

**CITY OF PEORIA, ARIZONA**



**COMMUNITY  
DEVELOPMENT  
BLOCK GRANT**

**CONSOLIDATED PLAN  
2010 – 2014**

**AND**

**ANNUAL ACTION PLAN  
2010 - 2011**

**MAY 14, 2010**



**SF-424 & Certifications**

**>>>**

**CPMP NARRATIVE**

**>>>**

**CPMP TABLES**

**>>>**

Project Data/Description/Completion/Allocation - Table 3  
Housing Needs Table  
Housing Market Analysis  
Homeless Needs Continuum of Care Table  
Non Homeless Special Needs Table  
Community Development Needs Table  
Regulatory Barriers



# SF 424

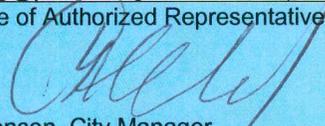
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	May 14, 2010	Applicant Identifier	B-10-MC-0509	<b>Type of Submission</b>	
Date Received by state		State Identifier		<b>Application</b>	<b>Pre-application</b>
Date Received by HUD		Federal Identifier	86-6003634	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>					
<b>City of Peoria</b>			UOG Code - AZ40324 Peoria City		
8401 W. Monroe St.			Organizational DUNS - 002494128		
			Organizational Unit - CDBG		
Peoria	Arizona	Department – Planning & Community Development			
85345	U.S.A.	Division - Planning			
<b>Employer Identification Number (EIN):</b>			County - Maricopa		
<b>86-6003634</b>			Program Year Start Date (MM/DD) – 07/01		
<b>Applicant Type:</b>			<b>Specify Other Type if necessary:</b>		
Local Government: City			Specify Other Type		
<b>Program Funding</b>			<b>U.S. Department of Housing and Urban Development</b>		
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
<b>Community Development Block Grant</b>			14.218 Entitlement Grant		
CDBG Project Titles Public services, public facility improvements, homeownership programs, housing rehabilitation, land acquisition, infrastructure development, code enforcement			Description of Areas Affected by CDBG Project(s) City-wide		
\$CDBG Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$750,532					
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)					
<b>Home Investment Partnerships Program</b>			14.239 HOME		
HOME Project Titles			Description of Areas Affected by HOME Project(s)		
\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		

\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name Carin	Middle Initial E.	Last Name Imig
Title Neighborhood & Revitalization Administrator	Phone 623-773-7381	Fax 623-773-7245
eMail carin.imig@peoriaaz.gov	Grantee Website www.peoriaaz.gov	Other Contact
Signature of Authorized Representative 		Date Signed 5/5/10
Carl Swenson, City Manager		



# CPMP Non-State Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Jurisdiction**

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**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official

  
Date

Carl Swenson

Name

City Manager

Title

8401 W. Monroe

Address

Peoria, AZ 85345

City/State/Zip

623-773-7572

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2\_\_\_\_, 2\_\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Jurisdiction**

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized/Official

  
Date

Carl Swenson

Name

City Manager

Title

8401 W. Monroe

Address

Peoria, AZ 85345

City/State/Zip

623-773-7572

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Peoria	9875 N. 85 <sup>th</sup> Ave.	Peoria	Maricopa	AZ	85345

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

## Jurisdiction

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controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

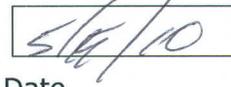
- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official



Date

Carl Swenson

Name

City Manager

Title

8401 W. Monroe

Address

Peoria, AZ 85345

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623-773-7572

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# 3-5 Year Strategic Plan

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

## GENERAL

### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

#### 3-5 Year Strategic Plan Executive Summary:

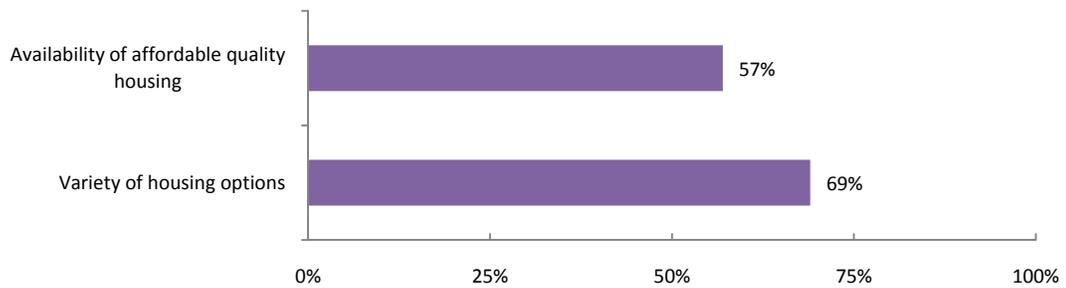
Peoria is a suburban community of more than 150,000 people located in the northwest part of the Phoenix Metropolitan Area. The city, which was incorporated in 1954 and became eligible for CDBG Entitlement status in 1992, stretches across 178 square miles of Sonoran desert. Peoria, which was founded by settlers from Illinois, was one of the nation's fastest growing cities during the recent growth boom.

Maricopa County, including Peoria, is operating with the backdrop of a very difficult and strained economic environment. The economic downturn has had a direct adverse affect on Peoria residents and businesses. The "housing boom" of recent years coupled with the severity of the economic downturn resulted in increased inventories of resale homes on the market along with a multitude of foreclosed properties. Elevated levels of subprime lending, substantial job loss, over-leveraged homeowners and severe property devaluation have contributed to high foreclosure levels in the area. This has, in turn, created a strong demand for increased social services for residents of the city. Of the 53,000 occupied housing units identified in the U.S. Census Bureau's 2006-2008 American Community Survey Data, nine (9) percent were vacant.

In early 2010, the City commissioned a statistically valid citizen survey in order to identify community and service level strengths and weaknesses. This survey also included questions regarding housing variety and affordability within the community.

The survey asked respondents to reflect on the availability of affordable housing as well as the variety of housing options. The availability of affordable housing was rated as "excellent" or "good" by 57% of respondents, while the variety of housing options was rated as "excellent" or "good" by 69% of respondents. The rating of perceived affordable housing availability was better in the City of Peoria than the ratings, on average, in comparison jurisdictions.

**Ratings of Housing in Community**

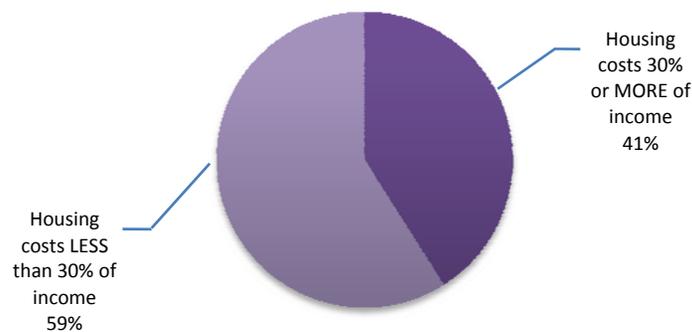


	Comparison to benchmark
Availability of affordable quality housing	Above
Variety of housing options	Above

**Housing Characteristics Benchmarking**

To augment the perceptions of affordable housing in Peoria, the cost of housing as reported in the survey was compared to residents' reported monthly income to create a rough estimate of the proportion of residents of the City of Peoria experiencing housing cost stress. About 41% of survey participants were found to pay housing costs of more than 30% of their monthly household income.

**Porportion of Respondents Whose Housing Costs are "Affordable"**



**Housing Costs Benchmarks**

	Comparison to benchmark
Experiencing housing costs stress (housing costs 30% or more of income)	More

U.S. Census Bureau, 2006-2008 American Community Survey Data also indicates a housing cost burdened rate of 41% for owners with a mortgage and 56% for renters. These burdened residents pay so much of their income to rent or mortgage that little remains to bolster their own quality of life or local business.

In the City survey, 54 percent of respondents rated services to low-income people as excellent or good. This is strong recognition of mutual efforts of the city and local non-profit agencies which utilize several sources of funding from the U.S. Department of Housing and Urban Development (HUD) for these purposes, including CDBG and HOME Program funding.

The City also actively encouraged citizen and service provider participation in a comprehensive housing and service needs survey through the Maricopa County HOME Consortium. The results of that survey have been taken into consideration in the development of this five year plan.

As a proactive step, the City has developed a "Neighborhood Livability Team" comprised of varying levels of employees from every Department in the City. This team has been tasked with working towards ensuring healthy neighborhoods through community partnerships, empowerment and mutual accountability. Initial goals of the team are to improve the quality of life in each neighborhood by reducing crime, blight and nuisances that serve to create or attract disorder, to prevent deterioration and to improve neighborhoods that have fallen into disrepair. Recommendations from this team may result in targeted CDBG funding for neighborhood revitalization.

CDBG program operations are directed by the HUD National Objectives. All of the city's program activities meet one or more of the following objectives:

- o Benefits low and moderate income persons or households
- o Addresses slums or blight
- o Meets a particularly urgent need

As a result of our citizen participation process, and in line with our neighborhood and social services challenges, the city will continue managing the CDBG entitlement funds in similar fashion to the prior five successful years. However, an emphasis will be placed on securing programs to aid in the alleviation of the foreclosure crisis and providing more in-depth housing counseling. The City believes this is an important emphasis to the program as Peoria was one of the few Maricopa County jurisdictions that did not receive any Neighborhood Stabilization Program funding. Moreover, the City will undertake slum and blight clearance projects to help bolster economic development activities as envisioned by the Old Town Peoria Reinvestment Plan. Continued emphasis will be placed on programs directed to the Varney and Old Town neighborhoods. These areas are considered local target areas for the City.

Primary categories of need addressed in the plan are:

- o Housing
- o Homelessness
- o Public Facilities
- o Public Services
- o Accessibility through Barrier Removal
- o Neighborhood Redevelopment/Revitalization
- o Antipoverty Strategies
- o Special Needs

All of the proposals for action and strategies are subject to amendment and change recognizing the following delivery environment:

- Government changes at the local level, State and Federal level can impact the priorities, delivery method and all statutory and regulatory requirements
- Locally changing demographics and socio-economic factors affecting the City of Peoria
- Annual reevaluations of resources, priorities, objectives, strategies and goals for the City
- The delivery resources available to provide needed programs given the funding levels available for services in the City
- The ongoing reassessment of the year 2000 Census data and special Census counts from the 2010 data collection.

Peoria's Consolidated Plan for 2010-2014 was developed in consultation with the Maricopa County HOME Consortium, the Peoria City Council Not-for-Profit Review and Housing Subcommittee, social service providers, non-profit agencies, Peoria residents and other interested persons.

Please refer to the Tables Section (Tab 3) for a listing of first year 2010-2011 Annual Action Plan activities.

## Strategic Plan

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

### Mission:

#### City of Peoria Mission

The City's mission is to deliver services to the citizens that promote and enhance quality of life for our community.

#### Planning and Community Development Department Mission

The mission of the Peoria Planning and Community Development Department is to advance and revitalize the community through sustainable planning, preservation and neighborhood programs.

#### Neighborhood and Revitalization Section Mission

The mission of the Neighborhood and Revitalization Section is to promote and preserve the integrity and safety of neighborhoods. This work is accomplished by offering programs to revitalize older neighborhoods that are showing signs of deterioration and encouraging active citizen involvement. The Neighborhoods and Revitalization Section also provides formal and informal training and educational information to Homeowners Associations and individual citizens as well as offering other programs funded by the Federal Government aimed at assisting individual citizens and not-for-profit entities in developing or maintaining the integrity of homes and neighborhood areas.

#### Community Development Block Group Program Mission

The primary mission of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities for persons principally of low and moderate income.

## General Questions

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

### 3-5 Year Strategic Plan General Questions response:

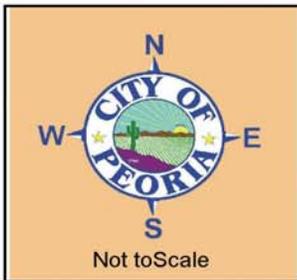
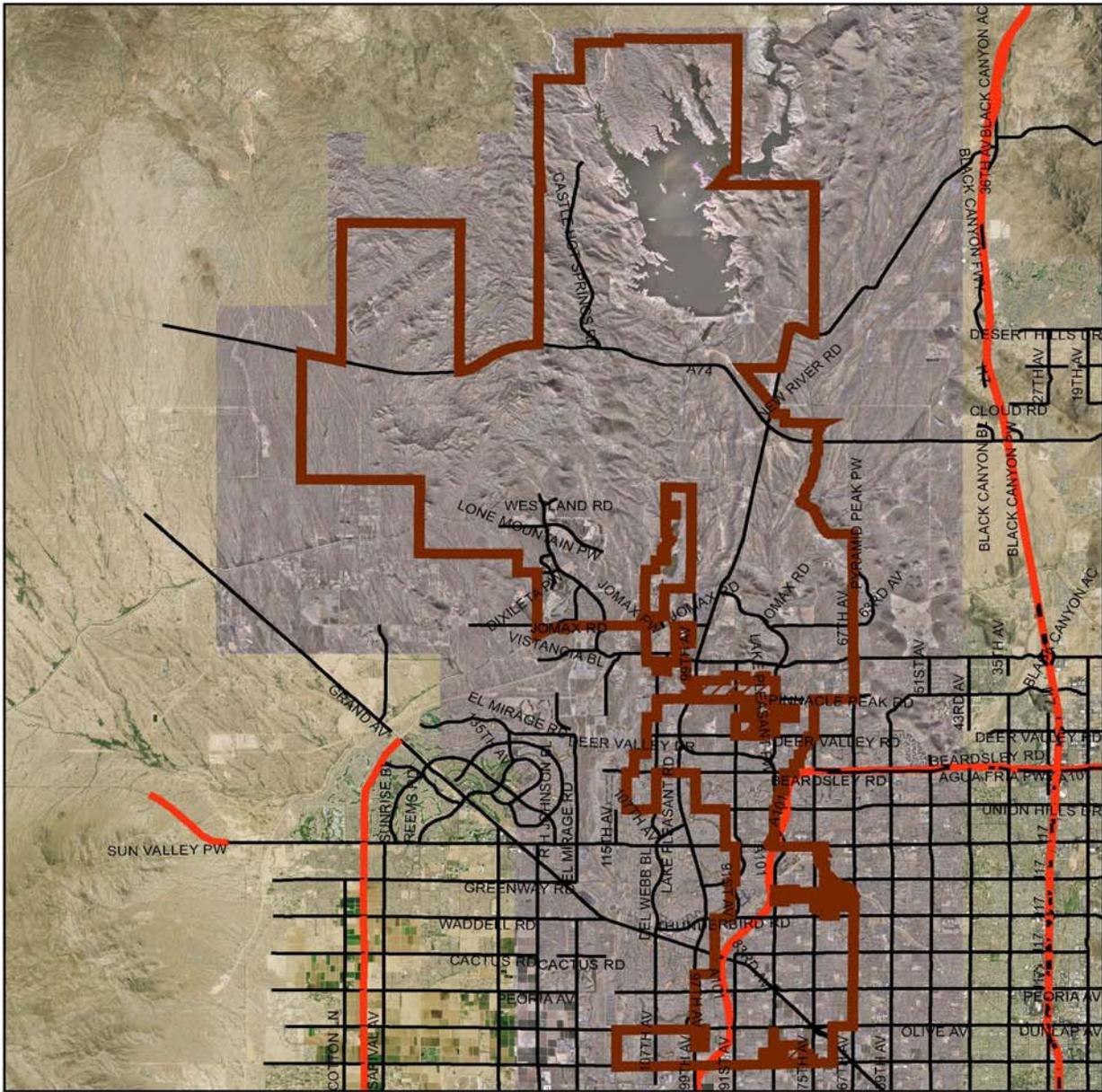
#### 1. Geographic Area

Peoria is a primarily suburban desert community of more than 150,000 people located in the northwest Maricopa County metropolitan area. The city, which was incorporated in 1954, became eligible for CDBG Entitlement status in 1992 and covers 178 square miles. The jurisdictional boundaries for the planned activities include the geographic areas as shown in the map at the end of this section. Some regional activities are planned in other areas of Maricopa County such as shelter services and other programs for the homeless. The City of Peoria provides a portion of the support for these activities based on population and needs.

The City's population as of the 2000 census was 108,364 and most recent census bureau estimates show the 2008 city population to be 151,693, an increase of 40%. Total housing units are estimated to be 58,092 of which 76% are single family detached homes and 7% are mobile homes. Owner occupied housing represents almost 79% of the units. Approximately 10% of the city's housing stock is aged over 30 years. Typically, the construction standards for these older homes do not meet basic requirements of current city building codes for units to be decent, safe and sanitary. Many of these units are occupied by our older residents who are frequently on fixed incomes and meet the HUD eligibility as low or moderate income. The city has committed both CDBG and HOME funds for residential rehabilitation to stem neighborhood decline in these older areas. These same areas are also typically in need of infrastructure improvements and basic amenities.

Recent census bureau data shows the median age of Peorian's is 36.8 and the population is 71.2% White, 20.9% Hispanic or Latino, 3.1% Black or African American, 2.8% Asian and 2% other.

# City of Peoria



**City of Peoria Corporate Limits**

## 2. Investment Allocation

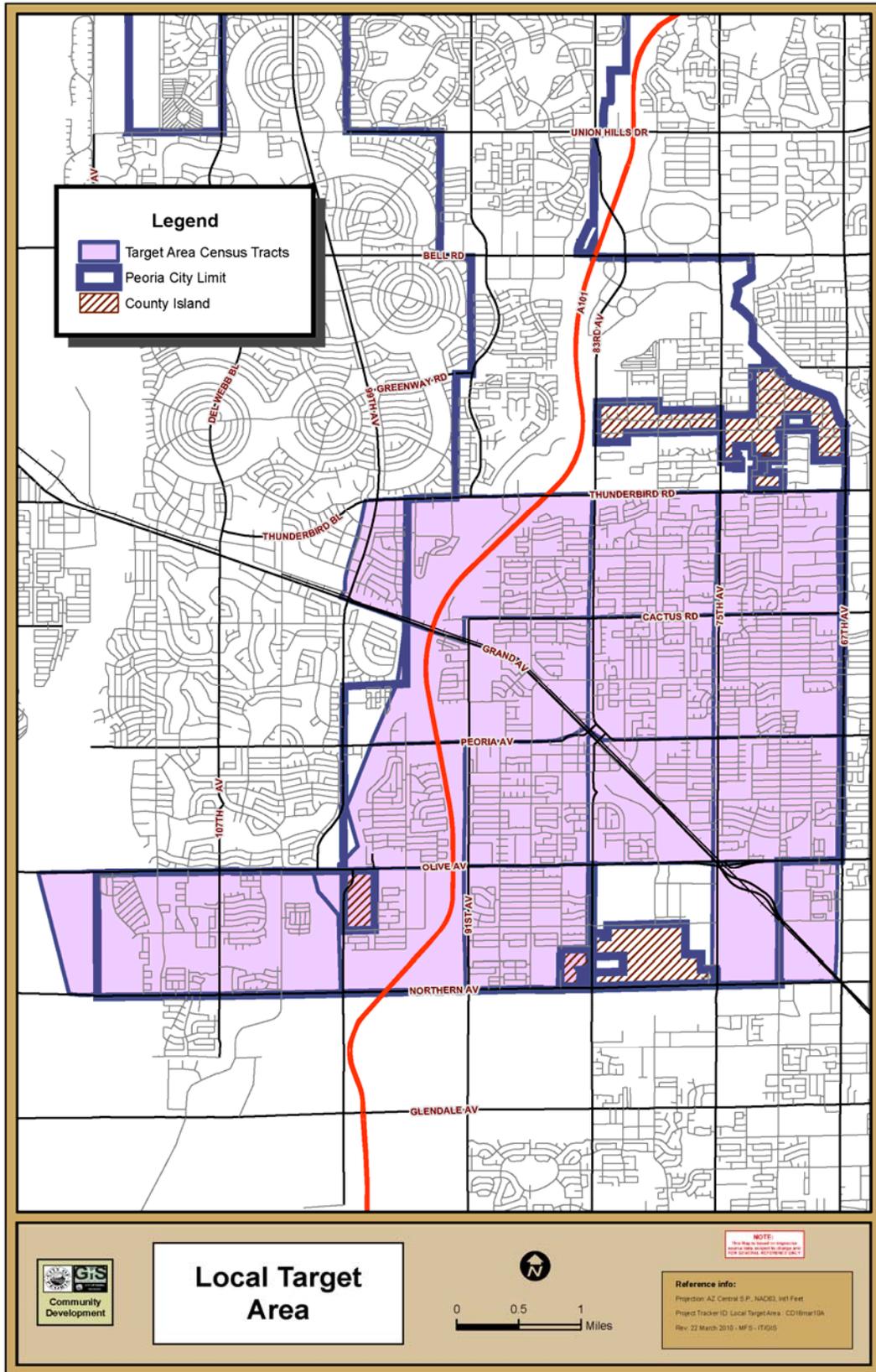
The City of Peoria's public services component of CDBG is allocated City-wide. Public service grants are provided for assistance to special needs populations, including persons who are homeless and at-risk of homelessness, victims of domestic violence (including children), low-income seniors, adults, youth and families, at-risk youth, and persons with disabilities. Public service dollars are also allocated to provide legal services to low income households or persons facing legal problems associated with civil rights and fair housing issues.

Most, but not all, other activities will be concentrated in a targeted 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.

There were several considerations for defining this local target area. One is the high foreclosure rates and vacancy activity in this geographic area, as determined by HUDUser.org. Another is the reality that many of the qualified low and moderate income census tract block groups for the City are located within these boundaries. Last, the City has concentrated neighborhood program efforts such as Neighborhood Grant and Neighborhood Pride Programs in this geographic area. This target area is experiencing pervasive issues with declining property values and unemployment which are unlikely to abate in the foreseeable future. Assistance is critically needed to mitigate the accelerating level of neighborhood instability in the defined area.

Activities that occur outside the city's boundaries will benefit limited clientele special needs populations such as the homeless.

Please see map on next page.



### 3. Obstacles

The greatest obstacle in meeting underserved needs stems from the lack of local, state and federal resources. Equally lacking is a stable tax base due to property foreclosures and property devaluations. The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa County Consolidated Plan, 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 growing. Our local challenge is to develop 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 housing rehabilitation and emergency repair, home ownership assistance and other affordable housing projects. Public service needs will continue to be addressed through funding of and knowledgeable referral to human service providers, regardless of jurisdictional boundaries.

## Managing the Process (91.200 (b))

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

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

### 3-5 Year Strategic Plan Managing the Process response:

#### 1. Lead Agency

The City of Peoria receives and distributes Peoria's Community Development Block Grant (CDBG) funds to eligible programs meeting a HUD defined National Objective as discussed in the Executive Summary Section. Staff of the Neighborhood and Revitalization Section of the Planning and Community Development Department have primary responsibility for planning, implementation, administration and oversight of programs and activities. The City's Council Not-for-Profit Review and Housing Subcommittee assists by providing citizen involvement in the process of establishing priorities and recommendations for funding. City Council approves the annual allocation of the budget. CDBG funded housing activities are also reported through the Maricopa County HOME Consortium.

The City of Peoria receives HOME Investment Partnership funds through an Intergovernmental Agreement with the Maricopa HOME Consortium of Entitlement Communities. 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.

## 2. Planning Process

Peoria invited and encouraged comment and participation in the planning process via telephone, newspaper advertisements, website and e-mail announcements, public hearings, surveys and direct interviews. Announcements provided information about public hearings and requested participation in surveys and/or asked for public comment. Staff was available to answer and document questions, suggestions and concerns at two public hearings held by the City and one public hearing held by Maricopa County.

## 3. Consultations

A direct e-mail requesting input to the Consolidated Plan and inviting participation in the web-based survey was sent to all organizations on the City's application notification listing. In person interviews were conducted with not-for-profit agencies representing both public services and housing providers including the City of Peoria Housing Authority and management of the Housing Authority of Maricopa County. Comments and input from service providers were encouraged via telephone, direct interview, fax, website, e-mail and/or attendance at a public hearing. Additionally, consultations with other regional and local service providers, public health offices, neighboring jurisdictions and Maricopa County was achieved through the Maricopa County HOME Consortium Consolidated Plan process. Please refer to both the Consortium Plan and the information below for an extended list of the participants and process:

### 91.100(a)(1)

- Housing Services  
Housing Our Communities, Mercy Housing, Arizona Hispanic Chamber of Commerce, Arizona Bridge to Independent Living, Habitat for Humanity Central Arizona, Chicanos Por La Causa, Maricopa HOME Consortium, City of Peoria Public Housing Authority
- Social Services  
CAP, Foundation for Senior Living, Salvation Army, Boys and Girls Club, Catholic Social Services, Jewish Family Services, Benevilla
- Health Services  
Benevilla, Solecito, Area Agency on Aging
- Homeless Services  
Central Arizona Shelter Services, Faith House, Homeward Bound, Deep Within, MAG

91.100(a)(2)

- Chronically Homeless Services  
Central Arizona Shelter Services, Faith House, Homeward Bound, Deep Within and Maricopa Association of Governments

91.100(a)(3)

- Lead Based Paint  
Arizona Department of Health Services, City of Peoria Building Safety Division

91.100(a)(4)

- Adjacent Government, County and State  
Maricopa HOME Consortium members including the Cities of Glendale and Surprise, Maricopa County and the Arizona Department of Commerce

91.100(a)(5)

- Metro Planning Agencies  
Maricopa Association of Governments, U.S. Department of Housing and Urban Development, City of Peoria Planning and Community Development Department

91.100(b)

- HOPWA  
The City does not receive HOPWA funding. However, St. Vincent de Paul and Value Options have been consulted regarding this subject.

91.100(c)

- PHA Plan  
City of Peoria Public Housing Authority and the Housing Authority of Maricopa County

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

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

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

### **3-5 Year Strategic Plan Citizen Participation response:**

1. Citizen participation process

Two public hearings were conducted by the City to encourage citizen participation in the consolidated plan process. The city was also represented at three public hearings conducted by Maricopa County as lead agency for the Maricopa County HOME Consortium. A jurisdiction specific survey, which included the City of Peoria,

was conducted by an independent consultant as part of the development of the Maricopa County HOME Consortium Consolidated Plan. The availability and importance of this survey was promoted by all members of the consortium. To further encourage participation and input by citizens, Peoria placed a description and link to the survey on its local website and sent notice of its availability to all agencies and persons listed on the city's application notification listing. The consolidated plan draft was also made available to the public on-line, at the main Peoria public library, the Peoria Public Housing Authority main office and at City Hall.

## 2. Summary of citizen comments

The city did not receive comments from citizens at public hearings, but did receive feedback from citizens and other interested parties on the web-based consolidated plan survey referenced above. In summary, 12 general areas of need were addressed in the survey by asking for feedback on several topics. This included areas of need related to the following:

- Community development and redevelopment
- Public facilities
- Infrastructure
- Public services
- Economic development
- Homeowner and homeownership programs
- Homeless
- Rental housing
- Special populations

Although the feedback was very limited, all of the responses were taken into consideration. The topics receiving the highest need ratings are listed below:

- Homeowner needs
- Emergency home repairs
- Rental housing
- Emergency shelter services
- Services for elderly
- Neighborhood facilities
- Facilities for abused/neglected children

3. The city encouraged participation in the consolidated plan process by conducting two public hearings, participating in public hearings for the HOME Consortium and providing the web-based survey on its public website. To further encourage participation and input by citizens, Peoria placed a description and link to the survey on its local website and sent notice of its availability to all agencies and persons listed on the city's application notification listing. Public hearings were conducted in accessible buildings and reasonable accommodations are made with advance notice. Also, the city has a limited English proficiency plan in place.

4. The city took all comments into consideration and no comments were rejected.

## Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

### 3-5 Year Strategic Plan Institutional Structure response:

#### 1. Institutional Structure

The City of Peoria receives and distributes Peoria's Community Development Block Grant (CDBG) funds to local non-profit service providers on a reimbursement basis under contract. Staff of the Neighborhood and Revitalization Section of the Planning and Community Development Department has primary responsibility for planning, implementation, administration and oversight of programs and activities. The City's Council Not-for-Profit Review and Housing Subcommittee assists by providing citizen involvement in the process of establishing priorities and recommendations for funding. City Council approves the annual allocation of the budget. CDBG funded housing activities are also reported through the Maricopa County HOME Consortium.

The City of Peoria receives HOME Investment Partnership funds through an Intergovernmental Agreement with the Maricopa HOME Consortium of Entitlement Communities. 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 consolidated plan 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.

#### 2. Delivery system

As with any detailed and wide-reaching program, there are identifiable strengths and weaknesses. A key strength is that the housing and community development delivery system is very broad based and allows for formation of many partnerships. Communication and cooperation between agencies, service providers and advocates is essential for effective problem solving and the efficient use of resources. Such communication is enhanced through the existence of groups like the Maricopa County HOME Consortium, Maricopa Association of Governments and the Arizona Chapter of the National Association of Housing Resource Officers.

The City of Peoria is strongly committed to meeting underserved needs in the community. As a result, the city draws additional financial support by allocating General Fund monies to city departments and non-profit partners on an annual basis. The city dedicates funding to neighborhood revitalization, neighborhood programs, public services and economic development. The city has also had recent success with expanding partnerships to Community Housing and Development Organization's (CHDO's) allowing us to tighten a gap in the availability of low income rental housing.

The primary gap in the delivery of services is the lack of adequate financial resources to best serve the city's populations in need. There is an increasing lack of resources from local, state and federal sources. Equally lacking is a stable tax base due to property foreclosures and property devaluations. The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities.

### 3. Public Housing Delivery System

The City of Peoria's Housing Authority is operated by the Housing Authority of Maricopa County (HAMC) through an Intergovernmental Agreement. All management functions such as hiring, procurement and contracting are the responsibility of HAMC by contract. The City does not employ any staff at the Housing Authority. However, it retains overall ownership of the assets, Board authority and serves as a liaison between the Federal government and HAMC, when necessary. The City's Public Housing Authority owns and operates 45 apartment style units and 25 scattered site single family detached housing units. There are no current or future plans to add units or remove units from the inventory. The Housing Authority also manages 82 city vouchers in the Housing Choice Voucher (Section 8) Program along with 168 portable vouchers. The city believes this strong intergovernmental relationship has created personnel efficiencies for HAMC as well as providing public housing residents with access to a broader network of professionals and programs.

The primary gap in delivery is the lack of units available in the Housing Choice Voucher Program. The Housing Authority works diligently to promote the program to private property owners and holds landlord briefings to educate interested parties about the program and how they can participate. The current waiting list for the public housing and housing choice voucher program is 227 and 222 people, respectively. It is estimated to take anywhere from two to five years to enter the program.

## Monitoring (91.230)

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

### 3-5 Year Strategic Plan Monitoring response:

The review and monitoring practices being implemented by the City of Peoria follows a seven step process. This process ensures a detailed description of an activity is on file and 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 will be used to primarily benefit low and moderate income persons. The following are the review steps:

- The first step is to determine if the activity is included within the listing of eligible activities in the CDBG regulations.
- The second step is to 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.”
- The third step is to determine if the proposed project meets one of the National Objectives of the CDBG program:
  - Benefits low and moderate income persons
  - Addresses slum and blight
  - Meets an urgent community development need
- The fourth step is to 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.
- The fifth step is to review proposed costs of the activity to determine if they appear to be necessary and reasonable and will otherwise conform to a federal document called “Cost Principles Applicable to Grants and Contracts with State and Local Governments.” If a non-profit organization or educational institution is involved, then review of the project in the context of a federal document called “Cost Principles for Non-Profit Organizations” or “Cost Principles for Educational Institutions” is required, as applicable.
- The sixth step is to complete the 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.
- The final step in our review is the 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. Each monitoring is performed utilizing the current Maricopa County HOME Consortium Monitoring Tool which is designed for use in both the CDBG and HOME programs.

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 will be provided as necessary to assure community needs and program requirements are met. Activity monitorings are often coordinated with other municipalities and agencies to eliminate duplication of efforts and improve effective use of resources.

The city contracts with an independent auditing firm to receive an annual Single Audit. For the purposes of the Single Audit, the CDBG Program is considered a “major” federal program thereby receiving detailed review from the auditor’s on an annual basis.

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

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

### 3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

#### 1. Basis for assigning priority

The development of the general priorities involved the ranking of ten (10) different needs groups and the available approaches that could be used to meet the housing needs of those groups. The ten groups are:

- o Availability/Accessibility of Decent Housing (DH-1)
- o Affordability of Decent Housing (DH-2)
- o Sustainability of Decent Housing (DH-3)
- o Availability/Accessibility of Suitable Living Environment (SL-1)
- o Affordability of Suitable Living Environment (SL-2)
- o Sustainability of Suitable Living Environment (SL-3)
- o Availability/Accessibility of Economic Opportunity (EO-1)
- o Affordability of Economic Opportunity (EO-2)
- o Sustainability of Economic Opportunity (EO-3)
- o Neighborhood Revitalization (NR-1)

The rankings can be found on the Listing of Priority Needs Table which also breaks down each group into low income (0-30% of median income and 31-50% of median income) and moderate income (51-80% of median income) categories for more detailed assignment of priorities. Rankings of high, medium and low priority were used. The ranking system indicates relative priority and is not intended to reflect a lack of need in any category. The rankings, as mandated by HUD, are defined as follows:

- o High Priority - Activities to address this need will be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the Consolidated Plan. Projects or programs in these categories are generally recognized as significant, appropriate for available funding sources, addressable with available funding levels and within the capacity of the City to accomplish.
- o Medium Priority – If funds are available, activities to address these needs may be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the Consolidated Plan. The need for projects or programs assigned this priority are considered to be important enough to address if appropriate funding is to become available during the planning period with the caveat that they are less urgent than high priority needs.
- o Low Priority – Programs and or activities assigned a low priority are not anticipated to receive funding in the Consolidated Plan period. The City will consider certifications of consistency for other entities' applications for Federal assistance under this priority.

Three methods were used to analyze and determine relative need by household type:

- One was to evaluate types of low and moderate income households by their total unmet need. Using this approach, low income small families and all other households (unrelated, non-elderly households) had the greatest need for assistance.
- A second method evaluated the percentage of the household type in need of assistance in relation to the total number of households for each type. Taking both cost burden and over crowdedness into account, the household type with the greatest percentage in need of assistance was low income large families.
- The third method was to identify worst case housing needs and evaluate those needs. To determine which were worst case needs and how to prioritize them, an assessment was made of the relative degree of vulnerability and the amount and types of assistance needed to help persons in these situations obtain suitable housing.

While it is important to plan for all housing and community development activities anticipated during the next five years, the Consolidated Plan cannot control the expenditure of local funds. Amendments to the Consolidated Plan are only required if changes in priorities would affect the expenditure of regular HUD appropriations.

## 2. Obstacles to meeting underserved needs

As discussed earlier, the greatest obstacle in meeting underserved needs stems from the lack of local, state and federal resources. Equally lacking is a stable tax base due to property foreclosures and property devaluations. Unfortunately, Maricopa County is one of the hardest hit areas of the country in terms of foreclosure activity and this is wreaking havoc on low and moderate income households. This also mandates increasing assistance to keep individuals in safe, sanitary and decent housing notwithstanding the preservation of neighborhoods. The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa County Consolidated Plan, the categories of assistance like 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 growing. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs.

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

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

### 3-5 Year Strategic Plan Lead-based Paint response:

#### 1. 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. Approximately 1,400 homes in Peoria are pre-1970 construction and 4,900 were constructed during the 1970's decade. The older housing stock is mostly occupied by low and moderate income families. The Arizona Department of Health Services does not list any zip codes in the City of Peoria as high risk areas for lead hazards. 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. This is discussed in the next section.

#### 2. Actions and Policies

HUD has regulations to protect children from the hazards of lead-based paint in federally funded projects. The city provides the required notices and information about the hazards and risks of lead-based paint to all program participants. The city also makes the current lead brochure/handout from the United States Environmental Protection Agency available at community and neighborhood events. 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. A quantitative analysis must 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.

## HOUSING

### Housing Needs (91.205)

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

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

#### 3-5 Year Strategic Plan Housing Needs response:

##### 1. Housing Needs

The Housing Needs Table is attached to this document.

The following discussion analyzes the housing problems and assistance needs of households by various income groupings. For purposes of the discussion below, a household with a housing problem is described as:

- o A housing unit that meets the U.S. Census definition of having a physical defect ( lacking complete kitchen or bathroom).
- o Persons and families living in overcrowded conditions (more than one person per room living in a unit).
- o Persons and families cost burdened (paying more than 30 percent of income for housing including utilities).

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of that households gross income. A household paying more than 30 percent of their total income towards their rent or mortgage is considered to be cost burdened. A household paying more than 50 percent of their income towards their rent or mortgage is considered to be severely cost burdened.

The "low income" designation applies to those households whose incomes are at or below 50 percent of the adjusted family median income (incomes are adjusted for family size). It is estimated through Maricopa Association of Governments year 2005 planning updates that approximately 4,941 households or 45 percent, of the 10,981 low income households in Peoria, had some sort of housing problem. Of the 10,981 low income households, approximately 3,400 low income renters and 1,200 low income homeowners were paying more than 30 percent of their income for housing costs. Cost burdened low income households can be further identified by household

type: elderly, small family, large family, and all others. Of the 4,600 cost burdened low income renters, 2,100 were elderly households, 1,200 were small families, 700 were large families and the remaining 600 households fell into the “other” category. These percentages are in general agreement with our available Census data.

The data derived from the 2000 census and projected to the year 2005 by MAG allows for analysis of the housing problems of households earning below 30 percent of the adjusted family median income. Of the 10,981 low income occupied households in Peoria, 3,733 (34 percent) earned less than 30 percent of family median income. Of the 3,733 households, 78 percent had one or more housing problems, 77 percent were estimated to be cost burdened and 65 percent were severely cost burdened. Of the 77 percent cost burdened rental or owner occupied households, it was estimated that 80 percent were paying greater than 50 percent of their income on rent and utilities.

The degree of overcrowding among low income renter households is estimated to be 19 percent within the 0 to 30 percent of median income group and 17 percent among the 31 to 50 percent of median income group. Of large family renters in the 0 to 30 percent income group, 80 percent are estimated to live in overcrowded conditions as compared to 70 percent in the 31 to 50 percent income group.

Overcrowding among low income owner households in Peoria is not as high as with low income renter households. At the time of the 2000 census, only about 5 percent of all owners earning 0 to 30 percent of adjusted median income were considered overcrowded. This number was estimated to be only slightly higher, at 6 percent, for owners earning 31 to 50 percent of adjusted median income. However, if low income elderly homeowners were not counted as part of the calculation, the number of overcrowded owner households would increase to 15 percent and 17 percent for the respective income categories.

The “moderate income” designation applies to those households whose incomes are greater than 50 percent but less than or equal to 80 percent of the adjusted family median income. It is estimated through MAG year 2005 projections that 5,095 households (44 percent) of the 11,580 moderate income households in Peoria had some sort of housing problem. It is estimated that 4,211 moderate income renters and 2,850 moderate income homeowners were paying more than 30 percent of their income towards their rent (cost burdened). Of the 4,211 cost burdened moderate income renters, 810 were elderly households, 2,100 were small families, 450 large families and the remaining 851 were in the “Other” category. Only four (4) percent of moderate income renter households and seven (7) percent of moderate income owner households were considered severely cost burdened. There continues to be a significant difference when compared to low income households, as noted previously.

The degree of overcrowding among the renter households is about 13 percent within the 51 to 80 percent of median income group. Of large family renters in the 51 to 80 percent income group, about 55 percent are overcrowded. Overcrowding among moderate income owner households is approximately seven percent (7%). These 2000 Census figures are still within year 2005 projections. Overcrowding among moderate income owner households is on par with other Arizona cities.

The “middle income” designation applies to those households whose incomes are greater than 80 percent but less than or equal to 95 percent of the adjusted family median income. Year 2005 projections indicate 1,957 households (21 percent) of the 9,320 middle income households had some sort of housing problem. Of this

number, 870 middle income renters and 520 middle income homeowners were paying more than 30 percent of their income towards their rent (cost burdened). Of the 870 cost burdened middle income renters, 150 are estimated to be elderly households, 380 small families, 160 large families and the remaining 180 were in the "Other" category. The incidence of severely cost burdened middle income households is still projected to be negligible, as it was in the 2000 Census.

The City of Peoria's Housing Authority is operated by the Housing Authority of Maricopa County (HAMC) through an Intergovernmental Agreement. All management functions such as hiring, procurement and contracting are the responsibility of HAMC by contract. The City does not employ any staff at the Housing Authority. However, it retains overall ownership of the assets, Board authority and serves as a liaison between the Federal government and HAMC, when necessary. The City's Public Housing Authority owns and operates 45 apartment style units and 25 scattered site single family detached housing units. There are no current or future plans to add units or remove units from the inventory. The Housing Authority also manages 82 city vouchers in the Housing Choice Voucher (Section 8) Program along with 168 portable vouchers. The city believes this strong intergovernmental relationship has created personnel efficiencies for HAMC as well as providing public housing residents with access to a broader network of professionals and programs.

The primary gap in delivery is the lack of units available in the Housing Choice Voucher Program. The Housing Authority works diligently to promote the program to private property owners and holds landlord briefings to educate interested parties about the program and how they can participate. The current waiting list for the public housing and housing choice voucher program is 227 and 222 people, respectively. It is estimated to take anywhere from two to five years to enter the program.

## 2. Disproportionate Need

Disproportionate need is defined as one racial or ethnic group displaying a noticeably greater need for housing assistance than the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten (10) percentage points higher than the percentage of persons in the category as a whole.

Based on the 2000 Census data and available year 2005 projections by MAG, there were no instances of assistance needs being disproportionately greater for minority populations among either the low or moderate income groups.

The greatest noted disparity was for minority owners within the 31 to 50 percent median income bracket. This group showed 70 percent experienced housing problems compared to approximately 60 percent for the population as a whole. In addition, Hispanic owner households at 70 percent had the greatest incidence of housing problems. In order to address this disparity, the City will continue to geographically target assistance to areas that coincidentally have high percentages of minority owners and renters.

## Priority Housing Needs (91.215 (b))

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

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

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

### 3-5 Year Strategic Plan Priority Housing Needs response:

#### 1. Development

The identified priority housing needs are listed on the Housing Needs Table completed through the CPMP tool. Please refer to that table for detailed information. The Housing Needs Table also breaks down each group into low income (0-30% of median income and 31-50% of median income) and moderate income (51-80% of median income) categories for more detailed assignment of priorities.

#### 2. Analysis

Three methods were used to analyze and determine relative need by household type:

- o One was to evaluate types of low and moderate income households by their total unmet need. Using this approach, low income small families and all other households (unrelated, non-elderly households) had the greatest need for assistance.
- o A second method evaluated the percentage of the household type in need of assistance in relation to the total number of households for each type. Taking both cost burden and over crowdedness into account, the household type with the greatest percentage in need of assistance was low income large families.
- o The third method was to identify worst case housing needs and evaluate those needs. To determine which were worst case needs and how to prioritize them, an assessment was made of the relative degree of vulnerability and the amount and types of assistance needed to help persons in these situations obtain suitable housing.

A detailed discussion of this process is described in the Priority Needs discussion earlier in this document at 91.215(a). Please see that section for the basis of our determinations on priority needs

#### 3. Ranking Basis

The development of the general priorities involved the ranking of ten different needs groups and the various approaches (i.e., rehabilitation, acquisition, new construction) to meet the housing needs of those groups.

Rankings of high priority, medium priority and low priority were used. The ranking system indicates relative priority and is not intended to reflect a lack of need in any category. The ranking system indicates relative priority and is not intended to reflect a lack of need in any category. The rankings, as mandated by HUD, are defined as follows:

- High Priority - Activities to address this need will be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the Consolidated Plan. Projects or programs in these categories are generally recognized as significant, appropriate for available funding sources, addressable with available funding levels and within the capacity of the City to accomplish.
- Medium Priority – If funds are available, activities to address these needs may be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the Consolidated Plan. The need for projects or programs assigned this priority are considered to be important enough to address if appropriate funding is to become available during the planning period with the caveat that they are less urgent than high priority needs.
- Low Priority – Programs and or activities assigned a low priority are not anticipated to receive funding in the Consolidated Plan period. The City will consider certifications of consistency for other entities' applications for Federal assistance under this priority.

#### 4. Obstacles

As discussed earlier, the greatest obstacle in meeting underserved needs stems from the lack of local, state and federal resources. Equally lacking is a stable tax base due to property foreclosures and property devaluations. Unfortunately, Maricopa County is one of the hardest hit areas of the country in terms of foreclosure activity and this is wreaking havoc on low and moderate income households. This also mandates increasing assistance to keep individuals in safe, sanitary and decent housing notwithstanding the preservation of neighborhoods. The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa County Consolidated Plan, the categories of assistance like 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 growing. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs

## Housing Market Analysis (91.210)

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

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

### 3-5 Year Strategic Plan Housing Market Analysis responses:

#### 1. Characteristics

According to recent data from the U.S. Census Bureau's American Community Survey, there are 58,092 housing units in the City. The large majority (76%) of those units are single family detached homes; however, the City does have a manufactured home inventory of approximately 3,829 units (6.6%). The majority of housing units were built between 1990 – 1999 and three (3) bedroom homes are the norm. Most housing units utilize electricity for their heat source (63%).

The median sales price for homes in Peoria for January to March, 2010 was \$160,900. Compared to the same period one year ago, the median home sales price decreased 7.5% or \$12,953 and the number of home sales increased 30.2%. There are currently approximately 1,500 resale and new homes in Peoria on the market and approximately 2,800 homes in the pre-foreclosure, auction or bank-owned stages of the foreclosure process, most of which are presumed to be vacant and habitable. Resale volume during the most recent 12 month period has seen the highest sustained volume levels since peaks in 2005 and 2006. Much of the activity has been driven by sales of foreclosed properties which likely accounts for 50% of resale volume. Unfortunately, new foreclosure activity has been rising as unemployment levels in Arizona and Maricopa County has put pressure on delinquencies. There may be a large volume of inventory that banks are holding off the market or that lenders have delayed in foreclosing that could put further pressure on prices.

#### 2. Currently Assisted Units

The City's Public Housing Authority owns and operates 45 apartment style units and 25 scattered site single family detached housing units. The Housing Authority also manages 82 city vouchers in the Housing Choice Voucher (Section 8) Program along with 168 portable vouchers. There are no current or future plans to add units or remove units from the inventory.

### 3. Influences on Use of Funds

The City will utilize CDBG, HOME and CHDO funds to the acquisition of vacant land, infrastructure improvements and construction of affordable single family homes as well as the construction of affordable multi-family units, when feasible. Future allocations, particularly for multi-family development, will depend on market conditions and available developers. CDBG and HOME funds will be utilized during the Plan period to operate a robust homebuyer assistance program to aid in getting resale properties (with an emphasis on foreclosed properties) into the hands of low to moderate income households. Program funds will also be utilized to operate an emergency home repair program aimed at providing assistance to low to moderate income households for repairs to existing units. This program also aids in our anti-poverty strategy.

## Specific Housing Objectives (91.215 (b))

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

### 3-5 Year Strategic Plan Specific Housing Objectives response:

#### 1. Priorities and Objectives

- o City-wide Homebuyer Assistance Program

Provides income eligible first-time homebuyers with a zero percent (0%), zero payment, non-amortizing loan secured by a property lien and promissory note. Housing rehabilitation (program or owner purchase) for Housing Quality Standard's requirements is also part of this concept.

Private Lenders  
\$500,000

CDBG Supporting Activities  
\$200,000

20 homes by  
(6/30/2015)

- o City-wide HOME Special Projects / Nonprofit Capacity Building

Funding for activities including multi-family rental, secondary home loan financing, homebuyer assistance, home rehabilitation and capacity building to assist CHDO's develop affordable housing.

HOME \$350,000  
CHDO \$445,850

4 units of new construction  
(6/30/2012)

- o City-wide CDBG Acquisition and/or Rehabilitation Assistance  
Provides funding to non-profit agencies for the construction, acquisition and/or rehabilitation of multifamily and/or single family structures for supportive housing or affordable housing purposes primarily for low and moderate income households.

CDBG \$150,000  
4 units  
(6/30/2015)

- o Section 8 Vouchers Program

Continuation of current program providing rental assistance to low income renters, the elderly and persons with disabilities.  
(6/30/2015)

- o CDBG Special Needs Housing (City-wide)

Provides funding to non-profit agencies for rehabilitation, acquisition and/or new construction to produce or preserve supportive housing for low and moderate income households with special needs including homeless persons, domestic violence victims and disabled persons.

CDBG \$200,000  
15 households/units  
(6/30/2015)

- o Shelter Operations (City-wide)

Proposals are encouraged from non-profit agencies seeking funding for emergency and transitional shelter operations for homeless persons, domestic violence victims and persons struggling with substance abuse. These activities may be regional or local.

CDBG \$200,000  
2 non-profits assisted  
(6/30/2015)

- Homeless Prevention Assistance (City-wide)

Funds will be used to prevent occupants of dwellings from becoming homeless or displaced.

CDBG \$50,000  
15 households  
(6/30/2015)

- CDBG Single Family Housing - Special Needs (City-wide)

Provides funding to nonprofit agencies for acquisition and/or rehabilitation and/or new construction of affordable single family housing for low and moderate income households with special needs (including homeless persons, domestic violence victims, disabled persons) and/or persons at or below 80% of area median income. This category also provides related funding for soft costs, construction, infrastructure and, ultimately, homebuyer assistance costs. This includes support through our Public Service allocation for homebuyer counseling. Much of this funding is anticipated to be for infill activities.

HOME \$250,000  
CDBG \$300,000  
15 households/units  
(6/30/2015)

- Housing Rehabilitation Program (City-wide)

Funds to provide loans and grants for comprehensive rehabilitation, major home repair, emergency home repair, lead hazard control as a result of program eligible repairs and rehabilitation and programmatic staff support. Funds may also be used to supplement other affordable housing programs.

CDBG \$500,000  
15 housing units  
(6/30/2015)

- Slum and Blight Acquisition (Target Area)

Provides funding to acquire/clear blighting land parcels in revitalization areas.

CDBG \$300,000  
Units to be determined based on site specific environmental clearance  
(6/30/2015)

- o Neighborhood Revitalization Coordination (Target Area)

Coordination of community education program, capacity building and neighborhood organization support. Includes code enforcement to deal with and help to ensure maintenance and quality of housing issues are addressed in target areas which are designated low and moderate income by Census Block Group data.

CDBG \$255,000

Neighborhood Organizations/Code Enforcement  
(6/30/2015)

## 2. Resources

To achieve the goals and objectives identified above, the City will use a combination of federal, state, county and city funds. Included in the descriptions above are the uses of resources reasonably expected to be available. Federal assistance will largely consist of funds the housing authority will receive for the Housing Choice Voucher and Public Housing Programs, the Community Development Block Grant Program and the HOME Investment Partnerships Program. The housing authority funds will be used to assist the City's lowest income households with rental assistance. CDBG monies will be used for a combination of activities to provide services to special needs populations, housing rehabilitation, code enforcement activities, homebuyer assistance and other eligible community development activities. The City will seek any additional funding that should come available, including additional grants.

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

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

### 3-5 Year Strategic Plan Needs of Public Housing response:

The City's Public Housing Authority owns and operates 45 apartment style units (Parkview Estates) and 25 scattered site single family detached housing units. There are no current or future plans to add units or remove units from the inventory.

The Housing Authority has worked diligently to secure funding to maintain and improve its assets. At the Parkview Estates, all new shingle roofing was installed and every units exterior was repainted. Parkview units are aesthetically pleasing and an asset to the neighborhood. Additionally, CDBG-R funding was dedicated to

Parkview Estates for rehabilitating the interior of all units. Specifically, all units are currently (2010) in the process of complete bathroom rehabilitations that will replace toilets, showers and fixtures. Energy efficiency has been a main focus of this rehabilitation and water saving devices will be mandatorily installed. CDBG-R funding will also be utilized to replace old and inefficient air conditioning units with new highly efficient units. Energy Efficiency Community Block Grant Funds (EECBG) funds will be utilized by the City to provide many important energy upgrades to the Housing Authority administration building including the replacement of the inefficient air conditioning unit, installation of a programmable thermostat, adding attic insulation, installing window shades and water saving devices such as an efficient toilet and a tankless hot water system. Scattered site units are improved as necessary and improvements also include energy efficiency improvements whenever possible. The city and the Housing Authority will continue to apply for and seek additional funding to assist with any modernization and physical improvements as recognition that current Capital Fund Program funding is not sufficient to make all necessary improvements.

### Public Housing Strategy (91.210)

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

#### 3-5 Year Strategic Plan Public Housing Strategy response:

##### 1. Public Housing Agency Strategy

The City of Peoria's Housing Authority (CPHA) is operated by the Housing Authority of Maricopa County (HAMC) through an Intergovernmental Agreement. All management functions such as hiring, procurement and contracting are the responsibility of HAMC by contract. The City does not employ any staff at the Housing Authority. However, it retains overall ownership of the assets, Board authority and serves as a liaison between the Federal government and HAMC, when necessary. It is expected that permanent operation, management and ownership of the Public Housing Authority will go to HAMC during the CDBG Plan Period. The City's Public Housing Authority owns and operates 45 apartment style units

(Parkview Estates) and 25 scattered site single family detached housing units. There are no current or future plans to add units or remove units from the inventory. The Housing Authority also manages 82 city vouchers in the Housing Choice Voucher (Section 8) Program along with 168 portable vouchers. The City believes this strong intergovernmental relationship has created personnel efficiencies for HAMC as well as providing public housing residents with access to a broader network of professionals and programs.

The goal for City of Peoria's Housing Authority managed property is to:

- o Maintain the property in excellent condition
- o Keep expenses within the operating budget
- o Explore opportunities for revenue growth or expense reduction
- o Assess and address capital needs proactively
- o Comply with all Federal, State, and local laws and regulations
- o Provide excellent customer service to all residents

The Housing Authority emphasizes the importance of maintaining control of the maintenance work by performing scheduled routine and preventive work. By doing so, the Authority decreases on-demand work and maintains the property in a manner that will keep and attract good tenants.

The work priority system ensures that the most important maintenance work is done at a time it can be performed most cost-effectively. Minimizing vacancy loss is part of the cost-effectiveness calculation. The maintenance priorities of CPHA are the following:

- o Emergency Repairs
- o Resident Requests
- o Unit Turnover
- o Inspections
- o Miscellaneous

Emergency repairs are repair needs which threaten the life, health, or safety of a resident and need to be responded to within 24 hours.

Resident requests are very important to CPHA as residents can be the eyes and ears for the staff, informing them of smaller problems before they become larger problems. Providing excellent customer service will improve the living quality for the residents.

The CPHA conducts different types of inspections throughout the year. The purpose of inspections is to ensure housing is decent, safe, sanitary, and in good repair for residents by identifying necessary corrections before problems become severe, dangerous or costly. There are basically two types of inspections, annual and on-going.

Annual inspections are completed every year for all units. These inspections are often combined with housekeeping inspections and may be done by management, maintenance or both. Deficiencies are corrected either at the time of inspection or through the written work order system.

On-going inspections include preventative maintenance, vacancies, move in and move out inspections, property inspections and any other special inspection.

Preventative maintenance inspections are part of the planned or scheduled maintenance program of the Housing Authority. The purpose of the scheduled maintenance program is to allow the Housing Authority to anticipate maintenance requirements and make sure they can be addressed in the most cost-effective manner. The preventative maintenance program focuses on the major systems that keep the properties operating. These systems include heating and cooling, electrical, life safety and plumbing. Routine inspections of grounds, common areas and other equipment are included.

In addition, vacancy inspections are made to insure the unit repairs are in compliance to the Uniform Physical Condition Standards set by HUD. Move in inspections are completed by staff and the new resident.

The Housing Authority makes every effort to provide a healthy and pest-free environment for its residents. Generally, the Housing Authority provides for quarterly pest control. A licensed extermination company is contracted to perform pest control services.

In order to allow its staff members to perform to the best of their abilities, the Housing Authority recognizes the importance of providing the staff with opportunities to refine technical skills, increase and expand craft skills, and learn new procedures. Each employee will be required to attend trainings in one or more of the following areas (but not limited to): Safety Procedures, Blood-Borne Pathogens, Lead Based Paint, Health and Safety Standards, Trade specific skills updates and Building Code updates/UPCS standards.

The Housing Authority promotes the local neighborhood watch program at the apartment complex (Parkview Estates) and encourages all of the scattered site housing residents to participate in their neighborhood programs. The police department does provide a monthly statement of activity of all Housing Authority owned properties.

The Housing Authority maintains a resource list of agencies and organizations that provide services to victims of domestic violence. This resource list is available to all participants.

The Housing Authority has a written policy pertaining to victims of domestic violence, dating violence, sexual assault or stalking. Notification of rights under the law are included in the Administrative Policy, the Participant Handbook, the Landlord Handbook, and newsletters.

All public housing residents are made aware of the rights outlined in the Violence Against Women Act by signing a lease addendum.

## 2. Address Needs

In addition to the numerous items discussed above, the Housing Authority will:

- o Continue to administer its current programs which provide safe, decent, and sanitary housing for low to extremely low income families
- o Work in partnership local agencies to further its mission
- o Seek opportunities that will increase the housing choices of low to very low income families by applying for funds when available
- o Maintain its housing stock to ensure that all its housing meets the needs of our clientele

- Administer programs to ensure applicants on the waiting lists are served as soon as possible
- Closely monitor utilization of the Section 8 Housing Choice Voucher Program to ensure that waiting list applicants are promptly served when funds become available
- Continue to review and update policies as needed to comply with HUD requirements
- Create policies that are fair and beneficial to the participants and provide benefit to the program overall

The Housing Authority recently completed the process to develop a Resident Council and that Council is now in place. The Housing Authority will work closely with the Council to ensure that residents are well-informed on current and planned activities.

The Housing Authority is comprised mainly of elderly and/or disabled residents. However, the management is aware of CDBG homeownership and counseling programs available to all participants should they become financially self sufficient.

### 3. Agency Designation

The Peoria Housing Authority is not designated as troubled.

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

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

### 3-5 Year Strategic Plan Barriers to Affordable Housing response:

#### 1. Public Policies

##### Zoning Ordinance / Development Standards

Whereas the City's General Plan provides the guidance and land use framework for the future development of the City, the Zoning Ordinance is the regulatory instrument governing existing development and redevelopment projects. The City's ten-year update to the General Plan will be on the August, 2010 ballot for ratification in alignment with Arizona's statutory requirements. In the General Plan, there are policies promoting the development of infill areas, and in particular, the core areas of Old Town and the area around the Peoria Sports Complex where a mix of employment and housing types in close proximity to future transit options are proposed. Additionally, the City continues its regional efforts to bring commuter rail along the Grand Avenue corridor, whereby coupled with future General Plan land use

changes, would encourage transit-oriented development options; that is providing an opportunity for transit-dependent and other income segments to live near and/or be connected with a larger employment and retail base.

The Zoning Ordinance contains the regulatory standards governing development including density, open space, parking, building envelope and the like. There are no requirements to include “affordable housing” in mixed-use or multi-family development projects. The City has historically avoided inclusionary zoning, or stipulations requiring a certain percentage of units of a certain rental range. Market-rate and affordable multi-family developments are treated uniformly in the Zoning Ordinance; that is the development standards are designed to address the impact of the *use* on adjacent properties without regard to the occupant profile. The occupant profile may change over time (e.g. apartments converted to condominiums) but the impacts from the development type remain constant.

Requests to rezone a site for a new development must be compliant with the General Plan, unless a concurrent request to amend the Plan is sought. In such cases, site circumstances and the interest from neighboring properties may affect the conditions or limitations placed on the development, such as density caps, height restrictions, setbacks, enhanced design details and landscape buffers. Often, the greatest impediment to denser housing types is neighborhood objections.

#### Development Process

Rezoning approvals, when needed, typically range between 6-9 months to process. The timeframe is largely affected by the tenor of neighborhood interest to the request, regardless of whether the General Plan supports the case. Attorneys, land use planners and other professionals typically accommodate the project to navigate the technical requirements and engage the neighborhood. When the zoning is in place, Site Plan Review is required to ensure that the concept works prior to the completion of expensive construction drawings. Site Plan Review typically lasts 6 months. The development timeframes are very competitive when compared with other Valley jurisdictions and accelerated when compared to neighboring states. There is no SEPA review required. Additionally, in Peoria, Site Plan Review is administrative, meaning it is approved at the staff level. Many Valley jurisdictions require approval of the Site Plan from the Planning & Zoning Commission which can add several months to the process.

## 2. Strategies

The City continually assesses and modifies its codes and ordinances to remove outdated or ineffective provisions. Each year, staff-initiated amendments are developed and forwarded to the City Council for action. Modifications to the zoning ordinance have allowed greater flexibility in recent years for the development of various housing types, including group homes and care facilities in residential districts. Looking ahead, as the City contemplates the location of transit-oriented development locations along Grand Avenue and other corridors, codes will likely require adjustment to respond to these locations. Some of these adjustments may include reduced parking requirements, density and height increases and reduced processing timeframes.

Non-profit developers are already afforded a reduction in some development plan review fees. The entitlement fees or “planning fees” are assessed at 10% of the normally required fees. These fees include rezone and use permits, site plan review, design review and others.

The City actively pursues grant opportunities that would aid in the affordable housing mission and has enjoyed recent success in garnering grant funding for Community Housing Development Organization (CHDO) activities. City leadership remains committed to responsible development of affordable housing, both rental and new construction.

## HOMELESS

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

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

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

#### 3-5 Year Strategic Plan Homeless Needs response:

Peoria's homeless activities are planned and reported through the Maricopa Consortium Plan. See the Maricopa HOME Consortium for a complete description of these activities.

The City participates in the Maricopa Association of Governments (MAG) Continuum of Care Task Force and shares responsibility for regional solutions to the problem of homelessness. While MAG administers the Continuum of Care process in Maricopa County, and as such prepares the Regional Plan To End Homelessness, the MAG Regional Continuum of Care Committee on Homelessness provides policy direction and leadership on homeless issues. The Department of Economic Security, Office of the Homeless Coordinator, also annually prepares the Current Status of Homelessness in Arizona. Information contained in HUD Table 1A attached and in this report are derived from the most recent releases of both of these documents. The information tends to be regional in nature. Since homelessness is an accepted regional issue across the U.S., need estimates are derived from county-wide needs and gaps in services and the facilities inventory.

The Continuum's Homeless Street Count is conducted annually and was most recently conducted on January 26, 2010. Data specific to Peoria showed an overall 38% decline in the number of homeless individuals from the prior year. A total of 20 homeless individuals were counted of which 16 were non-chronically homeless males and 4 were non-chronically homeless females.

## Priority Homeless Needs

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

### 3-5 Year Strategic Plan Priority Homeless Needs response:

As stated above, Peoria's homeless activities are planned and reported through the Maricopa Consortium Plan. See the Maricopa HOME Consortium Plan for a complete description of these activities.

High unemployment, foreclosure and evictions are important issues facing all of Maricopa County. The City, as stated in the Maricopa HOME Consortium Plan, embraces the ongoing commitment and efforts by MAG to continually refine and strengthen the Continuum of Care process, designed to address homelessness throughout Maricopa County. This includes commitment to a year-round process in the Valley to identify and address critical homeless issues and needs. Listed below is a synopsis of Maricopa HOME Consortium priorities, as listed in their Plan:

- o Emergency Shelter Facilities – There continues to be a need for emergency facilities serving homeless individuals, often beset by substance abuse, mental illness, HIV, inadequate discharge by the correctional system or combinations thereof. Emergency shelter facilities are often regional in nature and thus a county-wide focus is employed by the Maricopa HOME Consortium members. Funding priorities include needed supportive services, operations support and facility acquisition/rehabilitation. Consortium members are committed to assisting existing facilities inside and outside their jurisdiction.
- o Transitional Shelter Facilities – The need for transitional facilities serving homeless individuals and families often beset by substance abuse, mental illness, HIV, other problems, or combinations thereof, represent both regional and Consortium service area needs. Support to be provided is subject to the unique and changing needs of providers with respect to operations assistance, supportive services and facility acquisition and/or rehabilitation.
- o Permanent Supportive Housing – Current inventories of permanent supportive housing facilities like Single Room Occupancy (SRO) facilities within the Maricopa HOME Consortium service area are not widely available, but permanent housing with care are significant under federal leased housing activities like Shelter Plus Care and the Supportive Housing programs.

- Prevention of Homelessness – The Maricopa HOME Consortium believes a highly cost effective means to address homelessness is through prevention mechanisms. This is presently addressed through short-term rental/foreclosure aid coupled with needed supportive services administered by the Maricopa County Human Services Department through a variety of Community Action Agencies and other non-profit entities in the region.
- Chronic Homelessness (for Sheltered and Unsheltered) – Strategies to end chronic homelessness include improving data collection methods for counting and tracking chronically homeless persons, increasing housing options for chronically homeless persons living on the streets, streamlining services and revising plans to be more adaptive to the needs of chronically homeless people and increasing client engagement.

Programs expected to be available either locally or regionally to address homelessness and those “at risk” over the planning period include, but are not limited to, the following:

- Community Action Agency programs provided through CAP Agencies and the Maricopa Department of Human Services. These services include utility payments and deposits, mortgage payments to prevent eviction and first month’s rent payment and rental deposit payments for those who are homeless.
- Continuation of the Healthcare for the Homeless Program through the Maricopa County Department of Public Health. This program provides health care services for homeless individuals and families throughout Maricopa County. It is provided through the delivery of quality health care to homeless people through street outreach, integrated primary care, mental health services, substance abuse services, case management and nutrition services.
- Continuation of outreach/prevention efforts valley-wide.
- Continuation of commitment by the City of HOME, CDBG and general fund resources to support key emergency, transitional and permanent housing facilities in addition to needed support services for clients in or cycling through homelessness.
- Continuation of preferences for verified homeless persons on Public Housing and Section 8 waiting lists.

Please see the Maricopa Consortium Plan for a full listing of resources county-wide.

## Homeless Inventory (91.210 (c))

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

3-5 Year Strategic Plan Homeless Inventory response:

As stated above, Peoria's homeless activities are planned and reported through the Maricopa Consortium Plan. See the Maricopa HOME Consortium Plan for a complete description of these activities.

During the Plan period, the City will continue to fund shelters that provide emergency shelter beds and transitional beds.

## Homeless Strategic Plan (91.215 (c))

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

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

As stated above, Peoria’s homeless activities are planned and reported through the Maricopa Consortium Plan. See the Maricopa HOME Consortium Plan for a complete description of these activities.

The City will continue to participate and financially support organizations involved in the Maricopa County Continuum of Care process utilizing any combination of funding from CDBG, HOME and/or general fund grants. The Continuum has adopted a plan to end chronic homelessness. Peoria’s most effective role in ending chronic homelessness is to lend financial support to organizations in the Continuum and/or at the local level which provide transitional shelter.

### Emergency Shelter Grants (ESG)

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

3-5 Year Strategic Plan ESG response:

Not applicable.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

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

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

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

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

### 3-5 Year Strategic Plan Community Development response:

#### 1. Non-Housing Community Development Goals

The City's strategy for the non-housing/non-homeless segment of the Consolidated Plan is directed at addressing the physical, social and economic problems within the City's neighborhoods. The City is focusing its efforts on revitalizing its aging and disinvested neighborhoods including its designated Old Town area which will require efforts including economic development. City departments, in partnership with residents and private for profit and non-profit organizations, are working towards eliminating blighting conditions and addressing low income household needs.

In order to achieve the City's stated community development objectives, five (5) strategies to organize and guide program development and funding were developed. The five strategies are as follows:

- o Comprehensively revitalize targeted neighborhoods
- o Provide economic development assistance and opportunities to small businesses and to persons of low and moderate income
- o Provide coordinated human, social and family support services to enhance the quality of life and to promote self-sufficiency among low and moderate income persons city-wide
- o Enhance the physical environment of principally low to moderate income neighborhoods city-wide
- o Develop and improve public facilities and infrastructure in targeted low to moderate income neighborhoods

#### 2. Basis

The priorities described were based on the analysis of the City's needs, market and housing inventory conditions described in previous sections. Also, the following resources were used:

- o 2000 Census with updates from 2005 MAG projections
- o CHAS table data
- o MAG
- o Citizen input and CAPER performance reports
- o The City of Peoria Capital Improvement Plan
- o The City of Peoria General Plan
- o The City of Peoria Old Town Reinvestment Plan
- o Activity and project needs assessments from the Community Services Department and Planning Department for the City of Peoria
- o Various research studies as identified throughout this 5 year Consolidated Plan.

### 3. Obstacles

As discussed earlier, the greatest obstacle in meeting underserved needs stems from the lack of local, state and federal resources. Equally lacking is a stable tax base due to property foreclosures and property devaluations. Unfortunately, Maricopa County is one of the hardest hit areas of the country in terms of foreclosure activity and this is wreaking havoc on low and moderate income households. This also mandates increasing assistance to keep individuals in safe, sanitary and decent housing notwithstanding the preservation of neighborhoods. The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa County Consolidated Plan, the categories of assistance like 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 growing. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs

### 4. Long and Short Term Objectives

#### Public Facility Needs

Activities which the City of Peoria has identified in this category include community centers, health care facilities, child and sexual abuse facilities, neighborhood facilities, child care centers, parks and recreation centers and other public facilities that serve the needs of the low and moderate income population of Peoria. The City plans to commit resources to public facility projects where the benefit is clearly for low and moderate income persons based on the following strategies utilizing CDBG resources:

- o Prevention and mitigation of slums and blight and deterioration of public facilities. Renovate one key public building in the Peoria "Old Town" or "Varney" area initiated by FY 2011
- o Provide improved or new facilities and services that are accessible to low and moderate income persons before FY 2011
- o Facilitate support services in the care and prevention of homeless persons locally and regionally. Provide investment funds in at least one homeless shelter before FY 2011 and continue support throughout the 5 year plan period
- o Leverage investment of funds from sources that are non-federal, local resources for projects that benefit Peoria and the metropolitan region as a whole. Enter into one at least one agreement with a non-profit partner that will generate more than \$100,000 in leveraged resources by FY 2012.

### Infrastructure Improvement Needs

These actions are specific to barrier removal for this five year period. Some of these infrastructure needs overlap with the public facility needs section and counts are not duplicative in the quantifiable actions:

- Investment in removal of barriers from public facilities serving our low and moderate income community. Removal of both physical and policy barriers which block access to persons with disabilities from public resources. This range of improvements includes enforcement activities with public service recipients to include TDD, Relay Services and other accessibility materials as well as building improvements for access. During the 5 year period we expect to enhance 10 separate services for access.

### Public Service Needs

The City of Peoria has a broad range of public service activities which have needs to address that are non-housing in nature, these include: senior services, assistance for persons with disabilities, fair housing assistance and referral, landlord/tenant counseling, youth programs, employment and training for all segments of the community, crime prevention/awareness, substance abuse prevention/awareness and health services. These present some key areas of public service need. However, the City of Peoria will consider addressing other areas of need as priorities are reexamined annually:

- Provide a high priority assessment of funding for public service activities that are area-wide benefits. This will be evident by an evaluation ranking of proposals that provide high points to wide area benefits. Implemented annually starting FY 2010.
- Leverage private sector resources with federally funded public service projects. Evidence of meeting this goal will be a minimum of 30% match in annual resources (based on total public service allocation) starting FY 2010 and continuing annually through the 5 year plan period.
- Provide for a priority in use of funds on viable projects that address support services for the homeless and those considered "at risk" of becoming homeless. At least one public service activity will provide homeless assistance in every year of this five year Consolidated Plan starting in FY 2010.
- Continue to provide public service investments up to the allowable maximum under HUD regulations for CDBG funds. Public service investments will be made every year of the five year Consolidated Plan starting in FY2010.
- Closely monitor public service funding recipients to ensure compliance with CDBG eligibility regulations. All new public service subrecipients will be monitored annually and no less than 50% of existing services will receive on-site or desk monitoring effective FY 2010.
- Seek out non-profits who are capable of delivery of services needed in the community and encourage their applications for funding. This process will result in a total of 4 new agencies receiving funding by FY 2015.
- Fund FHEO project related services a minimum of three years during this five year Consolidated Planning period with funding allocations made in 2011 for outreach and affirmative marketing. This will include submitting an updated Analysis for Impediments to Fair Housing Choice.

### Planning and Historic Preservation

Any activity that is reviewed for funding will be considered in the context of the City of Peoria Capital Improvements Plan as well as on-going maintenance projects, including housing rehabilitation. All projects that have an impact on the community are reviewed for statutory environmental impacts and special emphasis is placed on reviews of projects that involve properties or sites that qualify for placement on the National Register of Historic Places.

The City intends to commit resources to planning, environmental reviews and protection of properties and sites which qualify for the National Register of Historic Places. Where the benefit of a proposed activity is a low and moderate income benefit, CDBG resources will be utilized as follows:

- Provide technical assistance in mitigating impacts and prevent any loss of landmarks, evidenced by written State Historical Preservation Office reviews in all Format I environmental assessments effective FY 2010.
- Perform early environmental reviews of projects to help plan for needed actions to mitigate or reduce costs of possible assessments. This action will be evidenced by completion of all Format I assessments 30 days before project initiation, effective FY 2010.
- Identify targets for preservation with the Peoria Historical Preservation Commission where CDBG funding can help with preserving historical resources. If possible, one project will be identified and an action plan to assist in preserving that location will be completed by FY 2015.
- Research and assess the feasibility of preparing an application to HUD to designate certain CDBG low income target areas (e.g., Varney or Old Town) as Neighborhood Revitalization Strategy Areas. If feasible, study to be completed by FY 2014.

### Economic Development Needs

Typical projects undertaken include, but are not limited to, commercial and industrial rehabilitation and infrastructure, support of micro-enterprise businesses, business retention, technical assistance, and other economic development needs. City economic development activities will ultimately create and maintain jobs with an emphasis to expanding opportunities for minorities, disabled and low and moderate income persons. We recognize that our funding is limited and, realistically, CDBG can only be a catalyst to job creation. All of the activities in this mission will stimulate economic revitalization and stability through private and public partnerships. Strategies such as leveraging private sector investments through development and technical assistance projects will include:

- Developing a partnership and leveraging funds into a project that will provide micro-enterprise business development training or technical assistance to existing micro-enterprises. This will be accomplished by the end of FY 2015.
- Expansion of economic development of the Old Town area (downtown) through demolition of dilapidated structures and leveraged investment where possible. Target structures will be identified by FY 2013.

## Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

### 3-5 Year Strategic Plan Antipoverty Strategy response:

#### 1. Programs

The City of Peoria is committed to providing its lowest income residents with quality housing and neighborhoods in addition to assisting 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. In addition, 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. Following is a table listing the City's anti-poverty services:

Program Provider	Service Description
A New Leaf	Behavioral counseling to children and parenting classes, early intervention with status offenders for youth and their families
Advocates for the Disabled	Disability claims service
Benevilla	Adult day center, counseling, emergency assistance payments and referrals
Big Brothers Big Sisters of Central Arizona	Youth counseling and mentoring
Boys and Girls Clubs of Metropolitan Phoenix	After school and summer youth programs
Central Arizona Shelter Services (CASS)	Emergency shelter and health services for homeless
City of Peoria Neighborhood & Revitalization Section	Emergency home repairs, utility payment assistance and homebuyer assistance programs
Civitan Foundation	Respite care and activities for developmentally disabled children and adults
Community Action Program (CAP)	Utility payments, utility deposits, mortgage payment to prevent foreclosure, rent payment to prevent eviction, first month's rent payment for those who are homeless, rental deposits

	for those who are homeless
Community Information and Referral, Inc.	Operation of Arizona 2-1-1 program and Homeless Management Information System (HMIS)
Community Legal Services	Legal aid
Deep Within Recovery	Transitional shelter and counseling
Foundation for Senior Living	Delivery of nutritious meals to seniors in group settings or individual homes
Glendale/Peoria YMCA	Youth first offender program for at-risk juveniles
Habitat for Humanity of Central Arizona	Affordable housing programs and homebuyer counseling
Homeward Bound	Self sufficiency and transitional housing
Housing Our Communities	Affordable housing programs and homebuyer counseling
Jobs for Arizona Graduates	Opportunity awareness training for at-risk teens in high school
Shoebox Ministries	Toilltries for homeless
St. Mary's Food Bank Alliance	Emergency food box program and home food delivery

These programs are provided either locally or regionally and all support anti-poverty. It is the City's goal to:

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

## 2. Strategy Results

These programs all support the broad category of anti-poverty assistance. While we expect a number of residents will experience improved economic conditions as a result of these programs and available assistance, the number of households that will move out of poverty is expected to be small.

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

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

3-5 Year Strategic Plan LIHTC Coordination response:

Not applicable.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

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

3-5 Year Non-homeless Special Needs Analysis response:

#### 1. Objectives

Priorities and objectives for this area are public facility needs, infrastructure improvement needs, public service needs, neighborhood redevelopment and revitalization and economic development. These areas are specifically addressed below:

#### Public Facility Needs

Activities which the City of Peoria has identified in this category include community centers, health care facilities, child and sexual abuse facilities, neighborhood facilities, child care centers, parks and recreation centers and other public facilities that serve the needs of the low and moderate income population of Peoria. The City will commit CDBG resources to public facility projects where the benefit is clearly for low and moderate income persons based on the following strategies:

- o Prevention and mitigation of slum and blight and deterioration of public facilities by identifying and coordinating with the City in the removal of slum and blight in our target areas. This will include, but not be limited to, funding a code enforcement officer to conduct area reviews. This will be initiated by FY 2010.
- o Provide facilities and services, and improvements to such, that are accessible to low and moderate income persons. A minimum of three (3) facilities will have improved access by FY 2015.
- o Facilitate support services in the care and prevention of homeless persons locally and regionally by providing funding to at least one homeless shelter throughout all years covered by the Consolidated Plan.

- Leverage investment of funds from non-federal sources for projects that benefit Peoria and the metropolitan region as a whole by entering into at least one agreement with a non-profit partner that will generate more than \$100,000 in leveraged resources and give additional funding review consideration to agencies who demonstrate a high match resource. Applied to funding review applications by FY 2011.

#### Infrastructure Improvement Needs

These actions are specific to barrier removal for this five year period. Some of these infrastructure needs overlap with the Public Facility Needs area. The actions and objectives are:

- Investment in removal of barriers from public facilities serving our low and moderate income community. Removal of both physical and policy barriers which block access to persons with disabilities from public resources. This range of improvements includes enforcement activities with public service recipients to include TDD, telephone relay services and other accessibility materials as well as building improvements for access. During the five (5) year period we expect to enhance 10 separate services for access.

#### Public Service Needs

The City of Peoria has a broad range of public service activities which have non-housing needs. These include senior services, assistance for persons with disabilities, fair housing assistance and referral, landlord/tenant counseling, youth programs, employment and job training for all segments of the community, crime prevention/awareness, substance abuse prevention/awareness and health services. These present known areas of public service need. However, the City will consider addressing other areas of need as priorities are reexamined annually. Objectives and strategies for this area include:

- Providing a high priority assessment of funding for public service activities that are area-wide benefits. This will be evidenced by an evaluation ranking of proposals that provide high points to wide area benefits. Implemented annually starting FY 2010.
- Leverage private sector resources with federally funded public service projects. Evidence of meeting this goal will be a minimum of 30% match in annual resources (based on total public service allocation) starting FY 2010 and continuing annually through the 5 year plan period.
- Provide for a priority in use of funds on viable projects that address support services for the homeless and those considered "at risk" of becoming homeless. At least one public service activity will provide homeless assistance in every year of this five year Consolidated Plan starting in FY 2010.
- Continue to provide public service investments up to the allowable maximum under HUD regulations for CDBG funds. Public service investments will be made every year of the five year Consolidated Plan starting in FY2010.
- Closely monitor public service funding recipients to ensure compliance with CDBG eligibility regulations. All new public service subrecipients will be monitored annually and no less than 50% of existing services will receive on-site or desk monitoring effective FY 2010.

- Seek out non-profits who are capable of delivery of services needed in the community and encourage their applications for funding. This process will result in a total of four (4) new agencies receiving funding by FY 2015.
- Fund FHEO project related services a minimum of three years during this five year Consolidated Planning period with funding allocations made in 2011 for outreach and affirmative marketing. This will include submitting an updated Analysis for Impediments to Fair Housing Choice.

#### Neighborhood Redevelopment and Revitalization

Projects in Peoria which meet this goal potential come from all three of the Missions and meet the overall goal of the program as defined in the Housing and Community Development Act, as amended. Projects meeting this standard may include commercial and industrial rehabilitation or infrastructure, general improvements to commercial and industrial locations, public facility development, general infrastructure development and improvement, residential and non-residential historic preservation needs and other community development and planning needs. The City of Peoria has identified the Old Town (downtown) area as a mature neighborhood that could utilize this type of funding. The Varney neighborhood will also be considered in this investment area. Objectives and strategies include:

- Operating an emergency housing repair program which specifically addresses both urgent repairs as well as disability access in owner occupied housing for low income families. By FY 2015, 100 households will be assisted who need emergency and 60 households will be assisted with disability access.
- Operating a full rehabilitation activity through the funding of a non-profit organization. This will be operational by FY 2012 and will serve five (5) households by bringing all housing components up to minimum Housing Quality Standards as well as addressing energy efficiency repairs. The future of this program will be assessed based on its success and has the potential to be funded annually throughout the five (5) year Consolidated Plan period.

#### Economic Development Needs

Typical projects undertaken include, but are not limited to, commercial and industrial rehabilitation and infrastructure, support of micro-enterprise businesses, business retention, technical assistance, and other economic development needs. City economic development activities will ultimately create and maintain jobs with an emphasis to expanding opportunities for minorities, disabled and low and moderate income persons. We recognize that our funding is limited and, realistically, CDBG can only be a catalyst to job creation. All of the activities in this mission will stimulate economic revitalization and stability through private and public partnerships. Strategies such as leveraging private sector investments through development and technical assistance projects will include:

- Developing a partnership and leveraging funds into a project that will provide micro-enterprise business development training or technical assistance to existing micro-enterprises. This will be accomplished by the end of FY 2015.
- Expansion of economic development of the Old Town area (downtown) through demolition of dilapidated structures and leveraged investment where possible. Target structures will be identified by FY 2013.

## 2. Resources

To achieve the goals and objectives identified above, the City will use a combination of federal, state, county and city funds. Federal assistance will largely consist of funds from the Community Development Block Grant Program and the HOME Investment Partnerships Program. CDBG monies will be used for a combination of activities to provide services to special needs populations, housing rehabilitation, code enforcement activities, homebuyer assistance and other eligible non-homeless special needs activities. The City will seek any additional funding that should come available, including additional grants.

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

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

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

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

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

3-5 Year Non-homeless Special Needs Analysis response:

1. Estimations

The following information was taken from the CPMP table and provides the estimated number of persons needing assistance, their service need types and our first year goals to address those needs:

Non-Homeless Special Needs Including HOPWA	Needs	3-5 Year Quantities										Total			Priority: H, M, L	Plan to Fund: Y/N	Fund Source: CDBG, HOME, HOPWA, ESG, Other	
		Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal				
		Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete							
Housing Needed	52. Elderly	2300	23	0	0	0	0	0	0	0	0	0	23	0	0%	H	Y	B
	53. Frail Elderly	350	18	0	0	0	0	0	0	0	0	0	18	0	0%	M	Y	B
	54. Persons w/ Severe Mental Illness	110	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	N	O
	55. Developmentally Disabled	235	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	Y	B
	56. Physically Disabled	1850	44	0	0	0	0	0	0	0	0	0	44	0	0%	H	Y	B
	57. Alcohol/Other Drug Addicted	435	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	N	O
	58. Persons w/ HIV/AIDS & their families	230	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	Y	B
	59. Public Housing Residents	310	33	0	0	0	0	0	0	0	0	0	33	0	0%	H	Y	O
	Total	5620	130	0	0	0	0	0	0	0	0	0	130	0	0%			
Supportive Services Needed	60. Elderly	1800	75	0	0	0	0	0	0	0	0	75	0	0%	H	Y	B	
	61. Frail Elderly	300	66	0	0	0	0	0	0	0	0	66	0	0%	H	Y	B	
	62. Persons w/ Severe Mental Illness	60	6	0	0	0	0	0	0	0	0	6	0	0%	M	N	O	
	63. Developmentally Disabled	180	2	0	0	0	0	0	0	0	0	2	0	0%	M	Y	B	
	64. Physically Disabled	950	66	0	0	0	0	0	0	0	0	66	0	0%	H	Y	B	
	65. Alcohol/Other Drug Addicted	345	3	0	0	0	0	0	0	0	0	3	0	0%	M	N	O	
	66. Persons w/ HIV/AIDS & their families	110	3	0	0	0	0	0	0	0	0	3	0	0%	M	Y	B	
	67. Public Housing Residents	210	63	0	0	0	0	0	0	0	0	63	0	0%	H	Y	O	
Total	3955	284	0	0	0	0	0	0	0	0	0	284	0	0%				

2. Needs

As stated above, the Non-Homeless Special Needs Table contains this information, in detail. Our focus has been directed to the elderly as they represent the population with the highest need. Physically disabled persons are also considered a high need especially as it relates to support services. Much of our public housing is geared towards elderly and disabled individuals which also supports our ratings.

3. Basis

The priorities described were based on the analysis of the City’s needs, market and housing inventory conditions described in previous sections. Also, the following resources were used:

- o 2000 Census with updates from 2005 MAG projections
- o CHAS table data
- o MAG
- o Citizen input and CAPER performance reports
- o The City of Peoria Capital Improvement Plan
- o The City of Peoria General Plan
- o The City of Peoria Old Town Reinvestment Plan
- o Activity and project needs assessments from the Community Services Department and Planning Department for the City of Peoria
- o Various research studies as identified throughout this 5 year Consolidated Plan.

In addition, defined service needs from CAP, Benevilla, the City Community Center and other service providers have provided resources to help refine our community special needs assessment.

The ranking system indicates relative priority and is not intended to reflect a lack of need in any category. The rankings, as mandated by HUD, are defined as follows:

- High Priority - Activities to address this need will be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the Consolidated Plan. Projects or programs in these categories are generally recognized as significant, appropriate for available funding sources, addressable with available funding levels and within the capacity of the City to accomplish.
- Medium Priority – If funds are available, activities to address these needs may be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the Consolidated Plan. The need for projects or programs assigned this priority are considered to be important enough to address if appropriate funding is to become available during the planning period with the caveat that they are less urgent than high priority needs.

#### 4. Obstacles

Obstacles to meeting underserved needs include, but are not limited to the following:

- Limited access to existing units of affordable public housing.
- Limited or decreased funding, especially in these presently difficult economic times for governmental entities and non-profit providers.
- Need is greater than services available or capacity to serve the need.
- Continuing need for enhanced community outreach.
- Employment related issues, especially in the current market.
- Lack of transportation to obtain services.
- Limited access to community and day support services such as respite, socialization and recreation.
- Inability to care for personal needs.
- Inability to secure supported living conditions.

The scope of services needed for underserved individuals and households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa County Consolidated Plan, the categories of assistance like 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 growing. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs

#### 5. Facilities and Services

The following facilities and services are available either locally or within the Maricopa HOME Consortium, of which the City is a member. This regional approach is designed to provide systems that make the most impact with the limited resources each member can provide.

##### Affordable and Assisted Housing

- Local and regional Public housing and Section Eight Vouchers
- Local and regional LIHTC units
- Scattered group homes, congregate care and nursing and rehab facilities

Elderly (Ages 62-74) and Frail Elderly (>75)

- o Maricopa County Transportation Services
- o Local Dial-A-Ride services
- o Local senior centers
- o Meals on Wheels
- o Community Action Agency programs provided by the local CAP office
- o AHCCCS

Persons with Severe Mental Illness (SMI)

- o Magellan Health Services and their large volume of providers

Developmentally Disabled Persons

- o Arizona Bridge to Independent Living
- o ADES Rehabilitation Services
- o Maricopa County Transportation Services
- o AHCCCS
- o Advocates for the Disabled

Physically Disabled Persons

- o Arizona Bridge to Independent Living
- o AZ Center for the Blind
- o Maricopa County Transportation Services
- o AHCCCS
- o Advocates for the Disabled

Persons with Alcohol or Other Drug Addiction

- o Community Bridges
- o County detox services and facilities
- o Catholic Social Services
- o Deep Within, Inc.

Persons with HIV/AIDS

Phoenix Shanti  
AHCCCS

Most health care institutions and providers execute discharge planning for their clients. This discharge planning involves the preparation of tailored individual needs assessments, supportive housing and supportive service plans to ensure clients secure the proper assistance when they transition back into the community. This is normally undertaken by social workers employed by the service providers and care institutions.

6. HOME/TBRA

The City does not provide TBRA.

## Housing Opportunities for People with AIDS (HOPWA)

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

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Not applicable. The City of Peoria does not receive HOPWA funds.

## Specific HOPWA Objectives

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

3-5 Year Specific HOPWA Objectives response:

Not applicable. The City of Peoria does not receive HOPWA funds.

## OTHER NARRATIVE

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

### Fair Housing

Peoria continues to be committed to fair housing and to eliminating housing discrimination of any kind. Peoria's commitment to fair housing includes the following broad types of activities:

- o Ensuring fair housing and equal opportunity laws and regulations are followed in the administration of the Public Housing Authority.
- o Implementing Section 504 accessibility requirements in City facilities.
- o Providing technical assistance, training, information and referrals in partnership with other organizations.
- o Mayoral recognition of April as Fair Housing Month via official Proclamation.
- o Displaying the FHEO logo in all city advertising of federally funded activities.
- o Displaying FHEO information and posters in City facilities.
- o Distributing FHEO information at City sponsored events and public locations such as City public libraries.
- o Preparing an updated Analysis of Impediments during the Consolidated Plan period.

### Definition of Substantial Change

The City recognizes that substantial change has occurred if any of the following conditions occur in the use of Community Development Block Grant funds:

- o Any single occurrence of a change in funding (increase or decrease) which is 20% or more of the current year entitlement allocation.
- o A project or program is newly created which is not listed in the current or prior year's Annual Action Plan or amendments.

Administrative funds or planning and capacity building allocations may be adjusted in any manner (including cancellation of a planning or capacity building activity) without being considered substantial changes.

The deletion or cancellation of an activity does not represent a substantial change.

Any occurrence of substantial change requires the City to follow the Community Development Block Grant (CDBG) Citizen Participation Plan regarding public notice and citizen input.

February 19, 2010

# CITY NOTICE

Public Notices from the City of Peoria

February 19, 2010

## NOTICE OF HEARING

## NOTICE OF HEARING



### NOTICE OF PUBLIC HEARING AND SOLICITATION OF COMMENTS CITY OF PEORIA ANNUAL ACTION PLAN and for the 5 YEAR CONSOLIDATED PLAN

Public hearings will be conducted February 22, 2009 at 4:00 PM at the Peoria Community Center Annex, and on February 25, 2010, MUNICIPAL OFFICE COMPLEX, 8401 W. MONROE STREET, CITY COUNCIL CHAMBERS. The purpose of the meetings is to discuss budgets and authorize the submission and signature authorities for the Annual Action Plan for federal fiscal year 2010-11 and Review of the FIVE YEAR CONSOLIDATED PLAN

#### FIVE YEAR CONSOLIDATED PLAN 2010-2015

The Five-Year Consolidated Plan identifies the housing needs of low and moderate income persons in and around the City of Peoria and establishes strategies and goals for using resource to meet identified needs. The City of Peoria Consolidated Plan is a guide for the use of HUD funds and will assist in directing other resources to address the needs of the community.

Our Consolidated Plan is an integral part of the Maricopa County HOME Consortium Consolidated Plan and information is available at [www.maricopa.gov/comm\\_dev](http://www.maricopa.gov/comm_dev)

#### ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2010-2011

The City of Peoria will be receiving a maximum estimate of \$800,000 in Community Development Block Grant (CDBG) funds in federal fiscal period of 2010-2011. These funds are directed to the assistance of low and moderate income persons primarily for City of Peoria residents. Proposed use of these funds and information on the Annual Action Plan is available to the public.

The City will be accepting comments through April 16, 2010 on the Annual Action Plan and Five Year Consolidated Plan for the City of Peoria.

Information and overviews of the Consolidated Plan or Annual Action Plan may also be obtained by written request mailed to:

City of Peoria  
Planning & Community Development  
Attn: CDBG 10-11 Con Plan  
9875 N. 85th Avenue  
Peoria, AZ 85345

Consolidated Plan and Annual Action Plan information may also be obtained electronically by written E-mail to: [appleman@azcsi.com](mailto:appleman@azcsi.com)

Persons with disabilities using a TDD or TTY device may communicate with our office by calling the Arizona Relay Service at 711. Disability access is provided at meeting locations.

Publish Peoria Times  
February 19, 2010



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# AFFIDAVIT OF PUBLICATION

STATE OF ARIZONA                    )  
  ) ss.  
COUNTY OF MARICOPA            )

I, Carolyn Castillo of **PEORIA TIMES**

A newspaper of general circulation published and printed in the city of Glendale, County of Maricopa, State of Arizona, do solemnly swear that a copy of the notice, in the matter of PUBLIC NOTICE  
City of Peoria Annual Action Plan & For  
5 Year Consolidated Plan 2010-2011  
For ComSense

As per clipping attached, was published weekly in the regular and entire edition of the said newspaper, and not in any supplement hereof, for a period of 1 consecutive week(s), as follows, to-wit: 02/19/10

(s) Carolyn Castillo

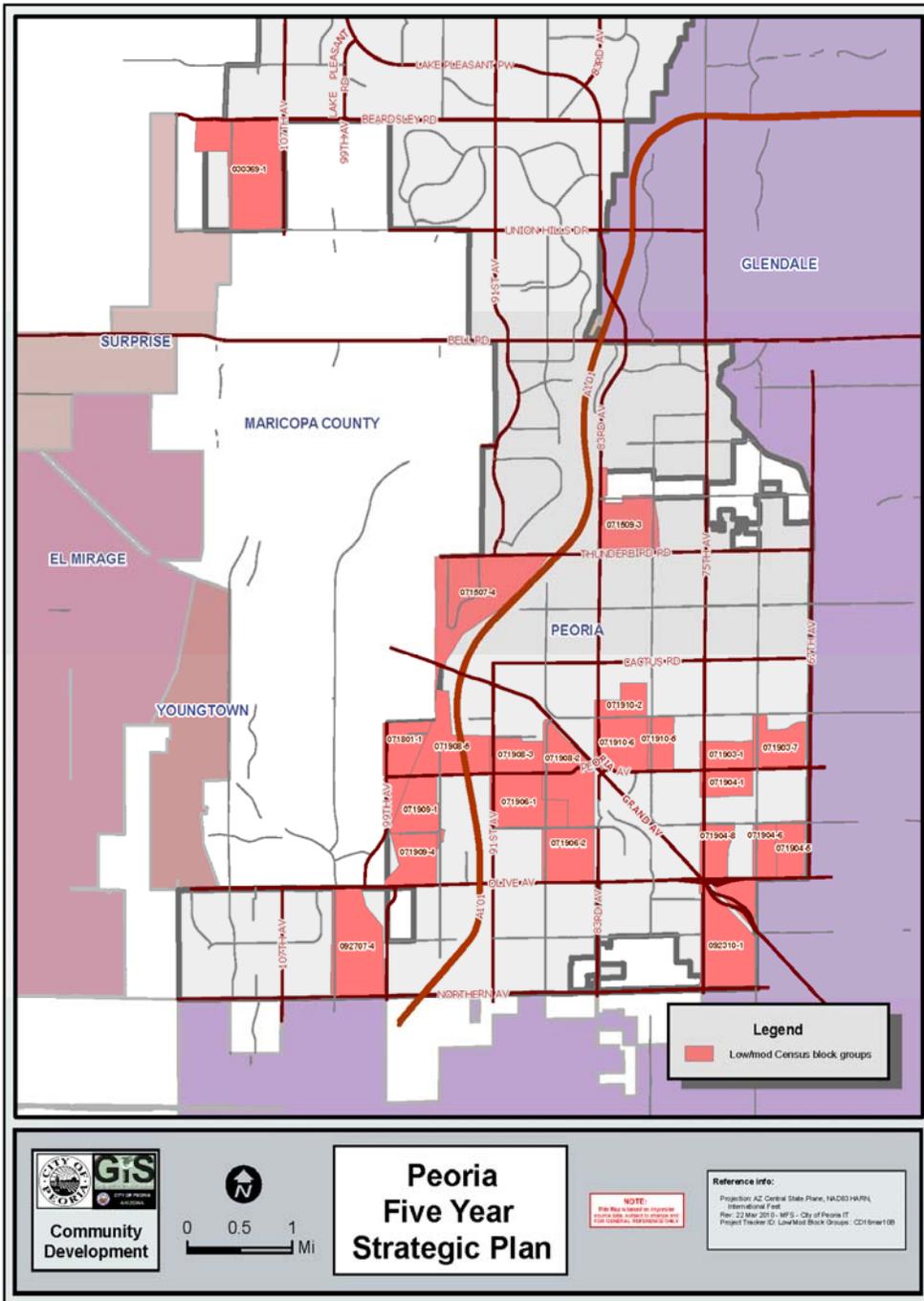
Subscribed and sworn to before me, this 19th day of February (year) 2010.

(s) Roger W. Toops  
Notary Public

My commission expires:



# City of Peoria HUD Designated Low/Mod Census Tract Block Groups



**First Year Annual Action Plan Allocations Table 3  
2010-2011**

**Public Services**

- **Advocates for the Disabled**

\$5,000

City-wide - presumed benefit to elderly and disabled

Project Category: 05 Public Services 570.201(e)

Assistance to disabled clients in completing disability claims. Also includes education and counseling for the particular type of disability. Funding will assist 14 persons.

- **City Area Interfaith Services - Adult Day Health Services**

\$66,000

City-wide - presumed benefit to elderly and disabled

Project Category: 05 Public Services 570.201(e)

Provide adult day care to elderly and disabled Peoria residents including wellness and quality of life counseling. Extended hours of supervised assistance are always in demand and this funding will support a continuation and, wherever possible, an expansion of service hours. This public service will provide assistance to 23 Peoria residents.

- **Homeward Bound Utility Payment Assistance/Case Management Program**

\$5,000

City-wide - direct assistance qualification

Project Category: 05 Public Services 570.201(e)

Utility assistance and case management for families who originally resided in Peoria and are now living in transitional housing at the Thunderbird Family Village. This project's objective is to assist 150 persons with utility payments and counseling specifically directed to achieving self-sufficiency for the family.

- **St. Mary's/Westside Food Bank Program**  
\$9,500

City-wide - direct benefit to very low income  
Project Category: 05 Public Services 570.201(e)

Provide a three to five day balanced supply of food for families and individuals experiencing a financial emergency. Through all funding sources, more than 1,500 Peoria residents will directly benefit from this service. The CDBG allocation is leveraged by more than \$1,000,000 in other source funding. The program takes beneficiary information from clients and is designed to assist those at or below the federal poverty guidelines.

- **City of Peoria Community Development - Utility Payment Assistance**  
\$7,500

City-wide - direct assistance qualification  
Project Category: 05 Public Services 570.201(e)

Utility assistance for families who reside in Peoria. Prior service by this project has shown a high public demand, successful implementation and an ability to continue to provide services. This project's objective is to assist 25 Peoria residents with utility payments.

- **Housing Our Communities - Homebuyer Pre-Purchase Counseling**  
\$5,000

City-wide - direct assistance qualification  
Project Category: 05 Public Services 570.201(e)

Assistance to homebuyers with HUD approved classes on credit, income management, job stability, mortgage qualification, home shopping and other responsibilities for successful homeownership. Also includes education and individualized counseling for the particular needs of the household. Funding will assist more than 100 families in Peoria.

**Public Service Subtotal \$98,000**  
**(13% of total allocation)**

### **Public Facility Improvements**

- **Boys and Girls Club Facility Improvements**  
\$14,946

Varney Neighborhood - Area Benefit  
Project Category: 03E Neighborhood Facilities 570.201(c)

Renovations to the Varney branch location (Wisotsky Center) at 11820 North 81<sup>st</sup> Avenue. This location provides after school and summer programs at the gym which include sport, fitness, arts, health and life skills activities. The project includes insulation and replacement of the roofing.

- **Deep Within Recovery, Phase II Dormitory Improvements**  
\$1,507

City-wide - presumed benefit to disabled & transitioning homeless  
Project Category: 03E Neighborhood Facilities 570.201(c)

This project will invest in the administration building. Rehabilitation will include replacing the heating and cooling systems. This facility assists/processes about 120 unduplicated persons on an annual basis who indicate they are (or were) Peoria residents. This funding will be combined with other monies to create a larger project.

- **Central Arizona Shelter Services (CASS) – Facilities improvement at Vista Colina Emergency Family Shelter**  
\$8,766

City-wide - presumed benefit to disabled and homeless  
Project Category: 03C Homeless Facilities (not operating costs) 570.201 (c)

This improvement will replace aging security systems and replace energy inefficient windows with new dual pane units at the Vista Colina Family Shelter. Prior service and facility funding provided to this organization has resulted in successful implementation and demonstrated ability to complete project improvements as described.

**Facility Improvement Subtotal \$25,219**

**Housing**

- **Housing Our Communities - Homebuyer Assistance Program**  
\$75,000

City-wide - direct assistance qualification  
Project Category: 13 Direct Homeownership Assistance 570.201(n)

This project provides homebuyer assistance to HUD eligible first time homebuyers in coordination with the homebuyer counseling program also offered in Peoria. This activity will provide qualified home buyers with zero percent, no payment, non-amortizing loans for principal buy-down on housing. Additional financial assistance is provided for the purchase of a foreclosed home. The program expects to assist about 8 home buyers.

- **City of Peoria Community Development Emergency Home Repairs**  
\$161,456

City-wide - direct assistance qualification

Project Category: 14A Rehab; Single-Unit Residential 570.202

City staff will coordinate emergency home repairs to approximately 30 houses in Peoria. Repairs will address code violations, health and safety issues at the properties and make repairs to some incipient home problems. This program has been highly successful in keeping Peoria owners in decent, safe and sanitary housing.

- **Habitat for Humanity Land Acquisition/Infrastructure for New Housing Development**  
\$150,000

City-wide - direct assistance qualification

Project Category: 01 Acquisition of Real Property 570.201(a)

Focused in our general target areas of Varney and Old Town (low income qualified areas), the Habitat new housing construction program is seeking to expand. This project is a continuation of their success experienced in other areas of Peoria. Land will be acquired and infrastructure developed for housing construction of about 8 homes.

- **Arizona Bridge to Independent Living (ABIL)**  
\$35,000

City-wide - direct assistance qualification

Project Category: 14A Rehab; Single-Unit Residential 570.202

This program assists disabled residents of Peoria in modifying their homes to maintain and enhance independent living and community participation. Funding is expected to assist 10 persons with home modifications that will remove physical barriers to the safe occupancy of the residence.

- **City of Peoria - Police Department Code Compliance Technician**  
\$55,751

Low and Moderate Income Specific Census Tracts - Area Benefit qualification

Project Category: 15 Code Enforcement 570.202(c)

This allocation will provide for a City code enforcement technician who is dedicated to the low income census tracts specified in the application addressing blight and abatement of physical deterioration. More than 900 inspections will be expected as a result of funding this project.

**Housing Subtotal \$477,207**

**Administration**

- **City of Peoria Community Development Program Administration**  
\$150,106

Project Category: 21A Grantee Administration 570.206

Development of required documentation and federal operations compliance in the use of FY10-11 federal CDBG funds including all required plan development and subrecipient management. Administrative costs also include access and support of the Maricopa HOME Consortium for use of limited HOME funds in the City of Peoria as reported by the Maricopa County Community Development Annual Action Plan.

**Administration Subtotal \$150,106**  
**(20% of total allocation)**

**TOTAL CDBG ALLOCATION \$750,532**



**CITY OF PEORIA**  
**Housing Market Analysis**

*Complete cells in blue.*

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b>Units Rented/Owned</b>						
Occupied Units: Renter		4844	2020	298	7162	1550
Occupied Units: Owner		23775	19835	1420	45030	950
Vacant Units: For Rent	1%	378	275	35	688	300
Vacant Units: For Sale	1%	436	317	40	793	288
Total Units Occupied & Vacant		29433	22447	1793	53673	3088
<u>Rents: Applicable FMRs (in \$s)</u>		578	817	1,190		
Rent Affordable at 30% of 50% of MFI (in \$s)		516	553	663		
<b>Public Housing Units</b>						
Occupied Units		62	0	8	70	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		62	0	8	70	0
<b>Rehabilitation Needs (in \$s)</b>		525,000	365,000	75,000	965,000	

# Continuum of Care Homeless Population and Subpopulations Chart

CITY OF PEORIA

Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	63	230	25	318
2. Homeless Families with Children	56	45	15	116
2a. Persons in Homeless with Children Families	44	40	10	94
<b>Total (lines 1 + 2a)</b>	<b>163</b>	<b>315</b>	<b>50</b>	<b>528</b>

Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Chronically Homeless	32	15	15	47
2. Severely Mentally Ill	5	0	0	5
3. Chronic Substance Abuse	12	0	0	12
4. Veterans	3	0	0	3
5. Persons with HIV/AIDS	3	0	0	3
6. Victims of Domestic Violence	25	0	0	25
7. Youth (Under 18 years of age)	10	0	0	10

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	50	0	50	11	0	0	0	0	0	0	0	0	0	11	0	0%	L	Y	B
	Transitional Housing	100	50	50	7	0	0	0	0	0	0	0	0	0	7	0	0%	L	Y	B
	Permanent Supportive Housing	150	100	50	4	0	0	0	0	0	0	0	0	0	4	0	0%	L	N	O
	<b>Total</b>	<b>300</b>	<b>150</b>	<b>150</b>	<b>11</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>0%</b>											
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	35	10	25	4	0	0	0	0	0	0	0	0	0	4	0	0%	L	Y	B
	Transitional Housing	100	50	50	4	0	0	0	0	0	0	0	0	0	4	0	0%	L	Y	B
	Permanent Supportive Housing	150	100	50	5	0	0	0	0	0	0	0	0	0	5	0	0%	L	N	O
	<b>Total</b>	<b>285</b>	<b>160</b>	<b>125</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0%</b>											

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

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

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

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

Grantee Name: **CITY OF PEORIA**

Non-Homeless Special Needs Including HOPWA		Needs	3-5 Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG, Other
			Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
			Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	2300	23	0	0	0	0	0	0	0	0	0	23	0	0%	H	Y	B
	53. Frail Elderly	350	18	0	0	0	0	0	0	0	0	0	18	0	0%	M	Y	B
	54. Persons w/ Severe Mental Illness	110	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	N	O
	55. Developmentally Disabled	235	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	Y	B
	56. Physically Disabled	1850	44	0	0	0	0	0	0	0	0	0	44	0	0%	H	Y	B
	57. Alcohol/Other Drug Addicted	435	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	N	O
	58. Persons w/ HIV/AIDS & their families	230	3	0	0	0	0	0	0	0	0	0	3	0	0%	M	Y	B
	59. Public Housing Residents	310	33	0	0	0	0	0	0	0	0	0	33	0	0%	H	Y	O
	Total	5820	130	0	0	0	0	0	0	0	0	0	130	0	0%			
Supportive Services Needed	60. Elderly	1800	75	0	0	0	0	0	0	0	0	75	0	0%	H	Y	B	
	61. Frail Elderly	300	66	0	0	0	0	0	0	0	0	66	0	0%	H	Y	B	
	62. Persons w/ Severe Mental Illness	60	6	0	0	0	0	0	0	0	0	6	0	0%	M	N	O	
	63. Developmentally Disabled	180	2	0	0	0	0	0	0	0	0	2	0	0%	M	Y	B	
	64. Physically Disabled	950	66	0	0	0	0	0	0	0	0	66	0	0%	H	Y	B	
	65. Alcohol/Other Drug Addicted	345	3	0	0	0	0	0	0	0	0	3	0	0%	M	N	O	
	66. Persons w/ HIV/AIDS & their families	110	3	0	0	0	0	0	0	0	0	3	0	0%	M	Y	B	
	67. Public Housing Residents	210	63	0	0	0	0	0	0	0	0	63	0	0%	H	Y	O	
Total	3955	284	0	0	0	0	0	0	0	0	0	284	0	0%				

**CITY OF PEORIA**

*Only complete blue sections.*

Community Development Needs		Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source		
					Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01	Acquisition of Real Property 570.201(a)	50	5	45											0	0	####	M	2.3M	Y	B
02	Disposition 570.201(b)	0	0	0											0	0	####	L	NA	N	NA
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	150	3	147	1										1	0	0%	M	9M	Y	B
	03A Senior Centers 570.201(c)	15	3	12											0	0	####	M	6M	Y	B
	03B Handicapped Centers 570.201(c)	10	3	7											0	0	####	L	5M	Y	B
	03C Homeless Facilities (not operating costs) 570.201(c)	3	0	3	1										1	0	0%	L	4M	N	NA
	03D Youth Centers 570.201(c)	15	2	13											0	0	####	M	4M	Y	B
	03E Neighborhood Facilities 570.201(c)	73	9	64	1										1	0	0%	M	10M	N	NA
	03F Parks, Recreational Facilities 570.201(c)	210	63	147											0	0	####	M	44M	Y	B
	03G Parking Facilities 570.201(c)	413	210	203											0	0	####	L	40M	N	NA
	03H Solid Waste Disposal Improvements 570.201(c)	630	480	150											0	0	####	L	15M	N	NA
	03I Flood Drain Improvements 570.201(c)	NA	NA	###											0	0	####	NA	NA	NA	NA
	03J Water/Sewer Improvements 570.201(c)	NA	NA	###											0	0	####	NA	NA	NA	NA
	03K Street Improvements 570.201(c)	380	110	270											0	0	####	M	380M	Y	B
	03L Sidewalks 570.201(c)	360	210	150											0	0	####	L	12M	N	NA
	03M Child Care Centers 570.201(c)	23	12	11											0	0	####	M	2.75M	Y	B
	03N Tree Planting 570.201(c)	NA	NA	###											0	0	####	NA	NA	NA	NA
	03O Fire Stations/Equipment 570.201(c)	65	54	11											0	0	####	L	22M	N	NA
	03P Health Facilities 570.201(c)	16	7	9											0	0	####	M	27M	Y	B
	03Q Abused and Neglected Children Facilities 570.201(c)	35	12	23											0	0	####	H	20M	Y	B
	03R Asbestos Removal 570.201(c)	300	140	160											0	0	####	L	4.8M	Y	B
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	4	3	1											0	0	####	L	24M	N	NA
03T Operating Costs of Homeless/AIDS Patients Programs	67	32	35											0	0	####	M	15M	Y	B	
04	Clearance and Demolition 570.201(d)	300	110	190											0	0	####	M	38M	Y	B
04A	Clean-up of Contaminated Sites 570.201(d)	110	56	54											0	0	####	L	16.2	N	NA
Public Services	05 Public Services (General) 570.201(e)	300	50	250	3										3	0	0%	H	5M	Y	B
	05A Senior Services 570.201(e)	50	10	40											0	0	####	H	12M	Y	B
	05B Handicapped Services 570.201(e)	40	10	30											0	0	####	H	750K	Y	B
	05C Legal Services 570.201(e)	15	7	8											0	0	####	L	800K	N	NA
	05D Youth Services 570.201(e)	25	7	18											0	0	####	H	900K	Y	B
	05E Transportation Services 570.201(e)	12	8	4	1										1	0	0%	M	250K	Y	B
	05F Substance Abuse Services 570.201(e)	25	9	16											0	0	####	M	800K	N	NA
	05G Battered and Abused Spouses 570.201(e)	45	10	35											0	0	####	H	2.1M	Y	B
	05H Employment Training 570.201(e)	15	7	8											0	0	####	L	400K	N	NA
	05I Crime Awareness 570.201(e)	45	10	35											0	0	####	L	1.4M	N	NA
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	30	12	18	1										1	0	0%	L	250K	Y	B
	05K Tenant/Landlord Counseling 570.201(e)	100	50	50											0	0	####	L	800K	N	NA
	05L Child Care Services 570.201(e)	250	50	200											0	0	####	M	5M	N	NA
	05M Health Services 570.201(e)	400	240	160											0	0	####	M	2.5M	N	NA
	05N Abused and Neglected Children 570.201(e)	370	125	245	1										1	0	0%	H	8M	Y	B
	05O Mental Health Services 570.201(e)	150	75	75											0	0	####	M	1.1M	N	NA
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	200	160	40											0	0	####	L	500K	N	NA
	05Q Subsistence Payments 570.204	350	225	125											0	0	####	L	1.5M	N	NA
	05R Homeownership Assistance (not direct) 570.204	430	110	320											0	0	####	H	16M	Y	B
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	210	75	135											0	0	####	M	16M	N	NA
05T Security Deposits (if HOME, not part of 5% Admin c	NA	NA	###											0	0	####	NA	NA	NA	NA	
06	Interim Assistance 570.201(f)	100	60	40											0	0	####	L	800K	N	NA
07	Urban Renewal Completion 570.201(h)	NA	NA	###											0	0	####	NA	NA	NA	NA
08	Relocation 570.201(i)	200	21	179											0	0	####	M	5.3M	Y	B
09	Loss of Rental Income 570.201(j)	NA	NA	###											0	0	####	NA	NA	NA	NA
10	Removal of Architectural Barriers 570.201(k)	650	150	500	1										1	0	0%	H	600K	Y	B
11	Privately Owned Utilities 570.201(l)	NA	NA	###											0	0	####	NA	NA	NA	NA
12	Construction of Housing 570.201(m)	200	23	177											0	0	####	H	44M	Y	B
13	Direct Homeownership Assistance 570.201(n)	400	35	365	1										1	0	0%	H	5.4M	Y	B
	14A Rehab: Single-Unit Residential 570.202	300	45	255	2										2	0	0%	H	11M	Y	B

**CITY OF PEORIA**

*Only complete blue sections.*

Community Development Needs			Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source		
						Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
						Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
14B Rehab: Multi-Unit Residential 570.202	410	44	366											0	0	####	H	7M	Y	B		
14C Public Housing Modernization 570.202	125	65	60	1										1	0	0%	M	3M	Y	O		
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	210	45	165											0	0	####	M	9M	N	NA		
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	100	15	85											0	0	####	M	15M	Y	B		
14F Energy Efficiency Improvements 570.202	350	45	305	1										1	0	0%	M	5M	Y	B		
14G Acquisition - for Rehabilitation 570.202	200	15	185											0	0	####	H	11M	Y	B		
14H Rehabilitation Administration 570.202	300	15	285	1										1	0	0%	H	2.5M	Y	B		
14I Lead-Based/Lead Hazard Test/Abate 570.202	100	35	65											0	0	####	L	600K	Y	B		
15 Code Enforcement 570.202(c)	200	50	150											0	0	####	M	900K	Y	B		
16A Residential Historic Preservation 570.202(d)	50	10	40											0	0	####	L	1M	N	NA		
16B Non-Residential Historic Preservation 570.202(d)	55	35	20											0	0	####	L	1M	N	NA		
17A CI Land Acquisition/Disposition 570.203(a)	100	45	55											0	0	####	L	3M	Y	B		
17B CI Infrastructure Development 570.203(a)	310	115	195											0	0	####	M	300M	Y	B		
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	100	24	76											0	0	####	M	15M	Y	B		
17D Other Commercial/Industrial Improvements 570.203(a)	50	21	29											0	0	####	L	20M	Y	B		
18A ED Direct Financial Assistance to For-Profits 570.203(b)	100	60	40											0	0	####	L	20M	N	NA		
18B ED Technical Assistance 570.203(b)	200	45	155											0	0	####	M	300K	Y	B		
18C Micro-Enterprise Assistance	100	25	75											0	0	####	M	30M	N	NA		
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	NA	NA	###											0	0	####	NA	NA	NA	NA		
19B HOME CHDO Operating Costs (not part of 5% Admin ca	NA	NA	###											0	0	####	NA	NA	NA	NA		
19C CDBG Non-profit Organization Capacity Building	15	3	12											0	0	####	M	700K	N	NA		
19D CDBG Assistance to Institutes of Higher Education	45	33	12											0	0	####	L	2M	N	NA		
19E CDBG Operation and Repair of Foreclosed Property	140	30	110											0	0	####	L	21M	N	NA		
19F Planned Repayment of Section 108 Loan Principal	15	0	15											0	0	####	M	5M	N	NA		
19G Unplanned Repayment of Section 108 Loan Principal	NA	NA	###											0	0	####	NA	NA	NA	NA		
19H State CDBG Technical Assistance to Grantees	NA	NA	###											0	0	####	NA	NA	NA	NA		
20 Planning 570.205	100	50	50	1										1	0	0%	H	7M	Y	B		
21A General Program Administration 570.206	100	50	50											0	0	####	H	7M	Y	B		
21B Indirect Costs 570.206	100	50	50											0	0	####	H	2M	N	NA		
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	50	12	38											0	0	####	M	25K	Y	B		
21E Submissions or Applications for Federal Programs 570.206	5	5	0											0	0	####	L	NA	Y	B		
21F HOME Rental Subsidy Payments (subject to 5% cap)	NA	NA	###											0	0	####	NA	NA	NA	NA		
21G HOME Security Deposits (subject to 5% cap)	NA	NA	###											0	0	####	NA	NA	NA	NA		
21H HOME Admin/Planning Costs of PJ (subject to 5% cap	NA	NA	###											0	0	####	NA	NA	NA	NA		
21I HOME CHDO Operating Expenses (subject to 5% cap)	NA	NA	###											0	0	####	NA	NA	NA	NA		
22 Unprogrammed Funds	NA	NA	###											0	0	####	NA	NA	NA	NA		
HOPWA 31J Facility based housing – development	NA	NA	###											0	0	####	NA	NA	NA	NA		
31K Facility based housing - operations	NA	NA	###											0	0	####	NA	NA	NA	NA		
31G Short term rent mortgage utility payments	NA	NA	###											0	0	####	NA	NA	NA	NA		
31F Tenant based rental assistance	NA	NA	###											0	0	####	NA	NA	NA	NA		
31E Supportive service	NA	NA	###											0	0	####	NA	NA	NA	NA		
31I Housing information services	NA	NA	###											0	0	####	NA	NA	NA	NA		
31H Resource identification	NA	NA	###											0	0	####	NA	NA	NA	NA		
31B Administration - grantee	NA	NA	###											0	0	####	NA	NA	NA	NA		
31D Administration - project sponsor	NA	NA	###											0	0	####	NA	NA	NA	NA		
<b>Totals</b>	<b>###</b>	<b>4050</b>	<b>7721</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0%</b>						

<b>America's Affordable Communities Initiative</b>	U.S. Department of Housing and Urban Development	OMB approval no. 2510-0013 (exp. 01/01/2006)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

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

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

Question	Yes	No
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input checked="" type="radio"/>	<input type="radio"/>
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input checked="" type="radio"/>	<input type="radio"/>
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input checked="" type="radio"/>	<input type="radio"/>
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="radio"/>	<input checked="" type="radio"/>
5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	<input checked="" type="radio"/>	<input type="radio"/>
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	<input checked="" type="radio"/>	<input type="radio"/>
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	<input type="radio"/>	<input checked="" type="radio"/>

<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input checked="" type="radio"/>	<input type="radio"/>
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input checked="" type="radio"/>	<input type="radio"/>
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input checked="" type="radio"/>	<input type="radio"/>
<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input type="radio"/>	<input checked="" type="radio"/>

14. Does your jurisdiction give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, “as of right” means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input type="radio"/>	<input checked="" type="radio"/>
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input type="radio"/>	<input checked="" type="radio"/>
16. Does your jurisdiction provide for expedited or “fast track” permitting and approvals for all affordable housing projects in your community?	<input type="radio"/>	<input checked="" type="radio"/>
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input type="radio"/>	<input checked="" type="radio"/>
18. Does your jurisdiction allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones or, b) “as of right” in a majority of residential districts otherwise zoned for single-family housing?	<input type="radio"/>	<input checked="" type="radio"/>
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input type="radio"/>	<input checked="" type="radio"/>
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="radio"/>	<input checked="" type="radio"/>

**Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A**

Question	Yes	No
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a “housing element?” If no, skip to question # 4	<input type="radio"/>	<input type="radio"/>
2. Does you state require that a local jurisdiction’s comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="radio"/>	<input type="radio"/>
3. Does your state’s zoning enabling legislation require that a local jurisdiction’s zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="radio"/>	<input type="radio"/>
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="radio"/>	<input type="radio"/>

5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="radio"/>	<input type="radio"/>
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="radio"/>	<input type="radio"/>
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="radio"/>	<input type="radio"/>
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="radio"/>	<input type="radio"/>
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="radio"/>	<input type="radio"/>
10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?	<input type="radio"/>	<input type="radio"/>
11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" ( <a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a> )	<input type="radio"/>	<input type="radio"/>
12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.	<input type="radio"/>	<input type="radio"/>
13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?	<input type="radio"/>	<input type="radio"/>
14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.	<input type="radio"/>	<input type="radio"/>
15. Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.	<input type="radio"/>	<input type="radio"/>