



Town of Gilbert Annual Action Plan 2024-2025

Community Development Block Grant Home Investment Partnership

Additional information related to this report is available upon request at:

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Town of Gilbert 2024-2025 Action Plan details the available resources and activities that will utilize Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the U.S. Department of Housing and Urban Development (HUD).

Gilbert's Annual Action Plan will outline the objectives, goals and projected outcomes to be carried out utilizing CDBG funds and HOME funds during the fifth year of the Five-Year Consolidated Plan. Priorities presented in the fifth year Annual Action Plan were developed during the public process of creating the Five-Year Consolidated Plan and represent any input from the residents during the development of this year's plan.

Gilbert's estimated allocation is \$1,023,547 in CDBG funds and \$337,297 in HOME funds. All funds must be used to assist Gilbert's low to moderate income residents, and meet one or more of the following HUD objectives:

- Benefit low and moderate income (LMI) persons,
- Aid in the prevention or elimination of slums and/or blight; or
- Meet a need having a particular urgency (referred to as urgent need)

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Although identified as priority needs, not all will be addressed in one planning year. For Gilbert's fifth year Annual Action Plan period, a minimum of three of the high priority needs will be addressed and include a focus on suitable living environment, public services and infrastructure development.

Gilbert's strategy for suitable living environment includes:

- Preserve neighborhoods through emergency and minor housing rehabilitation assistance to a minimum of 60 qualified homeowners,
- Provide general fund opportunities to organizations assisting seniors, families and individuals in crisis and low- and moderate-income individuals in maintaining self-sufficiency,
- Continue to work on a regional and local level to address homeless issues as well as provide homeless prevention assistance,
- Increase the permanent affordable rental housing stock by one (1) using HOME funds.

Gilbert's strategy for providing public services includes:

- Funding Homeless Services to assist with homeless individuals/families in Gilbert and providing case management services,
- Provide administrative support at the Heritage Center to assist community members who need social services.

Gilbert's strategy for public improvement and infrastructure development includes:

- Renovation of the exterior areas of the Heritage Center. The project focus is to provide better access, lighting, wayfinding signage and required Americans with Disabilities Act (ADA) upgrades.

CDBG Administration costs will include:

- Fair housing activities in collaboration with the Maricopa County Housing Authority.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, Gilbert prepares the Consolidated Annual Performance and Evaluation Report (CAPER) which captures progress toward meeting the needs and achieving strategies established in the Consolidated Plan and Annual Action Plan. Gilbert also monitors performance measures of sub-recipients and staff regularly reviews internal policies and procedures to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year.

The Town of Gilbert and its partners have been successful in implementing its projects to meet the priorities and goals identified in last year's annual plan and the five-year consolidated plan. Regarding preserving and improving the habitability of owner-occupied housing through emergency home repair assistance, Gilbert is on track to again exceed its goal of assisting 50 income eligible participants. To date, 59 homeowners have been assisted with emergency and minor home repairs, alleviating unsafe or hazardous home conditions. In addition, \$200,000 in funds were allocated to the Senior Center kitchen renovation project. Construction began in January 2024 and will be completed in February 2024.

Gilbert began the design for repair of sidewalks in the Heritage District in 2020 based on areas identified in the 2018 study as being out of compliance with the Americans with Disabilities Act (ADA). The initial focus area of the project was around the Heritage Center. Construction on this project began in January 2022 and was completed in October of 2022. In FY23-24 Gilbert did complete the design plans for the next phase of construction, however, as a result of escalating construction costs Gilbert did not continue with repairs during FY23-24. The town will redirect funding back to the Heritage Center exterior project for FY24-25. This is a multiple year project, and the focus is to provide better access, lighting, signage and required Americans with Disabilities Act (ADA) upgrades. The concept master plan is complete, and it is anticipated that the second phase of the project will start construction before the end of FY24-25.

Gilbert was successful in increasing the supply of affordable units utilizing HOME funds in the purchase of two (2) additional units and are in the process of adding a 3rd this FY23-24. Gilbert was unable to acquire a home in FY22-23 as result of escalating home values and lack of affordable properties. Gilbert's permanent affordable rental home stock is now at 22 homes.

Gilbert strategically balances HUD goals, CDBG's primary objectives, Gilbert's needs as identified in the Gilbert Community Needs Assessment, Town Council and community feedback in order to plan and implement programs/projects utilizing annual CDBG resources.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The annual plan regulations stipulate that Gilbert must meet minimum citizen participation requirements, consisting of public hearings, public comment periods and consultations.

Public Hearings: Annually, Gilbert conducts a minimum of one public meeting and a public hearing to allow the community an opportunity to comment on the Annual Action Plan. All public hearings/meetings are posted on Gilbert's website, advertised in the paper, and the draft plan is available for review prior to the public hearing. The first public meeting to listen to comments and suggestions for use of CDBG funds during the fifth year was conducted on Tuesday, February 13, 2024. The first public hearing is scheduled for Wednesday, March 13, 2024, and the final public hearing is scheduled for Wednesday, March 20, 2024. The 2024-2025 Annual Action Plan is scheduled for Council approval on Tuesday, April 16, 2025.

a. **Public Comment Period:** Gilbert also provides a thirty-day public comment period scheduled from February 26, 2024-April 3, 2024. Public comment periods are advertised in a local newspaper of general circulation, posted on social media, on Gilbert's website, noticed through posters/flyers at municipal buildings and placed in targeted locations. Posted flyers in Spanish are also placed in targeted locations.

b. **Consultations:** The consultation process includes outreach to community partners and stakeholders, service providers, regional service providers, government officials, the faith community, and targeted

population groups to obtain feedback and input into making Gilbert's goals and objectives. County-wide outreach during the Maricopa County HOME Consortium citizen participation and consultation process includes public meetings, hearings, outreach and newspaper notification in order to receive broader input regarding HOME funded activities.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Comments are attached.

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

It is anticipated that all comments will be accepted.

7. Summary

The Town of Gilbert is committed to allocating funds that serve the needs of low-income residents. Gilbert will continue to utilize its CDBG appropriations over the next year to address the goals and objectives set forth in the plan. These goals and objectives include targeting public services, seniors and improving services, aging and non-compliant ADA infrastructure, conducting a five-year community needs assessment, increasing its permanent affordable rental housing stock, and assisting homeowners in maintaining safe and suitable living environments. A majority of CDBG funds will continue to be targeted in the low-income area and neighborhoods of the downtown Heritage District in Gilbert.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	GILBERT	Town Manager's Office
CDBG Administrator	GILBERT	Town Manager's Office
HOME Administrator	Arm of Save the Family	

Table 1 – Responsible Agencies

Narrative

The following are the agencies/entities responsible for preparing the FY24-25 Gilbert Annual Action Plan and those responsible for administration of each grant program and funding source. The Town of Gilbert is responsible for administering the CDBG Funds. The Town of Gilbert works in collaboration with Maricopa County to administer the HOME funds.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Gilbert consulted with other public and private agencies, Maricopa County HOME Consortium, various Maricopa Association of Governments committees, community groups and local non-profits for preparation of the fifth year Annual Action Plan. Gilbert works with local and regional non-profit organizations regularly to ensure that services are provided within the Town of Gilbert and that quality and measurable outcomes are met. Gilbert provides general funds for many social service providers based in both Gilbert and outside of Gilbert to provide a variety of services to meet the needs of low-income Gilbert residents.

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

Gilbert is focused on the initiatives realized due to the outcomes of the 2019 Gilbert Human Services Needs Assessment by coordinating with public and private providers to discuss and implement actions to address community needs. Specifically, Gilbert is working with the following organizations to meet the needs:

1. Housing

- ARM of Save the Family - acquisition and rehabilitation of single-family housing units.
- City of Mesa- coordination to support the VASH program in Gilbert which allows for veterans to utilize housing vouchers outside of Mesa.
- Maricopa Association of Governments (MAG) -Coordination in development of regional homeless initiatives.

2. Health

- Heritage Center Providers- Gilbert continues to collaborate with dental and mental health providers, as well as other non-profits who are providing a variety of resource services at low or no cost to vulnerable and low-income individuals and families.

3. Other services

- Police Community Partnership meetings- community organizations, boards and residents have an opportunity for open dialogue with the Gilbert Police Department regarding other needs and issues facing the community. Community Benefits Committee- assistance in the development of the community health report, sustainable initiatives, and review of community grants.

- The Community Engagement Taskforce was created to provide a forum where matters of social welfare and community concern may be presented, discussed, and collaborated upon to address concerns within the Town of Gilbert. The identified areas of focus include but are not limited to domestic violence, human and sex trafficking, mental health, suicide prevention, homelessness, low-income challenge, and ensuring Gilbert is a kind, welcoming and inclusive community.
- East Valley Resource Coalition- Gilbert engages this group to inform, promote, connect and strengthen nonprofits who are creating a community where all individuals feel welcomed, included, respected and safe.
- The Youth Mental Health Collective – A collaboration of local non-profits who connect to help reduce the mental health crisis and suicide risk by increasing knowledge, skills, and access to care.

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

Gilbert is a participant in the Maricopa County Regional Continuum of Care (CoC) and a member of the Maricopa Association of Governments (MAG). Gilbert provides support to the Maricopa Continuum of Care and regional homeless service providers that provide emergency shelter, transitional housing, and basic needs assistance to homeless individuals and families including chronically homeless, veterans and unaccompanied youth.

The MAG Continuum of Care Regional Committee on Homelessness is responsible for developing a regional plan to end homelessness and the CoC prepares the application for funding to support regional homeless assistance programs. Gilbert participates and contributes data in preparation for the annual funding application by participating in MAG’s regional Point-In-Time Homeless Street Count and MAG’s annual Heat Relief Campaign.

We currently allocate general fund dollars to support non-profit providers who serve chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and those at risk of homelessness. Moving forward, we remain committed to continuing these efforts and expanding our impact. In addition, Gilbert has an IGA in place with the City of Mesa supporting the VASH program.

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

NA-Gilbert does not receive ESG funds

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2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	A New Leaf
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to submit comments related to housing, homeless services and other issues relevant to the Annual Action Plan. The anticipated outcome was to improve coordination with a regional organization whose mission is to assist individuals and families from homelessness to permanent supportive housing.

2	Agency/Group/Organization	Save The Family Foundation of Arizona
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to housing, homeless services and other issues related to the Annual Action Plan. The anticipated outcome is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for homeless families with dependent children and those moving from emergency housing to transitional housing.
3	Agency/Group/Organization	CENTRAL ARIZONA SHELTER SERVICES
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to housing, homeless services and other issues relevant to the Annual Action Plan. The anticipated outcome is to improve coordination with a regional organization whose mission is to assist in moving as many people as possible from homelessness to housing. The agency provides basic needs and emergency housing for single adult men and women. This organization is also a member of the local CoC.
4	Agency/Group/Organization	AZCEND
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to housing, homeless services, non-homeless special needs, and other issues relevant to the Annual Action Plan. The anticipated outcome is to improve coordination with a local organization whose mission is to assist low to moderate income persons and families with food through the local food pantry, emergency financial services through the Neighborhood Assistance Programs (NAS) offices, and independent living through senior and disabled congregate and home delivered meals.
5	Agency/Group/Organization	Catholic Charities Community Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted for services to victims of domestic violence and their dependent children as well as the anti-poverty strategy. Catholic Charities provides emergency and transitional shelter for domestic violence victims and their children. Additional services include basic needs, employment assistance, childcare assistance, and case management.
6	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to affordable housing options and housing market trends for seniors, and persons with disabilities. The anticipated outcome of the consultation was to improve coordination with a regional organization whose mission is to assist seniors, and persons with physical disabilities with affordable housing options and removing accessibility barriers within their homes.

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

No agencies identified.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	Goals and strategies for the use of federal funds to address homelessness is consistent
Gilbert General Plan	Gilbert Development Services Planning Department	Gilbert's General Plan contributes to the community's current vision and guide for future physical, economic, and social development.

Table 3 - Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 91.105, 91.200(c)

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

According to Gilbert's Citizen Participation Plan, residents and stakeholders are given multiple opportunities to comment on the plan during the plan development and once the plan is complete. A 30-day comment period is posted on Gilbert's website and three public meetings are scheduled to provide opportunities for public comment. The public meetings are posted on social media and Gilbert's website, noticed through posters/flyers at municipal buildings and placed in targeted locations as well as being advertised in a newspaper with local circulation. Notices provide information about alternative formats and accommodations for disabilities and also in Spanish.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community		Comments Attached	NA	www.gilbertaz.gov/housing
2	Public Hearing	Non-targeted/ broad community		Comments Attached	NA	www.gilbertaz.gov/housing
2	Public Hearing	Non-targeted/ broad community		NA	NA	www.gilbertaz.gov/housing
3	Flyer	Non- English Speaking - Specify other language: Spanish	NA	None	NA	

4	Newspaper Ad	Non-targeted/ broad community	NA	None	NA	
5	Internet Outreach	Non- targeted/ broad community	Twitter, Facebook, Instagram, Linkedin	Comments Attached	NA	
6	Public Hearing	Non- targeted/ broad community		None	NA	

Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Gilbert is an entitlement community and currently receives one grant directly from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG). Gilbert also receives Home Investment Partnerships Program (HOME) funds by being part of the HOME Consortium, led by Maricopa County.

Using Federal, State, and local funds the Town plans to carry out the objectives set forth in this Annual Action plan. Gilbert works in partnership with public institutions, private and nonprofit partners to implement activities and projects that require multiple funding sources. The Community Resources Department works with other Town departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, housing development, and other projects in targeted neighborhoods. Coordination with and support from adjacent HUD entitlement grantees is also sought when appropriate.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,023,547	0	0	0	1,023,547	Gilbert's Annual Entitlement amount is anticipated to be \$1,023,547

Table 5 - Expected Resources – Priority Table

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

In the face of continuing needs and limited resources, Gilbert's funding strategy is to focus its efforts in activities that offer the greatest potential for maximizing benefits for as many residents as possible. Consequently, the Town attempts to allocate public funds in areas that can leverage additional public or private funding, or complement investments already committed. Town criteria for its annual funding application process includes reviewing agencies and projects that effectively leverage other resources.

Gilbert is required to make match contributions under the HOME Program. The contributions must be at least 25 percent of the HOME expenditure, unless the jurisdiction has received a reduction in the match requirement. HOME match requirements will be met with non-federal cash contributions to projects by the developer issuance of below market interest rate mortgages and other mechanisms to assist in the development of affordable housing units.

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

The Heritage Center where the exterior project is located is in the Gilbert Downtown Heritage District and is owned by the Town of Gilbert.

Discussion

The Town of Gilbert will utilize CDBG and HOME funds for housing and community development activities that are in line with the goals of the 2020-2025 Consolidated plan. Gilbert will allocate the FY24-25 funds as follows:

- \$435,000 for Emergency and Minor Home Repair program
- \$150,000 for CDBG Administration (including funds for a fair housing and landlord engagement workshop and a Community Needs Assessment)
- \$150,000 for Public Services
- \$288,547 for infrastructure repairs in the Heritage District

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency & Minor Home Repair	2020	2025	Affordable Housing	Town-wide	Affordable Housing	CDBG: \$435,000	Homeowner Housing Rehabilitated: 60 Household Housing Units
2	Public Facilities, Improvements and Infrastructure	2020	2025	Non-Housing Community Development	Heritage District	Non-Housing Community Development	CDBG: \$288,547	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted
3	Public Services	2020	2025	Public Services	Town-wide	Public Services	CDBG \$150,000	16,000 persons assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Emergency & Minor Home Repair
	Goal Description	In FY24-25, the fifth year of the Consolidated Plan, Gilbert will utilize \$435,000 for Emergency and Minor Home Repair Programs to alleviate health and safety hazards for sixty (60) Gilbert homeowners. Emergency and minor home repairs include repairing or replacing HVAC systems, repairing plumbing or electrical hazards, roof leaks, broken glass, installing fire detectors, and repairing trip hazards. Repairs may also include removing ADA accessible barriers in the home such as bathtub to roll in shower conversions, widening doorways or building wheelchair ramps.
2	Goal Name	Public Services
	Goal Description	Gilbert will fund Homeless Services to assist with identifying homeless individuals/families in Gilbert and providing case management services. In addition, Gilbert will provide funding for administrative support in order to assist community members in navigating community resources. Gilbert will allocate \$150,000 towards public services.
3	Goal Name	Public Facilities, Improvements, and Infrastructure
	Goal Description	Gilbert's CDBG funds will be utilized to fund the Heritage Center exterior project for FY24-25. This is a multiple year project, and the focus is to provide better access, lighting, signage and required Americans with Disabilities Act (ADA) upgrades. A total of \$288,547 will be allocated to the project in the next fiscal year.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Five-Year Consolidated Plan outlines proposed strategies for the expenditures of Gilbert's CDBG funds with the mission to provide a suitable living environment by revitalizing low to moderate income neighborhoods, to assist underserved, low-income and homeless persons by providing adequate public facilities and services and generating affordable housing opportunities. Gilbert will utilize CDBG resources during the fifth year of the Five Year Consolidated Plan to assist low to moderate income residents with emergency and minor home repairs to alleviate health or safety hazards in their home, to provide public service to residents through homeless services as a well as increased administrative support at the Heritage Center, and to make necessary improvements to the Heritage District Exterior Project. These activities will address priority needs and objectives established in the consolidated plan.

#	Project Name
1	FY25 Infrastructure Repairs
2	FY25 Emergency and Minor Home Repair Program
3	FY25 Public Services
4	FY25 CDBG Administration

Table 7 – Project Information

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

The projects identified to be completed during the fifth year of Gilbert's consolidated plan directly align with the strategies in the five-year plan that recognize obstacles to meeting underserved needs.

Obstacles to meeting underserved needs within Gilbert include the following:

- The areas of the built environment in the northern part of the community will require on-going maintenance and replacement costs due to age compared to the new and larger master-planned areas of central and southern Gilbert;
- The aging of homes in north Gilbert, and
- Increased need for services due to population growth.

To address some of the identified obstacles, Gilbert will:

- Continue to target capital improvements and services in the Heritage District by improving the Heritage District Exterior Project;
- To provide public services in response to the growing population in Gilbert;
- Continue to use general fund dollars to fund non-profits who are providing supportive services to low- and moderate-income residents; and
- Provide emergency and minor home repairs to all qualifying Gilbert homeowners.

AP-38 Project Summary

Project Summary Information

1	Project Name	FY25 Infrastructure Repairs
	Target Area	Heritage District
	Goals Supported	Public Facilities, Improvements, and Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$288,547
	Description	This project will focus on the Heritage District Exterior Project.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 600 residents would benefit. The target area is within the Heritage District which has census tracts, 422401.2 (76.67%), 422402.3 (55%), 422401.1 (44.93%) and 422403.3 (35.2%) whereas noted between 76.67% and 35.2% of the individuals have incomes of 80% of the median income or less.
	Location Description	The focus of the project will be within a CDBG eligible area in the Heritage District.
	Planned Activities	Necessary upgrades to the Heritage District Exterior Project.
2	Project Name	FY25 Emergency and Minor Home Repair Program
	Target Area	Town-wide
	Goals Supported	Emergency & Minor Home Repair
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$435,000
	Description	The purpose of the Emergency and Minor Home Repair program is to assist low-income property owners with repairs to meet their needs for safe and decent housing.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	60 low-income eligible households
	Location Description	Town wide
	Planned Activities	The purpose of the Emergency and Minor Home Repair program is to assist low-income property owners with repairs to meet their needs for safe and decent housing. Repairs include electrical, HVAC, roofing, plumbing and other needs.
3	Project Name	FY25 CDBG Administration
	Target Area	Town-wide
	Goals Supported	Emergency & Minor Home Repair Public Facilities, Improvements and Infrastructure, and Fair Housing
	Needs Addressed	Affordable Housing Non-Housing Community Development Public Services Fair Housing
	Funding	CDBG: \$150,000
	Description	Funding for administering programs in the Town of Gilbert.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	These funds will be used for administration of all CDBG programs, which benefit both the community at large through public infrastructure projects and direct beneficiaries through service delivery programs.
	Location Description	The administration of the CDBG Program will be carried out primarily at the Gilbert's Town Hall located at 50 E Civic Center Dr, Gilbert AZ 85296
Planned Activities	This project category will include all eligible CDBG Administration activities.	
4	Project Name	FY25 Public Services
	Target Area	Town-wide
	Goals Supported	Homeless Services Heritage Center administrative support

Needs Addressed	Non-Housing Community Development Public Services
Funding	CDBG: \$150,000
Description	Funding for administering programs and services in the Town of Gilbert.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	These funds will be used for administration public services in Gilbert which benefit both the community at large as well as direct beneficiaries through service delivery programs.
Location Description	Town-wide
Planned Activities	Homeless Services and administrative support at the Heritage Center.

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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Due to the eligibility criteria for the HUD grant programs (CDBG and HOME) and their focus on low and moderate-income populations, most funds are likely to be expended in areas such as the Heritage District, which has a higher concentration of low and moderate-income residents. However, some funds will be expended in all areas of Gilbert, as low-income residents reside in all areas.

The Emergency and Minor Home Repair Program (EMHR) is available town wide. Gilbert's social services and programs also tend to focus on the Heritage District, although eligible beneficiaries may come from all areas of Gilbert.

Locations of new rental housing developments are dependent upon available land, so they may occur throughout the town. However, efforts are made to place new rental housing developments close to transportation and employment centers whenever feasible.

Geographic Distribution

Target Area	Percentage of Funds
Heritage District	0
Town-wide	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town of Gilbert does not propose allocating investments geographically but utilizing funds in eligible areas.

Discussion

This section is optional and was left blank intentionally.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

With the high cost of housing impacting the East Valley, Gilbert is committed to exploring opportunities to meet housing needs. Staff will continue to research and identify public/private partnerships in the construction and development of affordable housing. The Town will also continue to look for opportunities to leverage its HOME funds and affordable housing options through the Maricopa County HOME Consortium.

In the fifth year of the Consolidated Plan, Gilbert will help maintain affordable housing by assisting Gilbert homeowners with emergency and minor home repairs. The program is designed to assist immediate health and safety needs within the home to allow homeowners to utilize their limited resources in other areas of stabilization while allowing the resident to maintain their homeownership.

Gilbert will also focus on affordable housing during this year using HOME funds. Gilbert will partner with a non-profit organization to purchase, rehabilitate, and rent an affordable housing unit to income eligible residents. In addition, Gilbert was awarded \$1,165,917 in HOME ARP funding which will also provide at least two affordable rental housing units to HUD defined qualifying populations in Gilbert. Gilbert has acquired 2 homes and is in the process of adding a third with this funding during FY23-24. The Maricopa County Board of Supervisors approved an agreement with the Town of Gilbert to provide \$450,000 to enhance homeownership opportunities through an innovative approach using a Community Land Trust (CLT).

Through this agreement, three single-family homes will be acquired and rehabilitated for income-qualified buyers to purchase. These newly rehabilitated, energy-efficient homes will be sold at below-market prices to homebuyers earning at or below 120 percent of the Area Median Income (AMI), which is no more than \$112,200 per year for a family of four.

The CLT approach plays a pivotal role in ensuring the enduring affordability of these homes to increase the supply of affordable housing and homeownership opportunities for generations to come. To maintain the long-term affordability of these homes, buyers will only pay for the house itself, with the CLT retaining ownership of the land. The developer will lease the land to homeowners through a low-cost, long-term renewable lease, enabling families to build equity and experience the benefits of homeownership. In the event homeowners decide to sell their house, the developer will repurchase the home at the original purchase price plus 25 percent of the increased value, ensuring a fair return for the homeowner while upholding the home's affordability for the next buyer.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In a review of local building codes, no obvious issues were found to discourage the development of affordable housing, nor does there appear to be significant barriers to affordable housing public policy.

To reduce any potential barriers to affordable housing, Gilbert has identified the following areas where action could assist in limiting such barriers:

- Provide resources and connections to homebuyer education and financial literacy classes through non-profit providers;
- Review town owned and privately-owned parcels to determine if any are suitable for affordable housing; and
- Work with organizations receiving funds through the Community Development Housing Organization (CHDO) to determine if there are areas within Gilbert that could satisfy the necessary requirements for development.
- Work with organizations receiving ARPA funding to determine if there are eligible uses and home buying options in Gilbert.

Discussion

In the fifth year Annual Action planning period, Gilbert will continue to utilize general funds to support emergency and transitional housing for homeless, non-homeless and special needs individuals and families from Gilbert. In addition, Gilbert will continue to utilize general funds to support the Gilbert NAS (Neighborhood Assistance Services) office which provides emergency financial assistance to help individuals and families avoid eviction and prevent homelessness. Gilbert will partner with a non-profit organization to purchase and rehabilitate one single family dwelling unit to be used as permanent affordable rental housing. Finally, Gilbert will also partner with a non-profit organization to administer its HOME ARP funds which will also be used to purchase at least two dwellings for permanent affordable rental housing. This will increase Gilbert's affordable rental housing stock from 20 units to 22 units when the affordable units become available.

AP-85 Other Actions -91.420, 91.220(k)

Introduction

Gilbert completed a Needs Assessment in December 2019 and has been utilizing those findings, public comments, and coordination with local service providers to identify the needs, and gaps in services and prioritize local and Federal resources to meet those needs. Gilbert is currently in the process of creating a new Needs Assessment. During the next year of the consolidated plan period, Gilbert will complete another Needs Assessment to continue to identify gaps that may have changed since the last assessment. This will assist in implementing programs and projects moving forward to meet the underserved needs in the community, address housing issues for low- and moderate-income households, support regional homelessness efforts, and support anti-poverty programming.

Actions planned to address obstacles to meeting underserved needs

The Town has identified the following obstacles to meeting underserved needs:

1. Obstacle: Limited Funding

The primary obstacle to meeting underserved needs is limited Federal and local funding. The needs of the community are greater than the available local and Federal funds. The Town will utilize general funds for social services programs to assist Gilbert residents that are low and moderate income in accessing the services. Federal funds will be used to support projects and programs that maximize the impact for residents.

2. Obstacle: Local Market

The shortage of affordable, developable land in Gilbert, coupled with high housing costs and rising demand, poses significant challenges to expanding the supply of affordable housing units due to limited funding. The Town will seek to assist developers that propose housing tax credit projects in Gilbert and continue to review the code to identify any barriers to affordable housing.

Actions planned to foster and maintain affordable housing

Gilbert plans to foster and maintain affordable housing for its residents by funding activities for housing rehabilitation as well as using HOME funds and HOME ARP funds for the purchase of homes for affordable rental. The purpose of the Emergency and Minor Home Repair program is to assist low-income property owners with repairs to meet their needs for safe and decent housing. Rehabilitation is intended to enhance, improve, and preserve neighborhoods. The purchase of a home with HOME funds allows for long-term, affordable rental housing for working poor families and individuals. Gilbert will continue to evaluate multifamily and mixed-use development projects. Gilbert is currently working with Newtown to administer a Community Land Trust program that will include 3 homes.

Actions planned to reduce lead-based paint hazards

Town of Gilbert Community Resources staff attends trainings and receives lead-based paint certifications and is currently in compliance with these regulations. Lead-based paint hazards are addressed through the CDBG rehabilitation and repair program and the HOME program. As homes enter these programs, they are evaluated for lead paint and, when necessary, such hazards are reduced as required. Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations.

The housing stock in the town is characterized by a predominant presence of new properties, primarily attributed to substantial residential growth over the past two decades. However, within the town lies a distinct enclave of vintage homes situated in the Historic District of the old downtown area. These historic residences, often referred to as "century series" homes, boast an impressive age of 100 years or more. Approximately 71 units in this area fall into the pre-1940 vintage category.

In terms of overall housing age, the average stands at just over 36 years for homes served under the Town's Emergency and Minor Home Repairs program. As of February 2024, this program has provided assistance to 8 homeowners whose properties are 50 years or older.

This information underscores the town's commitment to preserving its historical heritage while also addressing the needs of its aging housing stock. The delicate balance between modern development and historical preservation remains a priority for the community. Significant CDBG and HOME investment has been made over the years to rehabilitate much of this older housing. Emergency home repair and minor housing rehabilitation will continue as the program mechanism utilized by Gilbert to address lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Gilbert remains committed to supporting essential public service programs, including Neighborhood Assistance Services (NAS), through a non-profit funding process. These services are designed to alleviate poverty by addressing critical family needs such as food, medical care, emergency financial aid, employment training, childcare assistance, and case management. In addition, with the Heritage Center open, a variety of services are made available to residents. These vital services are needed to assist persons and households to maintain housing, employment, and stable environments for their dependents. The addition of administrative support for this operation will aid individuals and families in communicating about the services offered and the process for getting assistance.

Actions planned to develop institutional structure

It has always been and remains a priority for Gilbert to develop and enhance an effective and efficient program delivery system for the use of Federal or general funds. The Town monitors, assesses, and seeks ways to further improve its performance. Solid relationships have been built with public institutions, and private and nonprofit partners to implement activities and projects that require assistance whether through funding or non-monetary/administrative support.

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

To enhance coordination between public and private housing and social service agencies, the Town works closely with approximately 30-35 social service agencies who provide services to Gilbert residents.

Discussion

This section is optional and was left blank intentionally.

DRAFT

Program Specific Requirements

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

Introduction

This section will describe activities planned with respect to all CDBG funds expected to be available during the program year (including program income that will have been received before the start of the next program year).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

This section left blank intentionally

Attachments

Public Comments:

February 13, 2024

CDBG Public Meeting #1

Heritage Center- 132 W Bruce Ave, Gilbert, Arizona 85233

Attendance: 0

COMMENTS/SUGGESTIONS: No comments or suggestions

March 13, 2024

CDBG Public Hearing #1

Gilbert Town Hall; 50 E. Civic Center Drive; Gilbert, AZ

Attendance:

COMMENTS/SUGGESTIONS:

March 20, 2024

CDBG Public Hearing #2

Southeast Regional Library, 775 N. Greenfield Road, Gilbert, AZ

Attendance:

COMMENTS/SUGGESTIONS:

April 16, 2024

CDBG Council Agenda Item

Town Hall, 50 E. Civic Center Drive, Gilbert, AZ

Town Council Meeting

Attendance:

COMMENTS/SUGGESTIONS: