



May 15, 2014

Michael Flores, CPD Representative
US Dept of HUD – CPD
HUD- CPD Phoenix Office
1 North Central Ave., Suite 600
Phoenix, AZ 85004

Dear Mr. Flores,

Here is an original copy (unbound) and two stapled copies of Gilbert's 2014-15 Annual Plan. Electronic copies of the plan were also e-mailed to you today.

Please contact me at (480)503-6893, TDD (480)503-6080, or Jessica.fierro@gilbertaz.gov if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jessica Fierro". The signature is written in a cursive, flowing style.

Jessica Fierro
Neighborhood & Outreach Services Supervisor

Enclosures

Town of Gilbert DUNS # 142672570



Town of Gilbert Fifth Year Annual Plan 2014 - 15

Community Development Block Grant
Home Investment Partnership

May 15, 2014

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Gilbert Arizona Fifth Program Year Action Plan

The CPMP Fifth Year Annual Action Plan includes the **SF 424** and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

Executive Summary: Program Year 5 Action Plan

The Town of Gilbert became a Community Development Block Grant or CDBG entitlement community at the beginning of fiscal year (FY) 1997-1998. Gilbert has received HOME Investment Partnership funds as part of the Maricopa HOME Consortium since FY 1998-99. As a recipient of CDBG funds, the Town must describe the activities to be completed annually in relation to the goals established in Gilbert's 2010-2015 Consolidated Plan. The goals identified for FY 14/15 include high and medium priorities relating to housing, public facility improvements, removal of slum and blight, homelessness prevention, antipoverty programs and assistance to special needs populations.

Gilbert's Community Development Block Grant (CDBG) and HOME Investment Partnership activities for 2014/15 are summarized below. This includes all affordable housing, homeless, supportive housing and community development strategies. As a member of the Maricopa HOME Consortium, Gilbert participates in a regional approach to plan and report housing and homeless activities. The Consortium's Annual Plan includes a complete description of Gilbert's 2014/15 HOME and CDBG funded housing and homeless activities.

The key strategic objectives addressed in this Action Plan are:

- Increase the quality of owner-occupied and single family housing through housing rehabilitation assistance to low and moderate-income households
- Improve habitability of owner-occupied housing with emergency repair assistance and accommodations for physical disabilities
- Sustain use of public utilities by replacing and upgrading water and sewer lines in eligible Gilbert neighborhoods
- Through direct assistance from local resources; continue financial support to:
 - Regional shelters for the homeless
 - Local emergency facilities for victims of domestic violence
 - Local providers of emergency and transitional housing for families
 - Continue homeless prevention and outreach services
- Provide a suitable living environment, particularly benefiting low and moderate-income people through public services to:
 - Seniors
 - Disabled
 - Victims of domestic violence

Housing

In Fiscal Year 2014/15 Gilbert will continue to implement comprehensive conservation and revitalization programs for existing properties. Maintaining current housing stock as it ages assists in reducing slum and blight, encourages quality residential neighborhoods and protects the housing stock as it ages. The Town will support the following activities to further the goals of safe and habitable housing for Gilbert residents:

- The emergency home repair and rehabilitation program will continue in FY 14/15 and is anticipated to assist 52 Gilbert households. This program provides emergency repairs and minor home rehabilitation to income eligible Gilbert homeowners to assist in maintaining safe housing and to help ensure long term homeownership.

Homeless Prevention

Gilbert participates in the Maricopa HOME Consortium and the Maricopa Association of Governments Continuum of Care to support regional solutions to homelessness.

In FY 14/15, the Town will utilize general funds to support non-profit organizations that provide emergency shelter and transitional housing to homeless individuals and families, provide supportive services such as basic needs, medical assistance, parenting skills, substance abuse counseling, job skills trainings and activities to transition individuals and families to obtain permanent housing solutions.

The Town of Gilbert will be declining its FY 14/15 HOME appropriation of \$184,251. In turn, Maricopa County will retain Gilbert's appropriation and redistribute the funds to another Consortium member as allowable per the Intergovernmental Agreement between the Town of Gilbert and the HOME Consortium.

Community Development**Public Services**

The Town will appropriate the allowable 15% of public service CDBG funds to eligible capital improvements. Public services will be supported through Town general funds which include support to the Gilbert Senior Center. The Center provides congregate and home delivered meals as well as health, wellness, socialization and recreational activities for seniors and disabled persons.

Public Facility/Infrastructure Activities

In FY 14/15 the Town will focus CDBG funds towards public facility improvements to complete phase I of the Heritage District Water and Sewer Replacement Project. Phase I includes removing and replacing water and sewer lines along two neighborhood roads within this CDBG eligible area. Due to increased business development, the Town will replace inadequate and aging utility lines to ensure services are appropriately received by low and moderate income residents in the area.

Antipoverty Strategy

Gilbert will support programs that provide services to families in crisis while educating and supporting their skill sets to obtain self-sufficiency and ultimately prevent them from entering poverty. Gilbert General Funds are leveraged with other resources to help achieve these objectives. Antipoverty strategies include supporting organizations that offer services such as:



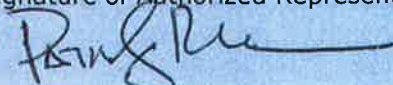
Gilbert Arizona Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

SF 424

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

Submitted		Applicant Identifier		Type of Submission	
Date Received by state	State Identifier	Application		Pre-application	
Received by HUD: 06/24/11	B-10-MC-04-0511	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information					
Town of Gilbert		AZ40180 Gilbert			
50 E. Civic Center Dr.		Duns #: 142672570			
		City: Gilbert, AZ			
Gilbert	AZ	Parks & Recreation			
85296	Country U.S.A.				
Employer Identification Number (EIN):		Maricopa County			
86-6000246		7/5			
Applicant Type:		Specify Other Type if necessary:			
Local Government: City		Specify Other Type			
Program Funding		U.S. Department of Housing and Urban Development			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant		14.218 Entitlement Grant			
CDBG Program - Entitlement		Description of Areas Affected by CDBG Project(s): Town of Gilbert			
\$814,625	\$Additional HUD Grant(s) Leveraged \$0	Describe			
Additional Federal Funds Leveraged		\$Additional State Funds Leveraged \$0			
Locally Leveraged Funds \$4,295,872 (incl. State and County funds)		\$Grantee Funds Leveraged \$278,000			
Anticipated Program Income \$0		Other (Describe)			
Total Funds Leveraged for CDBG-based Project(s) \$250,000					
Home Investment Partnerships Program		14.239 HOME			
HOME Project Titles		Description of Areas Affected by HOME Project(s)			

\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for HOME-based Project(s)					
Housing Opportunities for People with AIDS				14.241 HOPWA	
HOPWA Project Titles				Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for HOPWA-based Project(s)					
Emergency Shelter Grants Program				14.231 ESG	
ESG Project Titles				Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for ESG-based Project(s)					
Congressional Districts of: Dist. 1				Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts		Project Districts			
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.				<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on Not applicable- No State office <input checked="" type="checkbox"/> No Program is not covered by EO 12372 <input type="checkbox"/> N/A Program has not been selected by the state for review	
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			
Person to be contacted regarding this application					
Jessica		E.		Fierro	
Community Dev. Supervisor		480-503-6893 Voice		480-503-6170 Fax	
Jessica.fierro@gilbertaz.gov		www.gilbertaz.gov			
Signature of Authorized Representative				Date Signed	
				Patrick Banger Town Manager 480-503-6864 May 15, 2014	

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

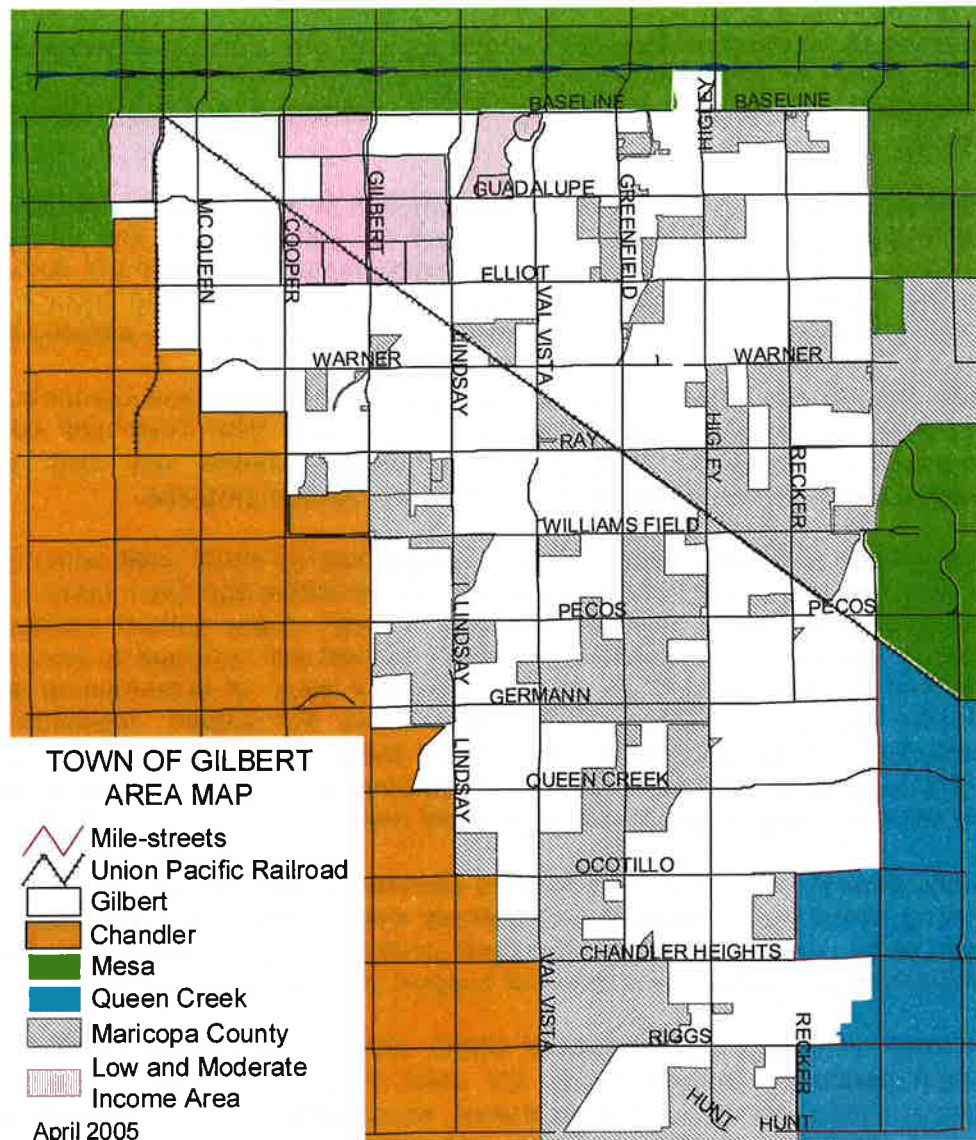
: Program Year 5 Action Plan General Questions response:

1. Once known as the "Hay Capital of the World," Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community. The Town shares boundaries with the City of Mesa, City of Chandler, City of Queen Creek, Gila River Indian Community and Pinal County. Gilbert's planning area is not fully developed with portions remaining as vacant and undeveloped land.

During the last three decades, Gilbert has seen tremendous growth, increasing in population from 5,717 in 1980 to more than 226,000 in 2013. Many recent accolades, including being named the 2nd Safest City and the 33rd Best Place to Live in the country, explain why so many want to live and do business in Gilbert.

Gilbert has two low to moderate census block groups (i.e., where 51 percent or more of households earn less than 80 percent of the HUD-defined area median income). However, Gilbert qualifies for an exception of which eligible activities may take place in census blocks that meet 21.8% low to moderate income. Gilbert has 11 census block groups that meet the 21.8% eligibility criteria.

The Fifth Year Annual Action Plan identifies eligible CDBG activities to be implemented both within the Town and through regional service providers to address priority issues identified in the Town of Gilbert Five Year Consolidated Plan (2010-2015)



2. Gilbert will utilize CDBG and general funds to assist low to moderate income residents throughout the Town. While some programs and services are available Town-wide to income eligible residents, other projects will be specifically targeted to low and moderate income areas within the Town.

During the fifth year action plan period, the Town will utilize CDBG funds to assist Gilbert homeowners with emergency and minor home repairs to preserve sustainable, habitable and safe housing. In addition, the Town will begin replacing aged infrastructure within the targeted Heritage District. Replacement includes water, sewer and utility lines within one of the oldest areas of Town to sustain services to surrounding neighborhoods while accommodating new commercial growth in the area.

3. Obstacles to meeting underserved needs are: 1) the growing population within the Town; 2) loss of jobs and income; 3) reduced property values; 4) few non-profit service providers located in Gilbert; and 5) decreases in State, Federal and local funding.

Gilbert continues to grow rapidly in comparison to other east valley cities. As the Town's population increases, the demand for government and human services increases. The Town has taken steps to begin planning for build out and address the growing needs of residents. With the reduction of jobs and income, non-profit service providers continue to see an increase in first time clients seeking assistance.

While Gilbert has many new master-planned housing developments, Gilbert is committed to assisting established neighborhoods. The Town will continue with revitalization efforts by stabilizing aging neighborhoods and help to maintain property values through programs, services and capital projects.

While Gilbert is a fairly "new" Town in comparison to other east valley cities, there are very few non-profit service providers located within the Town limits. While some service providers have satellite offices in Gilbert, many Gilbert residents have to travel to other cities to receive assistance. Gilbert will continue to work closely with local and regional service providers to identify ways of streamlining services and reducing the travel, eligibility and wait times for Gilbert residents to receive assistance. Gilbert will continue to support public-private partnerships and increase efforts to partner with local faith organizations to assist in providing services and help bridge the gap of areas with significant need.

Finally, federal, state and local funding continue to decline and regulations increase creating obstacles in meeting underserved needs. The Town analyzes the specific needs of its community and encourages private giving, volunteerism, neighborhood involvement and some Town financial support to assist residents in need.

4. The Town of Gilbert utilizes federal CDBG, HOME, and general funds to assist low-income persons. General funds are used to leverage federal funds to support regional shelter services, food assistance, educational activities, recreation activities, support services, mentoring, eviction prevention and other services for low income residents.

Resource	Dollar Amount
CDBG	\$814,625
HOME	\$184,251
Local General Funds	\$278,000
TOTAL	\$1,276,876

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

: Program Year 5 Action Plan Managing the Process response:

1. The Town of Gilbert is the lead agency responsible for developing the Consolidated Plan and administering Community Development Block Grant funds. The Parks & Recreation Division houses the Neighborhood & Outreach Services Division which is the area that completes the Consolidated Plan and Annual Action Plan. The Plans are authorized and approved by the Mayor and Town Council. Actions required to accept and administer the CDBG HOME funds are assigned to the Town Manager.

Gilbert receives HOME funds through an intergovernmental agreement with the Maricopa HOME Consortium of Entitlement Communities. Gilbert participates with the Maricopa HOME Consortium to identify and support affordable housing priorities on a regional basis. Staff participate in monthly planning and coordination activities as well as technical assistance and program oversight. The lead agency is Maricopa County Community Development.

The Housing Authority of Maricopa County provides public housing program assistance in Gilbert. The Housing Authority can be contacted at 602-744-4500 for information regarding Section 8 housing in Gilbert and other parts of the County including cities and towns that don't have their own Section 8 program.

2. During Fiscal Year 2013/14, Gilbert Town Council approved the completion of a Human Service Needs Assessment. The Assessment identifies priority needs in the community through the completion of focus groups, surveys, stakeholder interviews and community dialogues. Assessment results will be utilized to determine funding priorities and amounts during the Town's next five year consolidated planning process. The final report is scheduled to be completed and presented to Council in June 2014, after the submission of the Fifth Year Annual Action Plan.

The Town will continue to consult community stakeholder groups, citizens, businesses, Town Council, other Town departments to solicit community input and development of the Annual Plan. The Town held public hearings to provide opportunities for citizen involvement in the development of funding and project recommendations for FY 14/15.

3. During the next fiscal year, the Town will continue to find new and innovative ways to solicit partnerships among community organizations and private entities to better serve the needs in our community. Gilbert's "For Our City" initiative continues to match volunteers in the faith community with local non-profits to provide support for the specific needs of that organization. In addition, the Mayor has sponsored a "Fun Run" to be held as an initiative to increase awareness of needs in the community and as a fundraiser to assist non-profit services and programs. Finally, the Town has begun a new revenue generating program called "Share my Stamp" which allows local Gilbert businesses to place advertisements and coupons in the Town's utility bills. The revenue generated by this program will be placed in the Neighbor 2 Neighbor program which supports local non-profit efforts. Finally, the Town worked with the Gilbert Chamber of Commerce to develop a website www.chamberforgood/gilbert.com to allow non-profits to post donation and volunteer opportunities for the public to view and act upon.

Citizen Participation

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

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

: Program Year 5 Action Plan Citizen Participation response:

1. Gilbert's citizen participation process included the following:
 - The Town hosted three focus groups in March and two focus groups in April in conjunction with the human service needs assessment to solicit resident feedback on needs, funding priorities and project categories.
 - A general presentation was made at a Council Study Session on February 19, 2013. This was an additional method of informing the community of opportunities to participate in the annual planning process.
 - A public meeting was held on March 19, 2014 to allow additional comments, and education regarding the annual planning process and accomplishments/challenges over the past fiscal year.
 - A public notice on availability of the draft Fifth Annual Action Plan document and an opportunity for citizen comment was published in the Arizona Republic and posted on the Town of Gilbert website on April 7, 2014.
 - A public hearing was held before Town Council on April 17, 2014 for final approval of the Annual Action Plan.
2. To broaden public participation in the development of the consolidated plan, the Town requires information regarding public hearings, Town Council meetings and public comment periods to be posted on the city website year-round. Public meeting/hearing agendas are also posted according to public meeting laws.

To encourage involvement of the City's minorities, non-English speaking residents, low-income persons and persons with special needs (including persons with disabilities), the Town made a strong effort to involve organizations that assist these populations in the Consolidated Plan process by contacting service providers and reaching out to these communities.

3. Comments from Citizens:
 - The homes in Gilbert are too expensive
 - Federal funds should not be used because they cause more debt for our children to pay
 - If Gilbert uses federal funds, they should be on projects located in Gilbert
4. Comments not accepted – None

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

: Program Year 5 Action Plan Institutional Structure response:

The Gilbert Town Council has legal authority and responsibility for determining goals and priorities and for contractual agreements related to CDBG funding for housing and community development. The CDBG program is administered by the Neighborhood & Outreach Services Section within the Parks & Recreation Department. Public services, housing services and public facilities are provided under contract to local non-profit organizations on a reimbursement basis for costs incurred.

HOME funds are administered by Gilbert under the terms of an intergovernmental agreement with Maricopa County and suburban entitlement communities. Under this agreement, Maricopa County serves as the lead agency and contracts with HUD. The County Board of Supervisors has legal authority and responsibility and is assisted by staff of the County Community Development office as well as designated staff of participating municipalities. Gilbert manages its pro-rata allocation of HOME funds and assists in monitoring activities in cooperation with the Consortium.

The Section 8 Housing Program is administered by the Maricopa County Housing Authority and serves the Gilbert area.

The Town of Gilbert will continue to partner with regional service providers and planning partnerships such as the Maricopa Association of Governments (MAG) to find new ways to provide services in the most efficient and effective manner. The Town maintains active involvement in the activities of local non-profit service providers, local advisory boards and commissions, other government agencies and professional associations especially through planning forums and community events.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

: Program Year 5 Action Plan Monitoring response:

The Town of Gilbert funds program services and projects that meet the Town's Consolidated Plan meet national CDBG objectives and comply with CDBG eligibility. A public process is used to determine funding priorities and funding recommendations for such program services and projects. Each funded activity must enter into a contractual obligation with the Town to ensure that contracted services and Scope of Work activities are carried out as funded and also to ensure compliance with federal regulations. The Town will use a number of methods for project implementation, including contracting with non-profit organizations for program and housing services. In some cases, the Town will implement its own projects such as infrastructure, public facility improvements, emergency and minor home repair programming and ADA compliance.

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 for each project and a Notice to Proceed is issued prior to any federal funds being expended.

Through the fiscal year, Gilbert requires subcontractors to submit quarterly activity reports as a periodic review of performance, status of measurable outcomes and to identify any barriers or challenges in carrying out the Scope of Work. In addition, Gilbert requires monthly financial billing to track expenditures and timeliness of projects to ensure budgets are maintained and projects steadily progress in a timely manner. Support and technical assistance are provided as necessary to ensure community needs and program requirements are met.

Gilbert staff performs on-site monitoring annually of all CDBG and HOME funded recipients. Monitoring consists of program evaluations, financial capacity, administrative procedures and policy review. Monitoring letters are issued after completion and organizations are notified of any suggestions, concerns or findings. The Town follows up with any organization that receives a concern or finding to ensure that corrective action has taken place.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

: Program Year 5 Action Plan Lead-based Paint response:

Gilbert has a newer housing stock of which 41% were built between 1990 and 1999 and 31% were built between 2000 and 2004. Over 90% of Gilbert's housing stock was built after 1990. Approximately 50 housing units are pre-1940 construction and approximately 250 additional units are pre-1960 construction. This older housing stock is often occupied by low and moderate income families. 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 in 2013-14. Each home assessed is given lead-based paint information pamphlets and clients must sign they have received and read the information. Any home identified as having potential lead-based paint or asbestos are tested and abated according to established standards and practices.

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

: Program Year 5 Action Plan Specific Objectives response:

The Town of Gilbert identified three objectives as high priority and two objectives as medium priority to foster and maintain affordable housing in Gilbert’s Consolidated Plan. The objectives are as follows:

High Priority:

- Single family housing emergency repair and minor home rehabilitation
- Single family housing major rehabilitation and reconstruction
- Acquisition and/or rehabilitation of rental housing

Medium Priority:

- Homebuyer assistance
- New rental housing

In FY 14/15, the Town will continue to fund one high priority objective. One other high priority objective was completed within the first three years of the five year plan. Both of the medium priority objectives were not able to be funded during the five year planning period.

Activity	Specific Objectives	Outcome/ Objective	HOME \$	CDBG \$	Annual Expected Number
Rental Housing Objectives					Units
1.1 Acquisition & Rehab of rental units.	Acquisition & rehab of rental units	DH-2			0
1.2 Acquisition & Development Assistance of new rental housing	New rental housing	DH-2			0
Owner Housing Objectives					Units
2.1 Rehab of existing owner units.	Rehab of existing owner units	DH-1		\$100,000	22
2.2 Provide homebuyer down payment support.	Provide homebuyer down payment support	DH-2			0
2.3 Provide emergency repair program support.	Provide emergency repair program support	DH-1		\$150,000	50
HUD Outcome Code Key		Availability/Accessibility		Affordability	
Decent Housing		DH-1		DH-2	

Approximately 72 low- to moderate-income single family homeowners will receive emergency repair and minor home rehabilitation. This will assist in making their homes safe and habitable, sustaining neighborhood viability and help to maintain property values.

During the five year consolidated planning period, the Town spent HOME funds to acquire, rehab and convert foreclosed homes into permanent affordable rentals. This added 10 affordable housing units to Gilbert's housing stock. The Town will not be utilizing CDBG or HOME funds on this priority in FY 14/15.

The Town was not able to utilize CDBG or HOME funds for major rehabilitation or reconstruction of single family housing during the five year planning period. Barriers for implementation included increased costs for loan servicing, the high number of renters residing in potentially eligible homes, and Council direction to utilize federal funds with a larger population impact.

Finally, Gilbert residents have access to Low Income Housing Tax Credit properties funded by the Arizona Department of Housing and Section 8 rental assistance through the Maricopa County Public Housing Authority. Below is an inventory of tax credit properties available.

Affordable Housing Inventory

Name	Target Population	Number of Units	Low Income
Page Commons	Elderly	100	100
San Clemente Apartments	Low Income/Market Rate	336	303
	TOTAL	436	403

Unfortunately, Gilbert lost 228 Low Income Housing Tax Credit units in 2012 when Vista Montanta Apartments meet their LIHTC affordability period and is no longer offering tax credit units. This is a huge loss in affordable rental housing for the Town of Gilbert. There are currently no plans for a new LIHTC property proposed in Gilbert.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

: Program Year 5 Action Plan Public Housing Strategy response:

The Town of Gilbert does not own public housing units. The Housing Authority of Maricopa County administers the Section 8 subsidized housing program for the Town of Gilbert. This rental assistance program provides controls to uniformly address safety issues and repairs to keep our affordable housing stock decent, safe and sanitary.

The Housing Authority Of Maricopa County reported 118 subsidized housing units were in

Gilbert on March 21, 2014. They also reported 1,247 households on their county-wide waiting list.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

: Program Year 5 Action Plan Barriers to Affordable Housing response:

Barriers to affordable housing in Gilbert include geographic limitations to supportive resources, purchase prices for first time homebuyers, and permanent affordable rental properties. According to HOME Matters for Arizona, a report written by the Arizona Housing Alliance in 2013, the top four barriers to affordable housing are:

1. There is a serious shortage of rental housing for Arizona's poorest households. Approximately one-third of all Arizona households are renters and 78% are paying significantly more than the recommended 30% of their income for home costs. In Arizona, there are almost 190,000 extremely low income households, but only 80,000 affordable rental homes. This forces renters to find housing in higher income categories or having to share housing, which leads to overcrowding. Arizona is also experiencing the loss of existing rental homes. For every new affordable apartment created, two are lost due to deterioration, abandonment or conversion to more expensive housing.
2. An availability of mixed-use housing in proximity to employment, transportation, schools and shopping centers can increase the overall economic stability of households who are struggling financially. Every community needs to support a balanced housing policy that serves both homeowners and renters. A variety of housing options should be offered that are location efficient and new public transportation and jobs. Due to the lack of public transportation and large employment hubs in south Gilbert, low-income families have to reduce their housing search to north and center Gilbert, which is almost built-out.
3. Offering housing counseling services to existing owners and prospective homebuyers reduces and prevents foreclosures in Arizona and increases successful homeownership. Every homebuyer should be encouraged to receive housing counseling prior to purchase. First-time homebuyers should be required to receive housing counseling. From 2009-2011, Arizona had the second highest foreclosure rate in the country. One of the best ways to prevent foreclosure is to provide housing counseling. Homeowners who received housing counseling were twice more likely to avoid foreclosure than those that did not receive counseling.
4. Providing down payment assistance to low income families removes a major barrier to homeownership. Communities should target funding from federal, state, and local sources for down payment assistance. Specifically in Gilbert, there is a scarcity of homes below the median price range, fostering a huge imbalance of buyers versus available property. Investors are also saturating homes priced below the median market rate, leaving low-income homebuyers little to choose from or high competition with cash purchase buyers. Low-income homebuyers are also finding it more difficult to qualify for a home with new underwriting guidelines as well as saving for a common 10% down payment.

HOME Investment Partnership Funds

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

: Program Year 5 Action Plan HOME/ADDI response:

The Town of Gilbert participates in the Maricopa County HOME Consortium and receives an annual allocation of HOME Investment Partnership funds as a participating member. Gilbert's HOME funded activities are planned and reported regionally through the Maricopa Consortium. Participating jurisdictions of the County Consortium include: Avondale, Chandler, Gilbert, Glendale, Peoria, Tempe, Scottsdale and Surprise.

For FY 14/15, the Town of Gilbert will discuss opportunities for joint programming opportunities with other Consortium members such as a tenant-based rental assistance program or first time homebuyer program to reduce duplicative administration costs of having multiple programs in each consortium member city. Gilbert receives a relatively small allocation of HOME funds (FY 2014-15 appropriations is \$184,251). Due to the new HOME regulations, it has been difficult to solicit and recruit non-profits to provide services with a small allocation and make a meaningful impact within the Town in regards to affordable housing.

1. The Town of Gilbert does not use other forms of investments not described in §92.205(b). The Town uses HOME funds for acquisition and rehabilitation loans (non-interest bearing and deferred) secured by a Deed of Trust for permanent affordable rental housing.
2. The Town will not use any funds in FY 14/15 for homebuyers.
3. The Town of Gilbert will not use HOME funds to refinance existing debt secured by multi-family housing.
4. The Town has previously received a pro-rata share American Dream Down payment Initiative (ADDI) funds as member of the Maricopa County Consortium. The Town does not anticipate receiving additional ADDI funds for the 2014/2015 fiscal year.

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2013. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

: Program Year 5 Action Plan Special Needs response:

The Town of Gilbert will assist with specific homeless prevention services both locally and regionally in FY 14/15. The Town will utilize general funds for operating support of regional homeless facilities and services. The Town also supports non-profit partners that provide homeless prevention services such as rent and utility assistance to prevent homelessness, and homeowner emergency repair and rehabilitation to help sustain residents in their current residences. By supporting a variety of service providers, the Town participates in addressing chronic homelessness, homelessness prevention and multiple populations experiencing homelessness. The following is a breakdown of Gilbert general funds and to address specific homeless prevention elements:

SOURCES OF FUNDS FOR HOMELESS PREVENTION					
Agency Name	Program Description	Funding Category	Funding Source	FY 13/14 Funding Allocation	Outcome/ People to be Served
A New Leaf	East Valley Men's Center	Emergency	General Funds	\$8,000	2
A New Leaf	East Valley Women's Center	Emergency	General Funds	\$5,500	1
A New Leaf	La Mesita Family Shelter	Transitional	General Funds	\$8,000	4
Central Arizona Shelter Services (CASS)	Regional Emergency Shelter	Emergency	General Funds	\$7,000	11
Chandler Christian Community Center	Gilbert CAP	Prevention	General Funds	\$110,500	392
Catholic Charities	My Sister's Place	Emergency	General Funds	\$5,000	10
Save the Family	Homeless Intervention Program	Emergency	General Funds	\$13,000	7
			TOTAL	\$157,000	427

The Town of Gilbert addresses the needs of homeless individuals and families by providing general funds to regional homeless service providers. The Town support multiple providers which encompass a variety of services requested by homeless individuals and families including emergency shelter, transitional shelter, basic needs assistance and supportive services that assist individuals transition toward self sufficiency.

Outreach to homeless persons and families will continue in a variety of methods. The Gilbert Community Action Program (CAP office), the Salvation Army and other partner organizations provide referrals to regional homeless providers for those seeking shelter and assistance. The Gilbert Polic Department maintains current resource lists to refer persons or families encountered in Gilbert and those seeking assistance to providers offering shelter.

General funds will continue to be utilized to support partner organizations that provide supportive services for individuals and families transitioning from emergency or transitional shetler to permanenet affordable housing. Many of the providers supported with Gilbert funds assist homeless individuals and families with self sufficiency skills such as education and employment goals, financial budgeting and management, parenting skills and support to help families be successful in permanent housing.

The Town of Gilbert provides financial support to organizations that prevent homelessness and assist families to maintain and sustain their current housing. In FY 2014-2015, the

Town will provide general funds to the Gilbert Community Action Program (CAP office) who provide emergency rent and utility assistance. This assistance helps families avoid eviction and ultimately may prevent homelessness. Gilbert will utilize CDBG funds in the next fiscal year to continue the Gilbert Emergency and Minor Home Repair Program. This program provides assistance to Gilbert homeowners who may have health and safety hazards within their homes but not the means to complete the repairs. By supporting current Gilbert homeowners, CDBG will be utilized to help maintain aging housing stock and sustain neighborhoods by avoiding vacant, dilapidated housing.

Finally, the Town of Gilbert assists in addressing regional homeless issues and solutions by participating in the Maricopa Association of Governments (MAG) Continuum of Care Committee on Homelessness. Gilbert will be participating in the regional Heat Relief efforts for homeless by designating four water collection locations and two hydration stations within the town. This will be the second year the Town has participated in these efforts within the last five years.

Emergency Shelter Grants (ESG)

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

: Program Year 5 Action Plan ESG response:
Not applicable. Gilbert will not be receiving ESG funding.

COMMUNITY DEVELOPMENT

Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

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

: Program Year 5 Action Plan Community Development response:

The Town of Gilbert will address the non-housing community development priorities for FY 14/15 by supporting public facility improvements and infrastructure improvements.

Town of Gilbert FY 12-13 Proposed Community Development Accomplishments			
Housing	Priority Need Level	Funds Allocated	Fund Source
Emergency & Minor Home Repair	High	\$250,000	CDBG
Creation of affordable rental housing	High	\$0	HOME
Public Facilities/Infrastructure	Priority Need Level	Funds Allocated	Fund Source
Heritage District Water/Sewer Replacement	Medium	\$401,700	CDBG
Removal of Slum & Blight			
Gilbert Voluntary Demolition Program	Medium	\$0	CDBG
Public Services	Priority Need Level	Funds Allocated	Fund Source
Senior Services	High	\$0*	CDBG
Economic Development	Priority Need Level	Funds Allocated	Fund Source
Entrepreneur & Job Creation Programs	High	\$0	CDBG

*Will be funded with Town general funds in FY 14/15

Emergency and Minor Home Repairs

The Emergency and Minor Home Repair program will continue to operate in FY 14/15 and has proven to be a successful program in maintaining older housing stock and providing neighborhood sustainability for qualifying low to moderate income homeowners. The program has seen a significant increase in first time applicants requesting assistance and demand for assistance has proven to remain a high priority for Gilbert. The program proposes to assist 72 households in FY 14/15.

Infrastructure Activities

In FY 13/14 the Town utilized CDBG funds to complete an assessment of water, sewer and utility capacity in the Downtown Heritage District. Over the past five years, there has been significant growth within this area. Many new businesses have developed and a new university campus is currently being constructed. In order to continue to accommodate the current surrounding neighborhoods and new business developments, an assessment was needed to determine the capacity and condition of the current systems.

The assessment is anticipated to be completed in June 2014, after the submission of the plan, however, the Town plans to utilize CDBG funds to complete the demolition and replacement of the water and sewer lines on Vaughn Ave, Page Ave, Oak Street and Ash Street, all located within the neighborhoods of downtown. It is estimated that the replacement project will cost \$856,980, thereby utilizing two and half years' worth of Gilbert CDBG capital funds.

Anticipated costs will allow the town to remove existing concrete, curbs, and asphalt as the water and sewer lines run under the above mentioned streets. Trenching will take place to remove the aging 6-inch pipes and new 12-inch pipes will be installed. New curbing and road surfaces will then be replaced. No interruption to resident services will take place and traffic impacts will be limited. The project is planned in phases to reduce the impact to neighborhood residents.

CDBG Public Services

In fiscal year 14/15 the Town will not utilize CDBG public service funds and instead transfer those funds to capital improvement projects. Previously, Gilbert utilized CDBG public service funds to assist in the Gilbert Senior Center Congregate / Home Delivered Meals Program. In FY 2013/14, Town Council approved to assist this program with general funds.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

: Program Year 5 Action Plan Antipoverty Strategy response:

Gilbert will support programs that provide services to families in crisis while educating and supporting their skill sets to obtain self-sufficiency and ultimately prevent them from entering poverty. Federal CDBG and HOME funds are leveraged with Gilbert General Funds and other resources to help achieve these objectives. Antipoverty strategies include supporting organizations that offer services such as:

- food boxes
- emergency rent/utility assistance
- mentoring and educational opportunities
- transportation assistance
- home repair assistance
- employment search and workforce training

In FY 13/14 Town Council authorized the completion of a Gilbert Human Needs Assessment. The assessment will identify current priority needs, gaps in services and recommendations on how to fill the gaps. Conclusions will be analyzed and utilized to create funding priorities to support unmet needs and anti-poverty strategies. The assessment is scheduled to be completed May 30, 2014, after submission of this report.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

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

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

: Program Year 5 Action Plan Specific Objectives response:

In the next fiscal year, the Town will continue to support programs that provide non-homeless special needs. The following table describes federal and local allocations of funding to address non-homeless goals for special needs populations.

Agency Name	Program Description	Funding Source	Allocation Amount	Outcome/ People Served
Elderly/Disabled				
Alzheimer's Association	Support and referrals	General Funds	\$5,000	50
Chandler Christian Community Center	Gilbert Senior Center – congregate and home delivered meals and senior activities	General Funds	\$136,000	350
TOTAL ELDERLY/DISABLED ASSISTANCE			\$141,000	400
Community Assistance				
Chandler Christian Community Center	Gilbert CAP Office – emergency financial assistance and referrals	General Funds	\$110,500	392
United Food Bank	Emergency and supplemental food	General Funds	\$5,000	5,000
TOTAL COMMUNITY ASSISTANCE			\$115,500	5,392
Youth Services Prevention/Intervention				
Aid to Adoption of Special Kids	Adoption recruitment, training and support	General Funds	\$5,000	37
Big Brothers Big Sisters	Mentoring for youth	General Funds	\$5,000	24
Gilbert Boys & Girls Club	After school activities and prevention services	General Funds	\$105,500	840
TOTAL YOUTH SERVICES:			\$115,500	901
TOTAL NON-HOMELESS SPECIAL NEEDS:			\$372,000	6,693

Housing Opportunities for People with AIDS

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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
2. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
3. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
4. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
5. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

6. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
7. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
8. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

: Program Year 5 Action Plan HOPWA response:

Not Applicable- Gilbert doesn't receive HOPWA funds.

Specific HOPWA Objectives

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

: Program Year 5 Specific HOPWA Objectives response:

Not applicable - Gilbert doesn't receive HOPWA funds.

Other Narratives

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

Fair Housing

The Town of Gilbert completed its Analysis of Impediments to Fair Housing Choice in September 2010 for the five-year Consolidated Planning period of 2010-2015. The outline below identifies the goals, strategies and activities listed in Gilbert's Analysis of Impediments. Further clarification of measurements and proposed investment amounts for each activity has been added, as well as, the status of each activity to demonstrate Gilbert's progress towards reaching each goal.

Impediments and Actions

IMPEDIMENT: Town of Gilbert residents experience housing discrimination and do not realize they are being discriminated against and do not know the resources or processes to file complaints.

GOAL: Prevent Housing Discrimination

Strategy: Dedicate town staff and Council support to publicly acknowledge to the Town's residents efforts to prevent housing discrimination within the Town of Gilbert.

Activity 1: Maintain a Fair Housing Coordinator to facilitate fair housing activities in Gilbert
Implementation period: Ongoing through 5-year Consolidated Planning Period 2010-2015

Status: Completed (April 2011)

Rationale: Upon filling the staff vacancy of the Community Development Specialist, it was clarified in the job description that this position would coordinate all fair housing activities on behalf of the Town of Gilbert.

Proposed Investment: 5% staff time of the Community Development Specialist position, or approximately \$2,935 annually.

Activity 2: Adopt a Proclamation declaring April as Fair Housing Month

Implementation period: Ongoing through 5-year Consolidated Planning Period 2010-2015

Status: To be completed April 2013 and annually thereafter

Rationale: The Town will complete this task annually in April of each year. The Proclamation will be conducted at a public Council meeting and the Proclamation will be clearly displayed in public view of the Parks & Recreation lobby.

Proposed Investment: There is no cost other than staff and Council time to complete a Proclamation.

Strategy: Implement specific and targeted activities to inform Town of Gilbert residents of signs of housing discrimination, how to file complaints, and provide resources and referrals to residents experiencing housing discrimination.

Activity 1: Publish notices about the right to fair housing through website, city publications, and other sources.

Implementation period: Ongoing throughout consolidated planning period of 2010-2015.

Status: Website update completed August 2011. City publications (100% complete)

Rationale: A Fair Housing page was always maintained on Gilbert's website, however, the page was updated in August 2011 to provide direct links for complaint filing and updated with a more user friendly format and reduced reading level language to describe fair housing. The Town has developed two Fair Housing Brochures; 1) 10 Most Common Housing Mistakes developed for landlords, real estate agents, developers, etc. and; 2) Gilbert Fair Housing, developed for tenants, general public, and information/referral resources. It is anticipated that 10 Most Common Housing Mistakes brochure will be sent to every resident that registers their home as a rental with the Town of Gilbert which was implemented in April 2012. In addition, the Town has distributed the Gilbert Fair Housing brochure at new venues including 1,200 flyers distributed during the Gilbert Day's Event and 1,000 flyers distributed at Gilbert's Fall Music & Halloween Festival.

Proposed Investment: Posting and formatting of Fair Housing webpage took two (2) staff hrs estimated to cost \$56.00. Brochure development took five (5) staff hrs estimated to cost \$140. A total of 1,500 brochures have been printed and distributed in various locations and events costing \$525. Approximately 450 homes are registered annually as rentals – brochure copy and mailing costs are \$300.00.

Activity 2: Participate in The Fair Housing Partnership public awareness and activities

Implementation period: On-going throughout consolidated planning period of 2010-2015

Status: Implemented in July 2012

Rationale: The Town of Gilbert participated in the Arizona Fair Housing Partnership until 2009. Town staff has tried to contact the Arizona Fair Housing Partnership to confirm Gilbert's partnership and begin attending regular meetings; however, the organization has not had a partnership meeting since March 2011. Gilbert staff has since become a member of the Arizona Fair Housing Center and Southwest Fair Housing Center and began participating in regional activities and meetings surrounding fair housing in Arizona.

Proposed Investment: Staff time, mileage, and training participation with an Arizona Fair Housing partner coalition will cost \$800 annually.

Activity 3: Maintain a call log for fair housing complaints and referrals

Implementation period: Implemented in September 2011 and will be maintained throughout the consolidated planning period from 2010-2015

Status: Completed (September 2011)

Rationale: A call log was created in September 2011 to track any calls received from residents to the Town of Gilbert regarding housing discrimination or any other fair housing issue. The call log records the date, caller information, nature of inquiry, referral/resource provided, and whether a complaint was made. From September 2011 through May 2014, twenty calls have been received and recorded on the call log.

Proposed Investment: There was no cost to create the call log. Staff time to take calls, record and provide resources and referrals is reflected in the 5% times spent on Fair Housing activities as noted above.

Activity 4: Make fair housing referrals to the HUD Fair Housing hotline and/or Arizona Attorney General's Office

Implementation period: Implemented in August 2011 and on-going throughout the consolidated planning period of 2010-2015

Status: Complete and on-going

Rationale: With the creation of the call log and updates to the website, Town staff has and will continue to make referrals to the HUD Fair Housing Hotline and/or the Arizona Attorney General's office. Of the twenty calls received to date, ten were referred to HUD and AZ Attorney General's office. The remaining ten were referred to our local legal aid agency for assistance with a landlord/tenant issue, not a fair housing issue.

Proposed Investment: There is no cost to make referrals for fair housing issues.

IMPEDIMENT: Town of Gilbert residents are not familiar with Fair Housing issues and do not understand their rights to fair housing choice.

GOAL: Increase Public Awareness of Fair Housing Issues

Strategy: The Town of Gilbert will utilize various opportunities and mechanisms to provide Town residents with information and referral information regarding fair housing issues.

Activity 1: Annually distribute a flyer about Fair Housing Month through nonprofits, Gilbert offices, and other sources.

Implementation period: Implemented March 2012 and in March annually throughout the consolidated planning period of 2010-2015.

Status: Information is disseminated through the Town's Channel 11, website, Neighborhood Services newsletter, Parks & Recreation Activity Guide as screen shots on monitors located at all recreation facilities in Town.

Rationale: While historically the Town has adopted April as Fair Housing Month, there have been little to no activities during the month of April to support Fair Housing. Town staff proposes to utilize April annually as the month to concentrate on the dissemination of fair housing information and to host fair housing activities within the jurisdiction. Anticipated activities include hosting informational seminars for both landlords and tenants (separately), disseminate brochures through the Town's utility bills, and include fair housing and referral information in Town employee publications.

Proposed Investment: Depending on the number of activities to be planned for each April, costs are anticipated to be \$4,500 annually.

Activity 2: Annually work with utility services to deliver a brief message on fair housing through the monthly utility bills.

Implementation period: April 2014 and annually in the month of April through the consolidated planning period of 2010-2015