warehousing	64,324	67,828	70,823	71,886	75,352	85,409	97,365	101,602	4.4
Information	34,552	34,991	36,443	40,360	42,534	43,034	43,375	43,093	-0.7
Finance and insurance	156,637	169,057	170,820	177,359	177,294	186,890	197,245	208,932	5.9
Real estate and rental and leasing	140,165	144,203	141,900	143,449	147,475	150,088	153,578	157,950	2.8
Professional and technical services	147,914	149,206	150,249	155,781	159,770	166,665	173,861	178,610	2.7
Management of companies and enterprises	25,173	25,196	26,772	29,045	30,650	33,054	36,879	37,093	0.6
Administrative and waste services	188,442	193,957	199,619	212,434	217,994	223,834	232,544	234,475	0.8
Educational services	51,118	52,665	54,086	53,783	56,084	59,358	59,742	60,455	1.2
Health care and social assistance	221,117	228,897	236,434	242,939	249,923	262,824	273,735	285,335	4.2
Arts, entertainment, and recreation	45,043	45,842	47,743	48,967	52,827	53,544	55,516	57,962	4.4
Accommodation and food services	153,423	158,612	162,123	169,643	176,428	183,883	190,031	196,341	3.3
Other services, except public administration	104,807	111,370	114,135	116,830	121,754	127,497	127,840	128,737	0.7
Government and government enterprises	226,010	222,445	221,881	223,755	225,523	227,453	228,431	230,948	1.1
<b>Total</b>	<b>2,128,883</b>	<b>2,181,411</b>	<b>2,226,306</b>	<b>2,289,203</b>	<b>2,352,447</b>	<b>2,439,161</b>	<b>2,517,532</b>	<b>2,586,307</b>	<b>2.7</b>



**Describe the workforce and infrastructure needs of the business community:**

The Housing and Community Development Survey found that the highest rated needs are for fostering businesses with higher paying jobs, the retention of existing businesses, and the attraction of new businesses. These are shown in Table MA-45.6

**Table MA-45.6**  
**Enhancing Economic Opportunities**  
 Peoria  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Pease rate the need for the following BUSINESS and ECONOMIC DEVELOPMENT activities in your community:</b>							
Foster businesses with higher paying jobs	6	6	25	68	11	90	<b>206</b>
Retention of existing businesses	8	10	28	67	2	91	<b>206</b>
Attraction of new businesses	6	11	31	63	4	91	<b>206</b>
Expansion of existing businesses	7	18	30	53	7	91	<b>206</b>
Provision of job training	7	12	29	52	15	91	<b>206</b>
Enhancement of businesses infrastructure	9	7	31	47	19	93	<b>206</b>
Provision of technical assistance for businesses	11	12	33	34	23	93	<b>206</b>
Provision of job re-training, such as after plant or other closures	16	18	26	33	21	92	<b>206</b>
Development of business incubators	10	12	30	32	31	91	<b>206</b>
Provision of working capital for businesses	11	10	35	31	26	93	<b>206</b>
Development of business parks	13	20	34	30	19	90	<b>206</b>

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City of Peoria has a number of Economic Development initiatives to encourage economic growth and sustainability. These include:

**P83 BUILDING REUSE PROGRAM**

The City of Peoria created the P83 Building Reuse Program as a tool to revitalize the P83 Entertainment District and reinvigorate private investment in targeted properties. These revitalization efforts will help to eliminate empty restaurant buildings and convert them into professional office, retail and entertainment uses, promote commercial reinvestment activities, increase the daytime foot traffic in this important area of the City, and enhance the overall quality of life for Peoria residents.<sup>1</sup>

**OLD TOWN COMMERCIAL REVITALIZATION PROGRAM**

The redevelopment of Old Town is a top priority for the City. The City is actively working with interested partners to create an exciting and vibrant future for the area.

<sup>1</sup> <https://www.peoriaed.com/programs-and-incentives/p83-building-reuse-program>



## **ECONOMIC DEVELOPMENT INVESTMENT & INCENTIVE POLICY**

Economic Development Incentive and Investment Policy ("EDIIP") was adopted by the City of Peoria Council for the purpose of implementing the EDIS (Economic Development Implementation Strategy). The EDIIP and accompanying Economic Development Incentive and Investment Policy Guidelines ("EDIIP Guidelines") provide a framework for evaluating City financial incentives and investment towards the retention and expansion of existing local businesses and attraction and expansion of targeted industries within the City of Peoria in a manner that is consistent with applicable laws.<sup>2</sup>

## **PRIORITY TRACK PROGRAM**

The Priority Track process provides "front of the line" and reduced time frame City development plan review services (including civil engineering, building, and fire plan review, permitting and inspection services), at no cost to the targeted industry/business prospects.<sup>3</sup>

## **FOREIGN TRADE ZONE**

Merchandise can be brought duty-free into a designated Foreign Trade Zone (FTZ) for purposes of storing, repacking, display, assembly or manufacturing. Imports may be landed and stored without full customs formalities. Arizona is the only state that provides an 80 percent reduction in real and personal property taxes for companies qualifying for FTZ or sub-zone designation. This is a federal program, not a City of Peoria program.<sup>4</sup>

## **INCENTIVES AND FINANCING<sup>5</sup>**

Provides direct city advance payment or reimbursement to private industry for a variety of capital or operating expenditures such as business relocation costs, worker relocation costs, tenant improvements, impact and permit fee waivers, etc., to attract both capital investment and high-quality jobs in targeted industries and those characterized by high wages and high knowledge-based occupations.

Peoria Industrial Development Authority Bonds, issued through the Maricopa County Industrial Development Authority (IDA), are conduit financing for an eligible project to assist a private developer or business in facility creation or expansion.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The Housing and Community Development survey found a moderate level of need for job training and re-training in Peoria. In addition, 94.6 percent of adults in the City had a high school education or greater, including 25.9 percent with a high school diploma or equivalent, 37.8 percent with some college, 19.0 percent with a Bachelor's Degree, and 9.6 percent with a graduate or professional degree. The workforce corresponds well with the employment opportunities available in Peoria, as well as in the overall region.

<sup>2</sup> <https://www.peoriaed.com/programs-and-incentives/economic-development-investment-incentive-policy>

<sup>3</sup> <https://www.peoriaed.com/programs-and-incentives/priority-track-program>

<sup>4</sup> <https://www.peoriaed.com/programs-and-incentives/foreign-trade-zone>

<sup>5</sup> <https://www.peoriaed.com/programs-and-incentives/incentives-and-financing>



**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City of Peoria is a part of a regional Workforce Development Implementation Strategy. WESTMARC (Western Maricopa) has been identified as an effective way to demonstrate the strength of the West Valley workforce to increase opportunities for business recruitment.<sup>6</sup>

In addition, The City of Peoria teams up with Maricopa Community Colleges and Maricopa Workforce Connection to provide the talent development opportunities that local companies require to stay competitive.<sup>7</sup>

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

During 2011, the City's Economic Development Services Department conducted a comprehensive Economic Development Implementation Strategy (EDIS) which provided the City with an implementation-based road map for achieving economic goals through core functions including business retention and expansion, business attraction, workforce development, redevelopment opportunities and small business assistance.

The City's Capital Improvement Program for FY 2019-2028 include components of the City's EDIS, including investment in the Denaro Medical Plaza, GE Avionics (Aviage Systems), Huntington University, Maxwell Technologies, Modern Round, NOVO Development, P83 Entertainment District Improvements, P83 Innovation Center Project, and Arrowhead Equities (Huntington Univ. Building).<sup>8</sup>

## Discussion

The City has experienced economic growth in conjunction with its population growth. Unemployment for the City remains below the average for the State, at 4.0 percent for Peoria and 4.8 percent for the State as a whole.

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<sup>6</sup> <https://www.peoriaed.com/workforce>

<sup>7</sup> <https://www.peoriaed.com/workforce/talent-development-partners>

<sup>8</sup> <https://www.peoriaaz.gov/home/showdocument?id=17096>



## MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Map MA-50.1 shows the distribution of the population in Peoria by census tract. The following maps will discuss the geographic distribution of various factors. To give a more complete picture of the conditions in Peoria, this map shows the percentage of the Peoria population in each Census tract. While the northern or more rural parts of the City have comparable percentages of people living in these areas, they are also larger geographical areas.

As seen in Map MA-50.2, housing problems tend to be concentrated in areas of urban Peoria. There are several parts of the southern areas in Peoria that exceed housing problems at a rate of 43.1 to 55.0 percent. These areas contrast other areas in the City with housing problems at a rate of less than 21.1 percent.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

Hispanic households accounted for 19.1 percent of the population in 2017. The highest concentrations of Hispanic households were seen in the more urban parts of Peoria in the south. There were several areas that had a disproportionate share of Hispanic households, with these areas exceeding 29.2 percent and area illustrated in Map MA-50.3.

The concentration of poverty is shown in Map MA-50.4. The highest rates of poverty in Peoria were in the southern most part of the City. These areas also corresponded with a higher rate of concentration of housing problems, as illustrated in Map MA-50.2.

### **What are the characteristics of the market in these areas/neighborhoods?**

As seen in Map MA-50.5, there is a lower concentration of homeowner households in the more urban parts of Peoria, and conversely, a higher proportion of renter households. As shown in Map MA-50.6, some of the same areas with the highest concentration of renters also have higher rates of housing problems. This corresponds to the higher rate of housing problems for renters overall.

The housing costs, as shown in Maps MA-50.7 for Median Home Value and MA-50.8 for Median Contract Rents, are higher in the northern and more rural part of the City. Both median home values and rents are lower in the more urban part of the City. This data may be skewed, however, by the overall population density as shown in Map MA-50.1.



The southern, more urban part of Peoria also has several areas with higher concentrations of “other” vacant housing units. These units are not for sale or for rent, and are not available to the marketplace. When concentrated in certain areas, they may have a “blighting” effect.

**Are there any community assets in these areas/neighborhoods?**

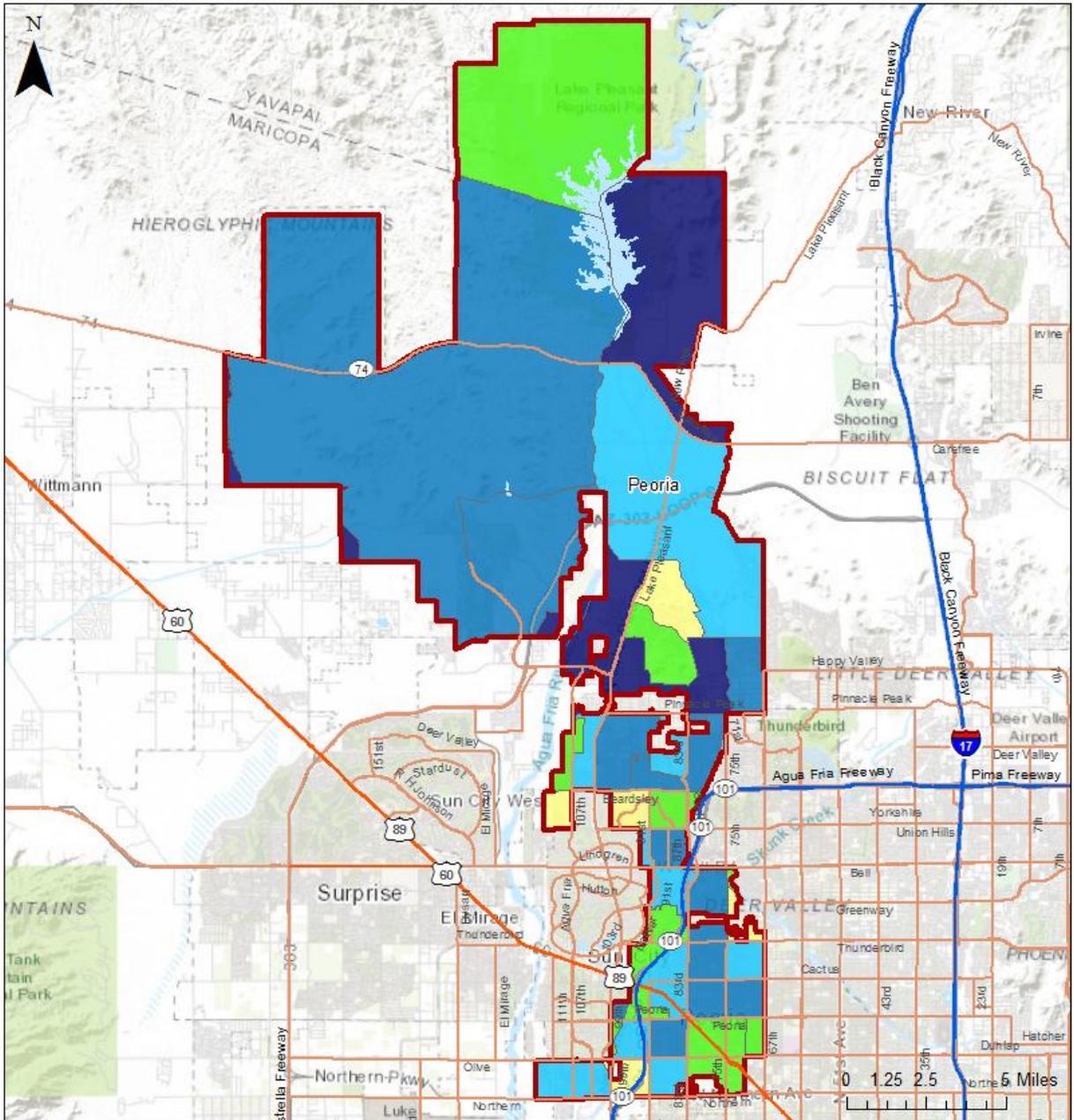
These areas have a number of community assets, including schools, libraries, community centers, and parks. These community assets are also reinforced by the cultural and community networks within the City, as well as the robust business and economic activity in the City.

**Are there other strategic opportunities in any of these areas?**

These areas offer a number of opportunities, including housing rehabilitation and redevelopment, and community and economic development.



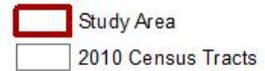
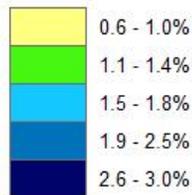
### Map MA-50.1 Population Density City of Peoria 2017 ACS, Tigerline



## LEGEND

### Population Density

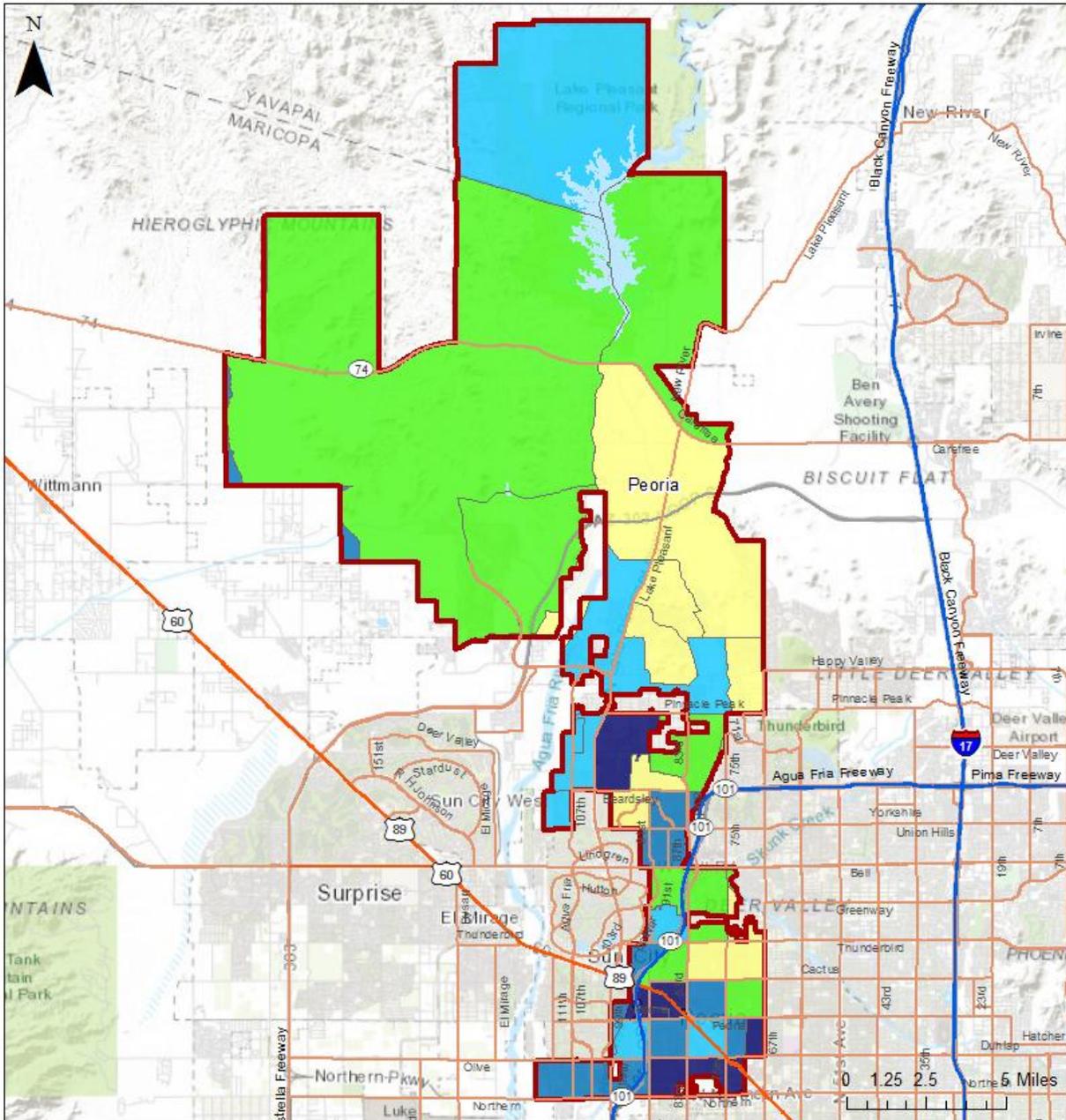
Percentage of Total Peoria Population in each Census Tract



Data Sources: 2013-2017 ACS, 2019 TIGER/Line, Esri

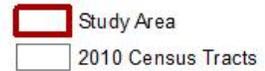
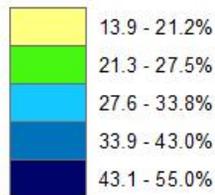


### Map MA-50.2 Housing Problems City of Peoria 2017 ACS, Tigerline



## LEGEND

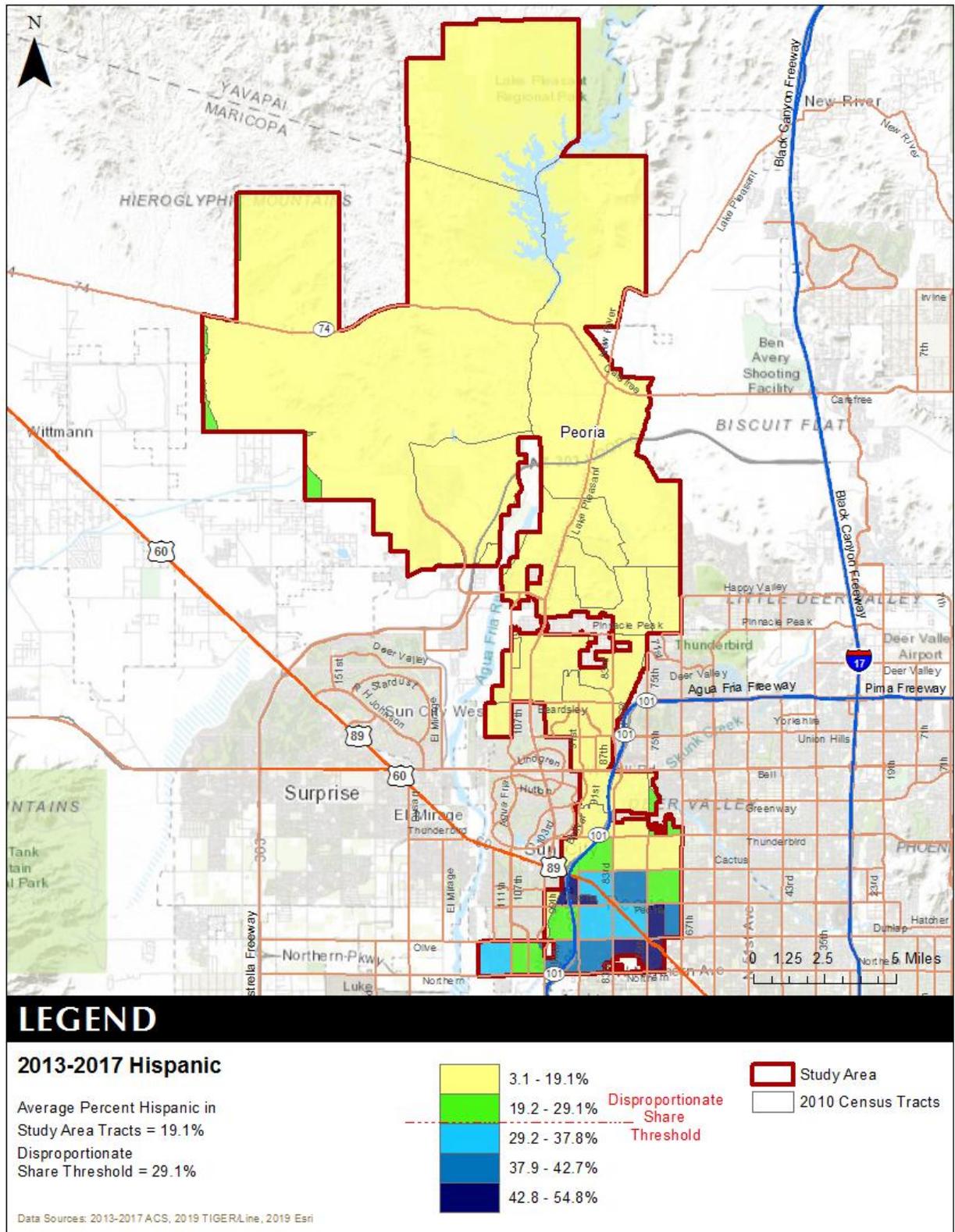
### Housing Problems



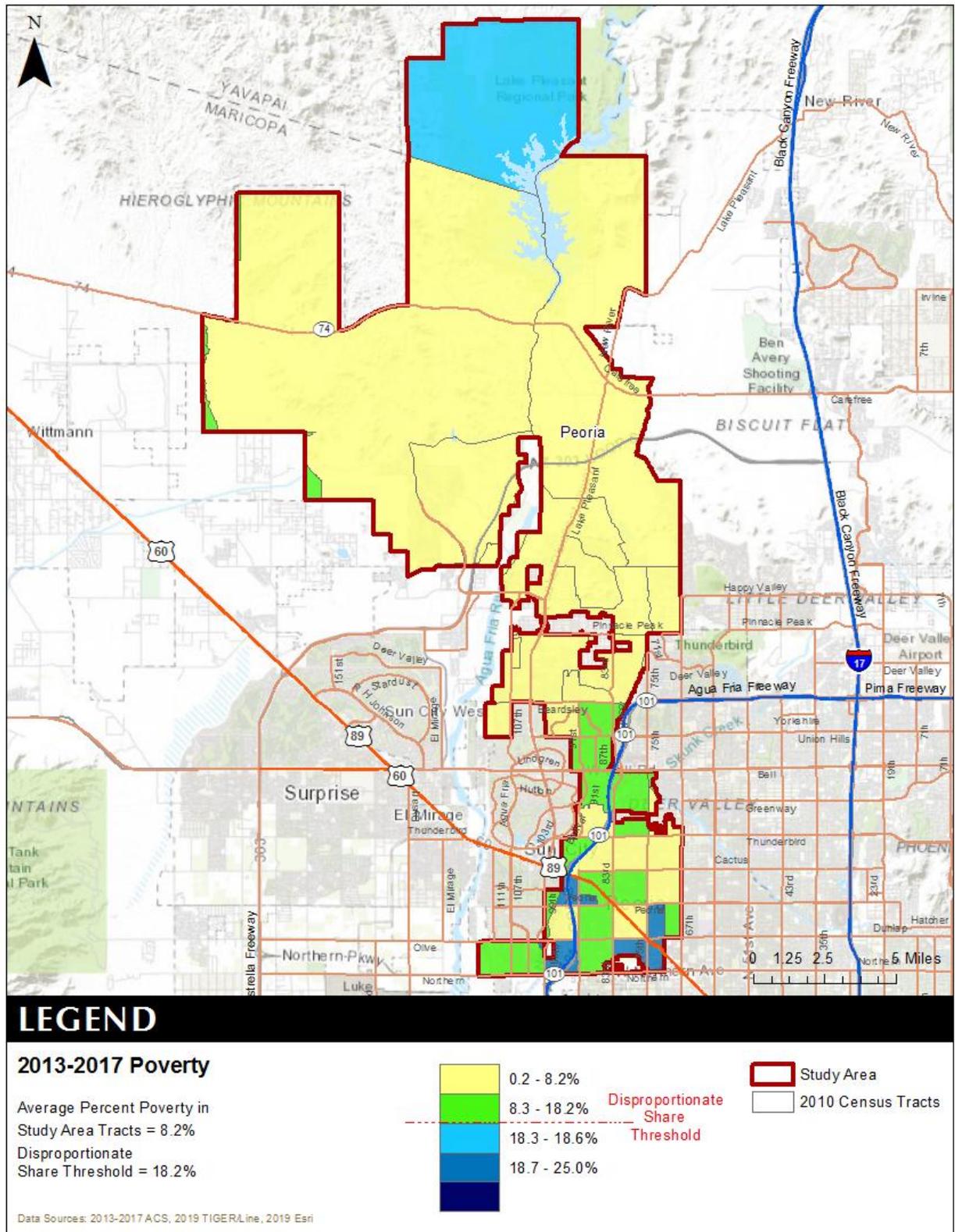
Data Sources: 2011-2015 CHAS, 2019 TIGERLine, Esri



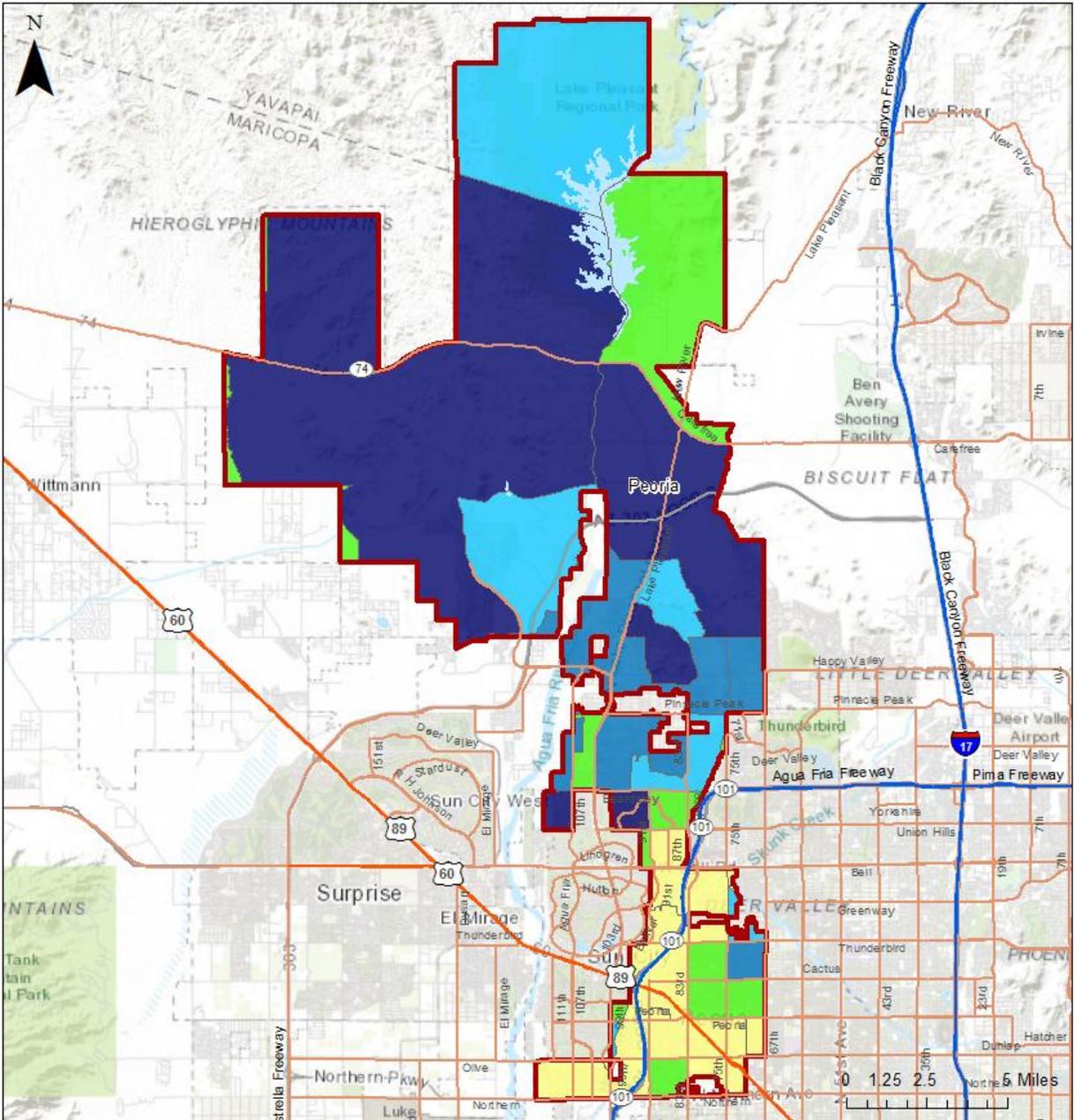
**Map MA-50.3**  
**2017 Hispanic Households**  
 City of Peoria  
 2017 ACS, Tigerline



**Map MA-50.4**  
**2017 Poverty**  
 City of Peoria  
 2017 ACS, Tigerline



**Map MA-50.5**  
**2017 Home Owner Households**  
 City of Peoria  
 2017 ACS, Tigerline

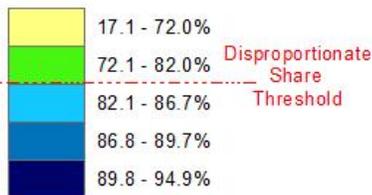


**LEGEND**

**2013-2017 Home Owner**

Average Percent Home Owner in Study Area Tracts = 72.0%

Disproportionate Share Threshold = 82.0%



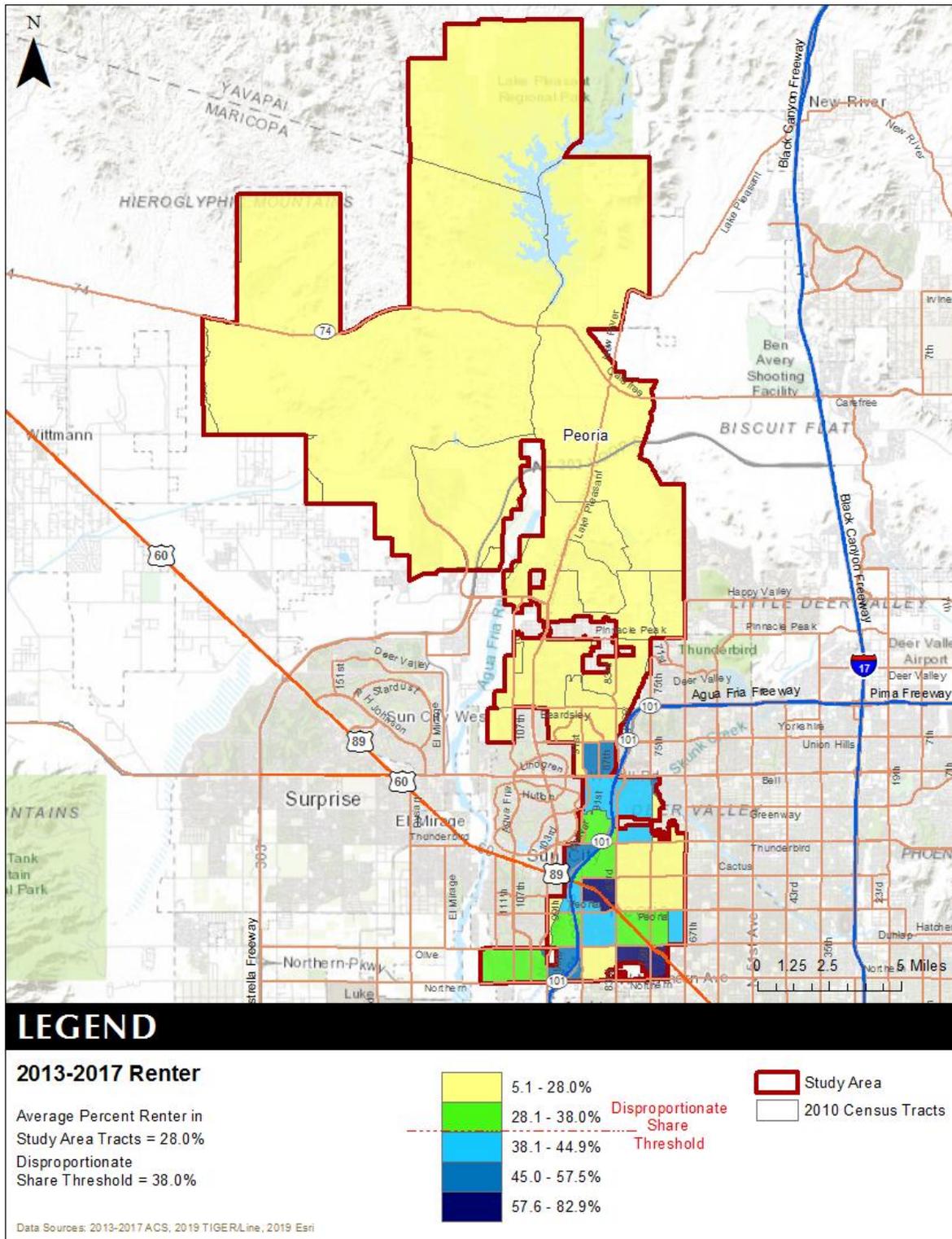
Study Area

2010 Census Tracts

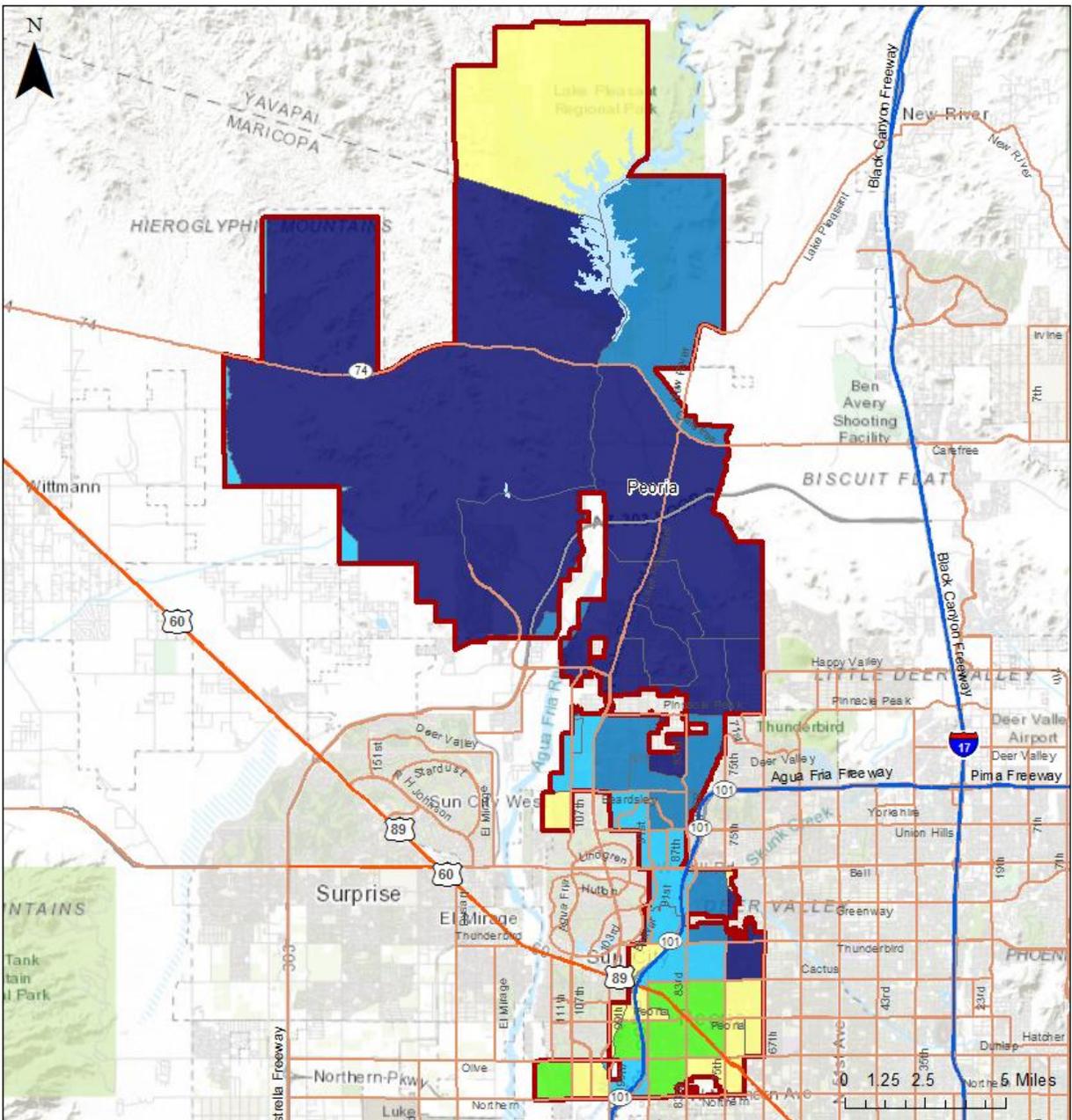
Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri



**Map MA-50.6**  
**2017 Renter Households**  
 City of Peoria  
 2017 ACS, Tigerline



**Map MA-50.7**  
**Median Home Value**  
 City of Peoria  
 2017 ACS, Tigerline



**LEGEND**

**2013-2017 Median Home Value**

Average Median Home Value in Study Area Tracts = \$230,400.00

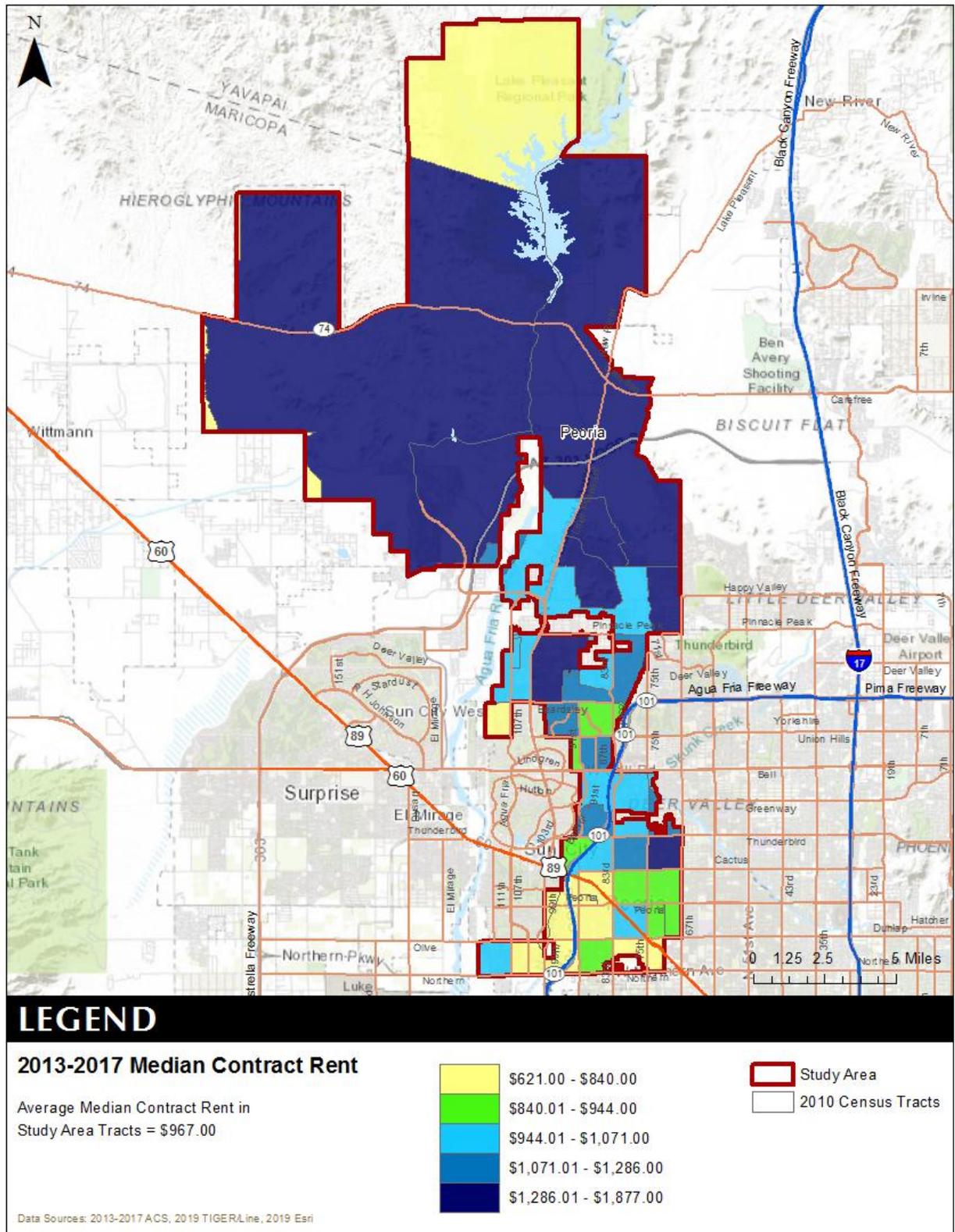
	\$0.00 - \$149,700.00
	\$149,700.01 - \$178,700.00
	\$178,700.01 - \$233,600.00
	\$233,600.01 - \$288,700.00
	\$288,700.01 - \$437,200.00

	Study Area
	2010 Census Tracts

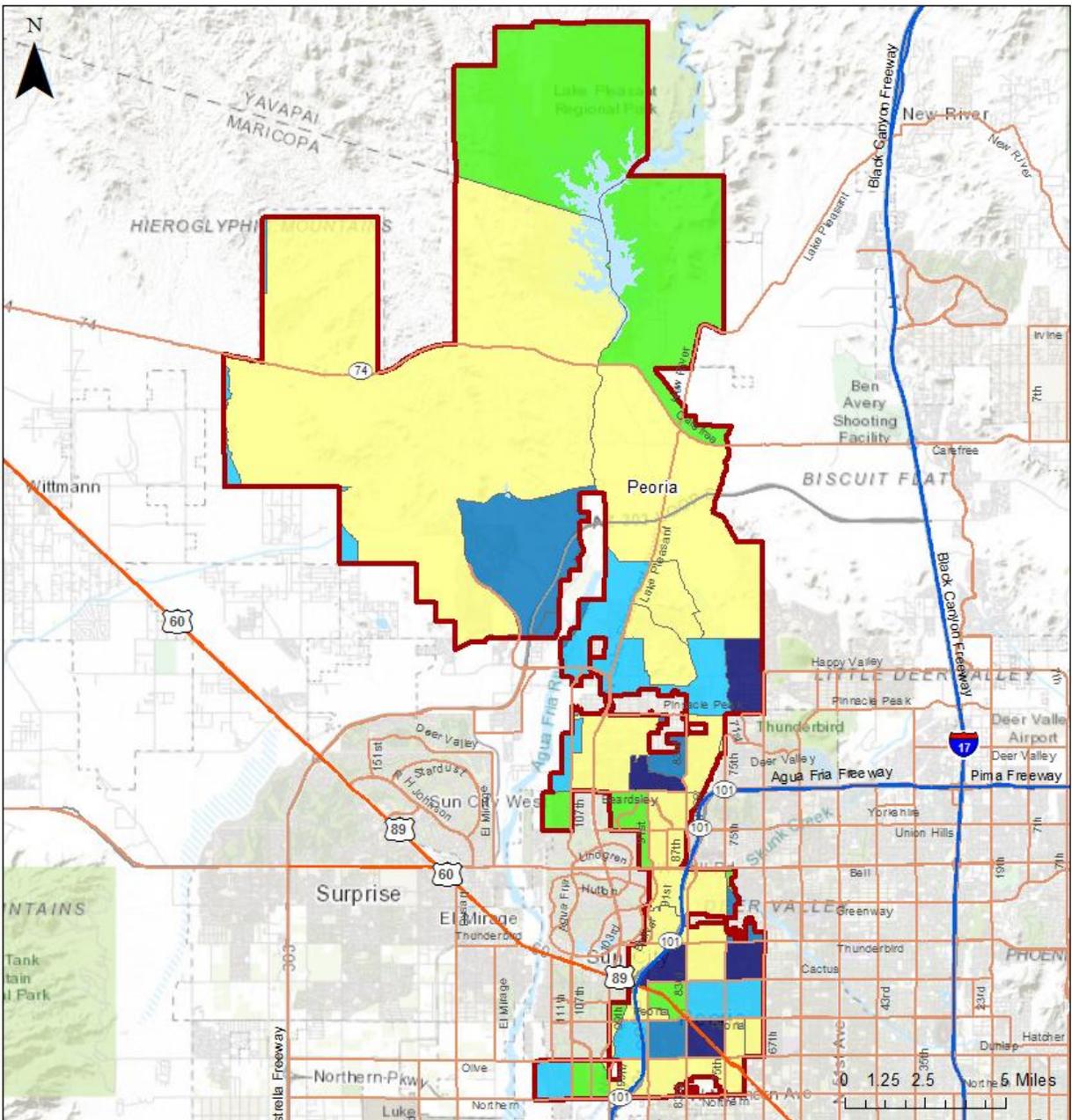
Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri



**Map MA-50.8**  
**Median Contract Rent**  
 City of Peoria  
 2017 ACS, Tigerline



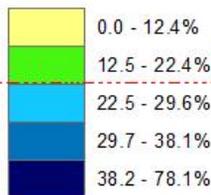
**Map MA-50.9**  
**2017 “Other” Vacant Units**  
 City of Peoria  
 2017 ACS, Tigerline



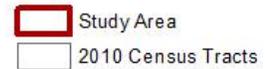
**LEGEND**

**2013-2017 Vacant: Other**

Average Percent Vacant: Other in  
 Study Area Tracts = 12.4%  
 Disproportionate  
 Share Threshold = 22.4%



Disproportionate  
 Share  
 Threshold



Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri



## **MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The Arizona Statewide Broadband Strategic Plan (2018) found that 13 percent of people in the State do not have broadband access. As asserted by HUD, digital inequality has come to both reflect and contribute to other persistent forms of social inequality.<sup>9</sup> Lower income households are less likely to have broadband service.<sup>10</sup> This presents challenges to these households to access many services and employment opportunities as this information is increasingly only available online. The City provides free Wi-Fi access at all public locations, as well as free computer access. This access increases access for lower income households in the City.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

While there are a number of broadband service providers in the City of Peoria, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.<sup>11</sup>

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<sup>9</sup> <https://www.huduser.gov/portal/periodicals/em/fall16/highlight2.html>

<sup>10</sup> <https://www.pewresearch.org/fact-tank/2019/05/07/digital-divide-persists-even-as-lower-income-americans-make-gains-in-tech-adoption/>

<sup>11</sup> <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>



## MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (2015) found that the following impacts are possible due to climate change:<sup>12</sup>

- Snowpack and streamflow amounts are projected to decline in parts of the Southwest, decreasing surface water supply reliability for cities, agriculture, and ecosystems. The Southwest produces more than half of the nation's high-value specialty crops, which are irrigation-dependent and particularly vulnerable to extremes of moisture, cold, and heat. Reduced yields from increasing temperatures and increasing competition for scarce water supplies will displace jobs in some rural communities.
- Increased warming, drought, and insect outbreaks, all caused by or linked to climate change, have increased wildfires and impacts to people and ecosystems in the Southwest. Fire models project more wildfire and increased risks to communities across extensive areas.
- Projected regional temperature increases, combined with the way cities amplify heat, will pose increased threats and costs to public health in southwestern cities, which are home to more than 90% of the region's population. Disruptions to urban electricity and water supplies will exacerbate these health problems

### Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low income households are likely to be impacted by climate change in Peoria due to a lack of resources. The City of Peoria has outlined a series of goals for Hazard Mitigation in the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (2015). These include:

- Review building permits for compliance with Floodplain Ordinance and National Flood Insurance Program (NFIP) regulations
- Assist with the revision of a water conservation plan for mitigating the impact of a drought on the public water supply
- Work with the Flood Control District of Maricopa County to determine potential effects of a flash flood or flood affecting the City. Also provide sandbags and sand as required.
- Work with the Flood Control District of Maricopa County to determine potential effects of a levee failure.
- Encourage a fire buffer along wild land-urban interface areas.
- Incorporate hazard profile data into City's GIS for mapping of floodways, high wind areas, subsidence areas, hazardous materials, etc.
- Train key City staff on appropriate actions based on the Emergency Operations Plan.
- Participate in regional training opportunities as well as Emergency Operations Command exercises within City to prepare for emergencies
- Retrofit sub-standard roofs of key critical facilities and infrastructure to meet modern building code standards and mitigate damages and impacts of severe wind events
- Control development in flood areas

<sup>12</sup> <https://www.maricopa.gov/DocumentCenter/View/5118/Hazard-Mitigation-Plan-PDF?bidId=>



# Strategic Plan

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## SP-05 OVERVIEW

### Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the Housing and Community Development Survey and public input, identified six (6) priority needs. These are described below:

- **Low-to-Moderate Income Households:** The City has identified a high priority need to provide decent, safe and affordable housing for low to moderate income households in the City. These households face housing problems, such as cost burdens, and have trouble finding housing that is affordable to them. As the cost of housing continues to increase and demand for housing continues to grow, the City expects that affordable housing options will continue to be an unmet need for many households in Peoria.
- **Homelessness:** As homelessness continues to grow Countywide, as well as in Peoria, the need to address homelessness continues to be a high priority in the City.
- **Public Improvements:** The City recognizes the high need for public improvement activities throughout the City in order to provide for and maintain a safe and decent environment for its citizens. Identified priority needs include, but are not limited to, walking paths, street improvements, streetlights, sidewalks, and drainage. This includes public facilities that include, but are not limited to facilities that serve youth, seniors, disabled and homeless persons, as well as parks and recreation facilities.
- **Special Needs Populations:** There are a number of special needs populations in the City that need continued services and support. These include, but aren't limited to the elderly, veterans, youth, and persons with disabilities. This also includes low to moderate income households with public service needs.
- **Economic Development:** The City has identified economic development activities as a high priority need within the City. The City recognizes the need to address its aging and disinvested neighborhoods.
- **Slum and Blight:** The City has identified slum and blight as a high priority for the City in order to address dilapidated areas and help provide a suitable and safe living environment for Peoria residents.

These Priority Needs are addressed with the following Goals:

#### Increase the Availability of Affordable Housing

Projects in this goal area will provide for affordable housing in the City. This will be accomplished through affordable housing activities in CDBG and New Construction, Rehab, Resale programs utilizing HOME Program funds.

#### Expand Housing Options through Housing Rehabilitation



Projects in this goal area will be related to emergency home repairs, single family major rehabilitations and modification of physical barriers to eligible Peoria residents. Emergency home repairs will address immediate health and safety needs of homeowners and will help keep residents in safe, decent and sanitary housing. Single Family Major Rehabilitations will address major rehabilitation issues up to and including total renovation. Removal of physical barriers will assist disabled residents with modifications in order to maintain and enhance independent living. Exterior rehab will address deteriorating conditions and incorporate energy efficiency.

### **Support Efforts to Combat Homelessness**

It is the City's intent to foster programs and services in this goal area aimed at preventing and/or alleviating poverty and homelessness. Projects planned in this goal area include water utility and food assistance, diversion programs as well as outreach services. Project activities in this goal area will provide support to improve and operate homeless shelter and transitional housing facilities as well as deliver needed services for homeless persons. Additionally, tenant based rental assistance (TBRA) may be utilized.

### **Fund Public Facility and Public Improvements**

Projects in this goal area will provide support to needed public facility projects within the City and to providers of regionally based services, as well as public improvements within the City of Peoria. These include public facilities such as recreation centers, senior centers, and homeless shelters.

### **Increase Access to Public Services**

Projects in this goal area will provide needed public services throughout the City utilizing CDBG funds. Projects will include assistance to not-for-profit agencies that provide basic needs services, services for seniors and/or disabled persons, youth services, homeless shelter support, fair housing outreach and transportation services.

### **Economic Development**

Projects in this goal area include, but are not limited to, the removal of spot slum and blight through demolition of dilapidated structures (both public and private), special economic development activities, technical assistance to businesses, microenterprise development, commercial rehabilitation, public facilities and improvements that support economic development endeavors, job training, neighborhood clean-up and other eligible economic development needs.

### **Remove Slum/Blight**

This goal will address slum and blight in the City.



## SP-10 GEOGRAPHIC PRIORITIES - 91.415, 91.215(A)(1)

### Geographic Area

<b>1</b>	<b>Area Name:</b>	Local Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City's local target area is located within the southern portion of the City. It is the geographic area generally bound by Thunderbird Road to the North, Northern Avenue to the South, 107 <sup>th</sup> Avenue to the West and 67 <sup>th</sup> Avenue to the East. The area also encompasses the areas of the City known as Old Town and Varney.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The local target area is primarily residential and has been identified as the areas within the City with the highest vacancy rates, as seen in Maps SP-10.1 through SP-10.3. This area also encompasses the areas found in the original heart of the City known as Old Town and Varney. The Old Town and Varney areas contain a mix of residential, building and land use areas and is home to many of the City's aging and disinvested neighborhoods. The local target area also contains a locally designated historic district and is home to the City's community center and Main library.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Not applicable.
<b>Identify the needs in this target area.</b>	Many of the qualified low and moderate income census tract block groups for the City are located within the local target area's boundaries. This area contains the highest vacancy rates in the City. There are multiple areas within the Old Town and Varney areas identified as areas with slum and blight issues.	



<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>There are several opportunities for improvement within the defined local target area including:</p> <ul style="list-style-type: none"> <li>• Revitalization of targeted neighborhoods through acquisition, rehabilitation and resale efforts as well as City run Neighborhood Pride and Neighborhood Grant programs</li> <li>• Removal of slum and blight</li> <li>• Economic assistance to small businesses and persons of low and moderate income</li> <li>• Coordination of human, social and family support services to enhance the quality of life and promote self-sufficiency among low and moderate income persons</li> <li>• Development and improvement of public facilities and infrastructures within the target area</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The greatest barrier to improvement in this target area stems from the lack of local, state and federal resources. The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa HOME Consortium, made up of entitlement communities.</p>

Table 11 - Geographic Priority Areas

## General Allocation Priorities

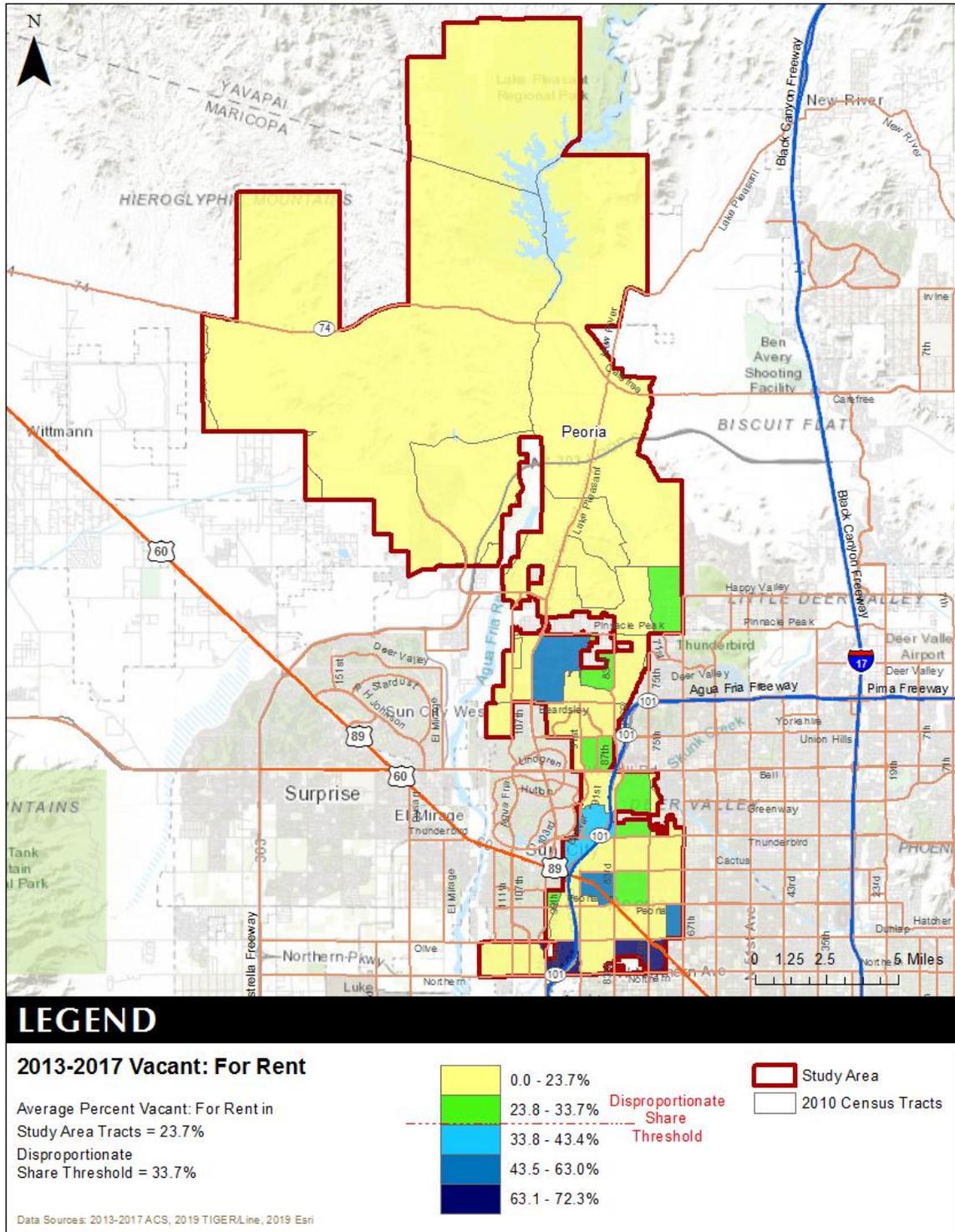
### Rationale for the priorities for allocating investments geographically

There were several considerations for defining the local target area. One is the reality that many of the qualified low and moderate income census tract block groups for the City are located within these boundaries. 2017 American Community Survey (ACS) data found that these areas have higher concentrations of poverty and housing problems, as shown in the Market Analysis of this Consolidated Plan.

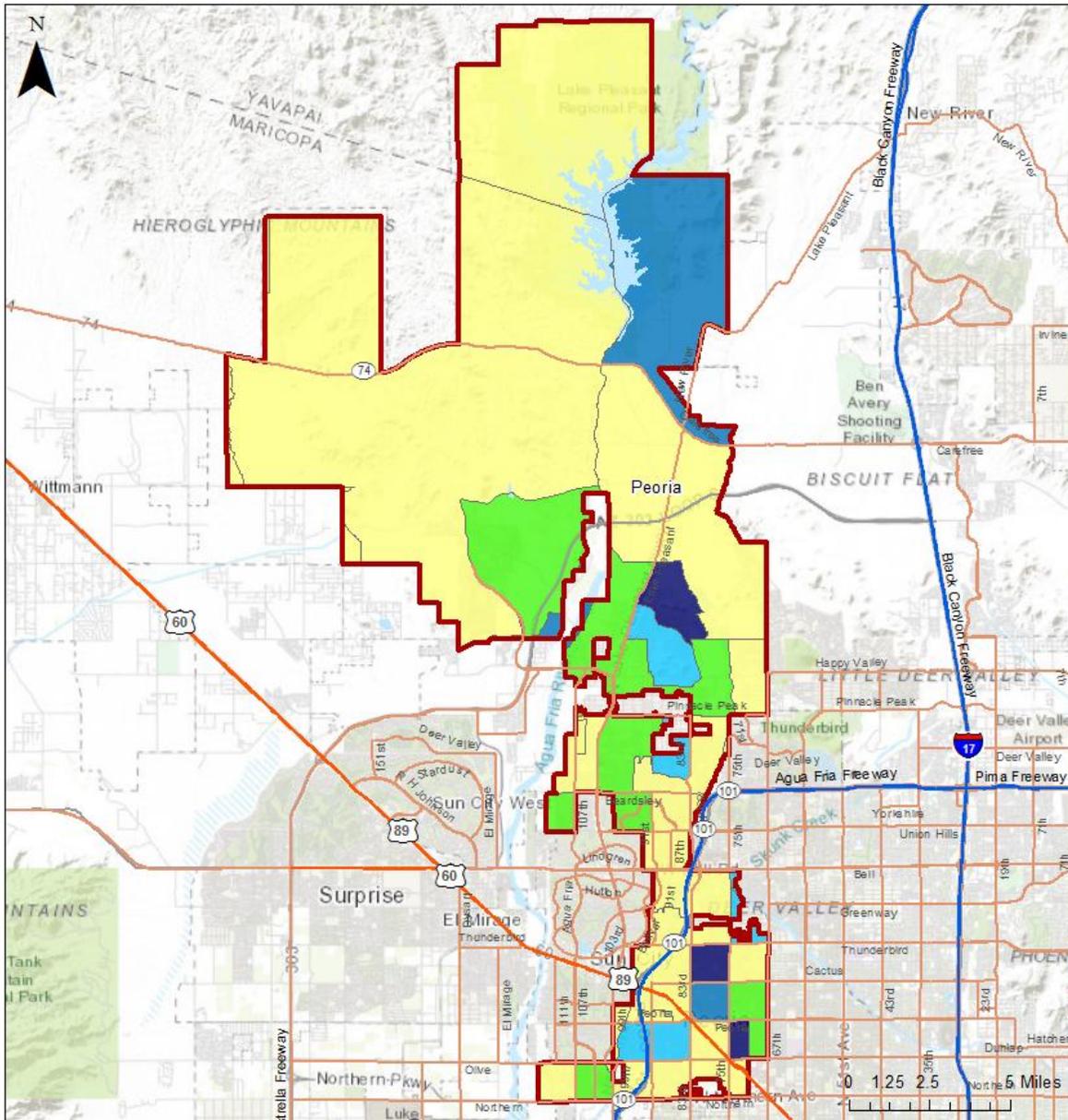
Furthermore, the City's Target Area contains a locally designated historic district, which has gone through revitalization with assistance through the City's General Fund and Economic Development Department. The area also contains the City's main library. Assistance remains critical to stabilize this defined area.



### Map SP-10.1 2017 Vacant for Rent City of Peoria 2017 ACS, Tigerline



**Map SP-10.2**  
**2017 Vacant for Sale**  
 City of Peoria  
 2017 ACS, Tigerline



**LEGEND**

**2013-2017 Vacant: For Sale**

0.0 - 13.5%	Disproportionate Share Threshold
13.6 - 23.5%	
23.6 - 34.5%	
34.6 - 47.1%	
47.2 - 55.6%	

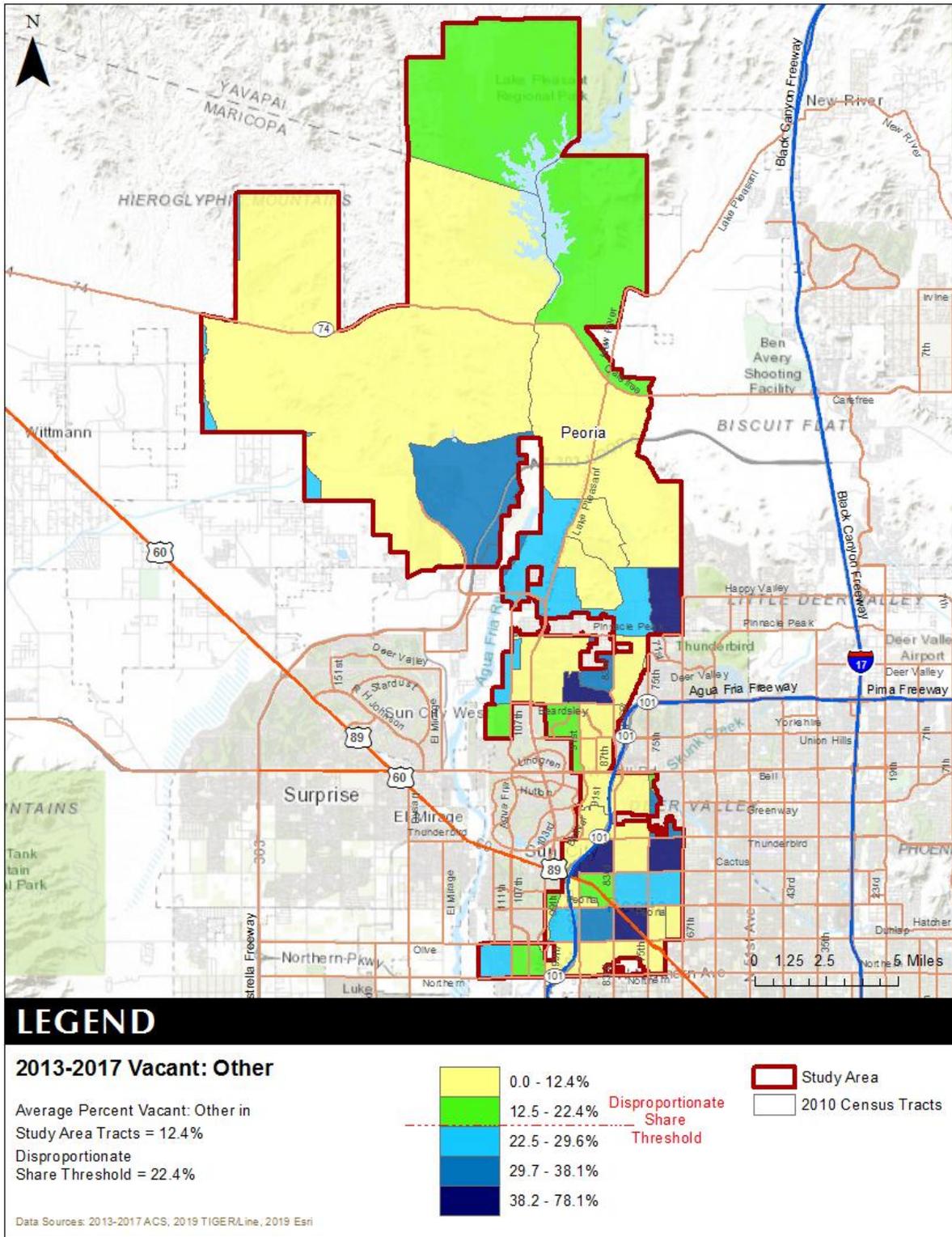
Average Percent Vacant: For Sale in Study Area Tracts = 13.5%  
 Disproportionate Share Threshold = 23.5%

Study Area  
 2010 Census Tracts

Data Sources: 2013-2017 ACS, 2019 TIGERLine, 2019 Esri



### Map SP-10.1 2017 "Other" Vacant City of Peoria 2017 ACS, Tigerline



## SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

### Priority Needs

Table 12 – Priority Needs Summary

1	<b>Priority Need Name</b>	Low-to-Moderate Income Households
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Expand Housing Options through Housing Rehabilitation Increase the Availability of Affordable Housing
	<b>Description</b>	The City has identified a high priority need to provide decent, safe and affordable housing for low to moderate income households in the City. These households face housing problems, such as cost burdens, and have trouble finding housing that is affordable to them. As the cost of housing continues to increase and demand for housing continues to grow, the City expects that affordable housing options will continue to be an unmet need for many households in Peoria.
	<b>Basis for Relative Priority</b>	Review of public input, consultation, surveys and data analysis.
2	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High



	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Support Efforts to Combat Homelessness
	<b>Description</b>	As homelessness continues to grow Countywide, as well as in Peoria, the need to address homelessness continues to be a high priority in the City.
	<b>Basis for Relative Priority</b>	Review of public input, consultation, surveys and data analysis.
<b>3</b>	<b>Priority Need Name</b>	Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Physical Disabilities Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Local Target Area
	<b>Associated Goals</b>	Fund Public Facility and Public Improvements
	<b>Description</b>	The City recognizes the high need for public improvement activities throughout the City in order to provide for and maintain a safe and decent environment for its citizens. Identified priority needs include, but are not limited to, walking paths, street improvements, streetlights, sidewalks, and drainage. This includes public facilities that include, but are not limited to facilities that serve youth, senior, disabled and homeless persons, as well as parks and recreation facilities.



	<b>Basis for Relative Priority</b>	Review of public input, consultation, surveys and data analysis.
4	<b>Priority Need Name</b>	Special Needs Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Increase Access to Public Services
	<b>Description</b>	There are a number of special needs populations in the City that need continued services and support. These include, but aren't limited to the elderly, veterans, youth, and persons with disabilities. This also includes low to moderate income households with public service needs.
	<b>Basis for Relative Priority</b>	Review of public input, consultation, surveys and data analysis.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Non-Housing Community Development



	<b>Geographic Areas Affected</b>	Local Target Area
	<b>Associated Goals</b>	Encourage Economic Development
	<b>Description</b>	The City has identified Economic Development activities as a high priority need within the City. The City recognizes the need to address its aging and disinvested neighborhoods.
	<b>Basis for Relative Priority</b>	Review of public input, consultation, surveys and data analysis.
6	<b>Priority Need Name</b>	Slum and Blight
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Remove Slum/Blight
	<b>Description</b>	The City has identified slum and blight as a high priority for the City in order to address dilapidated areas and help provide a suitable and safe living environment for Peoria residents.
	<b>Basis for Relative Priority</b>	Review of public input, consultation, surveys and data analysis.

### Narrative (Optional)

The City has identified a series of five (5) priority needs in the City. These needs have been identified based on the Needs Assessment, Market Analysis, public input, and survey data. The City will address these priority needs over this Consolidated planning period with a series of goals outlined in SP-45.



## SP-35 ANTICIPATED RESOURCES - 91.420(B), 91.215(A)(4), 91.220(C) (1,2)

### Introduction

The City receives direct Federal funding for the Community Development Block Grant (CDBG) program. As a member of the Maricopa County HOME Consortium through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. General Fund money is provided on an annual basis to non-profits that provide programs and services on a regional or local basis.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	829,066	15,000	60,004	904,070	\$3,316,000	The City anticipates receiving an allocation of approximately \$841,000 in CDBG funding that will be available for the period covered by the 2020 Annual Action Plan. Additionally, the city anticipates receiving approximately \$15,000 in CDBG program income from the Emergency Home Repair and Homebuyer Assistance Programs. Further, \$60,004 in prior year resources will be allocated to housing activities.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other-HOME	Public – federal	Admin and Planning Housing	\$235,817	0	0	\$235,817	\$1,000,000	The City anticipates that approximately \$235,817 in HOME funding will be available for the period covered by the 2020 Annual Action Plan through the Maricopa County HOME Consortium. It is anticipated that 25% of the total allocation, minus administration set-aside, will be available through match funding from awarded subrecipients.

Table 13 - Anticipated Resources



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

To achieve the goals and objectives identified in this Plan, the City will use a combination of federal, county and City funds reasonably expected to be available. Federal assistance will largely consist of funds the City will receive for the Community Development Block Grant and HOME Investment Partnerships Program.

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

In the past, the City had certain vacant parcels available for disposal, which were donated to Habitat for Humanity Central Arizona, a local non-profit developer of affordable housing. However, the City does not anticipate that other vacant land will be available for donation during the Consolidated Plan process. Additionally, the City previously received vacant foreclosed parcels through donation by Wells Fargo Bank. The City cannot, and does not, anticipate receiving more donated property in this manner.

**Discussion**

The table on the previous page lists resources reasonably expected to be available during this plan period. HOME Program projects are specifically discussed in the Consolidated Plan for the Maricopa County HOME Consortium. The City anticipates utilizing HOME funding for the construction of affordable housing.



## SP-40 INSTITUTIONAL DELIVERY STRUCTURE - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Peoria	Government	Economic Development Non-Homeless Special Needs Administration and Planning Neighborhood Improvements	Jurisdiction
Maricopa HOME Consortium	Government	Planning	Region
Housing Authority of Maricopa County	PHA	Public Housing	Region
Maricopa County Regional Continuum of Care	Government	Homelessness	Region

Table 14 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The City's Neighborhood and Human Services Department is directly responsible for administering the City's CDBG and HOME programs. The City's HOME Program funds are received through the Maricopa HOME Consortium.

The City partners with a variety of agencies to deliver services and support to special needs and homeless populations in the City, as well as housing services for low to moderate income households. While these programs have shown success in several areas, the main challenge remains the lack of local, state and federal resources to address the increasing demand for services. The City strives to overcome the gaps in the institutional delivery system by continuing to participate in regional and countywide efforts. In addition, the City continually seeks additional ways to partner with new and existing not-for-profit agencies to expand collaboration of services available to low and moderate income, special needs and homeless individuals.



## Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

Table 15 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Maricopa Association of Governments (MAG) Continuum of Care is the regional body that manages the collaborative efforts of communities and agencies in Maricopa County to plan for the needs of the homeless and access federal funding on behalf of agencies organized to address those needs. Programs addressed by the Continuum of Care include transitional housing, permanent supportive housing for persons with disabilities, permanent housing, supportive services, and management of the Homeless Management Information System (HMIS)

According to data collected by MAG during the 2019 homeless count, 6,614 people had experienced homelessness in Maricopa County, with 78 unsheltered in Peoria.



The City uses CDBG and General Funds to support homeless shelters and domestic violence shelters, such as New Leaf, Central Arizona Shelter Services (CASS), Homeward Bound, Deep Within, Phoenix Rescue Mission, Homeless Youth Connection, and Chrysalis Shelter for Victims of Domestic Violence. Additionally, these funds are used to support agencies that provide basic needs services aimed at preventing homelessness including Community Hope Centers, Community Legal Services, and St. Mary's Food Bank.

Mainstream services that can be accessed by homeless persons in Peoria include services provided by the Arizona Department of Economic Security (DES). These services include Medicaid, Nutrition Assistance and Cash Assistance.

### **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

As mentioned above, the assistance for homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless and HIV positive persons are the responsibility of a broad network of agencies, non-profits and government offices. This forms the basis for the metro area Continuum of Care. The needs of these identified special needs groups are substantial on a regional basis and continue to grow. Our local challenge is to continue developing priorities and regionally focused systems that will make the most impact for persons of special needs as well as developing strategies to stimulate leveraging of other resources to address the growing needs of this population.

In addition to the support that the City provides to homeless and domestic violence shelters, as mentioned above, the City provides assistance through its CDBG and General Funds to support agencies and programs that assist special needs persons including the elderly and disabled. These agencies include Alzheimer's Association, Arizona Bridge to Independent Living (ABIL), Benevilla, Civitan Foundation, One Step Beyond, Valley of the Sun YMCA, Valleylife, Arizona Center for Comprehensive Education and Life Skills (ACCEL) and the Foundation for Senior Living.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Continued collaboration among the members of the Maricopa Regional Continuum of Care is needed in order to engage innovative strategies and identify new funding sources to assist with the management and administration of services and programs that will have a greater impact to address the needs of the homeless and special needs populations.

The City, through its Peoria SUPPORT Program, will continue to proactively collaborate and form partnerships between the City and outside organizations to identify and increase services, opportunities, resources and training to citizens including special needs and homeless persons.



## SP-45 GOALS - 91.415, 91.215(A)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the Availability of Affordable Housing	2020	2024	Affordable Housing	Local Target Area/ Citywide	Low to moderate income households	CDBG: \$400,000 HOME: \$950,000	Homeowner Housing Added: 12 Household Housing Unit  Rental Housing Added: 4 Household Housing Unit  Direct Financial Assistance to Homebuyers: 12 Households Assisted
2	Expand Housing Options through Housing Rehabilitation	2020	2024	Housing Rehabilitation	Local Target Area/ Citywide	Low to moderate income households	CDBG: \$1,707,695	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted  Rental units rehabilitated: 1 Household Housing Unit  Homeowner Housing Rehabilitated: 250 Household Housing Unit



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Efforts to Combat Homelessness	2020	2024	Homeless	Local Target Area/ Citywide	Homelessness	CDBG: \$460,000  HOME: 131,360	Homelessness Prevention: 80 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted  Homeless Person Overnight Shelter: 4,000 Persons Assisted  Tenant Based Rental Assistance: 5 Households Assisted
4	Fund Public Facility and Public Improvements	2020	2024	Non-Housing Community Development	Local Target Area/ Citywide	Public Improvements	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Increase Access to Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Local Target Area/ Citywide	Special Needs Populations	CDBG: \$289,300	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
6	Encourage Economic Development	2020	2024	Non-Housing Community Development	Local Target Area/ Citywide	Economic Development	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
7	Slum/Blight Removal	2020	2024	Non-Housing Community Development	Citywide	Slum and Blight	CDBG: \$10,000	Other: 5 other

Table 16 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase the Availability of Affordable Housing
	<b>Goal Description</b>	Projects in this goal area will provide for affordable housing in the City. This will be accomplished through affordable housing activities programs in CDBG and New Construction, Rehab, Resale programs utilizing HOME Program funds.



2	<b>Goal Name</b>	Expand Housing Options through Housing Rehabilitation
	<b>Goal Description</b>	Projects in this goal area will be related to emergency home repairs, single family major rehabilitations and modification of physical barriers to eligible Peoria residents. Emergency home repairs will address immediate health and safety needs of homeowners and will help keep residents in safe, decent and sanitary housing. Single Family Major Rehabilitations will address major rehabilitation issues up to and including total renovation. Removal of physical barriers will assist disabled residents with modifications in order to maintain and enhance independent living. Exterior rehab will address deteriorating conditions and incorporate energy efficiency.
3	<b>Goal Name</b>	Support Efforts to Combat Homelessness
	<b>Goal Description</b>	It is the City's intent to foster programs and services in this goal area aimed at preventing and/or alleviating poverty and homelessness. Projects planned in this goal area include water utility and food assistance, diversion programs as well as outreach services. Project activities in this goal area will provide support to improve and operate homeless shelter and transitional housing facilities as well as deliver needed services for homeless persons. Additionally, tenant based rental assistance (TBRA) may be utilized.
5	<b>Goal Name</b>	Fund Public Facility and Public Improvements
	<b>Goal Description</b>	Projects in this goal area will provide support to needed public facility projects within the City and to providers of regionally based services, as well as public improvements within the City of Peoria. These include public facilities such as recreation centers, senior centers, and homeless shelters.
6	<b>Goal Name</b>	Increase Access to Public Services
	<b>Goal Description</b>	Projects in this goal area will provide needed public services throughout the City utilizing CDBG funds. Projects will include assistance to not-for-profit agencies that provide basic needs services, services for seniors and/or disabled persons, youth services, homeless shelter support, fair housing outreach and transportation services.
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Projects in this goal area include, but are not limited to, the removal of spot slum and blight through demolition of dilapidated structures (both public and private), special economic development activities, technical assistance to businesses, microenterprise development, commercial rehabilitation, public facilities and improvements that support economic development endeavors, job training, neighborhood clean-up and other eligible economic development needs.



<b>8</b>	<b>Goal Name</b>	Slum/Blight Removal
	<b>Goal Description</b>	This goal will address slum and blight in the City.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates that it will provide affordable housing options to 20 low to moderate income households between 2020 and 2024 program years using HOME funds. Details about HOME fund utilization is included in the Maricopa HOME Consortium Consolidated Plan.



## **SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Housing Unit Impact Lead-Based Paint is not allowed or sold for residential construction after 1978 which means a large majority of homes in Peoria are free of potential lead hazards. According to 2017 American Community Survey (ACS) data, approximately 270 homes in Peoria were constructed in 1949 or earlier and approximately 5,600 were constructed between 1950-1979. More than 89.7 percent of homes were built in 1980 or later. The CDBG Emergency Home Repair Program has performed varying types of rehabilitation work in some of these homes and more will be performed in the future. It should be noted that older homes are only considered to “possibly” contain lead hazards and actions are taken to determine the presence of this hazard at the time the activity environmental review is performed.

The City will continue to test homes constructed prior to 1978 for lead-based paint at the time households are seeking assistance through any City rehab program, as required.

### **How are the actions listed above integrated into housing policies and procedures?**

HUD has specific regulations to protect children from the hazards of lead-based paint in federally funded projects. As noted in the City's policies and procedures, the City provides the required notices and information about the hazards and risks of lead-based paint to all program participants. All applications requesting federal funding from the City for rehabilitation or emergency home repairs on units built prior to 1978 will have an inspection of the property for the presence of lead. If lead based paint is found to be present, lead hazard control activities take place as part of the activity. All regulations regarding lead hazard control, cleanup and disposal are followed.

The City also makes the current lead brochure/handout from the United States Environmental Protection Agency available at community and neighborhood events.



## **SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In an effort to aid in the reduction of the number of poverty-level families, the City funds human services activities directly aimed at at-risk youth, families and individuals. The City uses any combination of CDBG, HOME and general fund resources that are available to fund programs and services aimed at preventing or alleviating poverty. The City of Peoria is committed to providing its lowest income residents with quality housing and neighborhoods in addition to helping these residents move out of poverty. The City's numerous housing and community development programs are targeted to improving the housing and neighborhood conditions of low-income residents. These programs are provided either locally or regionally and all support anti-poverty.

It is the City's goal to:

- Continue funding local and regional agencies that provide shelter, housing and supportive services to homeless and at-risk persons.
- Operate and/or fund programs that assist low-income and special needs population in Peoria.
- Operate programs to provide education, counseling and programs for at-risk persons.
- Support after school programs and mentoring programs that help at-risk youth that provide positive role models and promote healthy lifestyles.
- Provide counseling and homebuyer assistance programs for low and moderate first-time homebuyers.
- Provide funding for emergency services such as utility assistance and emergency home repairs.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City utilizes CDBG and its general funds to improve neighborhood conditions and quality of life for its low- and moderate- income residents. The City provides funding for activities that work to reduce poverty by providing emergency assistance and social services. The City will continue to provide funding to improve neighborhoods, increase job opportunities as well as other economic opportunities.



## SP-80 MONITORING - 91.230

### **Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The review and monitoring practices implemented by the City of Peoria follows a seven step process. This process ensures that a detailed description of an activity is on file, fully defined and ensures that projects use CDBG funds only for eligible activities. The proper classification of activities is critical because the CDBG program regulations place specific requirements on certain activities and not on others. For example, there is a regulatory limitation on the amount of funds which may be used for public services and program administration. These preliminary evaluations are conducted on an on-going basis to ensure that available CDBG resources are used to primarily benefit low-and moderate-income persons.

Following are the review steps:

- Determine if the activity is included within the listing of eligible activities in the CDBG regulations.
- Determine if the activity falls within a category of explicitly ineligible activities, despite its apparent inclusion within the listing of eligible activities. For example, while many public facilities are eligible for assistance, there is an explicit regulatory bar to providing assistance to "buildings for the general conduct of government."
- Determine if the proposed project meets one of the National Objectives of the CDBG program.
- Ensure that carrying out the activity will not result in the award violating the City's certification that at least 70% of CDBG funds will benefit low and moderate income persons over the fiscal year.
- Review proposed costs of the activity to determine them to be necessary, reasonable, and allocable to the HUD grant, and otherwise in conformance with the general criteria for allowable costs set forth in 2 CFR 200. The Uniform Guidance (2 CFR § 200) streamlines and consolidates government requirements for receiving and using federal awards so as to reduce administrative burden and improve outcomes.
- Complete environmental review and clearance procedures for the project and/or activity. The U.S. Department of Housing and Urban Development (HUD) and the City are prohibited by law from releasing funds for a CDBG activity until the City meets the responsibility with respect to environmental protection.
- Conduct actual site and activity evaluation. Site assessments determine if the project developed an activity as described in their proposal or as defined in their contract. Specific reviews are then conducted to "test" who is being served and how effectively the service delivery is being provided. If the project produces a specific product then an additional evaluation is conducted regarding its quality and meeting timing and implementation goals. All of these assessments are kept on file for later reviews and evaluation as needed.

Additional desk monitoring of invoices and reports are performed at the time staff authorizes reimbursement of costs according to compliance with requirements. Support and technical assistance are provided, as necessary, to assure community needs and program requirements are



met. Activity monitoring is often coordinated with other municipalities and agencies to eliminate duplication of efforts and improve effective use of resources.



# 2020 Annual Action Plan

## AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C) (1,2)

### Introduction

The city receives direct Federal funding for the Community Development Block Grant (CDBG) program. As a member of the Maricopa County HOME Consortium through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. General Fund money is provided on an annual basis to non-profits that provide programs and services on a regional or local basis.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	829,066	15,000	60,004	904,070	\$3,316,000	The City anticipates receiving an allocation of approximately \$841,000 in CDBG funding that will be available for the period covered by the 2020 Annual Action Plan. Additionally, the city anticipates receiving approximately \$15,000 in CDBG program income from the Emergency Home Repair and Homebuyer Assistance Programs. Further, \$60,004 in prior year resources will be allocated to housing activities.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other-HOME	Public – federal	Admin and Planning Housing	\$235,817	0	0	\$235,817	\$1,000,000	The City anticipates that approximately \$235,817 in HOME funding will be available for the period covered by the 2020 Annual Action Plan through the Maricopa County HOME Consortium. It is anticipated that 25% of the total allocation, minus administration set-aside, will be available through match funding from awarded subrecipients.

Table 17 - Anticipated Resources

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

To achieve the goals and objectives identified in this Plan, the City will use a combination of federal, county and city funds reasonably expected to be available. Federal assistance will largely consist of funds the City will receive for the Community Development Block Grant and HOME Investment Partnerships Program.

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

Not applicable.



## AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3) &(E)

### Goals Summary Information

To be updated based on 2020 projects

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the Availability of Affordable Housing	2020	2024	Affordable Housing	Local Target Area/ Citywide	Low to moderate income households	CDBG: \$150,000 HOME: \$235,817	Homeowner Housing Added: 4 Household Housing Unit
2	Expand Housing Options through Housing Rehabilitation	2020	2024	Housing Rehabilitation	Local Target Area/ Citywide	Low to moderate income households	CDBG: \$472,200	Homeowner Housing Rehabilitated: 84 Household Housing Unit
3	Support Efforts to Combat Homelessness	2020	2024	Homeless	Local Target Area/ Citywide	Homelessness	CDBG: \$57,070	Homelessness Prevention: 14 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 156 Persons Assisted
4	Increase Access to Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Local Target Area/ Citywide	Special Needs Populations	CDBG: \$59,000	Public service activities other than Low/Moderate Income Housing Benefit: 18 Persons Assisted

Table 18 – Goals Summary



## Goal Descriptions

1	<b>Goal Name</b>	Increase the Availability of Affordable Housing
	<b>Goal Description</b>	Projects in this goal area will provide for affordable housing in the City. This will be accomplished through Acquisition, Rehab, Resale activities in CDBG and New Housing Construction utilizing HOME funds.
2	<b>Goal Name</b>	Expand Housing Options through Housing Rehabilitation
	<b>Goal Description</b>	Projects in this goal area will be related to emergency home repairs, single family major rehabilitations, exterior home improvements, and modification of physical barriers to eligible Peoria residents. Emergency home repairs will address immediate health and safety needs of homeowners and will help keep residents in safe, decent and sanitary housing. Single Family Major Exterior Home Improvements will address outer home repairs and increase the sustainability of neighborhoods. Rehabilitations will address major rehabilitation issues up to and including total renovation. Removal of physical barriers will assist disabled residents with modifications in order to maintain and enhance independent living. Exterior rehab will address deteriorating conditions and incorporate energy efficiency.
3	<b>Goal Name</b>	Support Efforts to Combat Homelessness
	<b>Goal Description</b>	It is the City's intent to foster programs and services in this goal area aimed at preventing and/or alleviating poverty and homelessness. Projects planned in this goal area include water utility and food assistance, diversion programs as well as outreach services. Project activities in this goal area will provide support to improve and operate homeless shelter and transitional housing facilities as well as deliver needed services for homeless persons. The City will utilize General Funds in addition to CDBG Funds to support these services.
4	<b>Goal Name</b>	Increase Access to Public Services
	<b>Goal Description</b>	Projects in this goal area will provide needed public services throughout the city utilizing CDBG funds, as well as City General Funds. Projects will include assistance to not-for-profit agencies that provide basic needs services, services for seniors and/or disabled persons, youth services, homeless shelter support, fair housing outreach and transportation services.



## AP-35 PROJECTS - 91.420, 91.220(D)

### Introduction

The following projects will be funding with the City's Fiscal Year 2020-2021 CDBG and HOME Funds.

#	Project Name
1	Criminal Justice Diversion & Navigation Program
2	Integrated Family Services
3	West Valley Life Enrichment Day Program
4	Supportive Case Management Services for Peoria Residents
5	CDBG Administration
6	Emergency Home Repair
7	Peoria Home Accessibility Program (PHAP)
8	Exterior Home Improvement Program
9	Single Family Major Rehabilitation
10	Habitat for Humanity Affordable Housing Activities
11	HOME Administration
12	HOME – New Construction, Rehab, Resale, HB Assistance

Table 19 – Project Information

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

Allocation priorities were based upon consultation with public service providers, Council goals as well as the priorities and goals outlined in the City's Consolidated Plan. The greatest obstacle in meeting underserved needs continues to stem from the lack of sufficient local, state and federal resources.

The assistance for homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless and HIV positive persons are the responsibility of a broad network of agencies, non-profits and government offices. This forms the basis for the metro area Continuum of Care. The needs of these identified special needs groups continue to grow. Our local challenge continues to be developing priorities and regionally focused systems that will make the most impact and stimulate the leveraging of other resources to address growing needs. In addition, priority will be given to affordable housing activities. Public service needs will continue to be addressed through funding of (and knowledgeable referral to) human service providers, regardless of jurisdictional boundaries. The Community Assistance Resource Center, located at the Peoria Community Center, will continue its partnership with local nonprofit agencies to make referrals and services easily accessible to Peoria residents.

## AP-38 PROJECT SUMMARY

### Project Summary Information

1	<b>Project Name</b>	Criminal Justice Diversion & Navigation Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Efforts to Combat Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Funding for this program will allow the agency to provide its criminal justice diversion program by collaborating with the City's criminal justice personnel to provide an alternative, from incarceration, to individuals that have been convicted of misdemeanors, including those related to homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	156 individuals
	<b>Location Description</b>	Activities will begin in the City's municipal court, additional services will be determined and provided valley-wide
<b>Planned Activities</b>	Agency staff members will work with the City's police department, prosecutors and judges to set plea agreement for repeat criminal offenders who are willing to enroll in services rather than be prosecuted, attend criminal court and visit jails weekly to discuss resources and program options with diversion prospects, coordinate third party releases for diversion prospects through the court, transport program clients from court or jail to resources (agency facility, mental health clinics, treatment programs, etc.) and will maintain communication with police officers, prosecutors and courts with client status updates.	
2	<b>Project Name</b>	Integrated Family Services
	<b>Target Area</b>	Citywide



	<b>Goals Supported</b>	Provide Support for Public Service Programs
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$8,800
	<b>Description</b>	The goal of the Client Services team is to provide families in need with the basic tools needed to break multi-generational cycles of homelessness, welfare dependence and domestic violence to create self-reliance and financial independence.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 households
	<b>Location Description</b>	Services will be offered at the agency's Thunderbird Family Village located at 2302 West Colter Street, Phoenix, AZ 85015.
	<b>Planned Activities</b>	Within 30 days of moving into the agency's facility, case managers will meet with families to complete a Service Prioritization Decision Assistance Tool for Families to determine the family's needs in order to build economic self-sufficiency and maintain permanent stable housing.
<b>3</b>	<b>Project Name</b>	West Valley Life Enrichment Day Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Support for Public Service Programs
	<b>Needs Addressed</b>	Special Needs Populations
	<b>Funding</b>	CDBG: \$59,000
	<b>Description</b>	This program assists older adults with disabilities by providing daytime care services and provides respite to primary caregivers of these adults so that they can remain employed or recharge from caregiving duties.
	<b>Target Date</b>	6/30/2021



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 individuals
	<b>Location Description</b>	8133 W Cactus Road, Peoria, AZ 85381
	<b>Planned Activities</b>	The Program includes a nurse to tend to daily medical needs, health education for families, healthy meals daily, socialization, and intellectual stimulation.
<b>4</b>	<b>Project Name</b>	Supportive Case Management Services for Peoria Residents
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Efforts to Combat Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$8,270
	<b>Description</b>	This program will provide additional case management services to Peoria residents experiencing homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 individuals
	<b>Location Description</b>	Single adult shelter at 2305 S 12 <sup>th</sup> Avenue, Phoenix, AZ
	<b>Planned Activities</b>	Develop senior-centric intake and response system and bring more behavioral health resources into the shelter
<b>5</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide



	<b>Goals Supported</b>	Increase the Availability of Affordable Housing Expand Housing Options through Housing Rehabilitation Support Efforts to Combat Homelessness Increase Access to Public Services
	<b>Needs Addressed</b>	Low to moderate income households Homelessness Public Improvements Special Needs Populations Economic Development Slum and Blight
	<b>Funding</b>	CDBG: \$165,800
	<b>Description</b>	Development of required documentation and federal operations compliance in the use of federal CDBG funds including all required plan development and subrecipient management.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administrative activities related to oversight of subrecipients including, but not limited to, technical assistance, desk and on-site monitoring and program review.
<b>6</b>	<b>Project Name</b>	Emergency Home Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand Housing Options through Housing Rehabilitation
	<b>Needs Addressed</b>	Low to Moderate Income Households
	<b>Funding</b>	CDBG: \$210,000
	<b>Description</b>	The Emergency Home Repair Program is designed to assist eligible Peoria homeowners with emergency repairs, which affect the immediate life, health and/or safety of the occupants.



	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 households
	<b>Location Description</b>	Services will be available to eligible homeowners city-wide.
	<b>Planned Activities</b>	Emergency home repairs for Peoria homeowners, which affect the immediate life, health and/or safety of the occupants.
<b>7</b>	<b>Project Name</b>	Peoria Home Accessibility Program (PHAP)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand Housing Options through Housing Rehabilitation
	<b>Needs Addressed</b>	Low to Moderate Income Households
	<b>Funding</b>	CDBG: 30,000
	<b>Description</b>	The Peoria Home Accessibility Program (PHAP) provides home modifications for severely disabled and/or senior residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 households
	<b>Location Description</b>	Services will be available to eligible households Citywide.
	<b>Planned Activities</b>	Home modifications for severely disabled and/or senior residents including, but not limited to, ramps, door widening, grab bars and restroom modifications.
<b>8</b>	<b>Project Name</b>	Exterior Home Improvement Program
	<b>Target Area</b>	Citywide



	<b>Goals Supported</b>	Expand Housing Options through Housing Rehabilitation
	<b>Needs Addressed</b>	Low to Moderate Income Households
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	This program will assist Peoria residents in improving the exterior of their homes
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Exterior repairs will include exterior paint, repairs to the exterior housing structure, installation of doors, windows, etc.
<b>9</b>	<b>Project Name</b>	Single Family Major Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand Housing Options through Housing Rehabilitation
	<b>Needs Addressed</b>	Low to Moderate Income Households
	<b>Funding</b>	CDBG: \$157,200
	<b>Description</b>	The Single Family Major Rehabilitation Program will provide major rehabilitation for eligible low-to-moderate income, single family households in need of more than \$20,000 in housing repairs, up to and including total reconstruction.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 households



	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	It is estimated that four (4) households will be assisted with major rehabilitation of their properties. It is estimated that reconstruction costs will be approximately \$40,000 per property
<b>10</b>	<b>Project Name</b>	Habitat for Humanity Affordable Housing Activities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the Availability of Affordable Housing
	<b>Needs Addressed</b>	Low to Moderate Income Households
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	CDBG funding allocated to the Affordable Housing Activities programs will be used towards the acquisition of one (1) property within the City's identified Target Area that will be rehabilitated and resold to an) eligible household. It is anticipated that three (3) households will be provided with affordable housing through the City's HOME Program grant funding during the plan period.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 household
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	It is anticipated that CDBG funds will acquire one (1) townhome, duplex unit and/or condominium for rehabilitation. Habitat anticipates using CDBG funding and matching funds to acquire the properties. Habitat for Humanity will partner with corporate, faith and individual donors to sponsor the cost of rehabilitation of the properties.
<b>11</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the Availability of Affordable Housing



	<b>Needs Addressed</b>	Low to moderate income households
	<b>Funding</b>	HOME: \$14,739
	<b>Description</b>	Development of required documentation and federal operations compliance in the use of federal HOME funds (reported by the Maricopa County HOME Consortium) including all required plan development and subrecipient management.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administrative activities related to oversight of subrecipients and developers including, but not limited to, technical assistance, desk and on-site monitoring and program review.
<b>12</b>	<b>Project Name</b>	HOME – New Construction, Rehab, Resale, HB Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the Availability of Affordable Housing
	<b>Needs Addressed</b>	Low to moderate income households
	<b>Funding</b>	HOME: \$250,000
	<b>Description</b>	Three (3) new homes will be constructed in the City of Peoria on vacant lots within targeted areas in the southern portion of the City.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 housing units
	<b>Location Description</b>	Citywide – focus on southern part of City



	<b>Planned Activities</b>	Identification of vacant lots and construction of three (3) housing units. Homebuyer assistance may also be provided to eligible households.
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## AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

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

The projects for Fiscal Year 2020-2021 will not be targeted geographically.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 20 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The projects for Fiscal Year 2020-2021 will not be targeted geographically.

### Discussion



## AP-85 OTHER ACTIONS - 91.420, 91.220(k)

### Introduction

The following action items represent the City's plans to address obstacles in meeting underserved needs, maintaining affordable housing, reducing identified lead based paint hazards, reducing the number of families living in poverty, maintaining institutional structure and coordinating efforts with service providers.

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

The City employs two (2) Human Services Coordinator positions in the Community Assistance Division. The coordinators are primarily responsible for bringing together efforts of various social service agencies within the City for its residents. Additionally, these positions are tasked with providing outreach regarding services provided regionally. Furthermore, it is the city's intent to provide needed services to this vulnerable population at its Community Assistance Resource Center through its many non-profit partners.

### Actions planned to foster and maintain affordable housing

During the program year, the following actions are planned to foster and maintain affordable housing:

- CDBG funds will be allocated to the Emergency Home Repair, Home Accessibility Program, Exterior Home Improvement Program, and Single Family Major Rehabilitation Programs. CDBG funds will be used to develop one affordable housing unit in Peoria.
- HOME funds will be allocated to a non-profit developer to construct affordable housing.
- City General Funds will be allocated to the city operated Neighborhood Pride Program to make aesthetic improvements to the exterior of homes in disrepair or otherwise needing improvement.
- Non-profit developers will continue to be afforded a reduction in some development plan review fees. The entitlement fees or “planning fees” are assessed at 50% of the normally required fees. These fees include rezone and use permits, site plan review, design review and others.

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

Specifically in regards to housing, lead based paint is not allowed or sold for residential construction after 1978, which means a large majority of homes in Peoria are free of potential lead hazards. Approximately 1,412 homes in Peoria are pre-1970 construction and 4,200 were constructed during the 1970's decade. The older housing stock is mostly occupied by low and moderate income families. According to information obtained from the Arizona Department of Health Services (ADHS), Peoria's 85345 zip code remains the only area in the City that contains neighborhoods deemed high-risk for lead poisoning. The CDBG Emergency Home Repair Program has performed varying types of rehabilitation work in some of these homes and it is anticipated that more will be performed in the future. It should be noted that older homes are only considered to “possibly” contain lead hazards and actions are taken to determine the presence of this hazard at the time the required environmental review is performed. HUD has regulations to protect children from the hazards of lead-based paint in federally funded projects and has informative

documentation explaining the potential hazards of lead based paints. The City provides the required notices and information about the hazards and risks of lead-based paint to affected program participants. All applications requesting federal funding for emergency home repairs or major rehabilitation on units built prior to 1978 will have an inspection of the property for the presence of lead. A quantitative analysis will be done using either laboratory sampling or XRF testing. If lead based paint is found to be present, lead hazard control activities will take place as part of the activity. All regulations regarding lead hazard control, cleanup and disposal will be followed.

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

The City is committed to providing its lowest income residents with quality housing and neighborhoods in addition to assisting residents to harness the necessary assistance and tools to help them move out of poverty. The City dedicates a portion of its CDBG and HOME Program funds to improving the housing and neighborhood conditions of its low and moderate income residents. The city also funds a variety of human services activities, through its General Funds, that directly assist seniors, homeless, at-risk youth, families and individuals.

It is the City's goal to:

- Continue funding local and regional agencies that provide shelter, housing and supportive services to low-to-moderate, homeless and at-risk persons.
- Operate and/or fund programs that assist low-income and special needs population in Peoria.
- Operate programs to provide education, counseling and programs for at-risk persons.
- Provide funding for emergency services such as emergency home repairs.

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

The City of Peoria receives and distributes Peoria's CDBG funds to local non-profit service providers on a reimbursement basis under contract. Staff of the Community Assistance Division has primary responsibility for planning, implementation, administration and oversight of programs and activities. The City's Council Not-For-Profit Community Development Grant Subcommittee assists by providing citizen involvement in the process of establishing priorities and recommendations for funding. City Council approves the annual CDBG and HOME allocations through the annual budget.

The City of Peoria receives HOME Investment Partnership Program funds through an Intergovernmental Agreement with the Maricopa HOME Consortium. Peoria participates with this consortium to determine affordable housing priorities on a regional basis. Staff participates in monthly planning and coordination activities as well as program oversight and monitoring. The lead agency is the Maricopa County Human Services Department. HOME-funded activities are planned, reported and administered by Peoria and Maricopa County through the Consortium.

The plan's strategy will be carried out through the combined efforts of the City, non-profit organizations, neighborhood organizations, community based development organizations, public service agencies, financial institutions, private developers and other governmental institutions. Each unique group plays a key role in the delivery system.



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

As mentioned throughout this plan, the City employs two (2) Human Services Coordinator positions within the Community Assistance Division. These positions are primarily responsible for coordinating efforts of social service agencies within the City and for its residents. Additionally, the coordinators provide outreach regarding regionally available services. The City will continue to operate the Community Assistance Resource Center to allow Peoria residents the opportunity to learn about resources and engage with service providers to address their unique needs.

During the program year, the City of Peoria will continue to foster partnerships and collaboration among and between non-profit and private organizations. In addition to General Fund contributions, the City will continue to provide programs, such as various City volunteer programs, whereby residents and interested individuals can donate their time and resources to help in community events and with other tasks and committees. The City's Neighborhood Pride Program will continue to match private resources, non-profit and faith based volunteers with residents in need of community improvements.

### **Discussion**



## PROGRAM SPECIFIC REQUIREMENTS

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

#### Introduction

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

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

- |   |          |
|---|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed   | \$15,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan |          |
| 3. The amount of surplus funds from urban renewal settlements   |          |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.   |          |
| 5. The amount of income from float-funded activities  |          |
| Total Program Income  |          |

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### Discussion

A period of three (3) year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

