

City of Avondale



DRAFT

2015-2019

Consolidated Plan

Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) provides the City of Avondale with an annual allocation of between \$500,000 and \$600,000 in Community Development Block Grant (CDBG) funds. The City may use these funds to undertake a variety of community development activities, including: rehabilitation of housing and commercial spaces, assistance to first-time homebuyers, construction of public infrastructure and facilities, demolition of unsafe structures, economic development and assistance to public service providers.

Prior to commitment of funding to specific activities, the City must complete a Consolidated Plan to assess the community development needs of low and moderate income residents and neighborhoods. Updated every five years, this needs assessment establishes general community development goals that the City will pursue during this period. Within this five-year cycle, the City also prepares Annual Action Plans that identify and fund specific activities in furtherance of the Consolidated Plan. Development of both Plans is a highly participatory process, involving substantial input from the public.

To this end, the Neighborhood and Family Services Department (NFS) held an extensive public participation process to receive input for the development of both Plans. The first public hearing was held on September 30, 2014 with the second public meeting held on The Neighborhood and Family Services Commission reviewed the plan on October 28, 2009 and February 24, 2010. Following these forums a draft Annual Action Plan was made available to the public for 30-day comment period beginning on March 1, 2010 and ending April 1, 2010. Data gathered from the public participation provided the basis for the goals and strategies outlined herein.

2. Summary of the objectives and outcomes identified in the Plan

Through careful evaluation of existing conditions, plans and public input, the City of Avondale developed the following goals to be pursued in the 2015-2019 Consolidated Planning cycle: 1) preserve and expand affordable housing to low and moderate income residents; 2) replace outdated infrastructure in low and moderate income areas; 3) acquire and demolish dilapidated structures; 4) support internal and external efforts to provide programming and other assistance to underserved populations, particularly youth and seniors; 5) promote business growth throughout the City with an emphasis on the Western Avenue area and other commercial areas of Historic Avondale; 6) affirmatively further Fair Housing in Avondale; and 7) reduce residential Lead-Based Paint Hazards. A detailed discussion of these goals is included in Section SP-45.

3. Evaluation of past performance

The City of Avondale became a CDBG entitlement and received approval of its first Consolidated Plan in May 2006. Since that time, the City continues to evaluate its programs and procedures in compliance with applicable regulations, and refines processes to enhance efficiency and comply with regulatory changes.

During the current Consolidated Planning cycle, the City undertook several CDBG-funded activities in furtherance of the goals in the 2010-2014 Consolidated Plan. These activities and accomplishments include: 1) Owner Occupied Housing Rehabilitation – 45 homes received emergency home repair assistance and five homes received substantial home repair assistance (CDBG-R funding); 2) Public Improvements to Infrastructure – completed reconstruction of twelve streets in low-income neighborhoods in Historic Avondale; 4) Youth Job Training and Employment Programs – assisted 56 teens with job training, summer jobs and tuition assistance; 5) Façade Improvements -- assisted five Historic Avondale businesses with exterior renovation; 6) Loan Guarantees – partnered with Arizona Multi-Bank (a CDFI) to guarantee loans to five Historic Avondale for business expansion; 7) Demolition – one dilapidated single-family home was demolished.

In addition to CDBG entitlement funding, the City also receives an annual allocation of HOME funds through the Maricopa HOME Consortium. During this planning cycle, the City also obtained two competitively-awarded HOME funds through the Arizona Department of Housing, and two Neighborhood Stabilization Program (NSP) funding awards. Combined, HOME funding from both sources was used to complete substantial home repairs at sixteen owner-occupied units. NSP funding provided Homebuyer Assistance – assisted 40 homebuyers;

4. Summary of citizen participation process and consultation process

The City of Avondale undertook extensive outreach to residents, business owners, non-profit service providers, and elected and appointed officials. A community needs assessment survey was created and disseminated via the City's website (avondale.org/conplan), as well as paper copies provided at various locations throughout the City, including the Care1st Avondale Resource Center and the Avondale Community Center. The City held several public meetings and hearings and discussed the citizen participation process, findings and proposed goals of the Consolidated Plan with the City's Neighborhood and Family Services Commission.

5. Summary of public comments

The City's public participation process indicated a need to: preserve existing housing stock; expand affordable housing opportunities for low and moderate income households; develop and support programming for youth and other underserved populations; improve public safety through the acquisition and demolition of unsafe structures; expand economic opportunities through infrastructure development and small business assistance

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

The City of Avondale accepted all comments offered by the public.

7. Summary

The City of Avondale completed extensive research and public participation to develop the 2015-2019 Consolidated Plan. The City received nearly 200 responses from its Community Needs Survey, as well as through several public meetings and hearings. This development yielded an important community needs assessment that forms the basis of this Plan, as well as the funding priorities for the City’s HUD-funded activities for the next five years.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
Lead Agency	City of Avondale	Neighborhood & Family Services Department
CDBG Administrator	City of Avondale	Neighborhood & Family Services Department

Table 1– Responsible Agencies

Narrative

Responsibility for the preparation and submission of this Consolidated Plan, 2015-2016 Annual Action Plan, and other related documentation rests with the City of Avondale’s Neighborhood and Family Services Department. Further, implementation of the goals and activities within the plans and grant oversight and reporting are the responsibility of Neighborhood and Family Services. The Department’s main point contact with respect to HUD-funded activities is below.

Consolidated Plan Public Contact Information

Matthew Hess, CDBG Program Manager
City of Avondale Community Center
1007 S. 3rd Street, Avondale, AZ 85323
623-333-2726
mhess@avondale.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

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

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

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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

The City of Avondale maintains partnerships with a variety of external agencies and groups to implement Consolidated Plan goals. Most notably, the Care1st Resource Center (the Center) is a centralized hub for a variety of human services agencies to provide assistance to low and moderate income residents in several southwest valley cities. The Center provides a range of services through several providers and funders, including: Helping Families in Need (assistance with renewal and applications for AHCCCS health care, nutrition assistance (food stamps) and cash assistance; Community Action Partnership Program (rental and utility assistance); Southwest Valley Literacy (GED, ESL, and literacy classes); Adelante Healthcare (Women, Infant and Children the USDA food program); Eve's Place (domestic violence support groups); New Life Center (domestic violence awareness, safety planning and shelter referrals); New Leaf-Siemer-Homelessness prevention program with partnering schools; Teen Outreach Pregnancy (support for pregnant teens, prenatal and parenting support); Maricopa Workforce Connection (employment services and resources); Area Agency on Aging (support for the senior community through resources and referrals); Father Matters (support for parents going through divorce and custody issues); Maricopa County Juvenile Probation Department (youth life skills and parenting classes); Neighborhood Housing Services of Phoenix (first-time homebuyer education); Salvation Army (community support and emergency financial assistance); International Rescue Committee (citizenship test prep classes); New Directions Institute (baby brain box classes and playgroups for parents and children birth to 5 years); Maricopa County

Department of Health (SNACK Program – car seat safety class/car seat distribution); First Things First (developmental, hearing and vision screenings for children birth to five years of age); Kith and Kin (classes to educate in home child providers on best practices, CPR/ first aid certification); First Teeth First (free dental screenings, fluoride varnishing and dental education children birth to five); Avondale Fire Department (CPR classes & certification); Nurturing Parents Raise Great Kids (12-week parenting classes); Valley of the Sun United Way (workshops on school readiness); University of Arizona (Expanded Food and Nutrition Program); Arizona Priority Education and Counseling (court-mandated parenting classes); Southwest Families Advocacy Center (parent & child sexual abuse prevention workshops); Arizona Science Center (classes for Science, Technology , Engineering and Math for children aged birth to five); Maricopa County Human Services Department (Weatherization Program intake and coordination); Housing Authority of Maricopa County (Housing Choice Voucher Program intake and coordination).

Other local/regional/state/federal planning efforts considered when preparing the Plan Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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City of Avondale 2030 General Plan	City of Avondale	<p>There are a number of goals and strategies within the City’s current General Plan that support the goals this Consolidated Plan, including:</p> <ol style="list-style-type: none"> 1. <i>Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs.</i> <p><i>Policies:</i></p> <ol style="list-style-type: none"> A. Participate in the activities and efforts of non-government and governmental housing providers and neighborhood organizations. B. Continue to implement neighborhood housing assistance programs. C. Promote the occupancy of existing, vacant homes. D. Identify new prototypes for quality high-density residential housing. <ol style="list-style-type: none"> 2. <i>Encourage safe and well-maintained housing, neighborhoods, and buildings that are free from blight.</i> <p><i>Policies:</i></p> <ol style="list-style-type: none"> A. Encourage the preservation of locally and culturally significant buildings and sites, including adaptive reuse. B. Encourage owner-occupied housing. C. Actively enforce the City’s Property Maintenance Codes. D. Play a lead role by maintaining and continuously improving public spaces within Avondale. E. Emphasize the demolition of unoccupied substandard and or blighted buildings. F. Provide development incentives that encourage retrofitting existing, obsolete retail centers.
Historic Avondale Revitalization Plan	City of Avondale	<p>The City’s Historic Avondale Revitalization Plan also supports elements within this Consolidated Plan, including:</p> <ol style="list-style-type: none"> A. Encourage homeownership opportunities B. Increase employment and diversify job base C. Strengthen and enhance existing buildings and neighborhoods D. Target public investment in infrastructure E. Refine and attract niche or specialty retail businesses

Table 2– Other local / regional / federal planning efforts

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In order to encourage citizen participation, the following efforts shall be undertaken by Avondale.

1. The City 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. Avondale will also consult with low-income residents of targeted revitalization areas in which federal projects are anticipated. Avondale 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. Avondale 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 shall include the following items:
 - The amount of CDBG and HOME 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 and HOME resources anticipated to benefit income qualified persons residing within affected member jurisdictions on a fiscal year basis.
 - Plans by affected Avondale to minimize the displacement of persons from the intended uses of CDBG and HOME resources anticipated to be invested during any given fiscal year.
 - Perspectives on priorities and housing and community development needs in Avondale.
 - Other aspects of the Consolidated Plans as applicable.
3. On or before April 1st of any given fiscal year, Avondale will make available its draft Consolidated Plans, and Annual Action Plans 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 April 1st of any given year. The City will also make public the Consolidated Annual Performance and Evaluation Report (CAPER) for required 15-day public comment period. The public shall be notified of these opportunities 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 Avondale 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

Avondale shall provide citizens, public agencies and other interested parties with reasonable and timely access to public records relating to its current and past use of CDBG and HOME funds related to 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

Avondale 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 and HOME 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 Avondale 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 Avondale staff 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 City Manager or the City Council. At all times, citizens have the right to submit complaints directly to the Department of Housing and Urban Development as well. Avondale will respond to written complaints, grievances, or comments or to comments made at public hearings within 15 working days from receipt of such. Avondale City Council is the final disposition authority for complaints or grievances.

Adoption of Citizen Participation Plan

The Citizen Participation Plan is a required component of the Consolidated Plan. As such, this Citizen Participation Plan is adopted by Avondale along with the 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 Avondale 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 and CDBG resources that will alter the manner in which funds are allocated to individual projects, entities or activities 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, Avondale will undertake the following: [refer to 91.105(b)(2)(iv) and (b)(6)].

- a. In the instance of Avondale, 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 City Council 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).

Performance Reports

Avondale prepares the Consolidated Annual Performance Evaluation Report (CAPER) following each program year ending on June 30th. The CAPER describes the performance of Avondale in meeting its Consolidated Plan strategies and details the extent to which the strategies were achieved. The CAPER describes the activities undertaken during the previous program year, the types of funds that were expended, the amount of funds expended per fund type and the number of persons served. Particular detail is provided regarding the income, ethnicity, special needs category and geographic location of the persons served. An announcement of the availability of the CAPER is published in the West Valley View allowing 15 days to receive comments about the CAPER from the public. The CAPER is submitted to HUD, along with any comments received, no later than September 28th. The documents and amendments to the documents are available at the locations listed below.

Availability to the Public.

The Consolidated Plan, amendments to the Consolidated Plan, the Annual Action Plan and the CAPER are available at the following locations.

1. Care 1st Housing Resource Center, 328 W. Western Avenue, Avondale, 85323
2. Avondale Community Center 1007 S. 3rd Street, 85323
3. Avondale.org/conplan

Public Hearings and Meetings

Avondale maintains a regular annual schedule of meetings that allow public participation at all stages of the consolidated planning process. Specific times and locations are posted at www.avondale.org/conplan and published in the West Valley View Newspaper as a display advertisement in 12 point font at least one week 7 calendar days prior. The annual schedule of meetings is always similar to the schedule provided below in the following section.

Summary of Citizen Participation Process. Avondale held two public meetings and three public hearings to obtain citizens' views and respond to proposals and questions, one held on September 29, 2014 and the other held on November 19, 2014 (both during the development of the plan) The City held four public hearings as well, on February 25, 2015 and March 25, 2015 at the Neighborhood and Family Services Commission meetings. Two additional public hearings were held in conjunction with the City Council at the April 6, 2015 Work Session and at the April 20 2015 regular council meeting. Public

hearings were advertised in the West Valley View Newspaper through the publication of display advertisements at least one week prior to the hearings. Notices of the NFSC meetings are posted at least 24 hours in advance City Hall, 11465 W. Civic Center Drive, Fire Station 172, 1825 N. 107 Avenue and the Sam Garcia Library, 495 E. Western Avenue. A draft of the Consolidated Plan was made available for public review from March 3, 2015 through April 3, 2015 at www.avondale.org/conplan and at the Avondale Community Center and the Care1st Avondale Resource Center. The following schedule also summarizes Avondale’s meeting and public participation schedule.

Citizen Participation Outreach

Table 3– Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Needs Assessment Survey	All members of the public, including residents, business owners, non-profit service providers, and elected/appointed officials	185 responses received	High needs for housing rehabilitation, homeownership, job creation, assistance to youth and need for infrastructure	No comments not accepted	www.avondale.org/conplan
2	Public Meetings (September 29, 2014; November 19, 2014;)	All members of the public, including residents, business owners, non-profit service providers, and elected/appointed officials	3 attendees	Questions re: purpose of Plan and process of development	No public comments received	All public meetings advertised in the West Valley View
3	Public Hearings (February 25, 2014, April 6, 2015; April 20, 2015)	All members of the public, including residents, business owners, non-profit service providers, and elected/appointed officials	TBD	TBD	TBD	All public hearings are advertise at www.avondale.org

Needs Assessment

NA-05 Overview

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.

FIGURES PRESENTED IN NA-05 STILL BEING UPDATED EXCEPT UNDER HOUSING CONDITIONS

3-5 Year Strategic Plan Housing Needs response:

The amount of housing needs among low-income renters and owners is high due to the poor condition of housing in Avondale's Low income neighborhoods. According to a study conducted in November 2009 by the University of Arizona, Drachman Institute, more than 35% of the housing stock in Avondale's low income neighborhoods is in poor condition and the same amount of renter households (35%) in the low income neighborhoods pay more than 30% of their income for rent. Substandard and old housing is the greatest problem for Avondale's low-income households. Among Elderly Renter and Owner Households cost burden and housing problems correlate in all income categories. Among Renter Small and Large Related Households cost burden and housing problems correlate most in Extremely Low Income households. Among Owners Small Related Households show the strongest correlation between cost burden and housing problems.

The following chart provides analyses of housing affordability depicting the price of home that a household can afford assuming an FHA Loan with 3.5% down, a 4.5% 30 year fixed interest rate and the prevailing local cost for taxes and insurance. Based on this analysis Seventy-five percent of Avondale households cannot afford the median priced home of \$105,000.

Table of Single Family Home Costs					
House Cost	Down Payment	Loan Amount	Total Payment	Income	Family of 4 HUD AMI
\$85,000	\$2,975	\$ 82,025	\$ 632	\$ 25,280	39%
\$90,000	\$3,150	\$ 86,850	\$ 670	\$ 26,800	42%
\$95,000	\$3,325	\$ 91,675	\$ 707	\$ 28,280	44%
\$100,000	\$3,500	\$ 96,500	\$ 744	\$ 29,760	46%
\$105,000	\$3,675	\$ 101,325	\$ 781	\$ 31,240	49%
\$115,000	\$4,025	\$ 110,975	\$ 856	\$ 34,240	53%
\$120,000	\$4,200	\$ 115,800	\$ 893	\$ 35,720	56%
\$130,000	\$4,550	\$ 125,450	\$ 967	\$ 38,680	60%
\$140,000	\$4,900	\$ 135,100	\$ 1,042	\$ 41,680	65%
\$150,000	\$5,250	\$ 144,750	\$ 1,116	\$ 44,640	70%
\$160,000	\$5,600	\$ 154,400	\$ 1,190	\$ 47,600	74%
\$170,000	\$5,950	\$ 164,050	\$ 1,265	\$ 50,600	79%
\$180,000	\$6,300	\$ 173,700	\$ 1,339	\$ 53,560	83%
\$190,000	\$6,650	\$ 183,350	\$ 1,414	\$ 56,560	88%
\$200,000	\$7,000	\$ 193,000	\$ 1,488	\$ 59,520	93%
\$210,000	\$7,350	\$ 202,650	\$ 1,562	\$ 62,480	97%
\$220,000	\$7,700	\$ 212,300	\$ 1,637	\$ 65,480	102%
\$230,000	\$8,050	\$ 221,950	\$ 1,711	\$ 68,440	107%
\$240,000	\$8,400	\$ 231,600	\$ 1,786	\$ 71,440	111%
\$250,000	\$8,750	\$ 241,250	\$ 1,860	\$ 74,400	116%
\$260,000	\$9,100	\$ 250,900	\$ 1,934	\$ 77,360	120%

Source: City of Avondale, Neighborhood and Family Services Department.

The estimates of each category of housing needs over the next five years are based on a growth rate of 3% derived over a 20 year period. The current and estimated housing needs for priority populations are as follows:

Number of Households with Housing Needs		
Renter Households	2015	2020
Extremely Low (<=30%AMI)	569	586
Very Low Income (<= 50% AMI)	998	1028
Low Income (31% to 50% AMI)	429	442
Moderate Income (51% to 80% AMI)	519	535
Middle and Upper Income (>=80% AMI)	867	893
Owner Households		
Extremely Low (<=30%AMI)	1066	1098
Very Low Income (31% to 50% AMI)	2233	2300
Low Income (51% to 60% AMI)	1167	1202
Moderate Income (61% to 80% AMI)	1792	1846
Middle and Upper Income (>=80% AMI)	6630	6829
Persons		
Elderly	350	361
Frail Elderly	274	282
Persons with Severe Mental Illness	802	826
Developmentally Disabled	174	179
Physically Disabled	232	239
HIV / AIDS	34	34
Source: HUD CHAS Data and Populations projections from the Maricopa county Association of Governments.		

Renters

Extremely low-income renters: The gap analysis completed for Avondale identified a need for 569 units for renters earning less than less than \$19,750 per year. If extremely low-income renters experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 586 in 2020

Very low-income renters: The gap analysis completed for Avondale identified a need for 998 units for renters earning less than less than \$32,950 per year. If very low-income renters experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 1028 in 2020

Low-income renters: The gap analysis completed for Avondale identified a need for 429 units for renters earning less than less than \$39,550 per year. If low-income renters experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 442 in 2020

Moderate-income renters: The gap analysis completed for Avondale identified a need for 519 units for renters earning less than less than \$52,700 year. If moderate low-income renters experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 535 in 2020

Middle and upper-income renters: The gap analysis completed for Avondale identified a need for 867 units for renters earning above \$52,700. If middle and upper-income renters experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 893 in 2020

Owners

Extremely low-income owners: The gap analysis completed for Avondale identified a need for 1,066 owner occupied units for owners earning less than less than \$19,750 per year. If extremely low-income owners experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 1098 in 2020

Very low-income owners: The gap analysis completed for Avondale identified a need for 2,233 owner occupied units for owners earning less than less than \$32,950 per year. If very low-income owners experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 2300 in 2020.

Low-income owners: The gap analysis completed for Avondale identified a need for 1,167 owner occupied units for owners earning less than less than \$39,550 per year. If low-income owners

experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 1202 in 2020

Moderate-income owners: The gap analysis completed for Avondale identified a need for 1,792 owner occupied units for owners earning less than less than \$52,700 per year. If moderate-income owners experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 1846 in 2020

Middle and upper-income owners: The gap analysis completed for Avondale identified a need for 6,630 owner occupied units for owners earning above \$52,700 per year. If middle and upper-income renters experience the same household growth as the City overall (projection data from the Maricopa Association of Governments) and no new units are developed to assist this group, this need will increase to 6829 in 2020

Special Needs Populations

Elderly persons: The gap analysis completed for Avondale identified a need of 350 housing units for elderly persons. If elderly persons experience the same population growth as the City overall (projection data from the Maricopa Association of Government) this need will increase to 361 persons in 2020.

Frail elderly: The gap analysis completed for Avondale identified a need of 274 housing units for frail elderly persons. If frail elderly persons experience the same population growth as the City overall (projection data from the Maricopa Association of Government) this need will increase from to 282 in 2020

Persons with severe mental illness: The gap analysis completed for Avondale identified a need of 802 housing units for persons with severe mental illness. If persons with severe mental illness experience the same population growth as the City overall (projection data from the Maricopa Association of Government) this need will increase to 826 in 2020.

Persons with developmental disabilities: The gap analysis completed for Avondale identified a need of 174 housing units for persons with developmental disabilities. If persons with developmental disabilities experience the same population growth as the City overall (projection data from the Maricopa Association of Government) this need will increase to 179 in 2020.

Persons with physical disabilities: The gap analysis completed for Avondale identified a need of 232 housing units for persons with physical disabilities. If persons with physical disabilities experience the same population growth as the City overall (projection data from the Maricopa Association of Government) this need will increase to 239 in 2020.

Persons with HIV/AIDS: The gap analysis completed for Avondale identified a need of 34 housing units for persons with HIV/AIDS. The HIV/AIDS population shows no indication of increasing based on statistics from the Maricopa County Health Department.

Racial and Ethnic Groups with Disproportionately greater Needs: According to the U.S. Census 62.8 percent of Avondale’s population was White and 4.9% was African American in 2000. Twenty-four percent of residents identified their race as “Other.” Ethnically, 46.2 percent of the City’s population reported to be of Hispanic/Latino descent in 2000.

Avondale’s low to moderate-income Neighborhoods of Cashion, Historic Avondale, Rio Vista and Las Ligas lie south of Interstate 10 from the western to eastern City boundaries contain higher percentages (on average) of Hispanic Ethnicity Population (88% vs. 50%) and African American Populations (.54% vs. 1.73%) than the City as a whole. At 4%, Historic Avondale has the highest percentage of African Americans, higher than the citywide proportion. Areas of Hispanic/Latino concentration primarily appear along the western edge of the city limits in Historic Avondale and the Cashion neighborhood in east Avondale. Ninety-four percent of the households in the Las Ligas neighborhood are of Hispanic/Latino descent, the highest percentage City Wide. More than 35% of the housing stock in Avondale’s low income neighborhoods is in poor condition and the same amount of renter households (35%) in the low income neighborhoods pay more than 30% of their income for rent.

The following table demonstrates the coincidence of low income and minority populations in Avondale’s Target Neighborhoods.

Target Neighborhood Demographics					
Neighborhood	Population	Number Households	Median Income	African American Race	Hispanic Ethnicity
Historic Avondale	12,958	3,586	\$33,058	4%	78%
Cashion	7,128	1,657	\$35,211	.65	90%
Las Ligas	4,451	846	\$40,990	.54	94%
Avondale	64,490	20,356	\$69,298	.54%	50%
Source: 2009-2013 ACS					

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.

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

3-5 Year Strategic Plan Priority Housing Needs response:

Priority Housing Needs

Avondale’s housing market is characterized by the following:

- A large percentage of substandard housing in low-income neighborhoods.
- Declining rental prices for units affordable to low and moderate income renters.
- An adequate supply of rental units for low and moderate income renters.
- A shortage of rental units affordable to very low and extremely low income renters.
- Adequate availability of homes affordable to low and moderate income homebuyers.

Priority Needs populations which are affected by market conditions, identified in resident surveys and which show high numbers of need in the 2011 CHAS data were determined to have priority housing needs. They are as follows:

FIGURES PRESENTED IN MA-05 STILL BEING UPDATED EXCEPT UNDER HOUSING CONDITIONS

Number of Households with Housing Needs		
Renter Households	2010	High, Medium or Low Need
Extremely Low (<=30%AMI)	569	Medium need for new rental units
Very Low Income (<= 50% AMI)	998	High need for new rental units
Low Income (31% to 50% AMI)	429	Low need for new rental units
Moderate Income (51% to 80% AMI)	519	Low need for new rental units
Middle and Upper Income (>=80% AMI)	867	Low need for new rental units
Owner Households		

Extremely Low (<=30%AMI)	1066	High need for Housing Rehabilitation
Very Low Income (31% to 50% AMI)	2233	High need for Housing Rehabilitation
Low Income (51% to 60% AMI)	1167	High need for Housing Rehabilitation
Moderate Income (61% to 80% AMI)	1792	High need for Housing Rehabilitation
Middle and Upper Income (>=80% AMI)	6630	High Need for Housing Rehabilitation
Persons		
Elderly	350	Medium need for new rental units
Frail Elderly	274	Medium need for new rental units
Persons with Severe Mental Illness	802	Low need for new rental units
Developmentally Disabled	174	Low need for new rental units
Physically Disabled	232	Medium need for new rental units
HIV / AIDS	34	Low need for new rental units
Source: 2000 U.S. Census Data, 2000 CHAS Data and Populations projections from the Maricopa county Association of Governments.		

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Rankings for public facilities needs were assigned a priority based the following criteria: 1) current availability of facilities or infrastructure; 2) Web-based community survey (185 responses); and 3) comments received during public meetings.

Facility Type	No Need	Low Need	Medium Need	High Need
Homeless Facilities	14%	37%	26%	23%
Youth Centers	2%	8%	37%	52%
Healthcare Facilities	6%	22%	38%	34%
Mental Health	10%	25%	35%	29%
Parks/Recreation	1%	15%	33%	53%
Abused/Neglected Children	5%	20%	45%	30%
Domestic Violence	7%	23%	42%	29%
Architectural Barrier Removal	23%	39%	28%	10%
Senior Centers	8%	26%	35%	32%
Community Centers	5%	12%	40%	43%

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Rankings for public improvement needs were assigned a priority based the following criteria: 1) current availability of facilities or infrastructure; 2) Web-based community survey (185 responses); and 3) comments received during public meetings.

Public Service Type	No Need	Low Need	Medium Need	High Need
Fair Housing	13%	34%	35%	18%

Infrastructure Type	No Need	Low Need	Medium Need	High Need
Water/Sewer	11%	35%	32%	22%
Street/Alley Improvements	8%	29%	31%	32%
Curbs/Sidewalks	9%	31%	33%	27%
Drainage Improvements	8%	32%	32%	26%
Bike Paths	5%	20%	34%	35%
Pedestrian Improvements	7%	24%	34%	35%
Solid Waste	15%	44%	26%	15%
Street Lights	9%	35%	25%	31%
Bridges	25%	40%	19%	18%
School Construction	21%	34%	28%	18%
Asbestos Removal	28%	42%	15%	15%

Describe the jurisdiction’s need for Public Services:

How were these needs determined?

Rankings for public service needs were assigned a priority based the following criteria: 1) current availability of facilities or infrastructure; 2) Web-based community survey (185 responses); and 3) comments received during public meetings.

Services for Homeless	11%	32%	32%	24%
Services for Substance Abusers	13%	29%	37%	20%
Transportation	4%	18%	39%	38%
Employment/Training	6%	24%	35%	35%
Renter Training/Foreclosure Counseling	8%	38%	31%	21%
Legal Services	9%	30%	38%	24%
Child Care Programs	7%	18%	45%	31%
After School Care	4%	8%	38%	49%
English Language Classes	11%	24%	24%	41%
Teen Programs	2%	10%	38%	50%
Health Services	5%	18%	46%	30%
Services for People with Disabilities	5%	19%	42%	34%
Lead Hazard Screening	21%	44%	24%	11%
Crime Prevention	4%	9%	32%	55%
Tenant/Landlord Counseling	10%	38%	31%	21%
Mental Health Counseling	8%	30%	36%	25%
Services for Neglected/Abused Children	7%	19%	39%	34%
Services for Seniors	5%	21%	37%	38%

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Basic Avondale Demographics – FIGURES PRESENTED IN MA-05 STILL BEING UPDATED EXCEPT UNDER HOUSING CONDITIONS

Avondale General Demographics	
Population	76,900
Number of Households	19,096
Median Income	\$65,410
Median Age	30.1
Source: 2010 Census	

The following chart shows the income distribution in Avondale and the percentage of the population that is eligible for U.S. Department of Housing and Urban Development (HUD) assistance which is 80% of the HUD Area Median Income (HUD AMI) or \$52,700 for a family of four.

HUD AMI Distribution		
Income in Thousands	Number of Households	% HUD AMI
Less 15	698	
15 – 20	(28%) 305	30%
20-25	306	
25-30	299	
30-35	(25%) 300	50%
35-40	(7%) 240	60%

40-45	240	
45-50	249	
50-55	(17%) 133	80%
55-60	133	
60-65	133	
65-70	133	
70-75	133	
75-100	187	
100-150	67	
150-250	18	
250-500	16	
500 or more	2	
	3592	

The following table illustrates Avondale race and ethnicity percentages according to the 2000 Census.

Avondale Race and Ethnicity	
Race	
American Indian and Alaska Native	1.1%
Asian Alone	2.3%
Black or African American Alone	4.9%
Native Hawaiian and Other Pacific Islander alone	.1%
Some other race alone	24%
Two or more races alone	4.8%
White alone	62.8%

Ethnicity	
Hispanic or Latino	46.2%
Not Hispanic or Latino	53.8%
Source: 2010 Census	

Population and Housing Trends. Population estimates from the Arizona Department of Commerce report a population of 76,900 for the City of Avondale, up from 35,082 in 2000. During the past decade, the City’s population grew by 116%. This rapid population growth is attributable to the extensive housing market activity from 2000 to 2007 (7 year boom cycle) during which time 13,212 new owner occupied and 2,200 new rental units were built. Over the 7 year boom cycle the number of housing units more than doubled from 10,663 to 24,805 units. The Avondale housing market crashed in 2007.

Single Family home building activity in 2008 and 2009 averages 135 units, just 10% of the 1,321 average established during the boom period. Median home prices increased from \$122,500 in 2000 to \$283,000 in 2006 at their peak, then dipped to \$105,000 in 2010. Population and housing growth is expected to increase by a modest 3% per year over the next five years.

Single Family Homes Building Activity	
Year	Permits Issued
2000	1284
2001	2332
2002	2044
2003	1226
2004	2243
2005	1469
2006	924
2007	698
2008	160
2009	110

2010	12 (through Jan)
2011-2014	<50
Source: City of Avondale Building Department.	

Rental prices follow a similar pattern. Rent for a two bedroom apartment climbing from \$805 in 2005 to \$884 in 2007 and falling almost to 2005 levels in 2010 to \$814.

Median Rental Prices Trends		
Type of Unit	2005	2010
One Bedroom	638	625
Two Bedroom	814	789
Three Bedroom	980	950
Source: Arizona Multi-Family Housing Association, 2010		

The large number of private investors who bought homes as investment properties between 2000 and 2007 and who are still active in the market has increased the supply of rental housing and caused an increase in the rental vacancy rate to jump from 7% in 2005 to 12% in 2010. The increase supply and vacancy has exerted downward pressure on rental prices.

Cost Burdened. The following graph demonstrates cost burden by age group indicating a more severe need for over 65 year old renter households and middle-aged home owner households.

Housing Cost Burden by Age						
Household Type	15-25 years old	25-34 years old	35-44 years old	45 – 54 years old	55- 64 years old	65 years old, over
Renter						
% Cost Burdened	64%	65%	66%	59%	50%	70%
Owner						

% Cost Burdened	56%	76%	76%	80%	76%	72%
Source: HUD CHAS Data.						

Housing Conditions

In January 2015, the City partnered with the National Civilian Community Corps (NCCC) – an Americorps Program – to complete a visual assessment of all single-family homes in the City that were constructed prior to 1990. The City selected this date for two reasons: 1. the length of time elapsed since construction (25 years) is generally the point where homes will begin to require substantial rehabilitation and 2. neighborhoods constructed after this date were established as planned communities where HOAs are responsible for enforcing property maintenance. By these standards, there are seven (7) neighborhoods in the City that met these criteria. In total there are 3,798 properties included in these areas that were surveyed, including occupied and vacant homes, as well as vacant lots. Each home was rated on a scale of one to five, ranging from one (requires replacement and has no historic value) to five (standard condition with no evident rehabilitation needed). The following table provides a detailed explanation of the rating criteria as well as a summary of the survey results by neighborhood.

Neighborhood	Total No. of Single-Family Homes	Home Condition Rating & Description					Total No. of Vacant Homes	Total No. of Vacant Lots
		1 Cost to repair is greater than the cost to replace; no historic value Activity: Demolition &	2 Major work and investment needed, but worth repairing and/or significant health and safety repairs Activity: Substantial Rehabilitation	3 Structurally good moderate to substantial rehabilitation and/or moderate health and safety repairs Activity: Substantial Rehabilitation	4 Needs some improvement part of normal maintenance; limited health and safety repairs Activity: Emergency Rehabilitation	5 Like new, no visible deferred maintenance or repair needed Activity: None required		

		clearance						
Historic Avondale	2189	8	34	169	627	1,129	22	81
Rio Vista	182	1	0	29	120	29	0	1
Las Ligas	419	6	33	37	87	193	2	38
Cashion	746	5	29	103	330	257	17	7
107 th Ave/Miami	14	0	0	3	5	6	0	0
Tierra Ranchettes	83	0	1	8	48	25	0	0
Glenarm Farms	164	0	0	0	6	158	1	0
Total	3,798	20	97	349	1,223	1,797	42	127
Percentage of Properties Surveyed	100%	0.5%	2.6%	9.2%	32.2%	47.3%	1.1%	3.3%

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	459	149	2	2	0
Arts, Entertainment, Accommodations	3,500	1,615	12	21	9
Construction	1,472	382	5	5	0
Education and Health Care Services	4,677	846	16	11	-5
Finance, Insurance, and Real Estate	2,302	264	8	3	-4
Information	527	167	2	2	0
Manufacturing	2,377	20	8	0	-8
Other Services	987	229	3	3	0
Professional, Scientific, Management Services	1,914	278	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	4,486	3,098	15	41	25
Transportation and Warehousing	1,607	201	5	3	-3
Wholesale Trade	1,823	156	6	2	-4
Total	26,131	7,405	--	--	--

Table 4 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	36,453
Civilian Employed Population 16 years and over	32,683
Unemployment Rate	10.34
Unemployment Rate for Ages 16-24	26.61
Unemployment Rate for Ages 25-65	6.75

Table 5 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,309
Farming, fisheries and forestry occupations	1,544
Service	3,245
Sales and office	9,118
Construction, extraction, maintenance and repair	3,489
Production, transportation and material moving	2,603

Table 6 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,145	59%
30-59 Minutes	11,187	36%
60 or More Minutes	1,678	5%
Total	31,010	100%

Table 7 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,359	573	2,580
High school graduate (includes equivalency)	7,141	686	1,844
Some college or Associate's degree	9,344	803	1,540
Bachelor's degree or higher	6,650	424	849

Table 8 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	251	861	967	1,530	1,386
9th to 12th grade, no diploma	1,282	1,360	1,610	1,184	478
High school graduate, GED, or alternative	2,698	3,167	3,253	3,251	959
Some college, no degree	2,759	2,455	2,810	3,282	552
Associate's degree	161	1,219	700	1,280	223
Bachelor's degree	399	2,231	1,399	1,863	178
Graduate or professional degree	0	479	899	1,052	75

Table 9 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,469
High school graduate (includes equivalency)	30,644
Some college or Associate's degree	36,992
Bachelor's degree	45,934
Graduate or professional degree	54,571

Table 10 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Based on the data presented, predominantly workers are employed in two sectors: education and health-related as well as retail. These figures are consistent with the presence of a number of school districts as well as the Universal Technical Institute and Estrella Mountain Community College. There are also several health-related offices and facilities including the Phoenix Children's Hospital Urgent Care facility, a sector that the City has been promoting through with its Health-Tech Corridor initiative. Retail is prevalent in the City with three large regional developments at Gateway Pavilions (99th Ave and McDowell Rd), the Shops at Palmilla (Dysart Rd and Rancho Santa Fe Blvd) and Alameda Crossing (Dysart Rd and McDowell Rd). Several large box stores also line Dysart Rd. south of Interstate 10, including Home Depot and a Sam's Club. Finally, the American Sports Center located on Avondale Blvd just south of I-10 is also an economic draw to the City.

The City of Avondale actively promotes a variety of economic development initiatives including the Health-Tech Corridor along McDowell Rd, which has most recently attracted Copper Springs Hospital – a behavioral health facility, as well as a Arizona's second Main Event location. While these developments occur primarily north of I-10, the City is taking active steps to promote older sections of the City with the implementation of the Infill Incentive Program. To spur development in these areas – which overlap with the City's Revitalization Areas – the City will halve development fees associated with all residential and commercial infill proposals. There has been substantial interest in the program since going online in January, 2015. The Neighborhood and Family Services Department is also in the process of developing a Redevelopment Program that would provide additional funding for acquisition and demolition of dilapidated structures, rehabilitation of substandard housing and streetscape/beautification to improve neighborhood curb appeal. Coordinated implementation of the two programs will leverage the City's modest investment in these programs with significant private sector development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

Overall, the City of Avondale has changed dramatically in the last fifteen years. In this time, 12,784 single-family homes and 2,836 multi-family units have been constructed, and the City's population more than doubled, adding approximately 43,000 new residents. These new housing developments are scattered throughout the City, with many of them located north of Interstate 10. Prior to this period, development occurred more slowly in the City, as residential housing was concentrated primarily in four areas: Historic Avondale; Rio Vista, Las Ligas and Cashion (see attached map). Most of the homes in these areas were constructed prior to 1980 with many dating to the 1940s through 1960s. Overall, per the 2009-2013 ACS, there are 3,704 homes in the City constructed prior to 1980, all of which are located in these areas.

These areas also possess the largest numbers and concentrations of low and moderate income households in the City. An indicator's concentration in the context of this needs and market analysis discussion means that its percentage does not fall within five points for the City as a whole for that indicator. For example, 38% of all households in the City qualify as low and moderate income, so a neighborhood that is 65% low and moderate income would have a high concentration of low and moderate income households relative to the City as a whole. Conversely, in a neighborhood where 25% of households are low and moderate income, that neighborhood would have a low concentration of such households relative to the City as a whole.

The following table shows the percentage of households in the City's target areas that qualify as low and moderate income.

Neighborhood Name	Census Geography	% of households that are LMI (Block Group)	% of households that are LMI (combined Block Groups in neighborhood)
Historic Avondale	Census Tract 612, Block Group 1	90.4%	70.9%
	Census Tract 612, Block Group 2	65.7%	
	Census Tract 612, Block Group 3	62.2%	
	Census Tract 614.01, Block Group 1	80.9%	
	Census Tract 614.01, Block Group 2	94.8%	
	Census Tract 614.02, Block Group 1	53.9%	
	Census Tract 614.02, Block Group 2	60.3%	
	Census Tract 614.02, Block Group 3	74.7%	
	Census Tract 820.22, Block Group 2	73.7%	
Rio Vista & Las Ligas	Census Tract 822.08 , Block Group 1	52.8%	
Cashion	Census Tract 822.09, Block Group 2	73.2%	

In aggregate, 69.5% of all households qualify as low and moderate, or 31.5% higher than the City as a whole (38.0% LMI). ACS 2009-2013 confirm this data, as shown in the following table:

Census Area	Median Household Income	% Compared with City of Avondale Median Household Income
Census Tract 612, Block Group 1	\$32,785	64.0%
Census Tract 612, Block Group 2	\$56,250*	109.9%
Census Tract 612, Block Group 3	\$18,812	36.7%
Census Tract 614.01, Block Group 1	\$33,393	65.2%
Census Tract 614.01, Block Group 2	\$25,500	49.8%

Census Tract 614.02, Block Group 1	\$44,491	86.9%
Census Tract 614.02, Block Group 2	\$26,012	50.8%
Census Tract 614.02, Block Group 3	\$20,900	40.8%
Census Tract 820.22, Block Group 2	\$35,972	70.2%
Census Tract 822.08, Block Group 1	\$40,984	80.0%
Census Tract 822.09, Block Group 2	\$32,259	63.0%
City of Avondale	\$51,205	100%

* Median household income in Census Tract 612, Block Group 2 shows as almost 10% higher than median household income for the City. This figure is inconsistent with data in the previous table showing that 65.7% of all households in the block group qualify as low and moderate income. The likeliest explanation for this discrepancy is that \$22,976 margin of error is particularly high for this block group estimate.

As incomes in these areas remain low compared with the City as a whole, households in these areas continue to experience moderate to severe housing burdens.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based on the data analysis and input received from the public, the City determined that there continues to be substantial need to provide affordable housing to existing homeowners, as well as first time homebuyers, upgrade/modernize infrastructure, eliminate unsafe structures, provide assistance to underserved populations, increase job opportunities, reduce barriers to housing choice access, and reduce residential lead-based paint hazards. The City will promote the following goals during this planning cycle, more thoroughly described in Section SP-45

Goal 1 – Preserve existing housing and create new affordable housing opportunities

Goal 2 – Replace outdated infrastructure in low and moderate income neighborhoods

Goal 3 – Acquire and demolish unsafe structures

Goal 4 – Support internal and external programming and other assistance to underserved populations, particularly youth

Goal 5 – Promote business development and growth and increased economic opportunities for low and moderate income residents throughout the City with an emphasis on the Western Avenue area and other commercial areas in Historic Avondale

Goal 6 – Affirmatively further Fair Housing in the City of Avondale

Goal 7 – Reduce residential lead-based hazards

The City will pursue partnerships with external organizations as well as leverage internal and external funding to maximize the benefits associated with these goals.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 11 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Avondale will direct assistance to low- to moderate-income Block Groups (i.e., where 51 percent or more of households earn less than 80 percent of the HUD-defined area median income). The City has 11 Block Groups that meet these criteria:

- Census Tract 612, Block Group 1 (90.4% LMI)
- Census Tract 612, Block Group 2 (65.7% LMI)
- Census Tract 612, Block Group 3 (62.2% LMI)
- Census Tract 614.01, Block Group 1 (80.9% LMI)
- Census Tract 614.01, Block Group 2 (94.8% LMI)
- Census Tract 614.02, Block Group 1 (53.9% LMI)
- Census Tract 614.02, Block Group 2 (60.3% LMI)
- Census Tract 614.02, Block Group 3 (74.7% LMI)
- Census Tract 820.22, Block Group 2 (73.7% LMI)
- Census Tract 822.08 , Block Group 1 (52.8% LMI)
- Census Tract 822.09, Block Group 2 (73.2% LMI)

Target neighborhoods that are located in these Block Groups include, but are not limited to, Las Ligas, Historic Avondale, Rio Vista and Cashion.

A map showing Avondale's low- to moderate-income Census Block Groups and Target Neighborhoods will appear in **Appendix A**. The City's low- to moderate-income Census Block Groups are concentrated primarily south of Interstate 10 from the western to eastern City boundaries.

Basis for Geographic Allocation of Investment: CDBG funds will be primarily directed to the low-income Census Tracts listed above in conformance with 24 CFR part 200 provisions requiring at least 70% of funds benefit low and moderate income persons. Funds will be also be made available Citywide for eligible activities that address priority needs outlined in this plan.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Avondale anticipates level funding from CDBG and HOME annual allocations, as represented in the table below. While this Plan assumes level funding from year to year, the City is aware of declining allocations, and is taking steps to increase funding, leverage internal and external resources, form mutually beneficial partnerships to maximize the benefits of CDBG and HOME funding, as well as address the substantial need in the City. The following table outlines the City's anticipated HUD resources throughout the 2015-2019 Consolidated Planning cycle.

Anticipated Resources Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Emergency Home Repair Program	CDBG	Construction and soft costs related to complete emergency repairs at owner-occupied, single-family housing units	\$187,874	\$0	\$0	\$160,875	\$643,500	Emergency repairs to eliminate health and safety issues, including but not limited to: HVAC, electrical, plumbing, structural, roofing, etc.
Streets/Infrastructure	CDBG	Design and hard costs related to street improvements in predominantly LMI areas	\$225,000	\$0	\$0	\$225,000	\$900,000	CDBG funds will be used for design and construction costs related to street surface improvements in Historic Avondale.
Youth Services – Next Step Program	CDBG	Stipends and tuition assistance for summer internships for at-risk youth	\$30,000	\$0	\$0	\$30,000	\$120,000	The Next Step program places up to 20 youth annually in various City departments
Revitalization & Small Business Assistance	CDBG	Financial support for the Small Business Academy, façade improvement program, loan guarantee program	\$20,000	\$0	\$39,955	\$59,955	\$80,000	Small business assistance façade improvements, small business loan guarantees, technical assistance

Administration	CDBG	Administration	\$115,718	\$0	\$0	\$115,718	\$462,874	Soft costs related to grant and program oversight, reporting, financial management of the CDBG and HOME programs
Substantial Home Repair Program	HOME	Construction and soft costs related to complete substantial repairs at owner-occupied, single-family housing units	\$90,726	\$0	\$98,965	\$189,691	\$360,000	Expansion of Emergency Home Repair Program to include windows, wall/floor treatments, cabinetry, etc. to eliminate code violations and bring housing to standard condition
First-Time Homebuyer Program	HOME	Downpayment and closing cost assistance	\$29,998	\$0	\$163,600	\$193,598	\$120,000	Downpayment and closing cost assistance to first-time homebuyers to purchase a home in the City of Avondale
Administration	HOME	Administration	\$8,048	NA	\$9,000	\$17,048	\$32,000	Soft costs related to grant and program oversight, reporting, financial management related to the HOME program

Table 12 - Anticipated Resources

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

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

Discussion

The City matches HOME funds received through the Maricopa HOME Consortium with General Funds dedicated to that purpose. Approximately \$35,000 in HOME matching funds will be available to support the City’s projects. The City also has allocated approximately \$2.8 million to provide development fee reductions to any party that completes residential and/or commercial improvements with in the city’s designated Infill Development District. This area largely coincides with the City’s designated Revitalization Areas that contain significant number of low and moderate income residents. Finally, the City is in the process of creating a Redevelopment Program that will allow the City to acquire and demolish vacant and dilapidated housing and rehabilitate substandard housing. The program is currently unfunded, and the City is exploring options to capitalize the program.

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

Discussion

During the development of this Consolidated Plan, the City undertook a housing study to determine the condition of all single-family units in the City’s Revitalization Areas. During this survey, the City also completed an inventory of all a vacant lots in these areas, and determined that there are 127 such lots that may be developed in the future. The City is currently examining the se lots in greater detail to determine ownership, zoning, size and potential for assemblage.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Avondale Neighborhood and Family Services Dept.	Local Government	Provide space for resource providers, as well as implementation and oversight of internal programs designed to help low and moderate incomr households	Predominantly City of Avondale; also Cities of Buckeye, Goodyear, Litchfield Park and Laveen with some programs

Table 13 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation	X		
Other			
Other			

Table 14 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Strategy 1: Support local and regional agencies that provide shelter, housing and support services homeless and those close to becoming homeless

Strategy 2: Operate programs that assist low-income and special needs populations in Avondale.

Strategy 3: Operate programs to provide education, job training and recreational activities for youth.

Strategy 4: Operate the Community Action Program and other programs that prevent homelessness.

Strategy 5: Provide funding for the Contributions Assistance Program

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing housing and create new affordable housing opportunities	2015	2019	Access to safe, decent housing for LMI Households	Throughout the City of Avondale with emphasis on City-designated Revitalization Areas (Historic Avondale, Rio Vista, Las Ligas, Cashion)		CDBG, HOME	Number of single-family homes that receive emergency home repairs; number of households that receive first-time homebuyer assistance
2	Replace outdated infrastructure in low and moderate income neighborhoods	2015	2019	Economic opportunities for LMI Households	Historic Avondale (census tracts 612, 614.01, 314.02)		CDBG	Linear feet of roadway, curbing replaced and sidewalks installed, number of people in the neighborhood (census tract) benefiting
3	Acquire and demolish unsafe structures	2015	2019	Elimination of slum/blight (spot basis)	City-designated revitalization areas (census tracts 612, 614.01, 614.02, 822.08, 822.09)		CDBG	Number of structures demolished and sites cleared
4	Support internal and external programming and other assistance to underserved populations, particularly youth	2015	2019	Public Services	Within the corporate limits of the City of Avondale		CDBG	Number of youth who receive assistance through the Next Step and Tuition Assistance Programs

5	Promote business growth throughout the City with an emphasis on the Western Avenue area and other commercial areas in Historic Avondale	2015	2019	Economic opportunities for LMI Households	Throughout the City of Avondale but primarily in Historic Avondale (census tracts 612, 614.01, 614.02)		CDBG	Number of businesses assisted with commercial façade renovations,
6	Affirmatively further Fair Housing in the City of Avondale	2015	2019	Mitigation of barriers to housing	Throughout the City of Avondale		CDBG	Number of individuals, groups and organizations that receive education regarding Fair Housing
7	Reduce residential lead-based hazards	2015	2019	Access to safe, decent housing for LMI Households	Throughout the City of Avondale with emphasis on City-designated Revitalization Areas (Historic Avondale, Rio Vista, Las Ligas, Cashion)		CDBG, HOME	Number of single-family homes that receive lead-based paint hazard mitigation or abatement assistance.

Table 15 – Goals Summary

Goal Descriptions

Goal 1 – Preserve existing housing and create new affordable housing opportunities

The City will continue to operate two parallel single-family, owner-occupied rehabilitation programs. The Emergency Home Repair Program will provide financial assistance with CDBG funds to eligible households to mitigate health and safety conditions (including HVAC, electrical, plumbing, lead-based paint mitigation and energy efficiency enhancements among others) at these homes. The Substantial Rehabilitation Program will provide HOME financial assistance, and expand on the Emergency Home Repair Program by including comprehensive repairs such as painting, flooring, windows, among others). Further, the City will use HOME funds to

operate a First-Time Homebuyer Program to assist qualified households with closing cost, downpayment and principal reduction assistance. The City will coordinate with the Maricopa County Weatherization Program when possible to complete energy efficiency upgrades at all assisted properties. The City will also provide outreach and educational opportunities through the implementation of these and other programs, as well attendance at related events. Other programs may be developed and funded in furtherance of this goal pending available funding and identified needs.

At current CDBG funding levels, the City anticipates assisting 50 eligible households during this planning cycle. At current HOME funding levels, the City anticipates assisting 10 eligible households with Substantial Home Repair Assistance and 10 households with First-Time Homebuyer Assistance.

Goal 2 – Replace outdated infrastructure in low and moderate income neighborhoods

The City will coordinate its CDBG funding with Capital Improvement Program (CIP) funding to replace outdated infrastructure in its Historic Avondale Revitalization Area (census tracts 612, 614.01 and 614.02). Below ground and at-grade enhancements may include water and sewer main replacement and lateral tie-ins, street reconstruction, sidewalks, curbing, lighting, ADA enhancements, and drainage, among others as needed in the specific project area.

At current CDBG funding levels, the City anticipates completing these enhancements on 5 streets during this planning cycle.

Goal 3 – Acquire and demolish unsafe structures

The City will identify and acquire properties that are beyond repair, pose a threat to public safety and require demolition and site clearance.

At current CDBG funding levels, the City anticipates acquiring 2 properties and completing demolition and clearance of 4 properties during this planning cycle.

Goal 4 – Support internal and external programming and other assistance to underserved populations, particularly youth

The City will support local and regional agencies that provide shelter, housing and support services to homeless and those close to becoming homeless. The City will also operate programs that assist low-income and special needs populations in Avondale, as well as programs to provide education, job training and recreational activities for youth.

At current CDBG funding levels, the City anticipates assisting 500 youth during this planning cycle.

Goal 5 – Promote business development and growth and increased economic opportunities for low and moderate income residents throughout the City with an emphasis on the Western Avenue area and other commercial areas in Historic Avondale

The City will provide financial and technical assistance to businesses and other organizations that support businesses throughout the City with an emphasis on the Western Avenue area and other areas in the Historic Avondale Revitalization Area. The City will develop and implement programs that focus on business retention and sustainability, as well as increased employment opportunities.

At current CDBG funding levels, the City anticipates assisting 25 businesses during this planning cycle.

Goal 6 – Affirmatively further Fair Housing in the City of Avondale

The City will implement strategies for removing impediments to Fair Housing identified in the Maricopa HOME Consortium 2015 Regional Analysis to Impediments to Fair Housing, sponsor Fair Housing educational seminars for city staff and housing industry professionals, maintain a page on the City’s website that serves as a public resource for assistance in identifying violations of fair housing laws and information regarding the filing of fair housing complaints, assist the elderly and persons with disabilities with accessibility improvements to their residences, and participate in regional efforts with other organizations to affirmatively further fair housing.

At current CDBG funding levels, the City anticipates providing these services to 500 people during this planning cycle.

Goal 7 – Reduce residential lead-based hazards

In combination with the City’s goal to preserve existing housing stock, the City will adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities, and provide information to housing recipients as well as the general public about the hazards of lead based paint.

At current CDBG funding levels, the City anticipates assisting 10 households during this planning cycle.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

How are the actions listed above integrated into housing policies and procedures?

Estimate of Units Containing Lead Based Paint: According to the 2009-2013 American Community Survey, there are 3,704 homes in Avondale constructed prior to 1980. While this date does not overlap with the lead-based paint ban in 1978, for the purposes of this planning process, pre-1980 captures all homes with the potential for the presence of lead-based paint hazards. Current ACS data shows that nearly all housing units in the City built prior to 1980 are located in the City's Revitalization Areas, as shown below:

Neighborhood	Number of Pre-1980 Homes	Percentage of Pre-1980 Homes
Historic Avondale – census tracts 612, 614.01, 614.02	1,933	52.2%
Cashion – census tract 822.09	478	12.9%
Rio Vista/Las Ligas – census tract 822.08	431	11.6%
Total All Revitalization Areas	2,842	76.7%
City of Avondale	3,704	100%

The City will undertake the following are the actions in 2015-2019 to evaluate and reduce lead-based paint hazards and to integrate lead-based paint hazard reduction into Avondale's housing policies. All activities will be completed in accordance with Title X of the 1992 Housing and Community Development Act: 1. adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities, and 2. provide information to housing recipients as well as the general public about the hazards of lead-based paint

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Avondale sponsors several programs designed to alleviate poverty, including:

- Contributions Assistance Program – grants to area non-profits that provide human services to Avondale residents
- Helping Families in Need – assistance with renewal and applications for AHCCCS health care, nutrition assistance (food stamps) and cash assistance
- Community Action Partnership Program – rental and utility assistance
- Southwest Valley Literacy – GED, ESL, and literacy classes
- Adelante Healthcare – Women, Infant and Children the USDA food program
- Eve’s Place – domestic violence support groups
- New Life Center – domestic violence awareness, safety planning and shelter referrals
- New Leaf-Siemer – homelessness prevention program with partnering schools
- Teen Outreach Pregnancy – support for pregnant teens, prenatal and parenting support
- Maricopa Workforce Connection – employment services and resources
- Area Agency on Aging – support for the senior community through resources and referrals
- Father Matters – support for parents going through divorce and custody issues
- Maricopa County Juvenile Probation Department (youth life skills and parenting classes)
- Salvation Army – community support and emergency financial assistance
- International Rescue Committee – citizenship test prep classes
- New Directions Institute – baby brain box classes and playgroups for parents and children birth to 5 years
- Maricopa County Department of Health – SNACK Program, car seat safety class/car seat distribution
- First Things First – developmental, hearing and vision screenings for children birth to five years of age
- Kith and Kin – classes to educate in home child providers on best practices
- First Teeth First – free dental screenings, fluoride varnishing and dental education children birth to five
- University of Arizona – Expanded Food and Nutrition Program
- Arizona Priority Education and Counseling – court-mandated parenting classes

- Southwest Families Advocacy Center – parent & child sexual abuse prevention workshops
- Arizona Science Center – classes for Science, Technology , Engineering and Math for children aged birth to five
- Maricopa County Human Services Department – Weatherization Program intake and coordination
- Housing Authority of Maricopa County – Housing Choice Voucher Program intake and coordination

SP-80 Monitoring - 91.230

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

All activities funded with CDBG and HOME are monitored for compliance with federal regulations and contract parameters. Avondale monitors its federal activities through performance reporting, review of payment requests and in depth audits of subrecipient files and financial information. The file monitoring process in the City of Avondale will consist of the following steps:

1. Notification to subrecipient of scheduled monitoring visit.
2. Entrance conference with subrecipient staff, to explain what will be done during the visit
3. Review of documents justifying expenditures and work completed or in progress, to determine the quality of the work and whether or not it complies with regulations and codes.
4. Where appropriate, review of income qualification documents.
5. Exit conference to report tentative conclusions and findings to the subrecipient staff.
6. Written follow-up detailing any problems found and asking for a response explaining how the problems will be corrected.
7. Additional follow-up visit to see that problems have been corrected, when necessary.

In most cases, monitoring visits will be conducted when work is complete, but in some cases, particularly with new subrecipients, more frequent monitoring visits will be conducted.

The City uses its Consolidated Plan goals and objectives as a basis for developing program proposals that are subjected to the public process. Once programs have been vetted by the public process and approved by the City Council they are implemented in one of three ways: 1) complete implementation by the City; 2) partial implementation by the City with certain components executed by a contractor; and 3) implementation by a subrecipient. All three methods of execution are governed by an internal or contractual Scope of Work and a Schedule of Completion, whereby each activity in the Scope of Work has a corresponding timeline in the Schedule of Completion. The performance of all parties involved in the execution of a program is monitored according to the Schedule of Completion and a host of remedies outlined in the contract are available to the City to make adjustments to maintain adequate progress. Because compliance with federal overlay statutes are detailed in the Scope of Work and Schedule of Completion, the same methodology is used to ensure compliance with program requirements such as environmental reviews, labor standards, etc. To meet overall timeliness of expenditures the schedule of completion for each program is reviewed in the larger context of all programs to ensure that program progress and therefore program expenditures do not at any given time cause the city to exceed 1.5 times the most recent CDBG allocation in their line of credit.

City of Avondale



DRAFT

2015-2016

Annual Action Plan

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Emergency Home Repair Program	CDBG	Construction and soft costs related to complete emergency repairs at owner-occupied, single-family housing units	\$187,874	\$0	\$125,000	\$312,874	\$643,500	Emergency repairs to eliminate health and safety issues, including but not limited to: HVAC, electrical, plumbing, structural, roofing, etc.
Streets/Infrastructure	CDBG	Design and hard costs related to street improvements in predominantly LMI areas	\$225,000	\$0	\$0	\$225,000	\$900,000	CDBG funds will be used for design and construction costs related to street surface improvements in Historic Avondale.

Youth Services – Next Step Program	CDBG	Stipends and tuition assistance for summer internships for at-risk youth	\$30,000	\$0	\$0	\$30,000	\$120,000	The Next Step program places up to 20 youth annually in various City departments
Revitalization & Small Business Assistance	CDBG	Financial support for the Small Business Academy, façade improvement program, loan guarantee program	\$20,000	\$0	\$39,955	\$59,955	\$80,000	
Administration	CDBG	Administration	\$115,718	\$0	\$0	\$115,718	\$462,874	Soft costs related to grant and program oversight, reporting, financial management of the CDBG and HOME programs
Substantial Home Repair Program	HOME	Construction and soft costs related to complete substantial repairs at owner-occupied, single-family housing units	\$90,726	\$0	\$98,965	\$189,691	\$360,000	Expansion of Emergency Home Repair Program to include windows, wall/floor treatments, cabinetry, etc. to eliminate code violations and bring housing to standard condition

First-Time Homebuyer Program	HOME	Downpayment and closing cost assistance	\$29,998	\$0	\$163,600	\$193,598	\$120,000	Downpayment and closing cost assistance to first-time homebuyers to purchase a home in the City of Avondale
Administration	HOME	Administration	\$8,048	NA	\$9,000	\$17,048	\$32,000	Soft costs related to grant and program oversight, reporting, financial management related to the HOME program

Table 16 - Expected Resources – Priority Table

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

The City matches HOME funds received through the Maricopa HOME Consortium with General Funds dedicated to that purpose. Approximately \$35,000 in HOME matching funds will be available to support the City’s projects. The City also has allocated approximately \$2.8 million to provide development fee reductions to any party that completes residential and/or commercial improvements within the city’s designated Infill Development District. This area largely coincides with the City’s designated Revitalization Areas that contain significant number of low and moderate income residents. Finally, the City is in the process of creating a Redevelopment Program that will allow the City to acquire and demolish vacant and dilapidated housing and rehabilitate substandard housing. The program is currently unfunded, and the City is exploring options to capitalize the program.

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

Discussion

During the development of this Consolidated Plan, the City undertook a housing study to determine the condition of all single-family units in the City's Revitalization Areas. During this survey, the City also completed an inventory of all a vacant lots in these areas, and determined that there are 127 such lots that may be developed in the future. The City is currently examining the se lots in greater detail to determine ownership, zoning, size and potential for assemblage.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing housing and create new affordable housing opportunities	2015	2019	Access to safe, decent housing for LMI Households	Throughout the City of Avondale with emphasis on City-designated Revitalization Areas (Historic Avondale, Rio Vista, Las Ligas, Cashion)		CDBG, HOME	Number of single-family homes that receive emergency home repairs; number of households that receive first-time homebuyer assistance
2	Replace outdated infrastructure in low and moderate income neighborhoods	2015	2019	Economic opportunities for LMI Households	Historic Avondale (census tracts 612, 614.01, 314.02)		CDBG	Linear feet of roadway, curbing replaced and sidewalks installed, number of people in the neighborhood (census tract) benefiting
3	Acquire and demolish unsafe structures	2015	2019	Elimination of slum/blight (spot basis)	City-designated revitalization areas (census tracts 612, 614.01, 614.02, 822.08, 822.09)		CDBG	Number of structures demolished and sites cleared

4	Support internal and external programming and other assistance to underserved populations, particularly youth	2015	2019	Public Services	Within the corporate limits of the City of Avondale		CDBG	Number of youth who receive assistance through the Next Step and Tuition Assistance Programs
5	Promote business growth throughout the City with an emphasis on the Western Avenue area and other commercial areas in Historic Avondale	2015	2019	Economic opportunities for LMI Households	Throughout the City of Avondale but primarily in Historic Avondale (census tracts 612, 614.01, 614.02)		CDBG	Number of businesses assisted with commercial façade renovations,
6	Affirmatively further Fair Housing in the City of Avondale	2015	2019	Mitigation of barriers to housing	Throughout the City of Avondale		CDBG	Number of individuals, groups and organizations that receive education regarding Fair Housing
7	Reduce residential lead-based hazards	2015	2019	Access to safe, decent housing for LMI Households	Throughout the City of Avondale with emphasis on City-designated Revitalization Areas (Historic Avondale, Rio Vista, Las Ligas, Cashion)		CDBG, HOME	Number of single-family homes that receive lead-based paint hazard mitigation or abatement assistance.

Table 17 – Goals Summary

Goal Descriptions

Goal 1 – Preserve existing housing and create new affordable housing opportunities

The City will continue to operate two parallel single-family, owner-occupied rehabilitation programs. The Emergency Home Repair Program will provide financial assistance with CDBG funds to eligible households to mitigate health and safety conditions (including HVAC, electrical, plumbing, lead-based paint mitigation and energy efficiency enhancements among others) at these homes. The Substantial Rehabilitation Program will provide HOME financial assistance, and expand on the Emergency Home Repair Program by including comprehensive repairs such as painting, flooring, windows, among others). Further, the City will use HOME funds to operate a First-Time Homebuyer Program to assist qualified households with closing cost, downpayment and principal reduction assistance. The City will coordinate with the Maricopa County Weatherization Program when possible to complete energy efficiency upgrades at all assisted properties. The City will also provide outreach and educational opportunities through the implementation of these and other programs, as well attendance at related events. Other programs may be developed and funded in furtherance of this goal pending available funding and identified needs.

At current CDBG funding levels, the City anticipates assisting 50 eligible households during this planning cycle. At current HOME funding levels, the City anticipates assisting 10 eligible households with Substantial Home Repair Assistance and 10 households with First-Time Homebuyer Assistance.

Goal 2 – Replace outdated infrastructure in low and moderate income neighborhoods

The City will coordinate its CDBG funding with Capital Improvement Program (CIP) funding to replace outdated infrastructure in its Historic Avondale Revitalization Area (census tracts 612, 614.01 and 614.02). Below ground and at-grade enhancements may include water and sewer main replacement and lateral tie-ins, street reconstruction, sidewalks, curbing, lighting, ADA enhancements, and drainage, among others as needed in the specific project area.

At current CDBG funding levels, the City anticipates completing these enhancements on 5 streets during this planning cycle.

Goal 3 – Acquire and demolish unsafe structures

The City will identify and acquire properties that are beyond repair, pose a threat to public safety and require demolition and site clearance.

At current CDBG funding levels, the City anticipates acquiring 2 properties and completing demolition and clearance of 4 properties during this planning cycle.

Goal 4 – Support internal and external programming and other assistance to underserved populations, particularly youth

The City will support local and regional agencies that provide shelter, housing and support services to homeless and those close to becoming homeless. The City will also operate programs that assist low-income and special needs populations in Avondale, as well as programs to provide education, job training and recreational activities for youth.

At current CDBG funding levels, the City anticipates assisting 500 youth during this planning cycle.

Goal 5 – Promote business development and growth and increased economic opportunities for low and moderate income residents throughout the City with an emphasis on the Western Avenue area and other commercial areas in Historic Avondale

The City will provide financial and technical assistance to businesses and other organizations that support businesses throughout the City with an emphasis on the Western Avenue area and other areas in the Historic Avondale Revitalization Area. The City will develop and implement programs that focus on business retention and sustainability, as well as increased employment opportunities.

At current CDBG funding levels, the City anticipates assisting 25 businesses during this planning cycle.

Goal 6 – Affirmatively further Fair Housing in the City of Avondale

The City will implement strategies for removing impediments to Fair Housing identified in the Maricopa HOME Consortium 2015 Regional Analysis to Impediments to Fair Housing, sponsor Fair Housing educational seminars for city staff and housing industry professionals, maintain a page on the City’s website that serves as a public resource for assistance in identifying violations of fair housing laws and information regarding the filing of fair housing complaints, assist the elderly and persons with disabilities with

accessibility improvements to their residences, and participate in regional efforts with other organizations to affirmatively further fair housing.

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Goal 7 – Reduce residential lead-based hazards

In combination with the City’s goal to preserve existing housing stock, the City will adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities, and provide information to housing recipients as well as the general public about the hazards of lead based paint.

At current CDBG funding levels, the City anticipates assisting 10 households during this planning cycle.

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	Emergency Home Repair Program
2	Substantial Home Repair Program
3	Avondale First-Time Homebuyer Program
4	Historic Avondale Street Reconstruction
5	Next Step/Tuition Assistance Program for Youth
6	Small Business Assistance
7	Administration

Table 18 – Project Information

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

In 2015/2016, the City expects to receive approximately \$578,000 in CDBG funds and \$128,000 in HOME funds through the Maricopa HOME Consortium. The City's CDBG funded programs are not designed to receive program income, and HOME funded programs rarely yield program income. Given the substantial need described in the Consolidated Plan, the City proposes to continue its existing programs as the need for each of them is substantiated by the City's Housing Conditions Survey as well as public comments received.

AP-38 Project Summary

Project Summary Information

See following page for program descriptions and funding for 2015-2016 program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
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Administration	CDBG	Administration	\$115,718	\$0	\$0	\$115,718	\$462,874	Soft costs related to grant and program oversight, reporting, financial management of the CDBG and HOME programs
Substantial Home Repair Program	HOME	Construction and soft costs related to complete substantial repairs at owner-occupied, single-family housing units	\$90,726	\$0	\$98,965	\$189,691	\$360,000	Expansion of Emergency Home Repair Program to include windows, wall/floor treatments, cabinetry, etc. to eliminate code violations and bring housing to standard condition
First-Time Homebuyer Program	HOME	Downpayment and closing cost assistance	\$29,998	\$0	\$163,600	\$193,598	\$120,000	Downpayment and closing cost assistance to first-time homebuyers to purchase a home in the City of Avondale
Administration	HOME	Administration	\$8,048	NA	\$9,000	\$17,048	\$32,000	Soft costs related to grant and program oversight, reporting, financial management related to the HOME program

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 19 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Avondale will direct assistance to low- to moderate-income Block Groups (i.e., where 51 percent or more of households earn less than 80 percent of the HUD-defined area median income). The City has 11 Block Groups that meet these criteria:

- Census Tract 612, Block Group 1 (90.4% LMI)
- Census Tract 612, Block Group 2 (65.7% LMI)
- Census Tract 612, Block Group 3 (62.2% LMI)
- Census Tract 614.01, Block Group 1 (80.9% LMI)
- Census Tract 614.01, Block Group 2 (94.8% LMI)
- Census Tract 614.02, Block Group 1 (53.9% LMI)
- Census Tract 614.02, Block Group 2 (60.3% LMI)
- Census Tract 614.02, Block Group 3 (74.7% LMI)
- Census Tract 820.22, Block Group 2 (73.7% LMI)
- Census Tract 822.08 , Block Group 1 (52.8% LMI)
- Census Tract 822.09, Block Group 2 (73.2% LMI)

Target neighborhoods that are located in these Block Groups include, but are not limited to, Las Ligas, Historic Avondale, Rio Vista and Cashion.

A map showing Avondale's low- to moderate-income Census Block Groups and Target Neighborhoods appears in **Appendix A**. The City's low- to moderate-income Census Block Groups are concentrated primarily south of Interstate 10 from the western to eastern City boundaries.

Basis for Geographic Allocation of Investment: CDBG funds will be primarily directed to the low-income Census block groups listed above in conformance with 24 CFR part 200 provisions requiring at

least 70% of funds benefit low and moderate income persons. Funds will be also be made available Citywide for eligible activities that address priority needs outlined in this plan.

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

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion

The City will continue to form and develop internal and external partnerships to meet the needs of underserved populations, enhance capacity to deliver services and reduce the number of households living in poverty. The City will continue operate its home repair programs to mitigate lead-based paint hazards and allow low and moderate income households to remain in their homes. The City's First-Time Homebuyer Program (still in development) will provide gap financing for low and moderate income families to afford their first home. The City will also continue to provide the Contributions Assistance Program to area service providers and will operate the Care1st Avondale Resource Center where 60,000 persons per year are served by the following human service agencies:

- Contributions Assistance Program – grants to area non-profits that provide human services to Avondale residents
- Helping Families in Need – assistance with renewal and applications for AHCCCS health care, nutrition assistance (food stamps) and cash assistance
- Community Action Partnership Program – rental and utility assistance
- Southwest Valley Literacy – GED, ESL, and literacy classes
- Adelante Healthcare – Women, Infant and Children the USDA food program
- Eve's Place – domestic violence support groups
- New Life Center – domestic violence awareness, safety planning and shelter referrals
- New Leaf-Siemer – homelessness prevention program with partnering schools
- Teen Outreach Pregnancy – support for pregnant teens, prenatal and parenting support
- Maricopa Workforce Connection – employment services and resources
- Area Agency on Aging – support for the senior community through resources and referrals
- Father Matters – support for parents going through divorce and custody issues
- Maricopa County Juvenile Probation Department (youth life skills and parenting classes)

- Salvation Army – community support and emergency financial assistance
- International Rescue Committee – citizenship test prep classes
- New Directions Institute – baby brain box classes and playgroups for parents and children birth to 5 years
- Maricopa County Department of Health – SNACK Program, car seat safety class/car seat distribution
- First Things First – developmental, hearing and vision screenings for children birth to five years of age
- Kith and Kin – classes to educate in home child providers on best practices
- First Teeth First – free dental screenings, fluoride varnishing and dental education children birth to five
- University of Arizona – Expanded Food and Nutrition Program
- Arizona Priority Education and Counseling – court-mandated parenting classes
- Southwest Families Advocacy Center – parent & child sexual abuse prevention workshops
- Arizona Science Center – classes for Science, Technology, Engineering and Math for children aged birth to five
- Maricopa County Human Services Department – Weatherization Program intake and coordination
- Housing Authority of Maricopa County – Housing Choice Voucher Program intake and coordination

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

CDBG Projects Planned with Program Income

1. NA – the City of Avondale does not anticipate receiving program income prior to the beginning of the next fiscal year
2. NA – The City of Avondale does not have any active Section 108 loans
3. NA – the City of Avondale does not have any urban renewal settlements pending
4. NA – the City of Avondale does not anticipate returning any grant funds to its line of credit
5. NA – the City of Avondale does not undertake float-funded activities

Other CDBG Requirements

1. NA – the City of Avondale does not propose any activities under the Urgent Community Need National Objective