

City of Avondale

2019-2020 HUD

Annual Action Plan



June, 2019

Annual Action Plan
2019

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Executive Summary

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

1. Introduction

In 2019-2020 the U.S. Department of Housing and Urban Development (HUD) will provide the City of Avondale with an allocation of \$695,530 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 expenditure of these funds, the City must complete a two-step process to: 1. assess the needs of low and moderate income residents and neighborhoods and determine goals that address these needs; and 2; identify and fund specific activities that further these goals. The first step results in the development of a Consolidated Plan, which occurs every five years. Within this five-year cycle, the City also prepares Annual Action Plans that identify and fund specific activities in furtherance of the goals of the Consolidated Plan. Finally, a component of the Consolidated Planning process includes an Analysis of Impediments to Fair Housing Choice, which identifies barriers to affordable housing experienced by residents, as well as recommendations to eliminate these barriers. Development of all three Plans is a highly participatory process, involving substantial input from the public.

The City adopted its current Consolidated Plan in April 2015, which will be in effect through the 2019-2020 CDBG program years. Concurrently, the City adopted four of the five Annual Action Plans since then to fund activities with the City's 2015, 2016, 2017 and 2018 allocations from HUD. This document will further the goals defined in the Consolidated Plan, and assign funding to specific activities with the City's 2019-2020 CDBG allocation from HUD.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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.

In furtherance of these goals, the City will continue to fund the following activities with 2019-2020 CDBG funds:

- Emergency Home Repair Program
- Youth Services programming (AviTemp)
- Revitalization activities & small business assistance
- Administration

The City will no longer fund street improvements with CDBG funds, and has opted to finance these projects with CIP (Capital Improvement Program) funds from FY 19/20 onward. In lieu of this activity, the City will fund the following two new activities with PY 2019-2020 CDBG funds:

- Substantial Home Repair Program
- Homeless Emergency Rental Program

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2010-2014 Consolidated Planning cycle, the City undertook several CDBG-funded activities including: 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 the 2010-2014 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.

To date, during the current 2015-2019 Consolidated Planning cycle, the City has completed the following activities:

- Reconstruction of seven deteriorated streets in Historic Avondale
- Completion of emergency home repairs at 31 owner-occupied units
- Assisted five businesses with loan guarantee and technical assistance in the Western Avenue Historic Corridor
- Completed one facade improvement project
- Assisted 87 youth aged 16-21 with summer employment training

In addition to these CDBG-funded activities, the City has also completed the following with HOME funds through the Maricopa HOME Consortium and the AZ Dept. of Housing and NSP program income on hand:

- Assisted 27 owner-occupied households with substantial home repairs
- Constructed two single-family homes and resold to income-qualified buyers
- Provided first-time homebuyer assistance to seven eligible buyers
- Demolished two deteriorated vacant structures

4. Summary of Citizen Participation Process and consultation process ***Summary from citizen participation section of plan.***

The City of Avondale undertook extensive outreach to residents, business owners, non-profit service providers, and elected and appointed officials. The City held 2 public hearings and discussed the citizen participation process, findings and proposed activities and proposed activity funding with 2019-2020 CDBG funds. A summary of public hearing comments is in the following section.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City's public participation process indicated a need to continue funding programs that: preserve existing housing stock; expand affordable housing opportunities for low and moderate income households; develop and support programming for youth and other underserved populations; and expand economic opportunities through infrastructure development; assist small businesses and redevelopment within the City's Revitalization Areas.

The City held two public hearings on February 6, 2019 and May 8, 2019, neither of which had any attendees. The City also presented the draft plan at the April 22, 2019 City Council meeting. The

Council was particularly interested in the proposed Emergency Homeless Rental Assistance Program, as its implementation will fill a gap in service by providing financial assistance to rapidly rehouse those experiencing homelessness.

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

Results from the City's public participation process indicated the continued need to support low and moderate income residents and neighborhoods with emergency home repairs, programs that assist vulnerable, as well as programs that assist small businesses and improve economic conditions in the the City's Revitalization Areas. For this reason, the City will fund the following programs:

- Emergency Home Repair Program
- Substantial Home Repair Program
- Youth Services AvITEMP youth summer employment mentoring program
- Emergency Rental Assistance to the Homeless
- Various revitalization activities & assistance to small businesses within the City's Revitalization Areas

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
CDBG Administrator	Housing & Community Development Manager	Neighborhood & Family Services Department

Table 1 – Responsible Agencies

Narrative

The Housing and Community Development Division within the City's Neighborhood and Family Services Department is responsible for all facets of compliance with the City's CDBG program.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Development of this year's Action Plan is based on the needs as described in the 2015-2019 Consolidated Plan. A total of 52 organizations were consulted in the development of the Consolidated Plan. The draft 2019-2020 Annual Action Plan was made available at the Care1st Avondale Resource Center, which provides space for many of these organizations. A list of all City human service partners is included in the following section.

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(l)).

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 throughout southwest Maricopa County. 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); Goodwill of Central Arizona (job referrals and employment training); 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); Trellis (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).

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.

The City of Avondale does not participate in the Continuum of Care initiative, but participates in the Annual Homeless Count through the Maricopa Association of Governments, as well as operates a number of programs at the Care1st Avondale Resource Center that prevent homelessness or assist those who are currently homeless. The City also partners with the First Southern Baptist Church and Lutheran Social Services in the implementation of an IHelp program. Started in January, 2017 the program has expanded to cover nearly all days of the month, with seven churches providing overnight shelter. Currently, the program can accommodate fifteen people (including families), and is working to expand capacity. Lutheran Social Services provides case management services at the Resource Center, where participants can also access other services provided by the City and its other partners.

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

Not applicable. The City of Avondale does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	Care1st Health Plan
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Development of this year's Action Plan is based on the needs as described in the 2015-2019 Consolidated Plan. A total of 52 organizations were consulted in the development of the Consolidated Plan. The draft 2019-2020 Annual Action Plan was made available at the Care1st Avondale Resource Center, which provides space for many of these organizations.
3	Agency/Group/Organization	Area Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Development of this year's Action Plan is based on the needs as described in the 2015-2019 Consolidated Plan. A total of 52 organizations were consulted in the development of the Consolidated Plan. The draft 2019-2020 Annual Action Plan was made available at the Care1st Avondale Resource Center, which provides space for many of these organizations.
4	Agency/Group/Organization	Valley of Sun United Way
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Development of this year's Action Plan is based on the needs as described in the 2015-2019 Consolidated Plan. A total of 52 organizations were consulted in the development of the Consolidated Plan. The draft 2019-2020 Annual Action Plan was made available at the Care1st Avondale Resource Center, which provides space for many of these organizations.
5	Agency/Group/Organization	A NEW LEAF
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Development of this year's Action Plan is based on the needs as described in the 2015-2019 Consolidated Plan. A total of 52 organizations were consulted in the development of the Consolidated Plan. The draft 2019-2020 Annual Action Plan was made available at the Care1st Avondale Resource Center, which provides space for many of these organizations.

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

The City of Avondale maintains relationships with organizations that provide a variety of diverse services that meet residents' needs. The City's consultation process includes agencies that reflect the needs of the City's residents as well as partner organizations that provide a variety of human services in the City.

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?
Continuum of Care	Maricopa Association of Governments	<p>The City's Annual Action Plan addresses several of the CoC's goals to end homelessness, including: Promote community-wide goals to end homelessness - the City participates in the Annual Street Count and is a partner with Lutheran Social Services (LSS) in the operation of an I-Help program organized within the Care1st Avondale Resource Center. - Provide funding to quickly rehouse homeless individuals - the City provides funding to LSS through its Contributions Assistance Program to support staff costs associated with case management services. - Promote access to and effective utilization of mainstream programs - the I-Help program is a well-established model for providing emergency shelter to homeless residents through partnership with public, non-profit and faith-based organizations. - Optimize self sufficiency - the City's approach to human services is to provide complete wrap around services to all program participants. Each I-Help participant receives case management services, as well as access to all services at the Resource Center, including those related to housing, employment, literacy, parenting, health maintenance and others. The City's goal in this method is to get clients back in their feet so that they can permanently take care of themselves and their families after receiving services.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 of this Annual Action Plan, including: 1. Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs. Policies: 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; and d. Identify new prototypes for quality high-density residential housing. 2. Encourage safe and well-maintained housing, neighborhoods, and buildings that are free from blight. Policies: 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; and f. Provide development incentives that encourage retrofitting existing, obsolete retail centers.</p>
Historic Avondale Revitalization Plan	City of Avondale	<p>The City's Historic Avondale Revitalization Plan also supports elements within this Annual Action Plan, including: 1. Encourage homeownership opportunities; 2. Increase employment and diversify job base; 3. Strengthen and enhance existing buildings and neighborhoods; 4. Target public investment in infrastructure; and 5. Refine and attract niche or specialty retail businesses</p>

Table 3 - Other local / regional / federal planning efforts

Narrative

List of Partner Agencies

- A New Leaf
- A New Life
- Adelante Healthcare WIC
- Area Agency on Aging
- Avondale Elementary School District

- Building Bright Futures, Child and Family Resources
- Care1st Health Plan of Arizona
- Community Legal Services
- Duet
- Estrella Mountain Community College
- Eve's Place
- Father Matters
- First Teeth First, MDPH
- First Things First
- Goodwill Inc.
- Helping Families In Need
- International Rescue Committee
- Luke Air Force Base
- Lutheran Social Services
- Maricopa County Adult Probation
- NPRGK/KidswatchAZ, Pilgrims Rest
- Pendergast Elementary School District
- Salvation Army
- Southwest Family Advocacy Center
- Southwest Valley Literacy Assoc.
- Taking Turns Toybrary
- Teen Outreach Pregnancy Services
- University of Arizona, EFNEP
- Valley of the Sun United Way

AP-12 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**

The City held two public hearings related to the development of the 2019-2020 Annual Action Plan. These hearings were held on February 6, 2019 and May 8, 2019. A draft plan was made available for a 30-day public comment period (April 11, 2019 through May 10, 2019). The Draft Plan was available at the City's website (www.avondaleaz.gov) and in hard copy at the Care1st Avondale Resource Center and the Avondale Community Center.

Table 4 – Citizen Participation Outreach 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	Public Hearing	Non-targeted; broad community	The City held two public hearings associated with the development of this Annual Action Plan (February 6, 2019 and May 8, 2019). There were no attendees at either meeting.	Comments during the comment period indicated the need to continue to support low and moderate income residents and neighborhoods, particularly in the City's three Revitalization Areas. The City's multipronged approach to addressing these needs with housing, social service and economic development activities was seen as an appropriate way to address identified needs.	The City accepted all comments received from the public.	

Expected Resources

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

Introduction

The City of Avondale anticipates level funding from CDBG and HOME annual allocations, as represented in the table. 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 outlines the City’s anticipated HUD resources throughout the 2019-2020 Annual Action Plan funding year

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	PI: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Services	\$695,530	\$0	\$525,000	\$1,220,530	\$0	CDBG funds will be used for emergency and substantial home repairs, public services and economic development/revitalization activities.
HOME	public federal	Acquisition Admin and Planning Housing	188,389 + \$49,230 Match = \$237,619	\$0	\$260,905	\$498,524	\$0	The City estimates that approximately \$498,524 in HOME funds will be available during the remainder if this Con Plan period.

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

The City matches HOME funds received through the Maricopa HOME Consortium with General Funds dedicated to that purpose. \$49,230 in HOME matching funds from the City's General Fund for FY 2019-2020 are 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 a significant number of low and moderate income residents. Finally, the City has created an Acquisition & Demolition Program that will allow the City to acquire and demolish vacant and dilapidated housing and rehabilitate substandard housing. The program received \$100,000 in budget supplemental funding, and staff is working to identify properties for demolition. The City has also allocated \$110,000 in General Funds for the Contributions Assistance Program, which provides up to \$10,000 in funding to non-profits that provide human services to Avondale residents.

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

In FY 17/18, the City completed a full property inventory of all City-owned parcels throughout Avondale. Assessment of each parcel for development suitability is complete. The City will be issuing an RFP covering two vacant parcels acquired with NSP funds to be redeveloped into affordable housing. Completion of the RFP process is expected by the end of FY 18-19 with construction to commence in FY 19-20.

Discussion

The City will combine annual CDBG and HOME allocations with program income and HOME match from local funds to undertake housing, infrastructure, public services and business development throughout the City. The City will continue to explore new opportunities for grant funding from other sources to supplement these funds in order to realize the goals of this Consolidated Plan.

Annual Goals and Objectives

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

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Expand Affordable Housing Inventory	2015	2019	Affordable Housing	Historic Avondale Revitalization Area Avondale Infill Incentive District	Preserve & Expand Quality Affordable Housing	CDBG: \$145,000 emergency repairs; \$235,500 substantial repairs	Homeowner Housing Rehabilitated: 13 households to receive emergency home repairs and 3 households to receive substantial home repairs/
2	Support Programming for Underserved Populations	2015	2019	Homeless Non-Homeless Special Needs	Historic Avondale Revitalization Area Avondale Infill Incentive District	Provide Opportunities to Vulnerable Populations	CDBG: \$48,500	Public service activities for Low/Moderate Income Housing Benefit: 26 individuals assisted with
3	Promote Business Development and Growth	2015	2019	Non-Housing Community Development	Historic Avondale Revitalization Area Avondale Infill Incentive District	Create Business Growth & Expansion Opportunities	CDBG: \$63,044	Facade treatment/business building rehabilitation: 1 Business Other businesses assisted: 5

Goal Descriptions

1	Goal Name	Preserve and Expand Affordable Housing Inventory
	Goal Description	The City will operate its Emergency and Substantial Home Repair Programs during the 2019-2020 Plan Year. CDBG funds will be used to provide income-qualified homeowners with grants to address health and safety living conditions, as well as expand upon these activities to include more comprehensive repairs at income-qualified, owner-occupied units. The City will also use HOME Consortium funds to provide downpayment and closing cost assistance to qualified households for the purchase of a first home within the City of Avondale. The City will provide forgivable loans within the First-Time Homebuyer and Substantial Home Repair Programs with HOME Consortium funds and program income.
2	Goal Name	Support Programming for Underserved Populations
	Goal Description	The City will provide up to three months of rent and/or utility deposit assistance to those individuals and families identified as being homeless. Approximately 18 homeless units will be assisted with FY 19-20 funds.
3	Goal Name	Support Programming for Underserved Populations
	Goal Description	The City will continue to operate its AvITEMP Youth Services Program and Tuition Assistance Program in the 2019-2020 program year. AvITEMP will assist approximately 26 youth under the age of 21 with paid internships located in various City of Avondale Departments, as well as businesses in the City's Revitalization Areas (as available). In most cases, participation in the program is the first real world employment experienced by participants. Approximately one AvITEMP participant may be offered ongoing employment through the program beyond the 7-week program tenure.
4	Goal Name	Promote Business Development and Growth
	Goal Description	The City will undertake a broad approach to assisting businesses in the City's Revitalization Areas (Historic Avondale, Rio Vista, Las Ligas and Cashion). This approach may include providing technical assistance to local businesses, sponsoring local events that support businesses in the target areas, completing training events and providing financing for commercial rehabilitation (i.e. facade improvements), as well as streetscape and other beautification projects that enhance the aesthetic and increase economic activity within the City's Revitalization Areas.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City will undertake the following programs in FY 2019-2020: emergency and substantial home repair; streets reconstruction; AviTEMP job training and mentoring to area youth and Revitalization/Small Business Assistance. HOME funds received through Maricopa County will be used to support the City's First Time Homebuyer Program.

Table 7 – Project Information

#	Project Name
1	Emergency Home Repair Program
2	Substantial Home Repair Program
3	Youth Services – AviTEMP Program
4	Homeless Emergency Rental
5	Revitalization & Small Business Assistance
6	Administration

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

Survey analysis and public comments indicate a high need for all projects proposed in the 2019-2020 program year. Low incomes persist in the City's Revitalization Areas, which necessitates the City's intervention to assist low and moderate income homeowners, improve area infrastructure, remove dangerous blighted conditions and redevelop the Historic Avondale Revitalization area.

AP-38 Project Summary

Project Summary Information1	Project Name	Emergency Home Repair Program
	Target Area	Historic Avondale Revitalization Area Avondale Infill Incentive District Cashion Revitalization Area Las Ligas Revitalization Area
	Goals Supported	Preserve and Expand Affordable Housing Inventory
	Needs Addressed	Preserve & Expand Quality Affordable Housing
	Funding	CDBG: \$145,000
	Description	Provide grant assistance to income-eligible owner-occupied single family unit homeowners to eliminate health and safety conditions.
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13 LMI households will benefit from emergency home repairs, most of whom own single-family or mobile home units in the City's Revitalization Areas. Most beneficiaries of the program are seniors and the disabled within income under 30% of AMI.
	Location Description	City-wide scattered sites with a focus on the City's Revitalization Areas
	Planned Activities	Eligible work items may include, but are not limited to repair/replacement of: roofs, HVAC/mechanical/electrical/plumbing systems, code violations, ADA/accessibility modifications, lead-based paint mitigation, and other actions that will remove health and safety conditions that adversely affect the quality of life of residents.
2	Project Name	Substantial Home Repair Program
	Target Area	Historic Avondale Revitalization Area Avondale Infill Incentive District Cashion Revitalization Area Las Ligas Revitalization Area
	Goals Supported	Preserve and Expand Affordable Housing Inventory

	Needs Addressed	Preserve & Expand Quality Affordable Housing
	Funding	\$235,500
	Description	Provide deferred, forgivable loans to income-eligible owner-occupied family units to complete comprehensive home repairs.
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 LMI households will benefit from substantial home repairs, most of whom own single-family units in the City's Revitalization Areas. Most beneficiaries of the program are seniors and the disabled within income under 30% of AMI.
	Location Description	City-wide scattered sites with a focus on the City's Revitalization Areas
	Planned Activities	The program provides deferred, forgivable loans to qualified homeowners to complete comprehensive repairs at their homes that expand the scope of emergency repairs by including repair/replacement of windows, kitchens, bathrooms, flooring, and other items that require rehabilitation but do not pose an immediate threat to health and safety of residents. In certain circumstances, limited landscaping may also be completed.
3	Project Name	Revitalization & Small Business Assistance
	Target Area	Historic Avondale Revitalization Area Avondale Infill Incentive District
	Goals Supported	Promote Business Development and Growth
	Needs Addressed	Create Business Growth & Expansion Opportunities
	Funding	CDBG: \$71,595
	Description	The City will provide technical assistance, training opportunities, sponsor public events and undertake facade improvements to benefit businesses in the City's Infill Incentive District, with a particular emphasis on the Historic Avondale Revitalization Area and Western Avenue.
	Target Date	June 30, 2021

	Estimate the number and type of families that will benefit from the proposed activities	Beneficiaries will be small business owners (< 5 employees) located in the City Revitalization Areas. Approximately five businesses may benefit.
	Location Description	Commercial areas of the City's Revitalization Areas, with an emphasis on the Western Avenue business corridor.
	Planned Activities	The City will provide technical assistance, training opportunities, sponsor public events, undertake facade improvements, provide loans and loan guarantees, install streetscape/beautification enhancements and other activities to benefit businesses in the City's Revitalization Areas.
4	Project Name	Youth Services – AvITEMP Program
	Target Area	Historic Avondale Revitalization Area Avondale Infill Incentive District
	Goals Supported	Support Programming for Underserved Populations
	Needs Addressed	Provide Opportunities to Vulnerable Populations
	Funding	CDBG: \$48,500
	Description	The City of Avondale will provide approximately 26 youth aged 15-21 with paid summer internships. Various City Departments will host the interns, where they will obtain valuable job training skills.
	Target Date	August 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 26 individuals aged 16-21 will receive paid summer internships and mentoring to prepare them for professional work.
	Location Description	Typically, youth are hosted in office work environments in various City Departments.

	Planned Activities	Approximately 26 students will be placed in Departments throughout the City to participate in a six-week summer internship program. Students will learn appropriate skills for working in a professional environment, as well as Department-specific skills (i.e. IT, public safety, Public Works, etc.).
5	Project Name	Homeless Emergency Rental Assistance
	Target Area	City-wide individuals and families identified as homeless
	Goals Supported	Support Programming for Underserved Populations
	Needs Addressed	Homelessness has increased considerably in the City in the last few years, and there is substantial need to rapidly rehouse individuals, families and unrelated households in safe, decent housing.
	Funding	\$55,829
	Description	Up to 3 months of rent and/or utility deposits or other financial assistance may be provided to qualified homeless individuals, families or un-related households
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 households will benefit. The City may target beneficiaries by type/level of homelessness.
	Location Description	The City will assist identified homeless individuals and families to find, obtain and maintain housing
	Planned Activities	For those families and individuals identified as homeless by service providers, the City will operate an emergency rental assistance program to rapidly re-house those who are best able to demonstrate long-term success in housing.
6	Project Name	Administration
	Target Area	None
	Goals Supported	Preserve and Expand Affordable Housing Inventory Replace Outdated Infrastructure in LMI Areas Support Programming for Underserved Populations Promote Business Development and Growth

	Needs Addressed	Preserve & Expand Quality Affordable Housing Replace outdated infrastructure Provide Opportunities to Vulnerable Populations Create Business Growth & Expansion Opportunities Remove Dangerous & Obsolete Structures
	Funding	CDBG: \$139,106
	Description	Administration for 2019-2020 program year.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	City-wide
	Planned Activities	The City will use up to 20% of CDBG funds for payroll, overhead and other eligible administrative costs.

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

Housing activities with a direct benefit to individual households may be undertaken anywhere in the City provided that the household qualifies as low and moderate income. However, the City will target its programs to the following areas:

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 613, Block Group 1 (60.9% 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.

Activities that will provide area benefits to low and moderate income households will be restricted to the above Census Tracts.

Geographic Distribution

Target Area	Percentage of Funds
Historic Avondale Revitalization Area	80

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's analysis of housing, infrastructure and economic conditions reveals ongoing need in the oldest sections of the City (census tracts above). Substandard and dilapidated housing, outdated

infrastructure, low incomes and higher unemployment, though improved since the completion of the last Consolidated Plan, persist in these areas. The City will continue to target CDBG and HOME funded activities in these areas, though direct benefit activities (i.e. housing rehabilitation) will be available to any income-qualified homeowners in the City.

Discussion

The City's analysis of housing, infrastructure and economic conditions reveals ongoing need in the oldest sections of the City (census tracts above). Substandard and dilapidated housing, outdated infrastructure, low incomes and higher unemployment, though improved since the completion of the last Consolidated Plan, persist in these areas. The City will continue to target CDBG and HOME funded activities in these areas, though direct benefit activities (i.e. housing rehabilitation) will be available to any income-qualified homeowners in the City.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

As a member of the Maricopa HOME Consortium, the City of Avondale participated in the development and now implementation of the the 2015 Analysis of Impediments to Fair Housing Choice (AI). Impediments identified include:

1. Lack of accessible housing and discrimination against persons with disabilities
2. Lack of awareness of Fair Housing Laws
3. Cost of affordable housing limits housing choice
4. Poor financial history of potential homebuyers
5. Lack of transportation options in rural/unincorporated Maricopa County
6. Unequal distribution of resources, particularly public facilities

Actions it planned 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

The City initiated the Infill Incentive Program in early 2015 - a fee abatement program focused on the City's Revitalization Areas. The program allows a 50% fee reduction for permits and plan review fees for all parties that commit to rehabilitating or constructing new housing or commercial buildings in Historic Avondale, Cashion and Rio Vista/Las Ligas. The program has been exceptionally successful, as several dozen projects in these areas have received assistance, resulting in new affordable housing units, as well as upgraded businesses and additional employment.

The City will also continue to operate its HUD-funded programs to assist low and moderate income

households with the resources needed to stay in their home, purchase a first home, and concentrate resources in a location that is accessible and convenient to the City's low and moderate income households.

Discussion

While the AI was completed on a regional basis, the City of Avondale recognizes many of these conditions present within the City. Of particular concern within the City of Avondale are cost of maintaining existing housing, financial history and education of potential homebuyers, lack of accessible housing and limited transportation opportunities. The City will continue to form partnerships and operate programming to expand access to affordable units.

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

Introduction

The City of Avondale takes a multipronged approach to improve the quality of life of residents, particularly to low and moderate income households, those with special needs and the homeless. The City continues to expand programs related to housing assistance, human services and economic opportunity.

Actions planned to address obstacles to meeting underserved needs

The City will continue to operate its successful programs, such as CAP, WIC, Helping Families in Need, Contributions Assistance and the myriad others operated through Neighborhood and Family Services. The City continually seeks to improve the efficiency in program operations, as well as increase partnerships that expand existing programs and develop new programs. The City will continue to partner with Americorps through the VISTA program to build capacity. Finally, the City in the process of developing a non-profit that will provide additional capacity, as well as open new funding sources to benefit area residents in need.

Actions planned to foster and maintain affordable housing

The City will maintain its CDBG and HOME-funded rehabilitation and first-time homebuyer programs. In addition, the City may also use program income from its NSP1 and NSP3 grants to supplement these programs. Finally, as the City advances its transition of a non-profit to increase human services capacity, the City may pursue CHDO designation in order to capture additional HOME funds to supplement its affordable housing initiatives.

Actions planned to reduce lead-based paint hazards

The City will undertake the following actions in 2019-2020 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.

Actions planned to reduce the number of poverty-level families

The City’s Care1st Avondale Resource Center will continue to operate the following programs to reduce the number of poverty-level families in the City and the Southwest Valley:

- Contributions Assistance Program – grants of up to \$10,000 provided 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
- Goodwill of Central Arizona - job training readiness and employment referrals
- Housing Authority of Maricopa County – Housing Choice Voucher Program and Public Housing intake and coordination
- Trellis – first-time homebuyer consultation and intake; general housing technical assistance and referrals

Actions planned to develop institutional structure

The City is currently in the process of transitioning its Friends of the Library and Recreation non-profit to expand the mission to include community development and human services. Development of such an organization will not only increase capacity, but increase available funding to the City's programs. Neighborhood and Family Services will also continue to work directly with other City Departments to coordinate development and implementation of programs that encompass diverse resident needs. Finally, the City will continue to maintain its relationship with Americorps through participation in the VISTA programs, which will increase the City's operational and programmatic capacity and ability to complete projects throughout the City.

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

As the City's human services needs continue to grow, the City will continue to pursue and form partnerships with other organizations. Several service providers maintain space in the Care1st Avondale Resource Center, which acts as a human services hub for the City and the Southwest Valley. Services provided at the Center are diverse and comprehensive, including those related to housing and Weatherization, illiteracy, domestic abuse, early childhood development, nutrition, elder care, health

care and AHCCCS, citizenship and English as a Second Language, financial literacy, education, youth education and employment, homelessness prevention, employment training, crisis intervention, tax assistance, and parenting skills, among others.

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, increase unit accessibility to the disabled, and allow low and moderate income homeowners to remain in their homes. The City’s First-Time Homebuyer Program provides gap financing for low and moderate income families to afford their first home. The City will also continue to provide the Contributions Assistance Program funding to area service providers and will operate the Care1st Avondale Resource Center where ±57,000 persons per year receive some form of assistance.

Program Specific Requirements

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

Introduction

The City of Avondale does not undertake any program income generating activities with CDBG funds, activities funded under the Urgent Community Need National Objective, nor any of the activities listed in this section.

**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 | 0 |
| 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. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 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 | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 90.00% |

Discussion

The City of Avondale does not undertake any program income generating activities, activities funded under the Urgent Community Need National Objective, nor any of the activities listed in this section.