



Town of Gilbert 5 Year Strategic Plan 2010-2015

Community Development Block Grant

Home Investment Partnership

May 14, 2010

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5 Year Strategic Plan

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

GENERAL

Executive Summary

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

5 Year Strategic Plan Executive Summary:

The Town of Gilbert is a rapidly growing suburban community located in the southeast part of the Maricopa County metropolitan area.

Gilbert's Consolidated Plan or Strategic Plan for 2010-2015 was developed in consultation with the Maricopa HOME Consortium of Entitlement Communities, the Gilbert Town Council, Redevelopment Commission and Human Relations Commission, Gilbert Community Action Network, social service providers and other interested persons. The Gilbert Plan includes an analysis of needs, priorities, and obstacles and identifies strategies for addressing these issues and problems.

Key components of the plan include:

- Service area description
- Needs assessment
- Planning process and consultation
- Accountability and performance measurement
- Strategic goals

Key Strategic Objectives include:

- Preserve neighborhoods, health and safety through emergency home repair and minor rehabilitation assistance to qualified homeowners.
- Increase home ownership through gap financing, counseling, and other services.
- Increase the supply of quality affordable rental housing by assisting nonprofit organizations to purchase existing housing and make it available as affordable rental housing.
- Support regional Continuum of Care efforts to serve the homeless including support for homeless shelters, transitional living programs and other services for chronically homeless and seriously mentally ill individuals.
- Support neighborhood revitalization activities in distressed low income areas such as the Sonora Town neighborhood.
- Provide funding to nonprofit service providers assisting low and moderate income families, the homeless, the elderly, disabled persons, children in foster care, behavioral health clients and other special needs populations.

- Create low income jobs through providing technical assistance and funding for job training to for profit organizations.

Primary categories of need addressed in the plan are:

Housing

A complete description of area housing activities is included in the 2010/2015 Consolidated Plan for Maricopa HOME Consortium. Based on an analysis of the Gilbert housing market and needs, the following specific housing activities are planned to increase the number of quality affordable housing units in Gilbert.

- Single family owner occupied housing emergency repair and minor rehabilitation
- First time home buyer assistance
- Acquisition and /or rehabilitation of rental housing

Homelessness

The Town of Gilbert supports the Maricopa Association of Governments Continuum of Care Task Force to address regional solutions to homelessness. Local Gilbert funds support:

- Shelter services
- Transitional housing
- Case management
- Emergency assistance
- Nutrition programs
- Substance abuse treatment
- Day treatment and other services for chronically homeless, mentally ill persons

Community Development - Short term objectives include:

Public Facilities

- Support regional facilities for homeless and special needs populations

Public Services

- Support the Gilbert Senior Center, information and referral, and emergency financial assistance programs
- Support regional food, shelter, and other service providers
- Provide technical assistance to service providers

Accessibility through Barrier Removal

- Barrier removal through housing rehabilitation
- Education and technical assistance related to accessibility

Neighborhood Redevelopment and Revitalization

- Create strategies and fund activities to address problems in the Sonora Town neighborhood and other older, low income neighborhoods in Gilbert

Economic Development

- Create or retain low income jobs by providing technical assistance that help for profit companies in Gilbert grow their business and by providing funding for job training to companies that are expanding in Gilbert.

Antipoverty Strategy

The Town of Gilbert supports programs to prevent or end homelessness and promote self sufficiency such as job training, counseling, programs for at-risk youth, home ownership assistance and counseling, emergency financial assistance and information and referral services.

Special Needs

Non-homeless special needs populations with a high priority include seniors, disabled persons, victims of domestic violence, children and youth and low and moderate income households. Services to be provided with local funds include:

- Senior housing
- Nutrition programs
- Substance abuse treatment
- Homeless prevention
- Youth prevention programs
- Foster care support services
- Counseling and case management

Other Narratives

- Fair Housing
- Performance Measurement System

Strategic Plan

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

Mission:

Town Mission

The mission of the Town of Gilbert is to provide superior municipal services which enhance quality of life, foster positive business relations, and maintain a safe environment in an atmosphere of fairness and trust.

Housing Mission

Town of Gilbert housing activities address the need of all citizens to live in modest, affordable, decent, safe and sanitary housing. Housing needs and opportunities include owner-occupied, rental and special group housing for the elderly, the homeless, the disabled, and large families.

Community Development Mission

Community development activities are designed to create and maintain a suitable living environment, especially for low and moderate income residents of Gilbert. These public service projects address physical and social needs in a multi-faceted program of comprehensive physical improvements and innovative services resulting in more desirable neighborhoods and social wellness.

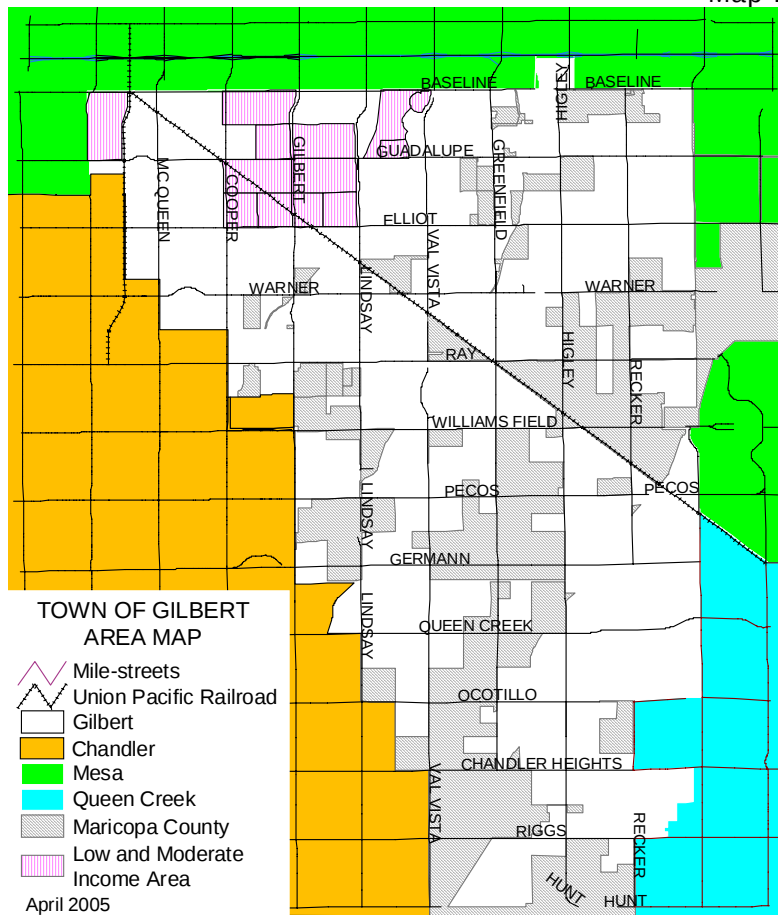
General Questions

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

5 Year Strategic Plan General Questions response:

The Town of Gilbert started as an agricultural area in the early 1900's and remained a small town through 1980, when the population was 5,717. It then became a rapidly growing suburban community with an estimated population of 220,000 in 2010. Many of the planned activities will occur within the Town of Gilbert, see Map 1 below. Some regional activities such as homeless shelters and services for at-risk youth are planned outside Gilbert, in other areas of Maricopa County. The Town of Gilbert provides a portion of the support for these activities based on the population and local needs.

Map 1



The Town was incorporated in 1920 and with the 1995 special census population of 59,338, became eligible for Community Development Block Grant entitlement status for federal funding. The Town population as of the 2000 census was 109,697 and in 2010 is estimated to be 220,000, a 100% increase. The current growth rate is much lower than it was for the last 10 to 15 years, due to the housing and economic downturn. The 2020 population estimate is about 280,000. Gilbert's median household income has also increased from \$42,300 in 1995 to \$86,077 in 2010 and is the highest median income of all cities over 50,000 in metropolitan Phoenix.

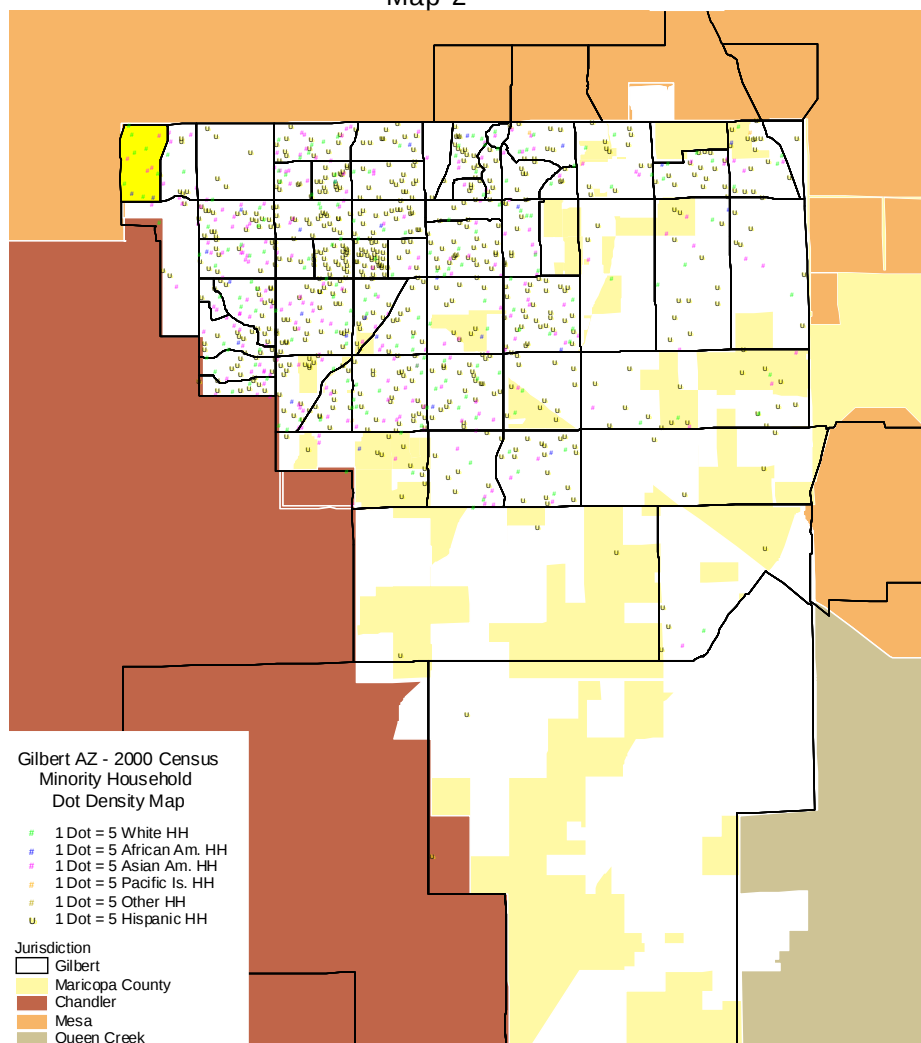
According to the 2006-08 American Community Survey Estimate, Gilbert has 61,630 occupied housing units. 48,251 units, or 78% are owner occupied. 13,379 units, or 22% are renter occupied. Gilbert's 78% owner occupancy rate is one of the highest percentages for owner occupied housing for municipalities in Maricopa County.

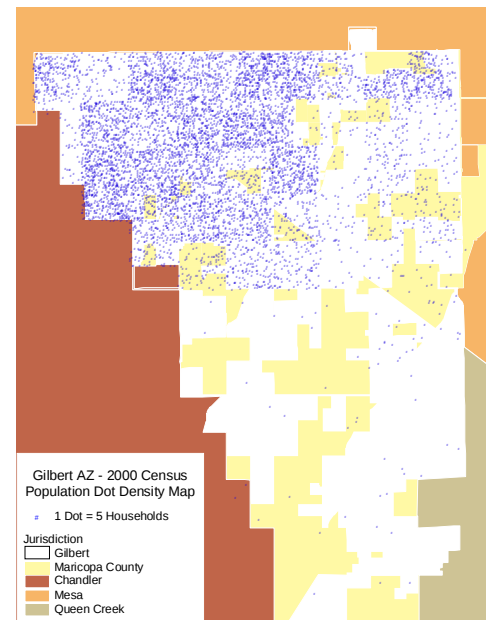
Gilbert has a small area of older housing and businesses in and near the original town center. The 2006-08 American Community Survey Estimate reports 441 housing units are at least 50 years old, or 0.66% of all housing units. The construction standards for these older homes often do not meet basic requirements of the current building codes for units to be decent, safe and sanitary. These older structures are often occupied by elderly and lower income residents on a fixed income that meets the HUD eligibility as low or moderate income. Over the years Gilbert has committed both CDBG and HOME funds for residential rehabilitation to stem neighborhood decline in these older areas. These same areas are also typically in need of infrastructure improvements and some area amenities.

According to the 2006-08 American Community Survey Estimate, Gilbert's population is 74.2% white, 15.3% Hispanic or Latino, 3.0 % African American, 4.4% Asian and 3.1% other. Maps 2 and 3 show no significant concentrations of racial or ethnic groups in any sector of Gilbert. Map 2 shows the density of households by major racial and ethnic categories. Map 3 shows the overall population density in Gilbert. Both maps use 2000 Census data. South and east sections of Gilbert were underdeveloped in 2000 and show a low population density on the maps. 100,000 new residents have moved into primarily the southern and eastern parts of Gilbert between 2000 and 2010. The population in these areas will be significantly higher when the 2010 Census is completed.

An analysis of the racial and ethnic concentration of households within block groups in Gilbert has been completed. Using 2000 Census data for households, there are 4 block groups that have concentrations that are more than 10% above the overall Gilbert percentage for that racial/ethnic group. 2 of these block groups are no longer valid- one had a population of 1 household and the other has 3 to 4 times more new homes built within that block group since the 2000 Census was taken. The remaining block groups are newly created block groups representing the downtown Gilbert area. This area has the highest concentration of low and moderate income households and the lowest priced housing in Gilbert.

Map 2





Map 3

According to the 2006-08 American Community Survey Estimate, Gilbert is a young community with a median age of 30.5 years, 35% of the population is under 18 and 5% is 65 years or older. Persons with disabilities are not reported in the 2006-08 estimate because the number of sample cases is too small. Families with children under 18 years are 46.6 % of all households. People living below the poverty level represent 5% of Gilbert's population.

2. Priority Needs and Allocation

CDBG funds will be used to assist low and moderate income residents of the Town of Gilbert as well as those presumed to be low income such as the elderly, disabled, and homeless. CDBG funded public service activities such as senior meals or emergency assistance are available to all qualified residents. The only proposed activities that might be targetted or limited to specific areas of Gilbert are neighborhood revitalization activities such as water /sewer line replacement or major housing rehabilitation / home reconstruction.

3. Obstacles to Meeting Underserved Needs

Gilbert's biggest challenge has been keeping up with residential growth and meeting the needs of new development. Gilbert's estimated population in 2010 was 100% higher than the 2000 census. The greatest single obstacle is a lack of resources from local, state and federal sources. Since tax revenue is apportioned by census data, Gilbert's calculated tax base is significantly smaller than the actual population and is unable to support all the identified needs in the community.

The Maricopa HOME Consortium Consolidated Plan describes the needs and priorities for homeless persons, domestic violence victims, the disabled, and others. Many of these needs are also addressed in the metro area Continuum of Care. The needs of these special needs groups are growing, especially during the current economic downturn.

The challenge for Gilbert and most other cities is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs. . Food, shelter, and other public service needs will be addressed through funding of and knowledgeable referral to human service providers, the majority of which are located outside of Gilbert. In addition, priority will be given to housing rehabilitation and emergency home repair, creating affordable rental housing, and job creation activities.

Managing the Process (91.200 (b))

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

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

5 Year Strategic Plan Managing the Process response:

1. Lead Agency and Administrative Responsibility

The Town of Gilbert receives and distributes Gilbert's Community Development Block Grant (CDBG) funds to eligible programs to benefit low and moderate income persons and address slums or blight. The City Council is the contract authority. Staff of the Business Development Division's Housing Section are primarily responsible for planning, implementation, administration, and oversight of programs and activities. Carl Morgan, the Community Development Specialist, can be reached at 480-503-6893 or carl.morgan@gilbertaz.gov. Citizen involvement is provided through the Community Services Committee that participates in establishing priorities and develops funding recommendations. The Town Council takes action on the Committee's funding recommendations, and approves the priorities and funding allocations that make up Gilbert's planning documents. CDBG and HOME funded housing activities are planned and reported through the Maricopa Consortium.

Gilbert receives HOME Investment Partnership funds through an intergovernmental agreement with the Maricopa HOME Consortium of Entitlement Communities. Gilbert participates with the Maricopa HOME Consortium to determine affordable housing priorities on a regional basis. Town staff participate in monthly planning and coordination activities as well as technical assistance and program oversight. The lead agency is Maricopa County Community Development and the staff liaison, Renee Ayers-Benavidez, Program Coordinator, is available at 602-372-1524. HOME funded activities are planned, reported, and administered by Gilbert and Maricopa County through the Maricopa HOME Consortium.

The Housing Authority of Maricopa County provides Section 8 program assistance in Gilbert.

2. Planning Process and Participation

Gilbert invited participation in the planning process through newspaper advertisements, website and e-mail announcements, public hearings and surveys. Newspaper and website announcements provided information about funding priorities and requested comment in writing or at public hearings. Presentations were made at Gilbert Community Action Network and Gilbert Community Services Committee meetings to encourage participation. A list of participants and their comments is included in the Citizen Participation section.

3. Consultation with Service Providers

All organizations and individuals on the Town's application notification list were sent multiple e-mail messages requesting input before the draft plan was written. These organizations represent homeless, social service, housing, and other service providers in the East Valley area. The e-mail and website summarized the goals and possible uses for CDBG and HOME funds and requested their input to create Gilbert's 5 year and 1 year plans. Comments and input was encouraged via telephone, fax, website, e-mail, and/or attendance at public hearings. A list of participants and their comments is included in the Citizen Participation section.

Consultations with public housing, public health offices, neighboring jurisdictions and Maricopa County was also achieved through the Maricopa HOME Consortium and the Consortium Consolidated Plan. Please refer to the Consortium Plan for a list of the participants and comments in the Consortium planning process.

Citizen Participation (91.200 (b))

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

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.
5 Year Strategic Plan Citizen Participation response:

1. Citizen Participation Process

Gilbert uses the Maricopa HOME Consortium Citizens Participation Plan for FY 2010/2015 to involve citizens in the planning process to identify community needs in the Town of Gilbert. The Plan is included in the Additional Documents folder.

Public Hearings on the Five Year Consolidated Plan and 2010-2011 Action Plan were held on March 30th and 31st, 2010 at regular Community Services Committee meetings and on April 20, 2010. The meetings presented information on Gilbert's planned activities and

requested public comments and input either at the meeting or by e-mail. No comments were made at the meetings or received by Gilbert before or after the meetings.

In December, 2009, a needs survey was sent to interested parties and posted on the Town of Gilbert web site inviting comment. On January 14 and February 11, 2010, presentations were made to the Gilbert Community Action Network regarding the surveys. Follow up requests were sent to the list of interested parties in January and February, 2010. 21 responses to the survey were received from service providers and residents.

The Community Services Committee that provided input on the Priority Community Needs table on pages 31-32 reviewed the survey results at a public meeting. The Committee decided the survey response rate was too low to be a reliable data source.

2. Citizen Comments

Public Hearing and 30 Day Comment Period

At the April 20, 2010 Public Hearing, copies of the Strategic Plan and Annual Plan were made available and were summarized for the public. There were no comments from the public at the meeting. The 30 day comment period began on April 15 and ended on May 15, 2010. Both Plans were available at Gilbert offices and on the internet. No comments were received.

3. Outreach Efforts

Multiple requests to complete the Needs Survey were e-mailed and mailed to all provider organizations and interested persons on Gilbert funding notification list. A link to the survey was posted on the main page of the Gilbert web site and presented to 2 advisory groups at their regular meetings. Notices of Public Hearings and the opportunity to comment on the Plan were published in local newspapers.

Public hearings requesting comment on the proposed needs were held during the March 29 and March 30, 2010 meetings where nonprofit service providers made presentations regarding their 2010-11 funding requests. Interested parties were encouraged to provide comments at the meeting or via e-mail after the meeting. No comments were received.

4. Comments Not Accepted

Not applicable. No comments received.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public

housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

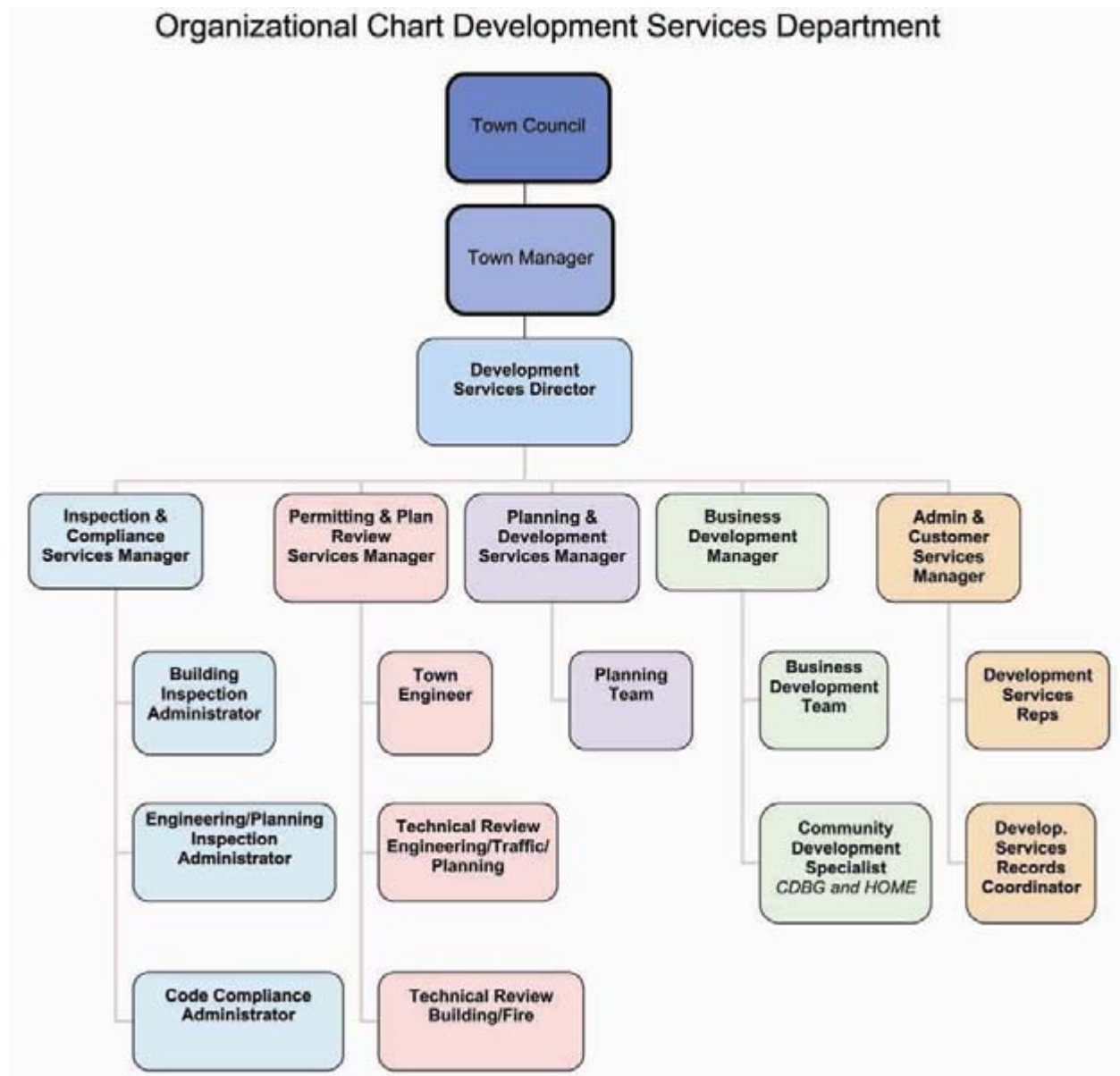
5 Year Strategic Plan Institutional Structure response:

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 Community Services Committee is appointed by the Town Council and recommends priorities and funding allocations for action by the Town Council. Programs are administered by Community Development staff, who ultimately report to the Town Manager. Public services and housing services are provided by regional non-profit organizations, most of which are located outside of Gilbert. Gilbert has contracts with many of these organizations to support their activities that assist Gilbert residents.

HOME funds are administered by the Town of Gilbert with support from Maricopa County and under the terms of an intergovernmental agreement with Maricopa County and suburban entitlement communities. Under this agreement, Maricopa County services 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. The Town of Gilbert manages the pro-rata allocation of HOME funds and assists in monitoring activities in cooperation with the Consortium.

Gilbert's housing activities are planned and reported regionally through the Maricopa Consortium. Some housing information is presented in this Plan for reference and to provide a more complete description of Gilbert. Please refer to the Maricopa Consolidated Plan and Annual Plan for complete information on Gilbert's housing activities.

Section 8 affordable housing activities in Gilbert are administered by the Maricopa County Housing Authority.



2. Delivery System Strengths and Gaps

Gilbert primarily relies on regional nonprofit organizations located outside of Gilbert to provide services for Gilbert residents. The changes and improvements to the Gilbert human services delivery system identified in the 2003 East Valley Needs Assessment included:

- Increased awareness and accessibility.
- Increased funding.

Primarily using regional service providers offers significant strengths in administrative capacity and shared resources such as publicity and client intake. Weaknesses common to this approach include reduced or no attention to local issues and little or no local control.

Increased funding would address most of the weaknesses associated with a regional approach and is one of the improvements identified in the East Valley Needs Assessment.

Unfortunately, the economic downturn has forced Gilbert to reduce funding for service providers when most providers are seeing an increase in demand for services and drastic cuts in their other revenue sources. These funding cuts have caused most service providers to reduce the amount of services available. The current recession has also caused some agencies to merge with others or to go out of business. Gilbert is unlikely to have the resources and political will to help nonprofits avoid these problems for at least the next 2 to 3 years.

3. Public Housing System Strengths and Gaps

The Housing Authority of Maricopa County administers the Section 8 subsidized housing program for the Town of Gilbert. One strength of the County program is the reduced administrative cost to develop and manage the housing program compared to Gilbert managing a separate program. Like almost every other city in the U.S., there is a significant gap between the need and the number of affordable housing units available in Gilbert. Higher property values compared to surrounding cities and a lack of funds to address housing and other community development needs exacerbate the situation for low and moderate income residents.

Monitoring (91.230)

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

5 Year Strategic Plan Monitoring response:

Staff reviews and scores applications for funding related to compliance with national objectives and the Consolidated Plan. Applicants have an opportunity to give a presentation in a Public Hearing before the Community Services Committee and the Town Council prior to finalization of funding recommendations and awards.

Contracts with providers specify performance expectations and timelines. Staff reviews invoices and reports and authorizes reimbursement of costs according to compliance with requirements. Regular on-sight monitoring visits will be made to review program policies, procedures, financial information and service records. Support and technical assistance will be provided as necessary to assure community needs and program requirements are met. Activities are coordinated with other municipalities and agencies to eliminate duplication of effort and improve effective use of resources. Providers and other interested parties are invited to participate in and comment on plans, priorities and allocation of resources.

Priority Needs Analysis and Strategies (91.215 (a))

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

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Determine Priority Needs

Housing and homeless activities in Gilbert are planned and reported regionally through the Maricopa County Consolidated Plan. The housing and homeless sections of Gilbert's Consolidated Plan supplements the Maricopa County Consolidated Plan. Please refer to the Consortium Plan for a complete description of these activities.

Priority needs for CDBG eligible activities have been assessed by using the following resources:

- 2000 Census data;
- Citizen input and performance reports;
- The Town of Gilbert Capital Improvement Plan;
- The Town of Gilbert General Plan;
- Activity and project needs assessments
- Information from local and regional service providers.

Short-term goals are defined as activities expected to begin during FY 2010/11 to FY 2014/15. Long term goals may begin within the next 5 to 10 years.

The primary objective of the Town of Gilbert Community Development Block Grant program is to foster the development, revitalization, and preservation of viable urban neighborhoods which include decent housing, a suitable living environment, and expanded economic opportunities, especially for low and moderate income persons.

2. Obstacles to Meeting Underserved Needs

In Gilbert obstacles to meeting underserved needs include:

- Resources have been insufficient to meet the needs and are declining. Gilbert, the State of Arizona, and other funding sources have been forced to reduce their support for service providers.
- Property values have declined in the past few years, but at the same time lending requirements have significantly increased, leaving low and moderate income homebuyers who want to live in Gilbert with few accessible, affordable options.
- High land and home costs followed by the current housing recession have all but eliminated development of new affordable rental or ownership housing in recent years. Some foreclosed homes have been selling at affordable prices, but are generally not accessible to first time homebuyers. Nonprofits that work with homebuyers estimate that \$45,000 - \$60,000 in gap financing is needed to assist homebuyers below 65% AMI. Some market rate rental properties have flexible pricing in the current recession, but are generally not flexible enough to be affordable for most low income renters.
- Most human service providers and the Section 8 program do not have offices in Gilbert. This limits the ability of service providers to understand and work with the unique situations in Gilbert. It also means residents in need have to travel to other communities to receive assistance.

The Town of Gilbert is working in collaboration with other communities, fund sources and agencies to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address the growing needs of the current recession. Gilbert provides the maximum amount of support for public services that the CDBG regulations allow.

Lead-based Paint (91.215 (g))

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

5 Year Strategic Plan Lead-based Paint response:

1. Impact for Low and Moderate Income Housing Units

Lead based paint is not allowed or sold for residential construction after 1978 which means a large majority of the housing in Gilbert is free of potential lead hazards. American Fact Finder reports that 94 housing units are pre-1940 construction and 347 additional units are pre-1960 construction. This older housing stock is mostly occupied by low and moderate income families. Significant CDBG and HOME investment has been made in this older housing and rehabilitation work has been performed. Additional rehabilitation of older housing is planned in the future. All CDBG and HOME funded rehab activities will comply with federal lead based paint requirements.

Based on recent rehabilitation activities, less than 50 housing units are estimated to have lead paint hazards. This number could increase if residential county islands in the Gilbert Planning Area incorporate into Gilbert.

Children under the age of 16 years old are considered lead poisoned if their blood lead level is 10 ug/dl or higher. The Arizona Department of Health Services reported three lead poisoning incidents in Gilbert in 2009 and an average of 2.2 poisonings per year over the past 5 years. The Office of Environmental Health has not placed a high priority on lead paint hazards in Arizona. Poisoning from folk medicine and imported pottery have been the major concerns for the past 5 years. Gilbert is viewed as an even lower risk than other communities due to the small number of older housing units in Gilbert.

2. Policies and Action

Gilbert will follow the 1999 and 2000 lead based paint regulations including chemical scratch tests, abatement where required, and specific notice to homeowners on the dangers of lead. The current emergency and minor repair program assesses older homes that apply for assistance and abates lead and other hazards as needed. Gilbert has provided programs like this for 20 years and plans to continue funding lead abatement as part of the current home repair program.

HOUSING

Housing Needs (91.205)

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

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

5 Year Strategic Plan Housing Needs response:

Gilbert is a member of the Maricopa HOME Consortium through an intergovernmental agreement. Federal regulations (91.405) require that housing needs assessment be consolidated for the entire Consortium service area. See the 2010/2015 Consolidated Plan for the Maricopa HOME Consortium for a complete description of the Consortium's housing activities. Some information regarding housing in Gilbert is presented below.

Priority Housing Needs (91.215 (b))

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

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

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

5 Year Strategic Plan Priority Housing Needs response:

See the 2010/2015 Consolidated Plan for the Maricopa HOME Consortium.

Housing Market Analysis (91.210)

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

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

5 Year Strategic Plan Housing Market Analysis responses:

Gilbert's housing activities are planned and reported regionally through the Maricopa HOME Consortium. See the 2010/2015 Consolidated Plan for the Maricopa HOME Consortium for the complete analysis. Additional information on Gilbert is provided below.

According to the 2006-08 American Community Survey Estimate, Gilbert has 66,398 total housing units (renter and owner occupied), an increase of 79% in ten years. There are 48,251 owner occupied housing units and 13,379 rental units. Gilbert's housing is 78% owner occupied, one of the highest proportion of owner occupied housing for municipalities in Maricopa County.

Homeownership:

Declining home values is the major issue in Gilbert and throughout the U.S. The Arizona Real Estate Center at Arizona State University reports the median Gilbert existing home sales price at \$189,300 for March 2010, down about 40% from the high of about \$300,000 in 2006. The current median sales price of \$189,300 is significantly higher than the current County, or metro area median price of \$148,000. Gilbert's March sales price is also a slight increase compared to the February 2010 median price of \$187,250 but a decline compared to the March 2009 price of \$200,000.

Studies identifying the affordability homeownership by city in the metro area since the recession has started are not available. The Arizona Department of Housing's 2009 Arizona Housing Market At A Glance states that an hourly salary of \$18.79 is needed to make the purchase of a median priced home affordable in Maricopa County. In March 2009 the median existing home price of \$200,000 in Gilbert was 50% higher than the County median price, making most Gilbert homes unaffordable for low and moderate income buyers.

Gilbert has a focused area of older housing and businesses in and near the original town center. The American Fact Finder 2006-08 estimate states that 441 owner occupied homes are at least 50 years old. Many of these older homes don't meet current building code requirements. These older structures are often occupied by older or disabled residents who

are on a fixed income and meet HUD's low or very low income requirements. Gilbert has committed both CDBG and HOME funds for residential rehabilitation to stop neighborhood decline in these older areas and preserve existing affordable housing units. These same areas typically need infrastructure improvements and some area amenities compared to most other neighborhoods.

Homeownership- New Units:

Gilbert's housing market is somewhat unique for the Phoenix area. Most new development is conversion of larger agricultural properties, up to a square mile, to suburban land uses such as residential or retail. The older, downtown or urban area is very small, less than ½ square mile. This is the area where most of the older land uses and older structures are located. This combination of relatively new development and a very small downtown or older area results in

- a. a very small number of opportunities for redevelopment and
- b. a very small number of vacant or underutilized lots that are less than 10 acres.

Adding in the fact that this area is highly desirable causes land prices to be relatively high. All these issues combine to make it very difficult to acquire land or existing housing to develop new affordable housing units.

Homeownership- For Sale Units:

Gilbert is a fairly new city. Due to several factors, ownership housing in Gilbert is more expensive than equivalent units in neighboring communities. Gilbert also has a very small number of more affordably priced housing such as older homes, townhomes or condominiums than most other comparable cities. During 2009 new homes continued to be built in Gilbert, with an average of 100 residential permits being approved per month.

Due to all the factors above, Gilbert's median home price remains close to \$200,000. Gap financing of at least \$30,000 is needed to make homeownership affordable for moderate income homebuyers, just below 80% AMI. A community land trust nonprofit and Valley of the Sun Habitat for Humanity estimate \$45,000 - \$60,000 in gap financing is needed to allow homebuyers below 70% AMI to purchase in Gilbert.

Gilbert Town Council declined to fund a homebuyer program for 2010-11 by a vote of 3-3. Follow up discussion was unable to identify any changes that could be made to the proposed program that would increase Council support for and approval of the program. Additional discussions are planned for the start of the 2011-12 application in late 2010.

Rental Housing- Market Rate:

Unlike for-sale housing, rental housing rates have remained fairly stable for several years. There is currently an oversupply of rental units, especially detached single family rentals. Move-in specials with reduced deposits or rental amounts are common. Some rental managers are also more flexible on their credit history and rental history requirements. These factors are allowing lower income households to find more affordably priced, decent, safe, rental housing in Gilbert.

Rental Housing- Affordable:

The following affordable housing developments are located in Gilbert. None of these projects are expected to change the number of units available in the next 5 to 10 years.

- 100 unit affordable senior housing development assists seniors at or below 30%, 50%, and 60% of median income.
- 268 unit tax credit assisted family rental development assisting households below 80% AMI.

- 336 unit tax credit assisted family rental development assisting households below 80% AMI.
- Gilbert doesn't have a public housing or Section 8 program. Maricopa County's Section 8 program covers Gilbert and has approximately 100 – 150 units located within Gilbert.

Gilbert allocated \$600,000 in HOME funds and the Maricopa HOME Consortium allocated \$300,000 in HOME CHDO funds to a local nonprofit to acquire existing housing and convert them to affordable rental housing units in Gilbert in 2010. Future allocations will depend on market conditions, available developers and nonprofits, financing, and other resources needed to create additional affordable housing.

Specific Housing Objectives (91.215 (b))

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

5 Year Strategic Plan Specific Housing Objectives response:

Gilbert's housing activities are planned and reported regionally through the Maricopa HOME Consortium. See the 2010/2015 Consolidated Plan for the Maricopa HOME Consortium for the complete objectives. Additional information on Gilbert is provided below.

Specific Housing Objectives are planned to increase the number of quality affordable housing units in Gilbert for low and moderate income households.

Need to be addressed	Goal	Activity	Fund sources available	Priority	Estimated Start
Single Family Housing emergency repair and minor rehabilitation	Improve the quality and habitability of existing owner occupied housing	Housing rehab-emergency and minor repair assistance	CDBG, HOME, Owner funds	High	Ongoing
Single Family Housing- major rehabilitation and reconstruction	Improve the quality and habitability of existing owner occupied housing	Housing rehabilitation and minor repair assistance	CDBG, HOME, Owner funds	High	2010
Home buyer assistance	Increase availability of affordable owner housing	Down payment assistance	CDBG, HOME, Private mortgages, Individual Development Accounts, Mortgage Credit certificates	Medium	2011 or later
Acquisition and/or rehabilitation of rental housing	Increase the supply of affordable rental housing	Acquisition and rehabilitation assistance	HOME, State Housing Trust Funds, Low Income Housing Tax Credits, Private	High	2010

			financing,		
New rental housing	Increase the supply of affordable rental housing	Acquisition and/or development assistance	Low Income Housing Tax Credits, State Housing Trust Funds, HOME, Private financing, Non-federal match	Medium	2010 or later

Needs of Public Housing (91.210 (b))

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

5 Year Strategic Plan Needs of Public Housing response:

Gilbert does not own any housing units or have programs to provide Section 8 type rental assistance. The Housing Authority of Maricopa County administers the Section 8 subsidized housing program for Gilbert. Gilbert's housing activities are planned and reported through the Maricopa Consortium Plan. See the 2010/2015 Consolidated Plan for the Maricopa HOME Consortium for more information.

Public Housing Strategy (91.210)

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

5 Year Strategic Plan Public Housing Strategy response:

Not applicable. There are no Public Housing Agencies in Gilbert. Section 8 assistance in Gilbert is provided by the Housing Authority of Maricopa County.

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

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

5 Year Strategic Plan Barriers to Affordable Housing response:

Gilbert has completed HUD's Affordable Communities Initiative form. This form identifies policies and procedures in Gilbert that may be a barrier to affordable housing. Additional comments from Gilbert to some questions are in italics immediately below the question.

Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers
Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties

Gilbert, AZ

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	☐ No	☒ Yes
2. If your jurisdiction has a comprehensive plan with a housing element,	☐ No	☒ Yes

does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?		
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	☐ No	☒ Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	☐ Yes	☒ No
5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	☐ No	☒ Yes
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	☐ No	☒ Yes
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing? <i>Impact fees can't actually be waived, other resources would need to pay for infrastructure. Impact fees aren't a CDBG eligible expense and Gilbert doesn't have local resources or political will to pay these fees at this time.</i>	☒ No	☐ Yes
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html)	☐ No	☒ Yes

9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	☐ No	☒ Yes
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	☐ No	☒ Yes
11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	☒ No	☐ Yes
12. *Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms. (see Footnote*)	☒ No	☐ Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing? <i>Gilbert has modified standards to include new technologies. Past modifications have included new technologies and narrower streets.</i>	☐ No	☒ Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right"	☒ No	☐ Yes

means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.) <i>Density bonuses are part of Gilbert's General Plan. A development agreement would be completed with the developer to guarantee affordability is maintained.</i>		
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	☐ No	☒ Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community? <i>Expedited review may be provided through a development agreement for projects that provide a long term community benefit.</i>	☐ No	☒ Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval? <i>Gilbert's understanding is that this is not legal. Jurisdictions have a legal responsibility to review projects for safety, etc. before issuing permits.</i>	☒ No	☐ Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing? <i>It is a right in single family detached (SF6 and larger) districts with a conditional use permit. Issues such as access, parking, and site location must be reviewed.</i>	☐ No	☒ Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments? <i>Parking is reduced for senior housing. No studies have been presented showing that lower income family developments in the Phoenix area have lower parking needs than comparable market rate developments.</i>	☒ No	☐ Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	☐ Yes	☒ No

Total Points:	6	14
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The comments provided above with some of the questions indicate that Gilbert has reviewed policies and procedures and removed potential barriers when possible. The remaining barriers on the form above are due to their significant legal or financial costs for Gilbert.

Gilbert has also actively worked with developers and builders to help them reduce their costs. Gilbert is an active participant in the AZ-Path and the Arizona Homebuilders Association. Gilbert staff provides training on inspection requirements and procedures and has been invited to be a regular trainer in the Homebuilder's training program. Gilbert has also worked with a large homebuilder providing reports and working with the builder to reduce re-inspections. According to one homebuilder, Gilbert's assistance helped them eliminate up to 15 days from each home's construction schedule.

There are additional barriers to affordable housing in Gilbert that are outside of Gilbert's control including:

- Limited number of smaller lots, less than 20 acres, that are vacant or in need of redevelopment
- High housing cost compared to the metro Phoenix area

See Housing Market Analysis on p. 17-19 for more information on these barriers.

HOMELESS

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

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

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

5 Year Strategic Plan Homeless Needs response:

Gilbert's homeless and housing activities are planned and reported through the Maricopa Consortium Plan. See the 2010/2015 Consolidated Plan for the Maricopa HOME Consortium for a complete description of these activities. Additional information is provided below.

The Town of Gilbert participates in the MAG Continuum of Care Task Force and shares responsibility for regional solutions to the problem of homelessness. The Continuum's Homeless Street Count is conducted annually. The Count conducted on January 26, 2010

found 1 homeless individual in Gilbert representing 0.04% of the total of 2,729 homeless persons counted in Maricopa County that night. The local nonprofit food bank estimate Gilbert's actual homeless population at that time to be between 8 and 10 homeless individuals.

The Town of Gilbert has provided support for the following programs serving the homeless including shelter services, transitional housing and case management:

In Gilbert:

Gilbert CAP- Referral and intake for food and shelter services

Gilbert Senior Nutrition program

In the East Valley:

Prehab - La Mesita family shelter

Mesa CAN - East Valley Men's Center

Save the Family Transitional Housing

In the County:

Central Arizona Shelter Services

For the past few years the total federal, state, local, and private housing resources available for these activities have been shrinking at a time when demand is increasing. Gilbert Town Council has proposed a 25% reduction in funding for these activities for 2010-11. Unfortunately, the state and local government revenue sources that are used to support these activities are projected to continue to decline through at least FY 2011-12.

Priority Homeless Needs

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

5 Year Strategic Plan Priority Homeless Needs response:

See the Consortium Plan for information on these activities.

Homeless Inventory (91.210 (c))

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

5 Year Strategic Plan Homeless Inventory response:

See the Maricopa HOME Consortium Plan for information on these activities.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately

resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

The Maricopa HOME Consortium Plan includes information on these activities.

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.

5 Year Strategic Plan ESG response:

Not applicable.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

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

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

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

5 Year Strategic Plan Community Development response:

1. Priority Non-Housing Needs Categories

The Community Development Needs table on pages 31-32 identifies priority needs.

2. Determination of Priorities

Priority needs for CDBG eligible activities have been assessed using the following resources:

- 2000 Census data;
- Citizen input and performance reports;
- The Town of Gilbert Capital Improvement Plan;
- The Town of Gilbert General Plan;
- Assessment of current and planned local projects

The primary objective of the Town of Gilbert Community Development Block Grant program is to foster the development, revitalization, and preservation of viable urban neighborhoods which include decent housing, a suitable living environment, and expanded economic opportunities, especially for low and moderate income persons.

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 2B
Priority Community Development Needs- Community Services Committee

11/24/09

Priority Need	Priority Need Level (High, Medium, Low, No Need)	Unmet Priority Need, # (Optional)	\$ to Address Need (Optional)	5 Yr Goal Plan / Act (Optional)	Annual Goal Plan / Act (Optional)
Acquisition of Real Property	No Need				
Disposition	No Need				
Clearance and Demolition	No Need				
Clearance of Contaminated Sites	No Need				
Code Enforcement	Low				
Public Facility (General)	Low				
Senior Centers	Medium				
Handicapped Centers	Low				
Homeless Facilities	Medium				
Youth Centers	Medium				
Neighborhood Facilities	Medium				
Child Care Centers	Medium				
Health Facilities	Low				
Mental Health Facilities	Medium				
Parks and/or Recreation Facilities	Medium				
Parking Facilities	Low				
Tree Planting	No Need				
Fire Stations/Equipment	Low				
Abused/Neglected Children Facilities	Medium				
Asbestos Removal	No Need				
Non-Residential Historic Preservation	Medium				
Other Public Facility Needs	No Need				
Infrastructure (General)	No Need				
Water/Sewer Improvements	Low				
Street Improvements	No Need				
Sidewalks	Medium				
Solid Waste Disposal Improvements	No Need				
Flood Drainage Improvements	No Need				
Other Infrastructure	No Need				
Public Services (General)	Medium				
Senior Services	High				
Handicapped Services	Medium				
Legal Services	Low				
Youth Services	Medium				
Child Care Services	Medium				
Transportation Services	Medium				
Substance Abuse Services	Low				
Employment/Training Services	Medium				
Health Services	Medium				
Lead Hazard Screening	No Need				
Crime Awareness	Medium				
Fair Housing Activities	Low				
Tenant Landlord Counseling	Low				
Other Services (incl. Adult Day Care)	Medium				

Priority Need	Priority Need Level (High, Medium, Low, No Need)	Unmet Priority Need, # (Optional)	\$ to Address Need (Optional)	5 Yr Goal Plan / Act (Optional)	Annual Goal Plan / Act (Optional)
Economic Development (General)	Medium				
C/I Land Acquisition/Disposition	Low				
C/I Infrastructure Development	Medium				
C/I Building Acq/Const/Rehab	Medium				
Other C/I (incl, Downtown Redevel.)	High				
ED Assistance to For-Profit	High				
ED Technical Assistance	High				
Micro-enterprise Assistance	High				
Other	High				

All of the stated goals are subject to amendment and change due to:

Governmental changes including regulatory requirements at the local, State, and Federal level that impact the priorities, funding, and delivery of services;

Changing demographics and socio-economic factors affecting Gilbert;

Annual re-evaluations of resources, priorities, objectives, strategies and goals for Gilbert; and,

Changes in the funding resources and amounts available for programs and services for Gilbert residents.

3. Obstacles to Meeting Underserved Needs

The greatest single obstacle is a lack of resources from local, state and federal sources. Equally lacking is the tax base to support a sustained effort as outlined in this Consolidated Plan. Our community is driven by continuing expansion and meeting the needs of new development, including basic services such as police and fire. State tax revenue is apportioned by 2000 census data that is 65% less than Gilbert's April 2005 estimated population of 170,000 that is growing at over 1000 people per month.

The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa Consortium Consolidated Plan the assistance needed by homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless, and HIV Positive persons are the responsibility of a broad network of agencies, non-profits, and government offices. This forms the basis for the metro area Continuum of Care.

The needs of these identified special needs groups are growing at the same time that funding for these services is shrinking. Additional cuts or complete elimination of CDBG and other funding sources has been proposed. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs. Our current local actions include referral to many of these resources, almost all of which are located outside of Gilbert.

4. Specific Long-Term and Short-Term Objectives

The Town of Gilbert has developed the following objectives to further the Community Development missions which has as part of its strategy "to create and maintain a suitable living environment". Short-term goals are defined as activities expected to be initiated during FY 2010-11 through 2014-15. Long term goals may be initiated sometime in the next 5 – 10 years.

Public Facility Needs - Activities Gilbert has identified in this category include community centers, health care facilities, child care centers, neighborhood facilities, parks and other recreation centers and other public facilities that serve the needs of the low and moderate income population of Gilbert.

LONG-TERM OBJECTIVES - Commit resources to public facility projects that clearly benefit low and moderate income households based on the following strategies

utilizing CDBG and/or local resources:

- Provide facilities and services that are accessible to low and moderate income persons;
- Leverage investment of funds from non-federal resources for projects that benefit Gilbert and the metropolitan region as a whole;
- Prevention and mitigation of slums and blight and deterioration of public facilities;
- Facilitate regional supportive services, care and prevention activities for at-risk and homeless persons utilizing CDBG and possible local general funds;
- Facilitate and support regional public facilities providing services for homeless persons utilizing CDBG and possible local general funds.

SHORT-TERM OBJECTIVE

- Support regional facilities that serve Gilbert's homeless and special needs population.

Public Service Needs - Activities may include: senior services, assistance for persons with disabilities, fair housing assistance and referral, youth programs, crime prevention/awareness, substance abuse prevention and treatment, and health services.

LONG-TERM OBJECTIVES - Commit resources to public services that clearly benefit low and moderate income households, based on the following strategies utilizing CDBG and/or local resources:

- Provide funding for the 3 highest priority public service needs:
 1. Regional public service activities providing basic food and shelter services for Gilbert residents, including regional service providers located outside of Gilbert.
 2. Regional projects that address support services for at-risk and homeless persons.
 3. Other local projects that assist Gilbert residents.
- Leverage private sector resources for federally funded public service projects;

SHORT-TERM OBJECTIVES

- Maintain funding for the Gilbert Senior Center's congregate and home delivered meal program.
- Provide technical assistance and/or support to organizations awarded or seeking funding for projects that meet other local needs.
- Provide technical assistance to public service organizations that want to apply for or are receiving CDBG funding so they understand and comply with CDBG eligibility regulations and administrative requirements;

Accessibility through Barrier Removal - Barrier removal is provided in Gilbert for equal access of persons with disabilities to public places and in eligible homeowners' residences to allow owners to continue staying in their homes.

LONG-TERM OBJECTIVES - Commit resources to barrier removal activities that clearly benefit low and moderate income individuals and/or households, based on the following strategies utilizing CDBG resources:

- Provide a priority for projects that provide the maximum number of persons with disabilities with access to public places;
- Encourage contributions from other sources for barrier removal projects including businesses and other non-residential facilities who will complete access improvements in compliance with Americans with Disabilities Act (ADA); and,
- Provide assistance to homeowners who are disabled to create reasonable access in their home;

SHORT-TERM OBJECTIVES

- Continue including barrier removal in housing rehabilitation activities when appropriate.
- Provide education and technical assistance upon request to organizations serving low and moderate income clients and other groups on meeting the Americans with Disabilities Act standards;

Neighborhood Redevelopment and Revitalization – Activities in this section may include:

- General infrastructure development and improvement;
- Public facility development;
- Residential and non-residential historic preservation needs; and
- Other community development and planning needs.

The Town of Gilbert considers the original downtown area as a potential target that could utilize this type of activity. The goal for this activity will be to develop neighborhood reinvestment plans that stabilize and improve the mature areas of Gilbert.

LONG-TERM OBJECTIVES

- Investments to promote neighborhood revitalization and redevelopment where the primary beneficiary will be low and moderate income residents;
- Leverage private resources to induce revitalization and redevelopment in HUD eligible areas;
- Infrastructure development to encourage private resource investment that benefit low and moderate income families in targeted communities; and,
- Perform spot demolition or make investments in commercial projects to stimulate redevelopment and reinvestment from non-federal sources.

SHORT-TERM OBJECTIVE

- Provide technical assistance to potential applicants on the use of these funds and on meeting the HUD requirements for eligibility.
- Create appropriate neighborhood reinvestment strategies and fund activities to address problems in the original downtown redevelopment area and other older neighborhoods in Gilbert.

Economic Development – Activities in this section may include:

- Technical assistance
- Job training assistance
- Commercial and industrial rehabilitation, infrastructure, and general improvements

Economic development activities will be considered when they can be shown to create low and moderate income jobs.

LONG-TERM OBJECTIVES

- Create low and moderate income jobs in Gilbert;
- Encourage investment of private, non-federal resources to create jobs for low and moderate income residents.

SHORT-TERM OBJECTIVE

- Provide technical assistance to small businesses and entrepreneurs in Gilbert to help them grow their business to create new low and moderate income jobs.
- Provide job training resources for businesses that are creating new low and moderate income jobs in Gilbert.

Other Community Development Needs - Include actions taken by the Town of Gilbert to improve energy efficiency, reduce or abate lead based paint hazards, code enforcement and other eligible CDBG activities that have not been addressed in other sections of this plan.

LONG-TERM OBJECTIVES - CDBG resources may be allocated for a project under this category if it is a low and moderate income benefit or qualifies as slum and blight clearance, such as:

- Mitigation or abatement of lead based paint hazard for projects which may be a danger to the public health or safety and as required under current lead based paint regulations;
- Energy conservation and alternative energy generation where appropriate and technology is cost effective offering reduction of low and moderate income families' monthly housing costs;
- Encourage the leveraging of private, non-federal resources to assist the community and benefit low and moderate income residents.

SHORT-TERM OBJECTIVE

- Provide technical assistance for proposal applicants, staff and other agencies who may submit HUD eligible projects for consideration.

Antipoverty Strategy (91.215 (h))

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

5 Year Strategic Plan Antipoverty Strategy response:

The Town of Gilbert provides funding and other support for the following:

- Operation and capital costs for organizations that provide job training, self-sufficiency, and other counseling and planning services for homeless or at-risk persons.
- After school and other youth programs that help at-risk youth that provide positive role models and promote healthy lifestyles.
- Information and referral services for persons requesting job training, entrepreneur, small business, and similar programs.
- Technical assistance for entrepreneurs and small businesses in Gilbert to help them create new low and moderate income jobs.
- Job training resources for businesses creating new low and moderate income jobs in Gilbert
- Counseling and downpayment assistance for low and moderate income first time homebuyers to help them access the most effective wealth building and inflation resistant resource in the U.S.- homeownership.
- Limited emergency assistance for low and moderate persons at risk of becoming homeless to help them maintain their current housing and not become dependent on more costly homeless services.

These programs are provided locally and regionally. They all support the broad goal of helping prevent or end homelessness by promoting self-sufficiency. CDBG, HOME, and Gilbert General Funds have been and will continue to be available to fund these activities.

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

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

5 Year Strategic Plan LIHTC Coordination response:

Not applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

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

5 Year Non-homeless Special Needs Analysis response:

See the Consortium Plan for complete information on these activities. The information below is provided in addition to the information in the Consortium Plan.

Gilbert has identified the following high priority areas:

- Supportive services for seniors and persons with disabilities either at their home or in a community setting.
- Operation and capital costs for organizations that serve eligible persons with special needs.
- Services provided to abandoned and neglected youth.
- Information, referral, and intake services for eligible persons with special needs and/or who are low or moderate income.

The Town of Gilbert is addressing the housing and support needs of non-homeless special populations in a variety of ways. During this time of budget cuts and reductions in funding for many services, minimizing funding cuts to a program should be seen as significant support for the program. Specific activities include support for:

- Maintaining the current capacity to provide nutrition services for seniors and disabled persons
- Homeless prevention for low and moderate income households
- Prevention programs for youth

The specific activities immediately above are provided locally and regionally. They all support the broad goal of helping prevent or end homelessness and to promote self-sufficiency. The only local organizations that assist the special needs population are the CAP office (referral and homeless prevention) and senior meals program. All other services are provided by regional organizations located outside of Gilbert and serving many cities. Gilbert supports regional planning and funding to meet this population's needs.

Gilbert's CDBG, HOME, and General Funds will be available to fund these activities. Current regulations prohibit additional CDBG funding for this type of program operations beyond the

15% Gilbert already allocates for public services. CDBG or HOME could fund construction or expansion of a facility. Additional facilities would most likely be regional and probably wouldn't be located in Gilbert. Gilbert's funding resources to support the ongoing operation of new or expanded facilities are severely limited.

Non-homeless special needs with a high priority include programs for seniors (including frail elderly), the disabled, victims of domestic violence, children and youth (including abused and neglected children) and low and moderate income households.

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

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

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

5 Year Non-homeless Special Needs Analysis response:

See the Consortium Plan for an analysis of Non-Homeless Special Needs. Reliable data for special needs populations with unmet needs in Gilbert isn't available.

See the previous section for information on priorities and specific activities.

Housing Opportunities for People with AIDS (HOPWA)

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

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

5 Year Strategic Plan HOPWA response:

Not applicable - The Town of Gilbert does not receive HOPWA funds.

Specific HOPWA Objectives

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

5 Year Specific HOPWA Objectives response:

Not applicable - The Town of Gilbert does not receive HOPWA funds.

OTHER NARRATIVE

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

Fair Housing

Gilbert continues to be committed to fair housing and to eliminate discrimination in Gilbert. Gilbert completed an Analysis of Impediments to Fair Housing Choice in 2007 and submitted it to HUD for review. No comments on the AI were received until 2010. Gilbert is in the process of creating a new AI. It is expected to be completed by Summer 2010.

The current, 2007 AI includes the following activities:

- * Maintain a designated fair housing officer and advertise the Fair Housing Office telephone number on the Gilbert website.
- * Include the FHEO logo in CDBG and HOME program advertisements.
- * Maintain a 504 Coordinator and advertise the contact information on the Gilbert website.
- * Seek partnerships with neighboring communities to conduct joint publicity and education activities such as a fair housing workshop or housing fair.
- * Annually designate April as Fair Housing Month by public proclamation at a regular Town Council meeting. The meeting is rebroadcast to all homes in Gilbert with cable TV at least 10 times during the 2 weeks after the meeting. The meeting is also permanently available for web cast viewing via the Gilbert website, on demand, 24 hours a day, at no charge.

The list of activities may be revised once the new AI is completed. Please see the current Annual Plan for a list of planned specific fair housing activities for the current year.

Performance Measurement System

In 2002, the three homeless consortia in the State of Arizona joined to cooperate on the development of a system for evaluating performance and effectiveness of homeless programs. The Town of Gilbert supports the Arizona Continuum of Care Project Evaluation Project and efforts to establish a consistent approach for identifying program accomplishments. This information is used to determine priorities and allocation decisions

Gilbert requires applicants for funding identify the following performance measures in their application and/or contract:

- Description of procedures for documentation of clients, specifically related to the Gilbert funded activities.
- Information related to the current status, estimated time frame and hours of operation for the proposed project and an indication if project is operational, proposed or long standing.
- Description of the strategies or methods for implementation and operation of the project, including major activity components, staffing and months/hours of operation.
- Information regarding current year and prior year funding, clients served and number of services provided during each year.
- For continuing projects, indication of major accomplishments and adjustments.
- One or two specific and measurable outcomes expected to be achieved this year. Outcomes are benefits for participants or clients that result from a program. Outcomes typically relate to changes in conditions, status, attitudes, skills, knowledge or behavior. Common outcomes include improved quality of life for program participants, improved quality of local housing stock, or revitalization of a neighborhood.
- Indicators (outputs) to be used to measure performance. Outputs are the direct products of a program's activities. They are usually measured in quantifiable terms including the volume of work accomplished, such as the number of low-income households served, number of loan applications processed, the number of units constructed or rehabilitated, linear feet of curbs and gutters installed or numbers of jobs created or retained.
- A brief summary of internal project evaluation plan including evaluation tools, data collection and analysis, responsibilities, report process and time lines.

**MARICOPA HOME CONSORTIUM CITIZEN
PARTICIPATION PLAN FY2010/2014**

September 1, 2009

Applicability

This document implements the citizen participation planning regulations applicable under Consolidated Plan submittal requirements noted under 24 CFR 91.105. This citizen participation plan applies to the following jurisdictions submitting Consolidated Plans covering FY 2010 through FY 2014, pursuant to:

- ✓ 24 CFR 91.400 for Consolidated Plan submission for the
The Maricopa HOME Consortium
- ✓ 24 CFR 91.200 for Consolidated Plan submission for the
City of Avondale
City of Chandler
Town of Gilbert
City of Glendale
City of Peoria
City of Scottsdale
City of Surprise
City of Tempe
Maricopa County

The Maricopa HOME Consortium includes the Cities of Avondale, Chandler, Glendale, Peoria, Scottsdale, Surprise and Tempe; the Town of Gilbert and Maricopa County; with Maricopa County as the designated Lead Agency. The Consortium has elected to establish July 1 through June 30 as the Program Year under forthcoming Consolidated Plan submissions in FY 2010 through 2014. This program year corresponds with each jurisdiction's fiscal year.

Consolidated Plan Summary

HUD regulations noted in 24 CFR 91.105 require the preparation of Consolidated Plans for all entitlement communities. The Consolidated Plan is prepared in draft form by April in the year the Plan takes effect and includes needs, priorities and long- and short-term strategies concerning affordable housing, homeless/special needs and community development in the region. The Consolidated Plan process includes a Five-Year Consolidated Plan and Annual Action Plans, and serves as a long- and short- term investment guide for federal Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), HOME Investment Partnerships Program (HOME) and Housing Opportunities For Persons With Aids (HOPWA) resources in the region. The Consolidated Plan is also consulted prior to the award of other funding administered by the U.S. Department of Housing and Urban Development.

The Consolidated Plan prepared for the Maricopa HOME Consortium is regional in nature and will focus on affordable housing, homeless and special needs priorities and strategies pursuant to 24 CFR 91.4, while that prepared for all entitlement community members are local in nature and shall address affordable housing, community development, homeless and special population needs priorities and strategies pursuant to 24 CFR 91.2 for their respective jurisdiction. Such local Consolidated Plans may refer to the Maricopa HOME Consortium Consolidated Plan to address affordable and supportive housing and homeless issues that are deemed to be regional in nature. For more information concerning the citizen

participation process associated with the Five-Year Consolidated Plan, please contact one or all of the following individuals:

- ✓ Ms. Renee Ayres Benavidez, Maricopa County at (602) 372-1524
- ✓ Mr. Andrew Rael, City of Avondale at (623) 333-2715
- ✓ Ms. Stephanie Garcia, City of Chandler at (480) 782-4349
- ✓ Mr. Carl Morgan, Town of Gilbert (480) 503-6893
- ✓ Mr. Gilbert Lopez, City of Glendale at (623) 930-3670
- ✓ Mr. Glen VanNimwegen, City of Peoria at (623) 773-7209
- ✓ Ms. Michelle Albanese, City of Scottsdale at (480) 312-2309
- ✓ Ms. Christina Ramirez, City of Surprise at (623) 222-1551
- ✓ Ms. Liz Chavez, City of Tempe at (480) 350-8958

Encouragement of Citizen Participation and Information to Be Provided

In order to encourage citizen participation, the following efforts shall be undertaken by affected Maricopa HOME Consortium members. Affected members are Maricopa County, the City of Avondale, City of Chandler, Town of Gilbert, City of Glendale, City of Peoria, City of Scottsdale, City of Surprise and the City of Tempe.

- 1) The Maricopa HOME Consortium members shall consult with housing authorities in their jurisdictions to elicit participation of the residents of public and assisted housing in plan development and review, which is anticipated to be derived from PHA planning activities stipulated under 24CFR Part 903. As needed and applicable, affected Maricopa HOME Consortium members will also consult with low-income residents of targeted revitalization areas in which federal projects are anticipated. Consortium members shall make Consolidated Plan information available to local housing authorities on a continuing basis for any public hearings to be held under the HUD Comprehensive Grant Program or Public Housing Agency Plan established pursuant to 24CFR Part 903.
- 2) Affected members of the Maricopa HOME Consortium shall each hold at least two public hearings concerning the Consolidated Plan. The first meeting shall be held during Consolidated Plan formulation and preparation, while the second shall be held once draft Consolidated Plans have been completed. One or both of the public meetings to be conducted by affected Consortium members shall include the following items:
 - ✓ The amount of CDBG, ESG, HOME and HOPWA resources anticipated to be made available within affected member jurisdictions on a fiscal year basis, and the eligible range of activities that may be undertaken concerning such federal programs.
 - ✓ The amount of CDBG, ESG, HOME and HOPWA resources anticipated to benefit income qualified persons residing within affected member jurisdictions on a fiscal year basis.
 - ✓ Plans by affected HOME Consortium members to minimize the displacement of persons from the intended uses of CDBG, ESG, HOME and HOPWA resources anticipated to be invested during any given fiscal year.
 - ✓ Perspectives on priorities and housing and community development needs in each affected HOME Consortium member jurisdiction.
 - ✓ Other aspects of the Consolidated Plans as applicable.

- 3) On or before April 1st of any given year, affected Maricopa HOME Consortium members will make available their draft Consolidated Plans, Annual Plans and the previous year's Comprehensive Annual Performance Evaluation Report (CAPER) to each housing authority, selected libraries, surrounding municipal governments (as applicable), and selected other locations for the mandatory 30-day public comment period to end no later than the 1st of May of any given year. The public shall be notified of this opportunity for review and comment in newspaper/s with general circulation in each affected Consortium member's jurisdiction and shall identify the locations where citizens may review copies of draft Consolidated Plans and relevant Comprehensive Annual Performance Evaluation Reports (CAPERs).
- 4) In early September of each year, Maricopa HOME Consortium members shall make available their draft Comprehensive Annual Performance Evaluation Reports (CAPERs) for the previous fiscal year to each housing authority, selected libraries, surrounding municipal governments (as applicable); and selected other locations for the mandatory 15-day public comment period to end no later than September 30.

Access to Records

All affected Maricopa HOME Consortium members shall provide citizens, public agencies and other interested parties with reasonable and timely access to public records relating to their past use of CDBG, ESG, HOME and HOPWA and related assistance for the previous five years. This information shall be made available to interested parties in alternate formats as reasonably requested and shall be so noticed.

Technical Assistance

All affected Maricopa HOME Consortium members will provide assistance to very low- and low- income persons and groups representative of them that request such in developing proposals for funding under the CDBG, ESG, HOME and HOPWA resources treated in their Consolidated Plans. Such assistance will be provided to interested parties as requested and be noticed as available to the public.

Public Hearings

Public hearings to be conducted by affected HOME Consortium members shall be publicly noticed with a minimum one week lead time before the actual meetings are conducted and be noticed in newspapers with general circulation in the community. All postings shall include relevant information to permit informed citizen comment.

Where appropriate to the local community and where requested in advance, a bilingual staff person or translator shall be present at public hearings to meet the needs of non-English speaking residents. All public hearings to be conducted will be held at times and locations convenient to prospective program beneficiaries, and be conducted with accommodation for persons with disabilities when requested at least three working days in advance. Specific determinations on the issues noted above shall be made by staff of each affected HOME Consortium member on a case-by-case basis.

Comments and Complaints

Any citizen, organization or group desiring to make a complaint regarding the Consolidated Plans treated herein may do so in writing to affected Maricopa Consortium members or

verbally during the execution of such public hearings. Any citizen, organization or group may also make their views and/or complaints known verbally or in writing to the affected City or County Managers and/or affected jurisdiction Governing Bodies (City Council and Board of Supervisors). At all times, citizens have the right to submit complaints directly to the Department of Housing and Urban Development as well. All affected HOME Consortium members shall respond in writing to written complaints, grievances, or comments or to comments made at public hearings within 15 working days from receipt of such. The Maricopa County Board of Supervisors is the final disposition authority for complaints or grievances under the purview of Maricopa County, while the City/Town Councils of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe are the final disposition authority for complaints or grievances applicable to such jurisdictions.

Adoption of Citizen Participation Plan

The Citizen Participation Plan is a required component of the Consolidated Plan. This Citizen Participation plan is adopted by the Maricopa County Board of Supervisors and City/Town Councils of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe concurrent with the scheduled adoption of each affected HOME Consortium member's Five-Year Consolidated Plan.

Comments Received at Public Hearings

Prior to transmitting any Consolidated Plan, Annual Action Plan, substantial plan amendment or Consolidated Annual Performance and Evaluation Report, members shall compile any comments or views of citizens received in writing or orally at public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to final submissions conveyed to HUD.

Criteria and Process for Amendments to Consolidated Plan and Annual Plan

Should any affected HOME Consortium member cause one of the following items to occur, an amendment to their Consolidated Plan or Annual Action Plan would be required:

- a) To make a substantial change in the allocation priorities or methods of distribution delineated in the plans. "Substantial" in this context is defined as:
 - ✓ Changes in any method of distribution for HOME, ESG or HOPWA resources that will alter the manner in which funds are allocated to individual projects or entities identified in the Annual Action Plan by at least 20% of any annual Consortium allocation, subject to other program requirements in the CFR as applicable; and/or;
 - ✓ Changes made to funding priorities in the Consolidated Plans over time when not undertaken through annual submission requirements stipulated by HUD; and/or;
 - ✓ Project deletions or changes made in allocation priorities or methods of distribution that have the effect of changing the funding level of individual CDBG projects within an eligible activity identified in its Annual Action Plan by more than 20% of an entitlement jurisdiction's annual funding level, subject to other program requirements in the CFR as applicable. Any new eligible activity funded with CDBG and not already identified in an Annual Action Plan, as well

as significant changes in the use of CDBG funds from one eligible activity to another, in an amount greater than 20% of the annual CDBG allocation.

- b) To carry out an eligible activity, using funds from any program covered by the Consolidated Plans (including program income), not previously described in the Annual Action Plans.
- c) To substantially change the purpose, scope, location, or beneficiaries of an activity. Changes that are made to projects to be funded in the Consolidated Plans over time when not undertaken through Annual Action Plan submission requirements stipulated by HUD.

Should “substantial” amendments be made to any aspect of the Consolidated Plans treated herein after its formal adoption, affected HOME Consortium members will undertake the following: [refer to 91.105(b)(2)(iv) and (b)(6)].

- a) In the instance of Maricopa County, inform affected units of local government.
- b) Provide reasonable public notice of the proposed amendment(s) in applicable newspaper/s of general circulation to enable review and comment by the public for at least 30 days. Conduct a public hearing on the subject of the proposed amendment during the 30-day comment period consistent with Sections III through VI noted herein.
- c) Submit such amendment(s) to their respective Governing Boards for approval.
- d) Upon the termination of the 30-day comment period, periodically notify HUD of any amendments executed, citizen comments received and the response(s) by affected Consortium members to such comment(s).

All affected Maricopa HOME Consortium members will minimize the displacement of persons assisted through the use of CDBG, ESG, HOME and HOPWA resources. The policies to be followed are separately included in this document, and all Maricopa HOME Consortium members have agreed to abide by the Contents. For efforts other than federally funded acquisition or rehabilitation, Consortium members may utilize adopted local policies concerning displacement assistance.

OTHER CITIZEN PARTICIPATION REQUIREMENTS

People and agencies seeking resources from individual Maricopa HOME Consortium members may need to comply with additional citizen participation requirements imposed on them by such entities. For additional information in this regard, contact the individuals or organizations noted under the “Plan Summary” in this document. HUD waivers relevant to the provisions of this document shall over-ride and supersede the applicable contents of this citizen participation plan.

ACQUISITION AND RELOCATION POLICIES

Preface

This policy is necessary to insure uniform, complete and accurate acquisition and relocation activities, procedures and files. Acquisition may in some cases be undertaken by the subrecipient, but only with the close coordination of CD Staff and/or consultants.

The Maricopa Department of Human Services, in carrying out its responsibility for CDBG and HOME Program administration, and as the designated "State Agency" responsible for acquisition and relocation associated with CDBG and HOME Program assisted projects will use staff, other Maricopa County and professional consultants as necessary to comply with the requirements of the Uniform Acquisition and Relocation Act of 1970 (PL 91-646), as amended.

MARICOPA COUNTY HOME CONSORTIA POLICIES ON DISPLACEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and/or HOME FUNDED ACTIVITIES

Guideform Residential Antidisplacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as Amended

The Maricopa HOME Consortium, in accordance with Federal Regulations for Displacement, 24 CFR 570.606(b), hereby issues this statement of policy regarding the displacement of persons by CDBG or HOME Program funded activities.

Any entity receiving CDBG or HOME Program funds will replace all occupied and vacant units that will be demolished or converted to a use other than as low/moderate income housing.

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. This includes any property obtained through a public undertaking. Before obligating or expending funds that will directly result in such demolition or conversion, the entity will make public and submit to the HUD Field Office the following information in writing.

- A description of the proposed assisted activity;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for low/moderate income dwelling units as a direct result of the assisted activity;
- A time schedule for the commencement and completion of the demolition or conversion;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
- The source of funding and a time schedule for the provision of replacement dwelling units; and
- The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least 10 years from the date of initial occupancy (i.e.: Deed of Trust, Deed Restriction, etc.).

The entity will provide relocation assistance, as described in 570.606(b)(2), to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling to another use. Benefits will be provided relocatees and displacees according to the calculation of benefits derived pursuant to requirements of

regulations promulgated under the Uniform Property Acquisition and Relocation Act of 1970, as amended.

Assistance To Aliens

An alien who is not lawfully present in the United States is prohibited from receiving assistance under the Uniform Relocation Act, per 49 CFR 24.208, and assisted housing programs. Circumstances may dictate that determination that an alien is ineligible would result in exceptional and extremely unusual hardship to a spouse, parent, child who is a United States citizen. A final determination on the eligibility of the request will be made by HUD before any assistance is provided.

Permanent Displacement

Displacement is defined as follows: Permanent movement of person(s) or other entities from a dwelling unit or business location resulting from CDBG or HOME funded code inspection, rehabilitation, demolition or acquisition.

In order to minimize displacement and mitigate adverse effects, the policy shall consist of the following steps, in the event displacement is caused by current or future CDBG or HOME Program funded projects:

- avoid or minimize permanent displacement whenever possible and only take such action when no other viable alternative exists.
- The impact on existing persons and properties will be considered in the development of CDBG and HOME Program funded projects.
- Citizens shall be informed of CDBG or HOME Program project area(s) through information made available as part of the annual proposed and final statements on use of CDBG and HOME Program funds.
- Current regulations, HUD notices and policies will be followed when preparing informational statements and notices.
- Written notification of intent will be given to eligible property owners who may be displaced and/or relocated due to an approved project activity.
- assist those displaced in locating affordable, safe, decent and comparable replacement housing.
- ensure that "just compensation" for CDBG or HOME Program acquired property (as determined by appraised fair market value) is paid with relocation benefits, if applicable.
- provide for reasonable benefits to any person permanently displaced as a result of the use of CDBG funds to acquire or substantially rehabilitate property.

Reasonable benefits will follow established policies set forth in applicable federal, state and local regulations.

- Provision of information about equal opportunity and fair housing laws in order to ensure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, or source of income.
- Displaced families will be given a preference through Section 8, Conventional Public Housing or any other federally funded program for which they might qualify. This priority is contingent upon availability of certificates, voucher or placement coupon by the agency certified to handle assistance in the jurisdiction.

Temporary Displacement

CDBG or HOME Program funded activities may involve temporary displacement. While strict adherence to provisions of the Uniform Relocation Act are not specified, it is the policy of the Consortium that all subrecipients shall take steps to mitigate the impact of CDBG or HOME Program funded code inspections, rehabilitation, demolition or acquisition that results only in temporary movement of person(s) from a dwelling unit. Such temporary displacement primarily involves demolition and reconstruction of a single-family owner-occupied home. Accordingly, the citizens involved in a temporary movement shall be fully informed of the below matters and appropriate steps shall be taken to insure that fair and equitable provisions are made to:

- Insure that owners receive compensation for the value of their existing house prior to demolition.
- Receive temporary living accommodations while their CDBG or HOME Program funded unit is being demolished and reconstructed.
- Move and temporarily store household goods and effects during the demolition and reconstruction evolution.
- Reimburse all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including moving costs and any increased rent and utility costs.

**PUBLIC HEARING AND REQUEST FOR COMMENTS
TOWN OF GILBERT CDBG AND HOME Consolidated
Plan- FY2010-2015 and Annual Plan FY2010-2011**

The Town of Gilbert will hold PUBLIC HEARINGS as part of the regular Community Services Committee meetings:

March 29 and 30, 2010, 6:00 PM, Gilbert Council Chambers, 50 E. Civic Center Dr., Gilbert, 85296 to obtain citizen input and comment on the CDBG and HOME funded

Town of Gilbert 5 Year FY 2010-2015 and 1 Year 2010-11 Community Development, Public Facilities, Public Improvements, Social Services and Economic Development needs and priorities in Gilbert.

CDBG and HOME funded activities must primarily benefit lower income residents. These needs and priorities will be used to create Gilbert's 5 Year Consolidated Plan and 2010-11 Annual Plan

MORE INFO AND COMMENTS: For additional information including the current 5 year Plan and Annual Plan or to comment on the activities listed above,

go to www.gilbertaz.gov/business/housing or contact Carl Morgan,

Town of Gilbert, Business Development, 50 E. Civic Center Dr., Gilbert AZ 85296, 480-503-6893, or carl.morgan@gilbertaz.gov

Comments on the activities above received at the hearings or by April 8, 2010 will be considered.

Persons with disabilities or requesting information in other languages are encouraged to contact Carl at (480) 503-6893, TDD (480) 503-6080 or carl.morgan@gilbertaz.gov to request information in an alternative format or language. To the extent possible, additional reasonable accommodations will be made within the time constraints of the request.

March 26, 2010 / 16459072



**PUBLIC HEARING AND REQUEST FOR COMMENTS
GILBERT CDBG AND HOME CONSOLIDATED PLAN
AND ANNUAL PLAN**

The Town of Gilbert has prepared a draft FY 2010-2015 Consolidated Plan and draft FY2010-11 Annual Plan for Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. The Annual Plan includes 2010-11 allocations of \$775,867 in CDBG, \$222,853 in HOME, plus Reallocated CDBG and HOME funds.

A PUBLIC HEARING will be held:

April 20, 2010 5:00 PM

Rm. 100, Gilbert Munic. Bldg. II

90 E. Civic Center Dr., Gilbert, 85236

to obtain citizen input and comment on the Consolidated Plan, Annual Action Plan, and proposed activities. Written comments are also encouraged, as described below.

GOALS AND OBJECTIVES: The draft Consolidated Plan and Annual Plan will guide Gilbert's efforts to upgrade existing housing, complete neighborhood improvements, facilitate redevelopment, and other activities that benefit very low to moderate income households.

PROPOSED ACTIVITIES: Town of Gilbert proposes to utilize its CDBG and HOME funding in support of the goals and objectives of the federal CDBG and HOME programs, the Five Year Strategic Plan and Non-housing Priorities, and 2010-11 priorities.

CDBG	
CSA- Gilbert Senior Center Operation	\$118,530
CSA- Emergency / Minor Repair	\$250,000
Sondra Town Housing Rehab/Reconstruction	\$300,000
Front Runner Entrepreneur Program	\$80,000
Human Capital Workforce Training Program	\$30,000
Admin., planning, program management	\$125,000
Subtotal	\$951,530

HOME	
ARM of Save the Family Rental Housing	\$600,000
Newtown CDC Land Trust Homebuyer	\$224,253
Subtotal	\$824,253

Subtotal **\$1,775,783**

Copies of the draft Consolidated Plan and Annual Plan are available at the Munic. Bldg. II, 90 East Civic Center Drive, Gilbert, AZ 85295, via email at carl.morgan@gilbertaz.gov, by phone (480) 503-6893, and at the Town web site www.gilbertaz.gov/businessdev/commpl.

COMMENTS: Written comments on the Plan may be mailed to Carl Morgan, Town of Gilbert, Business Development, 90 E. Civic Center Dr., Gilbert AZ 85296, or e-mailed to carl.morgan@gilbertaz.gov. Comments received by May 15, 2010 will be considered.

Persons with disabilities or to request information in other languages are encouraged to contact Carl at (480) 503-6893 TDD (480) 503-6060, or carl.morgan@gilbertaz.gov for any special facilities, alternative formats or other languages that may be required. To the extent possible, additional reasonable accommodations will be made within the time constraints of the request.

