



***Community Development Block Grant (CDBG)***

***Consolidated Annual Performance and Evaluation Report  
(CAPER)***

***For the Period Ended June 30, 2020***



## **Executive Summary**

The Consolidated Annual Performance and Evaluation Report (CAPER) is mandated by the U.S. Department of Housing and Urban Development (HUD). The CAPER assesses the City's progress in completing activities identified in the 2019-20 Community Development Block Grant (CDBG) Annual Action Plan, which covers the period of July 1, 2019, through June 30, 2020.

The CAPER reports the progress toward meeting overall Five-Year Consolidated Plan goals and priorities and identifies needs for improvement. Additionally, the CAPER reports on needs and services that are not funded in any way by the HUD grants that mandate this report but do address the goals of the Consolidated Plan.

Questions regarding this report should be directed to:

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## **CR-05 - Goals and Outcomes**

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

The City of Tempe has successfully completed its fifth year Action Plan of the City's Five-Year Consolidated Plan for Fiscal Years 2015-2019. Activities undertaken during this period reflect the goals and objectives as stated in the City's Five-Year Consolidated Plan and FY2019 Annual Action Plan.

In March 2020, the Governor issued a stay at home order due the COVID-19 Pandemic. As a result of the pandemic some city departments, non-profits agencies and business were closed, as a result much needed services were interrupted. The impacts of the pandemic have continued, and the city continues to find innovate ways to provide services while still adhering to safe distancing.

Following is a brief summary of activities and accomplishments by category:

#### **CDBG Public Services**

Community Bridges – Mobile Outreach – Assisted 629 individuals

Catholic Charities – My Sister's Place – Assisted 7 individuals

Big Brothers and Big Sisters – Assisted 453 Youth

COT Homeless Coordinator and Outreach Program – Assisted 347 Homeless individuals

**CDBG Housing**

Tempe Coalition for Affordable Housing – Acquisition Program acquired 5 single- family home properties and one apartment complex with 13 units for affordable rental housing. The CDBG funds for the complex were 2018 and 2019.

COT Emergency Home Repair Program – Assisted 13 low-to-moderate income households with emergency repairs

Newtown CDC Acquisition – 1 acquired land to provide 13 tiny affordable units

**Economic Development**

COT Workforce Development program assisted 196 individuals with employment services

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Case Management and Shelter Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	949	47.45%	0	21	
Case Management and Shelter Services	Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Case Management and Shelter Services	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	6				
Case Management and Shelter Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	57		0	0	
Case Management and Shelter Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	36		0	0	
Case Management and Shelter Services	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	2750	599	21.78%	350	0	0.00%
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1953	97.65%	0	629	

Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Rental units constructed	Household Housing Unit	0	0				
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0		5	0	0.00%
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	5		5	0	0.00%
Case Management/Career and Employment Services	Homeless Non-Housing Community Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				

Downpayment Assistance	Affordable Housing	CDBG: \$716446	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	0	0.00%			
Downpayment Assistance	Affordable Housing	CDBG: \$716446	Rental units constructed	Household Housing Unit	0	13				
Downpayment Assistance	Affordable Housing	CDBG: \$716446	Rental units rehabilitated	Household Housing Unit	0	0		4	0	0.00%
Downpayment Assistance	Affordable Housing	CDBG: \$716446	Homeowner Housing Added	Household Housing Unit	0	0				
Downpayment Assistance	Affordable Housing	CDBG: \$716446	Homeowner Housing Rehabilitated	Household Housing Unit	50	31	62.00%			
Downpayment Assistance	Affordable Housing	CDBG: \$716446	Direct Financial Assistance to Homebuyers	Households Assisted	50	14	28.00%			
Downpayment Assistance	Affordable Housing	CDBG: \$716446	Housing for Homeless added	Household Housing Unit	0	0				

Downpayment Assistance	Affordable Housing	CDBG: \$716446	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Emergency Home Repair	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	4	4	100.00%	4	0	0.00%
Emergency Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	65	130.00%	25	13	52.00%
Homeless Outreach and Coordination	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2750	1343	48.84%			
Homeless Outreach and Coordination	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted		106				
Homeless Outreach and Coordination	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Homeless Outreach and Coordination	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		600	0	0.00%
Public and Community Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%			

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

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals are summarized in the attached table. Due to the impacts of the COVID-19 Pandemic, progress toward goals was, expectedly, negatively impacted as described throughout the narratives in this report.

The City's Emergency Home Repair program is still underway due to the pandemic the program was placed on hold and assistance was only given to households with AC issues. As a result, less households were assisted.

In addition, Maggie's Place did not fully expend their contract funds due to the pandemic and resulted with less services provided. Catholic Charities fully expended their contract funds, however less individuals were services due social distancing.

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

The City continues to address and maintain affordable housing stock through Tempe Coalition Affiliate for affordable housing, during PY2019 the affiliate acquired 5 single-family properties and one apartment complex with 13 units to provide affordable rental housing. Through its Emergency Repair Program, the program assisted 13 low-to moderate income households.

The City continued to provide CDBG funds to many non-profit providers such as Maggie's Place, Community Bridges, Big Brothers Big Sisters and Catholic Charities to provide public services to the community.

The City continues to successfully make payments on the Section 108 loan, this program year the City paid \$462,000 on the principal loan and \$31,612.55 on interest payments.



## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	860
Black or African American	211
Asian	22
American Indian or American Native	61
Native Hawaiian or Other Pacific Islander	2
<b>Total</b>	<b>1,156</b>
Hispanic	163
Not Hispanic	993

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

### Narrative

The activities carried out in FY2019 utilizing CDBG funds were consistent with the objectives of the Consolidated Plan. Funds were used to provide housing and non-housing programs. The city was able to offer services regardless of race or ethnicity as described in the Action Plan.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,409,913	2,126,626

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Areas	30		Areas for area benefit.
Citywide	70	100%	Areas eligible for individual benefit.

Table 4 – Identify the geographic distribution and location of investments

The city received \$1,670,893 in CDBG funds for the 2019 Program Year, in addition, the city reprogrammed funds that were returned to line of credit of \$734,127.27 from the cancelation of the Danelle Plaza activity. A total of \$2,409,913.27 was available for the fifth program year. A total of \$2,126,625.82 funds expended in eligible activities.

The city administered several programs in the FY 2019 program year, which includes public service activities, homeless outreach and affordable housing,

## Leveraging

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

The city utilizes federal CDBG, HOME, and Housing Choice Voucher programs to assist low-income persons. On a local level, the City allocated about 1.8 million of General Funds for, domestic violence shelter services, disabled services, regional shelter services, and senior services, community projects and youth programs.

The city receives HOME Investment Partnership funds through the Maricopa HOME Consortium. HOME funded activities are planned, reported and administered by Tempe and Maricopa County through the Consortium. The city is required a 25% of non-federal match. The match funds were provided from the Tempe Coalition for Affordable Housing and Affordable Housing Strategy (AHS).

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	3	5
Number of non-homeless households to be provided affordable housing units	270	28
Number of special-needs households to be provided affordable housing units	20	21
<b>Total</b>	<b>293</b>	<b>54</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	1040	947
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	30	13
Number of households supported through the acquisition of existing units	13	18
<b>Total</b>	<b>1083</b>	<b>978</b>

Table 6 – Number of Households Supported

The rental assistance goal was based on the number of Section 8 voucher available, the lack of housing units in Tempe makes it very challenging to find affordable housing for section 8 tenants. Tempe will continue to increase affordable housing units based on Tempe's Affordable Housing Strategy (AHS) plan and in collaboration with Tempe's Coalition of Affordable Housing.

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

The city utilized several different sources of funds to accomplish planned goals during the program year including CDBG, HOME and the City's general funds. The city continues to have a strong relationship with Tempe's Coalition of Affordable Housing to successfully increase the number of affordable rental units.

As discussed before, the City's Emergency Home Repair Program assisted less households due to the social distancing and stay home guidelines from the Governor and CDC. The city anticipates to fully utilize these funds in the next program year.

**Discuss how these outcomes will impact future annual action plans.**

The city will continue to work with Tempe's Coalition of Affordable Housing to successfully increase the number of affordable rental units.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1141	0
Low-income	6	0
Moderate-income	9	0
<b>Total</b>	<b>1156</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The table above represents actual households served utilizing the City's CDBG and HOME Program allocations.

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

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

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

Tempe’s goal is: To achieve an end to homelessness in Tempe as measured by Tempe’s annual count and the Homeless Management Information System (HMIS). Represented in the chart below are important indicators to track Tempe’s work to end homelessness.

<p align="center"><b>HOMELESS SOLUTIONS PERFORMANCE INDICATORS</b></p>	<p align="center"><b>Program Value Homeless Outreach Program Effort</b></p>	<p align="center"><b>System Level Value</b></p>
Number of unduplicated people served through navigation and case management	1,207	1,286
Number of new unduplicated people served through navigation and case management	379	775
Number of people diverted from homeless services	24	35
The median length of time from program entry to housing (when vouchers are available)	35	48
Number of people permanently housed	347	363
*Number of chronically homeless people served	280	318

**\*Chronically Homeless:** People who are chronically homeless have experienced homelessness for at least a year – or 4 or more times in the last 3 years –with a disabling condition such as a serious mental illness, substance use disorder, or physical disability.

The focused strategies for this program year were:

- Increase number of access points for coordinated entry throughout the city:

Goal Accomplished: COT HOPE Outreach Team is an access point in the coordinated entry system for both singles and families. COT has hired additional outreach workers and has increased from 2 to 5. These 5 outreach workers serve as a mobile entry access point for people experiencing homelessness this allows for opportunity to get someone into the system to access shelter and services more rapidly.

- Increase the number of chronically homeless people served through Coordinated Entry:

Goal Accomplished: The HOPE Outreach team was able to engage with 318 chronically homeless individuals. Chronically homeless individuals are some of these most difficult to engage in services and to house due to their multiple barriers such as lack of access to mental health and drug use treatment.

- Increase access to low-barrier permanent housing, shelter and other services:

Goal Accomplished: The HOPE Outreach Team has been expanded by 5 full-time staff outreach workers which allows for additional coverage throughout the city. Additional outreach workers can reach the most vulnerable people who are unsheltered living in places such as river bottoms, parks and abandoned buildings.

- Complete the first of its kind Summer Point in Time (PIT) Count for Tempe:

Goal accomplished: COT conducted the first summer Point in Time Count, this allowed the COT to develop their own mobile app and create our own questions which gave the COT additional information not gathered by U.S. Department of Housing and Urban Development (HUD) in their annual PIT. This allows us to create programs and understand the demographics of the population that we serve.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The city funds several programs that serve homeless persons and individuals. Those programs include A New Leaf, Tempe Community Action Agency, Chrysalis, Sojourner Center and My Sisters Place. all of whom serve victims of domestic violence. The city also funds Maggie's Place and Central Arizona Shelter Services which provides shelter to homeless adults and families Homeward Bound is funded to provide transitional living services to homeless families. La Mesita is funded as a crisis shelter for homeless families and Mulligans Manor assist LGBTQ teens in a group home setting. The Tempe Community Action Agency and Tempe Salvation Army are funded to provide emergency services to homeless individuals and families and to prevent homelessness. The United Food Bank is funded to provide emergency food to individuals and families in need.

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

The HOPE Outreach Team serves as a mobile access point for individuals experiencing homelessness for the Continuum of Care Regional Coordinated Entry System (RCES). The benefits of RCEMC participation are that it provides youth, families and singles a direct link to resources and housing available through Maricopa County. These housing resources often come with services provided by the behavioral health system or non-profit housing-based case management, that is paid for through regional Maricopa County HUD dollars. These housing-based case management services improve the chances that people will remain stably housed. Tempeans experiencing homelessness are provided a greater variety of services and housing options, because we are an access point for Maricopa County for the city of Tempe.

In addition, as an access/entry point for services the HOPE Outreach team provides the following services:

- Intake and Data Collection
- Triage: HOPE Outreach will assess the immediate safety and needs of individuals and provide referral to appropriate resources such as DV or medical services.
- Diversion: For individuals experiencing homelessness and seeking shelter, program staff employ a standardized strategy to identify alternative support systems and available assistance that would prevent the need to enter the homeless services system.
- Assessment: For individuals who cannot be diverted from services, the Entry Point provides assessment (VI-SPDAT) services.
  - Ensure that all staff administering the VI-SPDAT and SPDAT complete an approved community VI-SPDAT/SPDAT training sessions
- Basic Document Collection: The HOPE Outreach team collects and upload into HMIS, when available and minimally, photo ID. If unavailable, entry point staff must provide referral to ID acquisition resources such as The Homeless ID project. Other documentation such as proof of disability, Seriously Mentally Ill (SMI) status, income verification or birth certificate should be collected and uploaded if available.
- Contribute to weekly engagement meetings which have, as standing agenda items:
  - Coordination of geographic coverage.
  - Review and staffing of By-Name-List to prevent duplication of engagement efforts.
  - Weekly Case Conferencing of individuals on the By-Name-List who are document ready for housing match and status of warm transfer to housing services.



When housing match is successful the HOPE Outreach Team's average length of time from program entry to housing is 48 days according to the information in HMIS over a 12-month period.

The City of Tempe coordinates with several community partners to address the needs of people experiencing homelessness who are looking for emergency shelter. One of those partners is through the Tempe Community Action Agency (TCAA) IHELP program. HOPE outreach makes a referral to their emergency shelter program that also has case management to assist individuals with budgeting and to obtaining necessary vital documents. For families experiencing homelessness, HOPE partners with the family Housing Hub (FHH) and is one of the only mobile coordinated entry access points for families. They work to get them into family shelters located throughout the region.

#### East Valley Manager Group:

In October 2017, East Valley City and Town Managers began to meet to specifically discuss regional homelessness. City and Town Managers expressed that the impacts of homelessness are not confined to city or town boundaries and that it would be valuable to discuss opportunities, best practices, resources, and individual approaches in a group setting. To date, there have been six meetings held since October 2017. Over those six meetings, participants further defined the benefits of collaboration, which include: improving information exchange, leveraging resources, defining common measurements and terminology, establishing common goals, and data sharing. It is evident that none of the cities individually possess all the resources needed to solve the issue of homelessness. With jurisdictions working together, resources could be better coordinated and leveraged to serve more people in more effective ways and provide a wider array of resources for each jurisdiction's citizens. This message of collaboration conveys to each community that East Valley cities ( City of Apache Junction, City of Chandler, Town of Gilbert, City of Mesa, City of Scottsdale, City of Tempe, Maricopa County and the Maricopa Regional Continuum of Care Governing Board) are committed to implementing collective and coordinated approaches to homelessness; which is especially appropriate when working with individuals who do not live within commonly defined boundaries and who may travel among municipalities.

The East Valley municipalities could also work in the co-creation of resources to end homelessness, such as shelter and housing. Additionally, collective proposals for funding specific projects may have a greater likelihood of success and working together on regional solutions and may open-up new funding opportunities for federal, state and local dollars. Collaborative leadership from municipalities highlights to other systems and stakeholders (i.e. hospitals, developers, judicial system) that there is an open space for different types of partnership. For example, some cities have created funding collaboratives and partnered with hospitals on Medicaid funding opportunities. Improving the collection and the sharing of data for the region will better inform data-driven forecasting and program identification by deepening our understanding of the size, scope and scale of the issue, and of the intervention costs associated with solutions. There was consensus to move this resolution forward and was approved on at the June 27, 2019 Council Meeting.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The COT HOPE Outreach team is in its 2nd year working within the Tempe Courts to identify people who are homeless and who have been diagnosed with a serious mental illness but are not connected to a mental health clinic or housing services. The HOPE Outreach team provides a housing assessment, work to obtain documentation and navigation to connect them to appropriate services and housing intervention. When openings are available unsheltered people who are seriously mentally can move from homelessness to stable permanent supportive housing with housing-based case management within weeks, through this efficient and effective process.

Through this unique partnership, case management, supportive services, workforce development, housing subsidy, along with other flexible financial support are all provided to families to help them find and maintain stability in all areas of their lives. Housing subsidy is achieved through Coordinated Entry housing interventions.

The HOPE Team also assists with housing location when needed and based on the individual circumstances of the individuals.

Support Services are maintained after the person or family is housed and remains until connections to long term housing-based case management is obtained.

Tempeworks:

Homeless Solutions works in partnership Community Services (Parks) and the Tempe Community Action Agency (TCAA) for the Tempe Works Program. Tempe Works is a program, funded through the city's general fund, that is designed to help homeless people work to become self-sustaining, which may include:

- The opportunity for homeless people (accessing our local shelter) to secure a part-time job with the City of Tempe Public Works Department through our local Corporate Job Bank
- Uniforms, transportation, and all the items needed to help each individual secure and maintain a job.

Supportive services foster the individual or family in maintaining employment, managing their rental obligations and transitioning from homelessness to stable and secure housing.

Encampment Operations:

Weekly meetings with Homeless Solutions, Tempe Police, Community Services (Parks) and Transit are an intricate part of our response to people experiencing homelessness within the city of Tempe. There are protocols in place to address any encampments which allows us to use engagement strategies and compassionate enforcement. When calls come into Homeless Solutions or the Tempe Police regarding an

encampment, we work together to address the community complaint by doing clean ups in the area and to encourage people to access shelter and supportive services.

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

### **Actions taken to address the needs of public housing**

The City does not have any Public Housing Units.

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

The City of Tempe Housing Authority works collaboratively with local housing rental landlords to use tenant-based Section 8 Housing Choice Vouchers in rental properties (significantly increasing the financial feasibility of these projects), marketing Land Trust units to very low-income households with Section 8 Vouchers who are prospective homeowners, and supporting the City's housing initiatives by attending public outreach events. The City also supports the Section 8 Homeownership Program for first-home homebuyer assistant to its Section 8 participants

### **Actions taken to provide assistance to troubled PHAs**

The City of Tempe Housing is not a troubled agency.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

In early December 2020, Tempe Mayor Corey Woods announced his pursuit of a dedicated funding stream to accelerate the growth of affordable and workforce housing options in the city. The Mayor's initiative, called Hometown for All, reflects his desire to ensure that Tempe has a variety of housing types for anyone who wants to live in the city. Private property owners are regularly developing market-rate infill housing in Tempe and that will continue. At the same time, Woods wants to amplify the city's efforts to buy and build its own affordable and workforce housing projects. For every development project built in Tempe, an amount equivalent to 50% of certain permitting fees paid to the city will be directed from the city's General Fund to the Tempe Coalition for Affordable Housing, a nonprofit corporation affiliated with the City of Tempe Public Housing Authority. This coalition will use the funds to buy and rehabilitate properties, or to buy land and request competitive offers from developers or nonprofit partners to build affordable or workforce units. The full City Council is scheduled to consider the concept and vote on specific elements at its Jan. 14, 2021 Regular Council Meeting. The initiative is believed to be the first of its kind among Arizona cities.

Additional efforts to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing are as follows:

- Tempe has and will continue to marshal incentives for homeownership at varying price points. Resources will include but not be limited to the Section 8 Housing Choice Voucher Program in tandem with the Family Self-Sufficiency Program, the Community Assistance Mortgage Program, CDBG, HOME, land trust, and State Department of Housing resources, etc.
- Continue to deliver housing rehabilitation support to existing low-mod income homeowners in the community;
- Survey cultural resource areas in income eligible locations and enroll eligible properties in Arizona State Property Tax reduction program for designated owner-occupied historic properties. (<http://azstateparks.com/shpo/propertytax.html>)
- Continue to deliver the Section 8 Housing Choice Voucher Program to provide assistance to households to enable them to rent units in the private market;
- Continue to explore modification of the city's zoning ordinance by establishing zoning categories that encourage higher density to promote owner-occupied housing in areas with escalating land costs;
- Continue to analyze and assess residential zoning standards that encourage more creative and flexible design solutions.

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

The primary obstacle to meeting the needs of the underserved in the city is a lack of funding available to the city and to non-profit agencies that are serving the low- and moderate-income residents.

The city in collaboration with Tempe Coalition for Affordable Housing will continue to acquire single-family properties to provide affordable rental housing. The city continues to explore other sources to maximize and leverage funds to provide affordable housing.

The City took the following actions during this program year to address obstacles to meeting the underserved needs including:

- Homeowner Emergency repair Programs for low-income households
- Accessibility modifications
- Rental assistance (Section 8 Housing Choice Voucher Program and TBRA)
- Tax counseling assistance at Community Centers
- Rent and utility assistance through Tempe Community Action Agency
- Homeless public services activities

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

The City will continue to comply with all lead-based paint (LBP) requirements and will continue to direct resources to eliminate lead-paint in its housing. The City is committed to reducing the hazards throughout the community of Tempe and hope to achieve two major policy goals: increasing access to affordable lead-safe housing for low-income families and preventing the lead poisoning of Tempe children.

The city continued to address, monitor, evaluate and reduce lead-based paint hazards throughout the community through its Emergency Home Repair Program. For the Section 8 Housing Choice Voucher Program, the city inspects all units prior to placing a unit under a Housing Assistance Payments Contract and at least annually thereafter. The city contracts with Environmental Protection Agency (EPA) certified lead paint firms to assess and abate activities in the rehabilitation program and will continue to address all pre-1978 units participating in its city programs with a presumption of lead-paint hazards.

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

The city in partnership with Tempe Community Council (TCC) and Tempe Community Action Agency (TCCA) allocated 1.8 million of different sources of funds including general funds to reduce the number of poverty-level families by providing the services listed below:

- Development of services needed to assist those families with educational opportunities
- Job skills training through Tempe's Workforce Development Program
- Career and financial coaching services to develop effective money habits
- Emergency Rent, mortgage and utility assistance
- Food, clothing and toiletries, bus passes

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

The city has improved the development of the delivery system for housing and community development that includes:

- Program delivery
- Emergency Home Repair Program
- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.

Development of other community resources is ongoing and will continue to include: Regional Cooperation in:

- Maricopa HOME Consortium
- MAG Continuum of Care on Homelessness and East Valley Needs Assessments
- Arizona Fair Housing Coalition

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

During the program year, the city continued to foster partnerships and collaboration among and between non-profit and private organizations. In addition to General Fund contributions, the city continues to provide programs such as various city volunteer programs whereby staff, residents and interested individuals can donate their time and resources to help in community events and with other tasks and committees. The City continues to coordinate planning activities with private housing and social service agencies, including participation in the MAG Continuum of Care meetings, development of the Continuum of Care strategic plan on ending homelessness, and participation on the annual HUD point-in-time homeless count.

The East Valley municipalities work in the co-creation of resources to end homelessness, such as shelter and housing. Additionally, collective proposals for funding specific projects may have a greater likelihood of success and working together on regional solutions and may open-up new funding opportunities for federal, state and local dollars. Collaborative leadership from municipalities highlights to other systems and stakeholders (i.e. hospitals, developers, judicial system) that there is an open space for different types of partnership. Improving the collection and the sharing of data for the region will better inform data-driven forecasting and program identification by deepening our understanding of the size, scope and scale of the issue, and of the intervention costs associated with solutions.

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

The following represents the actions taken to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing:

- Implemented Section 504 accessibility requirements in city facilities.
- Provided community education of Fair Housing through Tempe’s support resources and trainings.
- Mayoral recognition of April as Fair Housing Month via official Proclamation.
- Displayed the FHEO logo in all city advertising of federally funded activities.
- Displayed FHEO information and posters in city facilities.
- Distributed FHEO information at city sponsored events and public locations.
- Maintained a current Analysis of Impediments during the Consolidated Plan period.
- Maintained a fair housing page and information on the city website.
- Attended Fair Housing training either locally or via webinars.
- Attended Fair Housing events locally.
- Advertised Fair Housing information in the local general circulation newspaper.
- Supported agencies which provide no cost legal aid for low to moderate income residents.
- Provided technical assistance, training, information and referrals in partnership with other organizations.
- Maintained membership in a Fair Housing Council or other organized group representing the needs of Fair Housing.



## **CR-40 - Monitoring 91.220 and 91.230**

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

Monitoring is an on-going process of review to ensure adequate performance and compliance with all applicable federal regulations and policies. Appropriate planning, implementation, communication, and follow up during each phase of the activities are effective tools for improving performance and avoiding non-compliance. The typical phases of an activity include the initial allocation of funding, written agreements (contract), monthly progress/performance reports, monthly demographic reports, request of expenditure reimbursements and closing reports.

Monitoring may include, but is not limited to the following procedures:

- Review of monitoring reports, audits, and management letters at the time of application.
- Review of Federal requirements during contract signing.
- Review of periodic reimbursement requests and periodic performance reports.
- Technical Assistance (meetings, telephone calls, site visits, written correspondence, etc.)
- Desk reviews (consists of in-house reviews of documentation submitted to the reviewer, program files, and financial records).
- On-site reviews (consists of reviewing program files and financial records).

Due to the unprecedented circumstances of the COVID-19 pandemic, the city did not conduct on-site monitorings. The city reviewed reimbursement request and performance reports in a regular basis to ensure activities were operating appropriately. In the next program year, the city will be adopting a virtual monitoring process in order to ensure the monitoring of its subrecipients.

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

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

Notification of the availability of the city's annual performance report for the fifth program year period July 1, 2019 through June 30, 2020 was published in the Arizona Republic on December 11, 2020 with a 15-day public comment period ending on December 26, 2020.

The City of Tempe DRAFT CAPER and IDIS reports were made available on the city's website at: <https://www.tempe.gov/government/human-services/housing-services/public-notice-and-plans>

In accordance with the CARES Act guidance and HUD guidance, the city requested a waiver of the September 30, 2020, CAPER submission date to December 30, 2020 submission date.

**CR-45 - CDBG 91.520(c)**

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

The city did not identify and changes to its program objectives for FY 2019-20. All CARES Act funding will be in the PY 2020-21 Annual Action Plan with subsequent amendments to address the activities to prevent prepare and respond to COVID-19 Pandemic.

As the COVID-19 Pandemic continues into the new program year, the city will continue to work on innovative ways to provide services to its most vulnerable citizens while still providing the opportunity to socially distance.

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

No

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

N/A

## FY 2019-20 CDBG PUBLIC SERVICE ACCOMPLISHMENTS

Agency/Activity Name	Annual Action Plan Goals	Annual Action Plan Goals Achieved	CDBG Funding Expended 2017 and 2018	5 – Year Priority Level	HUD Outcome
Maggie’s Place - Elizabeth’s House	25 – Individuals	21 – Individuals	\$6,297.38	High	SL1
Community Bridges, Inc. /Mobile Services	800 – Individuals	629 – Individuals	\$13,437.00	High	SL1
City of Tempe/Homeless Coordinator & Outreach Program	300 – Individuals	347 – Individuals	\$120,000.00	High	SL1
Big Brothers Big Sisters Program	65- Youth	27 - Youth	\$20,000.00	High	SL1
Catholic Charities/My Sister’s Place	250 - individuals	7- Individuals	\$13,438.00	High	SL1
<b>TOTAL CDBG PS ACTIVITIES</b>			<b>\$173,172.38</b>		

## FY 2019-20 CDBG HOUSING ACCOMPLISHMENTS

Agency/Activity Name	Annual Action Plan Goals	Annual Action Plan Goals Achieved	CDBG Funding	5 – Year Priority Level	HUD Outcome
City of Tempe/Acquisition	3 – Household Units	5 – Household Units	\$629,660.32	High	DH2
City of Tempe/ Acquisition Rental Complex (2018-19)	10- Household Units	13- Household Units	\$734,177.27	High	DH2
City of Tempe/Emergency Home Repair Program	30– Households	13– Households	\$219,489.48	High	DH3
Newtown CDC/ Acquisition of Affordable Rental Housing	1– Household Unit	1 – Household Units	\$140,000.00	High	DH2
<b>TOTAL CDBG HOUSING ACTIVITIES</b>			<b>\$1,723,327.07</b>		

## FY 2019-20 CDBG ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

Agency/Activity Name	Annual Action Plan Goals	Annual Action Plan Goals Achieved	CDBG Funding Expended Funds	5 – Year Priority Level	HUD Outcome
City of Tempe – Workforce Development	5 - Business	196 – Individuals with employment services	\$12,019.28	High	EO1
<b>TOTAL CDBG FACILITES ACTIVITIES</b>			<b>\$12,019.28</b>		

	CDBG Funding
Administration	\$334,179.00
<b>GRAND TOTAL CDBG ACTIVITIES</b>	
	<b>\$2,242,697.73</b>

## FY 2019-20 HOME ACCOMPLISHMENTS

Agency/Activity Name	Annual Action Plan Goals	Annual Action Plan Goals Achieved	HOME Funding Expended	5 – Year Priority Level	HUD Outcome
City of Tempe TBRA	15 – Households	44 – Households	\$463,105.35	High	DH2
<b>TOTAL HOME ACTIVITIES</b>			<b>\$463,105.35</b>		

HUD Outcome Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH1	DH2	DH3
Suitable Living Environment	SL1	SL2	SL3
Economic Opportunity	E01	E02	E03



**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	1,670,893.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	739,020.27
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,409,913.27

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,768,518.73
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,792,446.82
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	334,179.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,126,625.82
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	283,287.45

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,708,723.18
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,708,723.18
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2019
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	173,172.38
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	173,172.38
32 ENTITLEMENT GRANT	1,670,893.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,670,893.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.36%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	334,179.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	334,179.00
42 ENTITLEMENT GRANT	1,670,893.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,670,893.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	voucner Number	Activity Name	matrix Code	National Objective	Drawn Amount
2018	9	444	6321189	Acquisition Affordable Housing (Rental)	01	LMH	\$107,120.35
2018	9	444	6358386	Acquisition Affordable Housing (Rental)	01	LMH	\$8,751.56
2018	9	446	6321467	Acquisition for Affordable Housing(Spence - Complex Prior)	01	LMH	\$734,177.27
2019	8	454	6321189	Acquisition - Affordable Rental Housing	01	LMH	\$85,416.53
2019	8	454	6358386	Acquisition - Affordable Rental Housing	01	LMH	\$20,756.18
2019	8	454	6373418	Acquisition - Affordable Rental Housing	01	LMH	\$64.06
2019	8	454	6403518	Acquisition - Affordable Rental Housing	01	LMH	\$407,551.64
2019	11	455	6437000	Acquisition - Affordable Rental Housing	01	LMH	\$140,000.00
					<b>01</b>	<b>Matrix Code</b>	<b>\$1,363,837.59</b>
2019	3	449	6321189	COT Homeless Solutions and Outreach Program	03T	LMC	\$23,857.81
2019	3	449	6358386	COT Homeless Solutions and Outreach Program	03T	LMC	\$61,034.34
2019	3	449	6373418	COT Homeless Solutions and Outreach Program	03T	LMC	\$11,980.48
2019	3	449	6403518	COT Homeless Solutions and Outreach Program	03T	LMC	\$23,127.37
2019	4	450	6403518	Maggie's Place - Elizabeth's House (PS)	03T	LMC	\$6,297.38
					<b>03T</b>	<b>Matrix Code</b>	<b>\$126,297.38</b>
2019	6	452	6358386	Big Brothers Big Sisters (2019)	05D	LMC	\$4,324.34
2019	6	452	6373418	Big Brothers Big Sisters (2019)	05D	LMC	\$2,688.33
2019	6	452	6403518	Big Brothers Big Sisters (2019)	05D	LMC	\$5,622.78
2019	6	452	6437000	Big Brothers Big Sisters (2019)	05D	LMC	\$7,364.55
					<b>05D</b>	<b>Matrix Code</b>	<b>\$20,000.00</b>
2019	5	451	6373418	CB Mobile Services (PS)	05F	LMC	\$13,437.00
					<b>05F</b>	<b>Matrix Code</b>	<b>\$13,437.00</b>
2019	10	456	6437000	Catholic Charities - My Sister's Place	05G	LMC	\$13,438.00
					<b>05G</b>	<b>Matrix Code</b>	<b>\$13,438.00</b>
2019	1	447	6321189	City of Tempe - Emergency Home Repair Program (2019)	14A	LMH	\$81,957.66
2019	1	447	6358386	City of Tempe - Emergency Home Repair Program (2019)	14A	LMH	\$40,847.86
2019	1	447	6373418	City of Tempe - Emergency Home Repair Program (2019)	14A	LMH	\$28,924.10
2019	1	447	6403518	City of Tempe - Emergency Home Repair Program (2019)	14A	LMH	\$28,766.86
2019	1	447	6437000	City of Tempe - Emergency Home Repair Program (2019)	14A	LMH	\$38,993.00
					<b>14A</b>	<b>Matrix Code</b>	<b>\$219,489.48</b>
2019	2	448	6403518	COT Workforce Development (2019)	18B	LMCSV	\$12,019.28
					<b>18B</b>	<b>Matrix Code</b>	<b>\$12,019.28</b>
<b>Total</b>							<b>\$1,768,518.73</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Plan Year	IDIS Project	IDIS Activity	voucner Number	Activity Name	matrix Code	National Objective	Drawn Amount
2019	3	449	6321189	COT Homeless Solutions and Outreach Program	03T	LMC	\$23,857.81
2019	3	449	6358386	COT Homeless Solutions and Outreach Program	03T	LMC	\$61,034.34
2019	3	449	6373418	COT Homeless Solutions and Outreach Program	03T	LMC	\$11,980.48
2019	3	449	6403518	COT Homeless Solutions and Outreach Program	03T	LMC	\$23,127.37
2019	4	450	6403518	Maggie's Place - Elizabeth's House (PS)	03T	LMC	\$6,297.38
					<b>03T</b>	<b>Matrix Code</b>	<b>\$126,297.38</b>
2019	6	452	6358386	Big Brothers Big Sisters (2019)	05D	LMC	\$4,324.34
2019	6	452	6373418	Big Brothers Big Sisters (2019)	05D	LMC	\$2,688.33
2019	6	452	6403518	Big Brothers Big Sisters (2019)	05D	LMC	\$5,622.78
2019	6	452	6437000	Big Brothers Big Sisters (2019)	05D	LMC	\$7,364.55
					<b>05D</b>	<b>Matrix Code</b>	<b>\$20,000.00</b>
2019	5	451	6373418	CB Mobile Services (PS)	05F	LMC	\$13,437.00
					<b>05F</b>	<b>Matrix Code</b>	<b>\$13,437.00</b>
2019	10	456	6437000	Catholic Charities - My Sister's Place	05G	LMC	\$13,438.00
					<b>05G</b>	<b>Matrix Code</b>	<b>\$13,438.00</b>
<b>Total</b>							<b>\$173,172.38</b>

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

<b>Plan Year</b>	<b>IDIS Project</b>	<b>IDIS Activity</b>	<b>voucher Number</b>	<b>Activity Name</b>	<b>Matrix Code</b>	<b>National Objective</b>	<b>Drawn Amount</b>
2019	7	453	6321189	CDBG Program Administration	20		\$80,276.98
2019	7	453	6358386	CDBG Program Administration	20		\$91,587.42
2019	7	453	6373418	CDBG Program Administration	20		\$47,541.74
2019	7	453	6403518	CDBG Program Administration	20		\$114,772.86
					<b>20</b>	<b>Matrix Code</b>	<b>\$334,179.00</b>
<b>Total</b>							<b>\$334,179.00</b>