

gilbert



Consolidate Annual Performance Evaluation Report (CAPER)

Community Development Block Grant
Home Investment Partnership

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

Community Resources

Town of Gilbert

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

For the Fiscal Year 2023-2024 and the fourth year of the consolidated plan, it was proposed that Gilbert would utilize funds for the Emergency and Minor Home Repair Program to alleviate health and safety hazards for fifty (50) Gilbert homeowners and the rehabilitation of the Senior Center kitchen which provided senior meals for both congregate and home delivered meals.

The Emergency and Minor Home Repair Program assisted (69) homeowners, far exceeding the goal of (50).

The Gilbert Community Center's kitchen underwent significant renovations to enhance the Senior Center Meals Program. The project included the installation of new kitchen equipment and modern appliances to improve food preparation and service efficiency. State-of-the-art walk-in coolers and freezers were added to ensure safe storage of perishable food items. Comprehensive installation services, ongoing maintenance, and parts replacement were provided to ensure the longevity and optimal performance of the new equipment. The kitchen floors were resurfaced to enhance safety and hygiene, and a new backsplash was installed to protect the walls from spills and stains. These renovations have significantly improved the functionality and efficiency of the kitchen, enabling the Senior Center Meals Program to better serve the community's elderly population. During FY23-24, 1,968 seniors received the following 7,209 congregate meals were provided, and 13,198 Home Delivered Meals were provided.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
*Demolition Program	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	1	0	0.00%	NA	NA	NA
Emergency & Minor Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	298	119.20%	50	69	138.00%
Home Accessibility Modifications	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1	1	100.00%	100.00%	100.00%	100.00%
Public Facilities, Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1968	39.36%	900	1,968	218.67%
Public Services	Non-Homeless Special Needs	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	9088	181.76%	16,000	9,088	56.80%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Due to circumstances, the project was no longer needed and was cancelled.*

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Gilbert conducted a 2019 Community Needs Assessment that was designed to review progress to date from the 2014 Needs Assessment and help identify continued or new gaps in resources, plus prioritize populations in need of additional services in Gilbert. Individuals in need of Mental health and substance abuse treatment, Survivors of domestic violence, sexual assault and abuse, and human trafficking, Families in crisis, Homeless individuals, and families and Low to moderate income individuals and families were identified as the top five populations in need residing in Gilbert.

A critical piece to note in the prioritized list of recurrent needs common to all population groups is additional safe, affordable housing options. One of the highest priority activities utilizing CDBG to meet community needs is the mission to provide a suitable living environment by revitalizing low-to-moderate income neighborhoods and generating affordable housing opportunities. Specifically, Gilbert's Emergency and Minor Home Repair program assisted low-to-moderate income residents with alleviating health or safety hazards in their homes. Of those 69 residents, 27 were very low income, 25 were low income and 17 qualified as moderate income and a total of \$382,390.20 of CDBG funds were allocated in support of the program. The emergency and minor home repair program (EMHR) assisted sixty-nine (69) homeowners during the year, exceeding the original goal. The EMHR program was successful in repairing and replacing HVAC systems (25%), making plumbing repairs (17%), assisting with roof replacements or repairs (9%), electrical (6%), and other multi-discipline repairs for low- and moderate-income residents. To meet the demand for services, we utilized the entire allocated funding of \$385,000 for the program. An extra \$30,000 was carried forward from PY22 into PY23 to address the needs of our residents. Additionally, \$99,572.82 from Administration was allocated to assist with emergency services.

The \$82,816.00 COVID CV3 funding was utilized to support households in Gilbert facing financial difficulties due to the pandemic. This funding, provided through the Community Development Block Grant (CDBG) program, aimed to help households struggling with rent, mortgage, and utility bills.

AZCEND, a key partner, utilized the CDBG funding to provide substantial rental and utility payments to the 44 Gilbert households. This support was vital in ensuring that these families could maintain their housing stability during such a turbulent time. Without this funding, AZCEND would have been unable to offer the larger financial assistance payments, which covered up to three months of expenses. The impact of COVID-19

could have left these families vulnerable for weeks, but thanks to the CDBG program, they were able to navigate through the crisis with greater security and peace of mind.

Among the 44 households that received assistance from our community partner AZCEND, the diversity of needs was evident. Twenty-five households were led by a female head of house, 22 households included members with disabilities, and the income levels varied significantly. Twenty-seven households had incomes under 30% AMI, nine were under 50% AMI, and eight were under 80% AMI. Of these, 24 households received a total of \$17,158.28 to cover utility costs, while 20 households were supported with \$57,376.12 towards rent and mortgage payments. This financial aid was instrumental in helping these families regain stability and safety in their homes.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	39
Black or African American	7
Asian	3
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	69
Hispanic	20
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In addition, the Heritage Center served the following demographics. White: 6,253; Black/African American: 1,839; Asian: 700; American Indian/Alaskan Native: 300; Native Hawaiian/Other Pacific Islander: 65; American Indian/Alaskan Native and White: 7; Asian and White: 11; Black/African American and White: 26; Other: 445, with programs focused on dental care, immunizations, family resources, behavioral and mental health, and nutrition.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,023,547	1,060,255

Table 3 - Resources Made Available

Narrative

Our annual allocation for the CDBG program was fully utilized, but the combination of prior resources used for program needs led to total expenditures exceeding the annual allocation for FY23-24. These expenditures were essential to address the evolving needs of our community and ensure the success of CDBG-funded initiatives.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Heritage District	0	17	The Senior Center's renovated kitchen provides congregate and home delivered meals to seniors.
Town-wide	0	0	Services are provided to income eligible residents town-wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Town of Gilbert did not propose allocating investments geographically but utilizing funds in eligible areas, however the Heritage District continued to be the focus of CDBG funds for the Gilbert Senior Center's kitchen renovation. These significant renovations enhanced the Senior Center Meals Program. The project included the installation of new kitchen equipment and modern appliances to improve food preparation and service efficiency. State-of-the-art walk-in coolers and freezers were added to ensure safe storage of perishable food items. Comprehensive installation services, ongoing maintenance, and parts replacement were provided to ensure the longevity and optimal performance of the new equipment. The kitchen floors were resurfaced to enhance safety and hygiene, and a new backsplash was installed to protect the walls from spills and stains. These renovations have significantly improved the functionality and efficiency of the kitchen, enabling the Senior Center Meals Program to better serve the community's elderly population. During FY23-24, 7,209 congregate meals were provided, and 13,198 Home Delivered Meals were provided.

The Heritage District area includes U.S. Census Tracts 422401.2 which contains 76.67% low to moderate income residents.

The Emergency and Minor Home Repair (EMHR) program does assist qualifying resident's town wide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Town of Gilbert partners with local and regional non-profit partners to implement and administer many of the housing and human services programs in Gilbert. As such, non-profit partners can leverage Gilbert funds with other private, state, and local funds to provide additional services and support for Gilbert residents receiving assistance through the program.

If a non-profit provider is a recipient of Gilbert HOME funds, they are required to provide the non-federal match before receipt of HOME funds. Match funds are documented and monitored to ensure federal regulations are followed.

The Town of Gilbert does not currently own any land suitable for affordable housing development.

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	5	5
Number of Special-Needs households to be provided affordable housing units	0	0
Total	5	5

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	50	69
Number of households supported through Acquisition of Existing Units	0	0
Total	50	69

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In partnership with a dedicated non-profit organization, Gilbert has made significant strides in expanding its affordable rental housing stock. Traditionally, Gilbert acquires and rehabilitates one single-family dwelling each year to provide permanent affordable rental housing. However, due to challenging financial conditions in PY22, Gilbert was unable to expend funds for a home purchase. However, in Program Year 2023 (PY23), Gilbert worked with a community partner who was able to layer funds thereby acquiring two homes, increasing its affordable rental housing inventory to 22 units.

Moreover, in Program Year 2021 (PY21), Gilbert received a substantial boost with \$1,174,917 in HOME ARP funding. The allocation of funds was aimed at the acquisition of as many as three additional residences, thereby strengthening the town's endeavors in affordable housing. In PY23, one home was purchased using these funds, leaving a balance of \$856,104.18 to continue this vital work.

Looking ahead to Program Year 2024, Gilbert remains committed to further expanding its affordable housing options. The town is actively seeking additional properties to add to its inventory, ensuring more families have access to safe and affordable housing.

The Emergency Minor Home Repair exceeded its goal of serving 50 homeowners by assisting 69 residents and the program had already met the expected number of households over the five-year plan. To meet the demand for services, we utilized the entire allocated funding of \$385,000 for the program. An extra \$30,000 was carried forward from PY22 into PY23 to address the needs of our residents. Additionally, \$99,572.82 from Administration was allocated to assist with emergency services.

Although Gilbert does not utilize funds through CDBG or HOME for rent assistance, general funds are provided to the non-profit AZCEND who offers Neighborhood Assistance Services (NAS). NAS provides emergency financial assistance to help individuals and families avoid eviction and prevent homelessness. Gilbert awarded AZCEND -NAS \$142,00 in 2023 and all the funding was expended.

Furthermore, through general funds Gilbert funded Aster Aging, Mercy Housing, About Care, Aid to Adoption of Special Kids (AASK), Junior Achievement of Arizona, Best Buddies, Big Sisters-Big Brothers, Boys and Girls Club, Down Syndrome Network, Ability 360, Not My Kid, Brain Injury Alliance of Arizona, Safe and Secure, Inc, and Raising Special Kids. Each of these organizations work with children, the disabled or the elderly serving over 7,436 residents. The EMHR program, which utilizes CDBG funds, assisted 13 elderly and 9 disabled individuals with their home needs.

Discuss how these outcomes will impact future annual action plans.

Gilbert continues to look strategically at how to best utilize CDBG funds for housing needs. With the limited dollars available, the focus has been on increasing the affordable rental home stock in Gilbert, assisting low- and moderate-income homeowners to allow them to stay in their homes, and leveraging general fund dollars to support entities that are able to provide additional housing resources for Gilbert residents. The funding of partnership with Aster Aging, Mercy Housing and About Care, organizations whose mission is empower independent living, resulted in 400 unduplicated residents receiving assistance that allowed them to stay in their home. Gilbert is also partnering with Newtown Community Development Corporation which is a non-profit who provides homebuyer assistance, education, and counseling services throughout the Phoenix Metro area. During PY23 Newtown acquired 3 homes in Gilbert under the Community Land Trust program providing 3 families the opportunity to own a home. Gilbert is committed to keeping affordable housing as a priority consideration and continues to work toward finding additional resources to assist homeowners in need.

Following the successful utilization of CDBG-CV funding for homeless services, Gilbert took a significant step by incorporating Public Services into its PY23 Annual Action Plan. This ongoing commitment to public services through CDBG funding ensures that Gilbert can continue to provide essential homelessness services. Additionally, it offers crucial administrative support to the Heritage Center, which serves as a vital resource hub for low to moderate-income populations. This strategic move underscores Gilbert’s dedication to addressing homelessness and supporting its community’s most vulnerable members.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual
Extremely Low-income	27
Low-income	25
Moderate-income	17
Total	69

Table 7 – Number of Households Served

Narrative Information

The Emergency and Minor Home Repair program served 69 income qualified households this past program year. All participants are required to be homeowners, not renters. Of these, 4 were female head of household, 12 were elderly and 9 were handicapped or disabled.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Gilbert continues to participate in the Maricopa County Regional Continuum of Care (CoC) and is a member of the Maricopa Association of Governments (MAG). Gilbert provides support to the Maricopa Continuum of Care and regional homeless service providers including:

- A New Leaf (domestic and sexual violence and emergency shelters for homeless men, women, and families)
- House of Refuge (transitional housing for families)
- Central Arizona Shelter Services (Regional Emergency Shelter for Homeless Men, Women, & Children)
- Catholic Charities Community Services (domestic violence shelter)
- Child Crisis Center (temporary housing for children)
- Chrysalis (domestic violence shelter)
- Save the Family (homeless families intervention program)

These programs helped 482 Gilbert individuals and families including the chronically homeless, veterans and unaccompanied youth.

Gilbert typically participates and contributes data in preparation for funding to support the regional homeless assistance programs by participating in MAG's regional Point-In-Time Homeless Street Count. Gilbert also completed a homeless study specific to Gilbert to obtain additional data to understand current issues. Gilbert continues to participate with MAG in the Regional Homelessness discussions as a part of the prevention and diversion working group.

The Gilbert interdepartmental homelessness team is comprised of staff from community resources, police, park rangers, Gilbert homeless navigator, legal as well as staff from the Maricopa County Human Services team. This group meets quarterly to provide updates on homeless issues in Gilbert, share challenges and successes.

In addition, Gilbert contributed \$25,000 in funding to the non-profit organization, One Small Step/Clothes Cabin, who focuses on providing laundry services, clothing, mailboxes, and showers for the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless individuals' needs are assessed at a regional level by contacting a centralized intake system in which individuals' information is taken, needs are assessed and appropriate placement to an emergency, transitional or other shelter/services are provided as available. The Town of Gilbert annually contributes general funds to regional homeless service providers for homeless Gilbert residents to receive assistance and shelter as needed.

The regional shelters including a New Leaf, CASS, CeCe's Home Center, Chrysalis were supported financially by Gilbert to provide emergency and transitional shelter to homeless individuals and families and victims of domestic violence to avoid them living on the streets. A total of 3,039 Gilbert individuals received thousands of bed nights in a clean, safe environment. Gilbert also funded Gilbert Neighborhood Assistance Services with \$142,000 from general funds to assist in providing emergency financial assistance to families in crisis and on the verge of being evicted therefore causing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Although Gilbert does not have a specific transition plan for those who are discharged from publicly funded institutions such as health care facilities or mental health facilities, etc., staff work closely with both the fire and police departments to communicate Town staff resources and community resources available. In addition, as we outlined in our annual action plan, the Town of Gilbert committed to supporting Gilberts Neighborhood Assistance Services program (NAS) utilizing general funds. NAS provides emergency financial assistance, case management and referrals for other services to assist individuals and families from being evicted and becoming homeless. Those Gilbert households seeking financial assistance through NAS typically have very limited or no cash resources to use as personal safety nets.

In addition, the Boys and Girls Club of Gilbert received \$50,000 in general fund dollars to assist in offering opportunities to low- and moderate-income Gilbert working parents. The program helps by providing childcare for the working parents while providing a safe and educational environment for their school-aged children. Gilbert continues to partner with the City of Mesa to offer the VASH program in Gilbert to assist veterans with housing needs. Finally, Gilbert funds About Care who assists with transportation and basic needs for those being discharged from the hospital.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

It is generally less expensive and more effective to prevent a problem before it becomes a problem than it is to solve a problem once it already exists. It is important to the town that all its residents flourish in our community. Because of that, making sure that low-income individuals and families avoid the perils of becoming homeless and are given opportunities to thrive is essential to the town's mission which is "anticipate, create and help people."

Last year, Gilbert selected many nonprofit organizations that would provide services to our low-income Gilbert residents. Some of the services that were provided last year were from organizations such as the Boys and Girls Club, who provided low to no cost after school childcare for working parents who are not able to afford the high cost of regular daycare. Big Brothers and Big Sisters and Aid to the Adoption of Special Kids were also funded by Gilbert and offered mentoring programs to Gilbert youth, focusing on connecting at-risk kids with a strong adult role model that help the kids become better well-rounded individuals. Gilbert also chose to fund United Food Bank, Midwest Food Bank, and Matthew's Crossing Food Bank who provide support to families in need who then do not have to choose between paying rent or buying food.

Gilbert supports the regional efforts of the CoC, the Continuum of Care. The region has come together to strengthen the regional response to homelessness and unanimously passed Pathways Home: A Regional Action Plan for Local and Tribal Governments. As a part of the plan, we have committed to working regionally to reduce homelessness, increasing safe housing options, and supporting diverse partnerships to address homelessness. Working regionally to reduce homelessness, we are committed to providing or developing ongoing financial and/or in-kind regional resources from within our local or tribal governments, or through our partners. For PY23, Town of Gilbert committed to financially supporting the Regional Action Plan by taking the following steps: Access and Maintain Rental Units, Providing funding to ARM of Save the Family to purchase a home to use as a rental unit = \$337,297; Eviction Prevention: Providing funding to AZCEND to provide eviction assistance = \$142,000; Access to Local Services: Providing funding to AZCEND for a homeless case navigator to coordinate services = \$97,000. In addition, for PY23, Town of Gilbert also partnered on the Regional Action Plan through in-kind support. The Town of Gilbert is committed to participating in the Regional Homelessness Coordination Team by the Assistant Town Manager and the Volunteer and Community Resources Manager = \$1,000.

Gilbert's community needs assessment identified homeless individuals and families as the fifth prioritized population group needing additional services which continues to keep Gilbert's focus on supporting regional homeless services and domestic violence programs that provide emergency shelter, transitional shelter, and support services to Gilbert's residents. Regarding veterans, Gilbert is home to the Southeast VA Health Care clinic and the Town has recently created the Veterans and Military Advisory Board whose mission is to create a supportive Town atmosphere and examine issues affecting the health and well-being of service members, veterans, and their families. Furthermore, Gilbert finalized the extension of an agreement with Mesa to utilize VASH vouchers in Gilbert.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Town of Gilbert does not have its own Housing Authority therefore there are no Public Housing or Housing Voucher (Section 8) programs based in Gilbert. Gilbert falls under the jurisdiction of Maricopa County's Housing Voucher program, which assists participants located in Gilbert and there were 86 vouchers in use during PY23. The Town has no immediate plan to establish a Housing Authority to administer Public Housing or the Housing Voucher programming in Gilbert. This is due to the high administrative cost of operating the program compared to the number of units that would be allocated to Gilbert and no increased benefit from HUD in the form of additional vouchers or funding.

The Town collaborates with Maricopa County Housing Authority and intends to have a stronger focus on assisting with the needs of the community around public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Town of Gilbert does not have any public housing. However, Gilbert continues to strive to keep residents in their own homes by offering emergency and minor home repair programs to low- and moderate-income homeowners. In addition, Gilbert provides general fund dollars to Aster Aging, About Care and Mercy Housing Southwest whose mission is to empower and support Gilbert older adults and their families to remain independent and engaged in our communities by being able to stay in their own homes. Gilbert is also partnering with Newtown Community Development Corporation to explore Community Land Trust (CLT) opportunities in Gilbert. In PY23 Newtown secured 3 CLT homes allowing 3 families the opportunity for homeownership.

Actions taken to provide assistance to troubled PHAs

The Town of Gilbert does not have a public housing administration.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Gilbert partners with the Affordable Rental movement (ARM) of Save the Family to administer our permanent affordable rental housing program in Gilbert. ARM uses our allocated HOME funds to purchase, rehabilitate and rent one single family attached Gilbert home to a financially eligible family. Household members may also participate in supportive services including money management, increasing employability, and pursuing education.

Furthermore, Gilbert has set a goal to have a greater diversity of housing types and densities, retail and commercial centers, and employment opportunities into identified growth areas where significant change is foreseeable. The intent is to promote a greater variety of land uses within these areas to maximize the function of the Town's limited land resources and reduce automobile dependency by concentrating development within walkable, bicycle friendly and/or transit-accessible geographic areas.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Gilbert identified the obstacles as the on-going maintenance needs and replacement costs of the older built environment in north Gilbert, the aging of homes in north Gilbert, and increased need for services due to population growth.

To address the needs of vulnerable seniors, the Gilbert Senior Center renovated its kitchen to provide both congregate and home-delivered meals. The upgraded kitchen now allows the center to serve meals efficiently, improving seniors' nutrition and reducing social isolation through increased meal services and social interactions. This renovation highlights the impact of community collaboration in supporting underserved populations. In addition, Gilbert also focused on continuing the use of general fund dollars to non-profits who are providing supportive services to low- and moderate-income residents and providing emergency and minor home repairs to all Gilbert homeowners.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Most of the Gilberts' housing stock was built after 1990. Gilbert's Emergency and Minor Home Repair program is the mechanism utilized by Gilbert to address lead-based paint hazards. For the last fiscal year, Gilbert assisted 8 homeowners whose homes were built prior to 1978 and completed an on-site inspection done by an EPA certified Risk Assessor. This check is coupled with the environmental review.

In addition, Gilbert has in place that any program that utilizes CDBG or HOME funds is researched to

obtain the year in which the home was built. Each home older than 1978 is inspected by a certified Lead Based Paint inspector to ensure there are no hazards appearing on the property. If such hazards are present, Gilbert will contract with a consultant to test the level of lead-based paint hazard to determine the appropriate mitigation techniques.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Gilbert supported various public service programs with its own general funds to assist in reducing the number of poverty level families. Specifically, Gilbert funded programs that focused on providing emergency financial assistance to prevent eviction and utility shut offs, employment training and job search information, childcare assistance through Junior Achievement of Arizona and the Boys and Girls Club of the East Valley, and case management. These vital services assisted people in maintaining their housing, employment and offering a stable environment for dependents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Town Manager's office houses the Community Resources section, which administers and implements the plan through partnerships with public and private entities. An Assistant Town Manager oversees the Community Resources team. The Volunteer and Community Resources Manager oversees the Community Resources Supervisor, who in turn is responsible for the administration of the CDBG and HOME programs. The Housing Rehabilitation Specialist is responsible for managing the Town's Emergency and Minor Home Repair Program and is a direct report to the Supervisor. This section also works with the Town's Capital Improvement Project team (CIP), Parks and Recreation staff, and private consultants and contractors to carry out infrastructure projects. Most activities are performed by contractors or contracted service providers (Providers) and governed by binding contracts entered between the Provider and the Town of Gilbert. The contract contains a scope of work, schedule of completion, budget and operational provisions through which Gilbert can determine provider compliance with all applicable regulations, and performance measures.

Prior to the renovation of Page Park Center, now Heritage Center, there were few non-profit social services located in the Town of Gilbert. With this facility, Gilbert's institutional structure has been enhanced and the intent was to continue partnering with regional service providers to bring in additional services. Gilbert continues to try and bring these groups together and has launched the East Valley Resource Coalition to create stronger collaborations among providers. The Town has also partnered with MAG in regional planning activities that identify strategies for overcoming regional homelessness, transportation issues, domestic violence, and aging services. Gilbert participated in volunteer recruitment, days of service, and engages the faith community to assist in areas where service providers need assistance in outreach. The Gilbert Community Engagement Task Force provides 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 challenges, and ensuring Gilbert is a kind, welcoming, and inclusive

community. Gilbert has also created an interdepartmental homelessness team to discuss and combat homelessness in Gilbert. In June 2024, the Task Force concluded its efforts and presented its recommendations to the town council.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Gilbert continued to collaborate with public and private housing and social service agencies to meet the goals and objectives of the Consolidated Plan. This included attending MAG and HOME meetings, special meetings and/or participation on relevant task forces such as the Police Chief's community forum, East Valley Resource Coalition, Gilbert for Our Town, Dignity Health East Valley Community Health Committee, and various stakeholders involved in the Heritage Center.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Gilbert is a member of the Maricopa County HOME Consortium and participated in the Regional Analysis of Impediments to Fair Housing Choice. The analysis found that the cost of affordable housing limits housing choice. Gilbert continues to utilize its HOME funds to provide additional affordable housing within Gilbert as recommended. Maricopa County Housing Authority administers housing choice vouchers on behalf of Gilbert. Vouchers may be used by participants Town-wide, which decreases the opportunity of poverty concentration in specific areas of Gilbert. Gilbert has three Low Income Housing Tax Credit multi-family apartment complexes that are all located on public transit routes.

In PY23 Gilbert hosted a Fair Housing workshop in collaboration with Southwest Fair Housing Council. Seventeen (17) people attended from 8 different organizations.

In 2019 Gilbert approved a zoning ordinance amendment creating a new Multi Family – High zoning district that allows for greater density of multifamily. With the high cost of land, this allows for greater development potential in appropriate locations throughout the Town.

Gilbert has seen an increase in residential density and multi-family residential uses. As of 2020, Gilbert had an inventory of 10,709 multifamily housing units and construction is underway on multiple multi-family projects. It is anticipated that multifamily units will continue to be developed in Gilbert including 3-story duplex residences in the Heritage District, multi-family by the SanTan mall and Cooley Station and other mixed-use developments throughout Gilbert.

Furthermore, Gilbert set a goal to have a greater diversity of housing types and densities, retail and commercial centers, and employment opportunities into identified growth areas where significant change is foreseeable. The intent is to promote a greater variety of land uses within these areas to maximize the function of the Town's limited land resources and reduce automobile dependency by concentrating development within walkable, bicycle friendly and/or transit-accessible geographic

areas. Comparing data on multi-family over the past 10 years there was an increase from approximately 9.8% in 2009 to 11.4% in 2020.

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CR-40 - Monitoring 91.220 and 91.230

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

Gilbert employs a Community Resource Supervisor to administer all CDBG and HOME funded projects and contracts plus a Housing Rehabilitation Specialist to administer the Emergency and Minor Home Repair Program. It is the responsibility of these positions to ensure compliance with the requirements of the programs involved and create the comprehensive planning requirements.

The Town of Gilbert utilizes standards to monitor all CDBG funded activities to ensure long-term compliance of regulations. Each program/project funded with CDBG is reviewed to ensure it meets national CDBG objectives and complies with CDBG eligibility. A public process is utilized to determine funding priorities, strategies, and goals for use of CDBG funds that aligns with both Town Council priorities and Town Strategic Initiatives. Each funded activity must enter a contractual obligation with Gilbert to ensure that contracted services and Scope of Work activities are carried out as agreed-to, and to ensure compliance with federal regulations. This includes a subcontractor requirement to provide outreach to minority and Section 3 businesses when applicable. Documentation is provided from subcontractors to include outreach efforts and procurement of minority and Section 3 businesses for a CDBG funded project.

Each project is analyzed for eligibility, past performance, community impact and measurable outcomes that must ultimately benefit the Town of Gilbert. An environmental review is completed as necessary for each project and a Notice to Proceed is issued prior to any federal funds being expended.

Organizations contracted for services must report activities every quarter identifying program demographics and status of measurable outcomes as specified in their funding contract. In addition, financial reimbursements are required monthly with appropriate back-up demonstrating that expenses were incurred for appropriate line items and that budgetary requirements are being met.

The program supervisor attended various HUD-sponsored training sessions as well as participated in webinars during 2023-2024. These efforts were to ensure staff remains current with new and/or revised federal regulations regarding HUD funded programs.

For the fiscal year 2023-2024, Gilbert completed internal spot checking of Emergency and Minor Home Repair client files to ensure compliance is maintained. Monthly review of budget and financial expenditures of the program are completed and discussed among staff to ensure annual budget projections are followed. In addition, Gilbert completes an annual risk assessment to determine whether contracts need on-site monitoring or desk monitoring. Monitoring is done annually to review demographics and rental compliance for the affordable rental program and on-site monitoring is

conducted every two years. A HOME Consortium monitoring tool is utilized to ensure all regulations, contract provisions and budgetary expectations are completed. On site monitoring was completed in 2020 and is scheduled to be completed again in November of 2024.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Gilbert’s fiscal year 2023-2024 CAPER draft report was posted on Monday, September 2, 2024, through Wednesday, September 18, 2024. Solicitation of public comments and notification of where to find the report was publicized on Gilbert's Community Calendar, Gilbert News, the Community Resources website page, at various Town facilities and through Gilbert's Nextdoor Neighbor App. It was determined this was a more widely utilized mechanism to encourage public comment rather than posting in a public newspaper. A hard copy of the report was available for viewing at the Southeast Regional Library, Town of Gilbert Offices, Gilbert Community Center, and Gilbert Heritage Center.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Gilbert remains committed to the primary goals outlined in the Consolidated Plan. This includes allocating additional funds to the emergency and minor home repair program and completing projects as outlined. Two phases of the ADA sidewalk repair have been completed, while phase three has been postponed initiating the Heritage Center exterior project. Planned improvements for the Heritage Center include ADA compliance, enhanced lighting, fencing, signage, landscaping, sidewalks, and playground upgrades. The master plan for the Heritage Center’s exterior renovation is being revisited and will be completed in phases.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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