



Chandler ♦ Arizona

Where Values Make The Difference

**CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION
265 EAST BUFFALO STREET
CHANDLER, AZ 85225**

April 14, 2000

Ms. Pat Lindquist, Public Housing Revitalization Specialist
Arizona State HUD Office
Two Arizona Center, Ste. 1600
400 N. 5th Street
Phoenix, AZ 85004-2361

Dear Ms. Linquist:

Attached you will please find the City of Chandler Housing and Redevelopment Division's Agency Plan. It has been prepared with a great deal of thought and effort in order to comply with the statutory requirements of the Quality Housing and Work Responsibility Act (QHWRA). We fully consulted with our public housing residents, Section 8 participants, local government, and interested community organizations and activists. This complete Agency Plan that is submitted for approval is consistent with our jurisdiction's Consolidated Plan and contains our revised Admissions and Continued Occupancy Policy (ACOP) and our new Section 8 Administrative Plan.

This Plan is an exciting blueprint for the future of our housing division.

I am looking forward to your speedy approval of this Plan.

Sincerely yours,

Vickie Ellexson
Assistant Community Development Coordinator

**CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION
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Attachment "D"	Certification- Consistency with the Consolidated Plan, HUD 50070	
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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The City of Chandler Housing and Redevelopment Division has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and subsequent published requirements.

The adopted mission statement of HUD guides the activities of the City of Chandler Housing and Redevelopment Division. Our mission is:

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

We have also adopted the following goals and objectives for the next five years.

Goal One: Assist our community by increasing the availability of affordable, suitable housing for families in the low income range, cited as a need in our Consolidated Plan.

Objectives:

1. Apply for additional rental vouchers.
2. Reduce public housing vacancies
3. Leverage private or other public funds to create additional housing opportunities.
4. Acquire or build units or developments.
5. Promote and support other developer's efforts in providing affordable housing. This includes for-profit and non-profit developers.

Goal Two: Manage the City of Chandler Housing and Redevelopment Division's existing assisted housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. HUD shall recognize the City of Chandler Housing and Redevelopment Division as a high performer (90% SEMAP score) by June 30, 2004.

2. The City of Chandler Housing and Redevelopment Division shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

3. The City of Chandler Housing and Redevelopment Division shall promote the expansion/marketing of the voucher program to new developments.

4. The City of Chandler Housing and Redevelopment Division shall renovate or modernize the public housing units.

Goal Three: Expand the range and quality of housing choices available to Public Housing and Section 8 participants.

Objectives:

1. The City of Chandler Housing and Redevelopment Division shall provide briefing encompassing portability and information.

2. The City of Chandler Housing and Redevelopment Division shall implement an aggressive outreach program to attract at least 25 new landlords to participate in its program by June 30, 2004.

3. The City of Chandler Housing and Redevelopment Division shall increase voucher payment standards.

4. The City of Chandler Housing and Redevelopment Division shall assist 25 public housing participants to become homeowners by June 30, 2003.

Goal Four: Provide a safe and secure environment in the City of Chandler Housing and Redevelopment Division's public housing developments.

Objectives:

1. The City of Chandler Housing and Redevelopment Division shall implement measures to deconcentrate poverty by offering certain incentives to higher income families willing to move into lower income developments.

2. The City of Chandler Housing and Redevelopment Division shall implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
3. The City of Chandler Housing and Redevelopment Division shall implement public housing security improvements such as security door replacement, security lighting and fencing by June 30, 2004.
4. The City of Chandler Housing and Redevelopment Division shall continue to designate developments or buildings for the elderly and persons with disabilities.

Goal Five: Expand the range and quality of housing choices available to participants in the City of Chandler Housing and Redevelopment Division's tenant-based assistance program.

Objectives:

1. The City of Chandler Housing and Redevelopment Division shall continue the 5h Homeownership program to assist a total of 25 public housing and S8 participants to become homeowners by June 30, 2003.
2. The City of Chandler Housing and Redevelopment Division shall achieve and sustain a utilization rate of 95% by December 31, 2004, in its tenant based program.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- We have adopted three local preferences -- for applicants who live and/or work in the jurisdiction, those who are currently enrolled in employment, training program, attending school on a full- time basis, currently working 20 hours a week (this preference is automatically extended equally to all elderly families and persons with disabilities and all families whose head or spouse are receiving income based on their inability to work), and applicants displaced by the City of Chandler or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

- We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 program, we are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements.
- We have implemented a tenacious deconcentration policy.
- Applicants will be selected from the waiting list by preference and in order of date and time they applied and to meet statutory requirements.
- We have established a minimum rent of \$0.
- We have established flat rents for all of our developments.
- We are going to utilize 110% of the published FMR's as our payment standard for the Housing Choice Vouchers and 100% of the published FMR's for any existing certificates.

In summary, we are on course to improve the condition of affordable housing in the City of Chandler Housing and Redevelopment Division.

FIVE-YEAR PLAN

THE CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION'S FIVE-YEAR PLAN

MISSION STATEMENT

The Mission Statement of the City of Chandler Housing and Redevelopment Division is:

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

FIVE-YEAR GOALS

The goals and objectives adopted by the City of Chandler Housing and Redevelopment Division are:

Goal One: Assist our community by increasing the availability of affordable, suitable housing for families in the low-income range, cited as a need in our Consolidated Plan.

Objectives:

1. Apply for additional rental vouchers.
2. Reduce public housing vacancies
3. Leverage private or other public funds to create additional housing opportunities.
4. Acquire or build units or developments.
5. Promote and support other developer's efforts in providing affordable housing. This includes for-profit and non-profit developers.

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HOUSING NEEDS

NEEDS ASSESSMENT RESPONSE

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. We gathered data from our waiting lists and the City of Chandler Consolidated Plan. Then we looked at this information from the perspective of the required groups

and for the factors set forth in the Interim Rule. Finally, we consulted with the creators of the City of Chandler Consolidated Plan to ensure that they agree with our analysis.

The City of Chandler Housing and Redevelopment Division used this analysis to prepare our five-year goals and objectives. It reflects our priorities that we have set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet the needs that exist in our jurisdiction, we are not optimistic about achieving this objective. The problem is that we lack the resources to address our housing needs. Neither the City of Chandler Housing and Redevelopment Division nor the Federal Government has the resources necessary to accomplish our objective. The only practical thing we can do is to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development over the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability) to increase the amount of affordable housing in the City of Chandler.

THE CITY OF CHANDLER CONSOLIDATED PLAN HOUSING NEEDS ASSESSMENT

C. NEEDS ASSESSMENT

This section identifies the numbers and types of persons in need of housing assistance in Maricopa County. It comes directly from the Maricopa County's Consolidated Plan.

1. CURRENT ESTIMATES/ FIVE YEAR PROJECTIONS

Tables 9A, 9B and 9C present information compiled by HUD from 1990 US Census data regarding the housing characteristics and problems of households in Maricopa County at various income levels. These tables have been generated for the following jurisdictions: (1) Maricopa County (the service area of the Maricopa County Consortium) and (2) the City of Chandler.

The following sections are a discussion of what these and other statistics indicate about the types and amounts of housing needs in Maricopa County or each of the jurisdictions noted above. The research methodology used to estimate and project affordable housing demand involved the application of ratios of households with problems evident in 1990 to projected 1995 to 1999 household estimates by jurisdiction noted in Table 1. According to HUD, households with problems are:

- (1) persons and families living in units with physical defects (lacking a complete kitchen or bath); or
- (2) persons and families living in overcrowded conditions (greater than 1.01 person/room); or
- (3) Persons and families cost burdened (paying more than 30 percent of income for housing including utilities). Severely cost burdened means that the person or family is paying more than 50% of their income for housing including utilities.

Depicted on Tables 9A-C, the following estimating procedure was employed to project gross affordable housing demand from FY 1995 to FY 1999:

- Determine population by jurisdiction using official State of USA estimates and projections from 1995 to 1999 derived from the USA Department of Economic Security (ADES) (See Table 1). The population residing on Indian Reservations within Maricopa County were removed from estimates and projections.
 - Project FY 1995 - FY 1999 households by jurisdiction by first removing the population in-group quarters, and applying county averages for the numbers of persons per dwelling unit from the 1990 Census (see Tables 4A & B).
-
- Project the number of households with problems by jurisdiction and elderly/son-elderly status, small and large families, and for very low-, low- and moderate-income households by applying applicable ratios in 1990 to projected 1995 to 1999 households by tenure.

In reviewing Tables 9A-C, it is very important that the limitations of Census data be considered. Because the Census is mostly done by self-report, it is not a good tool for judging housing condition. In these tables, the term "any housing problem" covers households identified in the Census as being cost burdened (paying too much for housing), living in overcrowded quarters (more than one person per total rooms in the house), or lacking complete bathroom or kitchen facilities. The Census did not attempt to collect data on other types of conditions that would make a housing unit hazardous or substandard. It can therefore be assumed these tables significantly under-represent the incidence of these problems. At this time, there is no other source which provides a more comprehensive assessment of the physical condition of housing in Maricopa

2. MARICOPA COUNTY TOTAL (Maricopa County Consortium Service Area)

Extremely and Very Low Income (at or below 50% of median income)

Almost one out of every four households in Maricopa County qualifies as being very low income, with an income at or below 50% of Maricopa County's median family income level. About half of these households have incomes at or below 30% of median: this is less than \$10,700 annually for a family of four. About two-thirds of very low income households (62%) are renters; the remainder live in homes they own. Almost all (88%) have some type of housing problem.

There is a severe shortage of rental housing affordable to households with incomes at or below 50% of median. For the roughly 60,000 renter households in this income bracket, there are only about 36,000 housing units in Maricopa County with affordable rents-and it is likely that a good portion of these units are substandard. The result is people either being unable to obtain housing, doubling up with other families in overcrowded units, or taking on housing expenses that are beyond their means to reasonably afford.

1990 US Census data shows that almost all very low-income renters are cost burdened by spending more than 30% of their earnings on housing expenses. This is also true for the majority of very low-income homeowners. Cost burden especially affects households of non-elderly persons living alone or with other non-

related people; this is probably due largely to the fact that, until recently, this population did not qualify for most types of housing assistance programs. (New HUD regulations have been changed to allow the provision of federal housing assistance to very low-income families (two or more individuals) who are neither elderly nor disabled.)

Severe cost burden - paying more than 50% of income for housing -is an enormous problem for the very poorest households with incomes under 30% of median. Two out of three households in this category are severely cost burdened, placing them in imminent danger of becoming homeless. For the roughly 22,000 households which qualify as being in this lowest income category, there are only approximately 10,000 affordable units in Maricopa County - and it is likely that a fair number of these are in substandard condition.

There are approximately 4,000 very low-income renter families with five or more persons, and most live in overcrowded conditions. The 1990 US Census reported that over 70% of these large families were in overcrowded quarters, compared with only 13% of very low income renters as a whole. Those large families that are not overcrowded are very likely living in publicly assisted housing.

The majority of all assisted housing tenants fall into the very low-income category. Public housing tenants pay 30% of their income for rent; the average payment by households in housing administered by the City of Chandler is approximately **\$129** per month. Because of their limited finances, these households have great difficulty becoming either non-subsidized renters or homebuyers. The continuation and expansion of subsidized housing programs, as well as activities designed to increase tenant incomes, are essential to meet the needs of these persons.

There are currently approximately **797** eligible households on the City of Chandler waiting list for Section 8, Conventional Public Housing. Waiting periods are substantial for non-elderly, non-disabled renter households seeking help for their housing problems. The distribution of these households by the size of unit required is shown below.

	Studio/1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	Total
Section 8 Rent Subsidies · Elderly/disabled · Families (combined)						468
Conventional Public Housing · Elderly/disabled · Families (combined)	87	128	66	34	14	329

Moderate Rehab Program							
· Elderly/disabled							
· Families							N/A

Maricopa County residents are given preference for public housing and rental assistance programs in accordance with the Federal "worst case needs" criteria: unassisted very-low income renter households who pay more than half of their income for rent, live in seriously substandard housing, are homeless or have been involuntarily displaced. 1990 US Census data show that there are more than 20,000 households in Maricopa County that meet these criteria. These are households in addition to those already receiving housing assistance in the form of public housing or rent subsidies. The total capacity of all current rental assistance programs in the County is approximately 4,900 households.

Only about one-third of all very low income households are homeowners, but of these owners almost half are elderly. The Census shows that cost burden is somewhat less of a problem for the elderly than for other types of very low-income homeowners, probably because more older persons have paid off their homes. However it is highly likely that nearly all very low-income owners are having difficulty affording maintenance and repair expenses for their homes.

Over the next five years, the housing needs of households in this economic sector are expected to worsen significantly in Maricopa County. Lack of development of new affordable housing resources along with low wages and increasing rents will make it increasingly difficult for individuals and families to find and retain housing. The numbers of landlords willing to make properties available to Section 8 tenants and accept HM fair market rent levels is expected to decrease. Unless there is a significant shift in economic conditions, many more Maricopa County residents are expected to enter the ranks of the very low income during the next five years.

Other Low Income (from 51-80% of median income)

Among households in the "other low income" bracket (between \$17,850 and \$28,550 for a family of four), there is an almost equal split between renters and owners. For both groups, moderate cost burden is a significant issue, affecting approximately 1 out of every three households. However, the incidence of severe cost burden (spending more than 50% of income on housing) diminishes considerably among these households when compared to those in the lower income category: only 8% have severe cost burden problems.

Living in overcrowded or otherwise substandard housing is a serious problem for large renter families with five or more persons. There are approximately 1,900 families that fall into this category; almost half of them (47%) did not report being cost burdened in the 1990 US Census but did qualify as having other housing problems". In most cases, this meant that they were living in units that were affordable but too small for their household size.

Maricopa County has relatively good availability of rental housing affordable to households in this income category. Whereas Census data showed that only 30% of all rental units were affordable without cost burden to households with incomes from 0-50% of median, a full 84% of all rentals are affordable to households with incomes up to 80%. However, this relatively good parity between number of households and affordable units is somewhat offset by competition from two sides: renters from the lower income level who are unable to obtain affordable housing and therefore utilize more expensive units that cause them to be cost burdened; and higher income renters that benefit from obtaining units that rent for less than 30% of their income.

Among homeowners in this income category, the US Census showed elderly owners to have relatively few housing problems when compared with non-elderly homeowners. Cost burden affects about 50% of younger owners compared to only about 25% of elderly owners. However, it can be assumed that many elderly homeowners tend to own older houses and have limited financial resources. Many of these units are in need of repair or renovation.

As with the very low income Maricopa County households, the housing needs of households in this economic sector are expected to increase over the next five years due to the tightening housing market and low wage levels.

Moderate Income (from 81-95% of median income)

Households with moderate incomes fare relatively well housing-wise compared to their lower income counterparts. In this population, owners outnumber renters -by 3:2, and severe cost burden is substantially less of a problem than among poorer households. However, moderate cost burden - paying between 31-50% of income for housing - is a fairly common phenomenon, especially among elderly renters and non-elderly homeowners. Maricopa County has less than 1,000 large families that rent in this income bracket, but at least one-third of them live in overcrowded or otherwise substandard conditions.

In the past, moderate-income households have generally been relatively success competitors in the Maricopa County housing market. However, rising rents, lack of lower-end new home construction and low wages are expected to increase the housing difficulties somewhat for this group over the next five years. However, current low mortgage interest rates provide good homeownership possibilities for many households with moderate incomes.

3. CITY OF CHANDLER

Extremely Low Income (at or below 30% of median income)

Depicted on Table 9A, it is estimated that a total of 21,500 households or 12 percent of all households in the City of Chandler are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 16,700 extremely low-income renter households projected to have housing problems in 1995, 12 percent are elderly (over the age of 62), 30 percent are comprised of small households (2-4 persons), 10 percent are comprised of large households (5 or more persons), and 48 percent are comprised of one person households. Of those 4,900 extremely low-income owner households with problems in 1995, 45 percent are elderly and 55 percent are non-elderly.

By FY 1999, it is estimated that an additional 816 extremely low-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 163 households.

Based on the information contained in Table 9A, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 13,980 low-income households are in distress, with 83 percent comprised of renters and 17 percent comprised of owners. Of those 11,700 renters in distress, 10 percent are elderly, 30 percent are small households (2-4 persons), 10 percent are comprised of large households, and 50 percent are one person households. Of those 2,280 owner households in distress, 38 percent are elderly and 62 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Very Low Income (31 to 50% of median income)

Depicted on Table 9A, it is estimated that a total of 17,600 households or 10 percent of all households in the City of Chandler are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 13,000 very low-income renter households projected to have housing problems in 1995, 14 percent are elderly (over the age of 62), 31 percent are comprised of small households (2-4 persons), 10 percent are comprised of large households (5 or more persons), and 45 percent are comprised of one-person households. Of those 4,570 very low-income owner households with problems in 1995, 43 percent are elderly and 57 percent are non-elderly.

By FY 1999, it is estimated that an additional 700 very low-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 140 households.

Based on the information contained in Table 9A, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 4,600 very low-income households are in distress, with 79 percent comprised of renters and 21 percent comprised of owners. Of those 3,600 renters in distress, 18 percent are elderly, 28 percent are small households (2-4 persons), 4 percent are comprised of large households, and 50 percent are one person households. Of those 1,100 owner households in distress, 27 percent are elderly and 73 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Table 2A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median in metropolitan USA as follows: Blacks (not Hispanic) at 37 percent more likely; Hispanics at 28 percent; Asians at 64 percent; and Native Americans at 64 percent.

An inspection of information contained in the 1990 CHAS data supplied by HLTD indicated that 85 percent of renter - and 62 percent of owner-households earning under 50 percent of the area median were experiencing housing problems of some sort. This compared with 85 percent for all minority renter- and about 66 percent of owner- households on an aggregate basis. As a general rule, the likelihood of minority households earning under 50 percent of the county median in the XYZ to be experiencing housing problems was roughly equivalent to all renter and owner households with problems regardless of household size.

Other Low Income (from 51 to 80% of median income)

Depicted on Table 9A, it is estimated that a total of 15,700 households or 9 percent of the households in the City of Chandler are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 9,480 other low-income renter households projected to have housing problems in FY 1995, 17 percent are elderly (over the age of 62), 33 percent are comprised of small households (2-4 persons), 13 percent are comprised of large households (5 or more persons), and 37 percent are comprised of one person households. Of those 6,400 other low-income owner households with problems in 1995, 22 percent are elderly and 78 percent are non-elderly.

By FY 1999, it is estimated that an additional 590 other low-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 118 households. While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Based on the information contained in Table 9A, more accurate indicators of housing distress in XYZ are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 943 other low-income households are in distress, with 40 percent comprised of renters and 60 percent of owners. Of those 379 renters in distress, 58 percent are elderly, 16 percent are small households (24 persons), 0 percent are comprised of large households, and 26 percent are one person households. Of those 640 owner households in distress, 13 percent are elderly and 87 percent are not.

Table 2A indicated that minorities (excluding Asians and Native Americans) were 10 to 15 percent more apt to comprise those households earning between 51 to 80 percent of the area median than all households.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in Chandler to be experiencing housing problems was slightly less than all renter- and owner-households with problems in the city.

Moderate Income (from 81 to 95% of median income)

Depicted in Table 9A, it is estimated that a total of 4,130 households or 2.3 percent of the households in Chandler are comprised of moderate income persons (earning between 80 to 95 percent of the median income) with housing problems of some sort.

Of the 1,660 moderate-income renter households projected to have housing problems in FY 1995, 12 percent are elderly (over the age of 62), 40 percent are comprised of small households (24 persons), 20 percent are comprised of large households (5 or more persons), and 28 percent are comprised of one person households. Of those 2,500 moderate-income owner households with problems in 1995, 14 percent are elderly and 86 percent are non-elderly.

By FY 1999, it is estimated that an additional 155 other moderate-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 31 households.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report. Based on the information contained in Table 9A, more accurate indicators of housing distress in Chandler are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 41 moderate-income households are in distress.

Table 2A indicated that the percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was equivalent to distributions evident from the population as a whole.

Information concerning moderate-income renter households with problems by minority group was not available from HUD.

4. MARICOPA URBAN COUNTY SERVICE AREA

Extremely Low Income (at or below 30% of median income)

Depicted on Table 9B, it is estimated that a total of 7,000 households or 6 percent of all households in the Maricopa Urban County Service Area are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 2,775 extremely low-income renter households projected to have housing problems in FY 1995, 19 percent are elderly (over the age of 62), 37 percent are comprised of small households (2 - persons), 17 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one person households. Of those 4,225 extremely low-income owner households with problems in 1995, 32 percent are elderly and 68 percent are non-elderly.

By FY 1999, it is estimated that an additional 1,270 extremely low-income owner and renter households will have problems, representing an increase of 18 percent over FY 1995 levels and suggesting an annual addition of approximately 250 households.

Based on the information contained in Table 9B, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 3,650 extremely low-income households are in distress, with 46 percent comprised of renters and 54 percent comprised of owners. Of those 1,665 renters in distress, 14 percent are elderly, 37 percent are small households (2-4 persons), 15 percent are comprised of large households, and 34 percent are one person households. Of those 1,980 owner households in distress, 30 percent are elderly and 70 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Very Low Income (31 to 50% of median income)

Depicted on Table 9B, it is estimated that a total of 8,350 households or 7 percent of all households in the Maricopa Urban County Service Area are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 2,840 very low-income renter households projected to have housing problems in FY 1995, 25 percent are elderly (over the age of 62), 31 percent are comprised of small households (24 persons), 17 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one person households. Of those 5,500 very low-income owner households with problems in 1995, 22 percent are elderly and 78 percent are non-elderly.

By FY 1999, it is estimated that an additional 1,525 very low-income owner and renter households will have problems, representing an increase of 18 percent over FY 1995 levels and suggesting an annual addition of approximately 305 households.

Based on the information contained in Table 9B, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,500 very low-income households are in distress, with 44 percent comprised of renters and 56 percent comprised of owners. Of those 1,100 renters in distress, 35 percent are elderly, 28 percent are small households (24 persons), 3 percent are comprised of large households, and 34 percent are one person households. Of those 1,400 owner households in distress, 15 percent are elderly and 85 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Table 2B indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median in the region as follows: Blacks (not Hispanic) at 18 percent more likely; Hispanics at 75 percent; Asians less apt; and Native Americans at very high figures given the impact of the Reservation.

Other Low Income (from 51 to 80% of median income)

Depicted on Table 9B, it is estimated that a total of 6,700 households or 6 percent of the households in the Maricopa Urban County Service Area are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 3,087 low-income renter households projected to have housing problems in FY 1995, 23 percent are elderly (over the age of 62), 37 percent are comprised of small households (24 persons), 10 percent are comprised of large households (5 or more persons), and 30 percent are comprised of one-person households. Of those 3,600 other low-income owner households with problems in 1995, 30 percent are elderly and 70 percent are non-elderly.

By FY 1999 it is estimated that an additional 1,200 other low-income owner and renter households will have problems, representing an increase of 18 percent over FY 1995 levels and suggesting an annual addition of approximately 240 households. While future demand has been projected herein, the distribution of persons

and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Based on the information contained in Table 9B, more accurate indicators of housing distress in the Maricopa Urban County Service Area are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 803 other low-income households are in distress, with 42 percent comprised of renters and 48 percent of owners. Of those 340 renters in distress, most are elderly. Of those 463 owner households in distress, 19 percent are elderly and 81 percent are not.

Table 2B indicated that minorities (excluding Asians and Blacks) were more apt to comprise those households earning between 51 to 80 percent of the area median as follows: Hispanics at 7 percent more likely; and Native Americans at 21 percent more likely.

Moderate Income (from 81-95% of median income)

Depicted on Table 9B, it is estimated that a total of 2,900 households or 2.5 percent of the households in the Maricopa Urban County Service Area are comprised of moderate income persons (earning between 80 to 95 percent of the median income) with housing problems of some sort.

Of the 772 moderate-income renter households projected to have housing problems in FY 1995, 19 percent are elderly (over the age of 62), 30 percent are comprised of small households (24 persons), 24 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one person households. Of those 2,200 moderate income owner households with problems in 1995, 20 percent are elderly and 80 percent are non-elderly.

By FY 1999, it is estimated that an additional 485 other moderate-income owner and renter households will have problems, representing an increase of 17 percent over FY 1995 levels and suggesting an annual addition of approximately 97 households.

While-future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report. Based on the information contained in Table 9B, more accurate indicators of housing distress in Chandler are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 143 moderate-income households are in distress.

Table 2B indicated thee the percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was 42 more likely for Blacks and 28 more likely for Hispanics than for the population as a whole. All other minority groups in this income class were at least equal to the population as a whole.

Information concerning moderate-income renter households with problems by minority group was not available from HUD.

Needs of Households Employed or Expected to Reside

As mentioned earlier in this section of the report, Tables 9A-C are based on official population projections derived from the Population Statistics Section of the ADES. According to ADES, county population projections are based on an econometrics model which considers a variety of factors, including but not limited to: projected employment growth, the natural increase in population, in-migration, and out-migration circumstances. Given the rather large geographic projection area covered (Maricopa County), economic factors associated with housing needs derived from those households and individuals employed or expected to be employed in the jurisdiction but not currently residing here have been accommodated within assumptions incorporated within the econometrics model which serves as the basis for State and County official population projections.

Demand For Homebuyer Assistance and Needs of First Time Buyers

According to projections by the City of Chandler Technical Services Division concerning 1994 single-family sales activity from the Chandler Multiple Listing Service (NMS), 18.5 percent of all home sales (1,679 transactions) were priced under \$60,000. Assuming standard home underwriting principles, standard loan to-value ratios and prevailing mortgage interest rate levels, this field of mortgage demand conservatively represents activity capable of being captured for persons within the higher end of the other-low income category (earning from 51 to 80 percent of the median) and above. As a result, it is estimated that \$36.9 million in mortgage demand was reasonably available to homebuyers of affordable housing within the Chandler area.

Projections in 1995 suggest that only 15.8 percent (1,509 sales) of all NMS transactions will be valued under \$60,000 suggesting gross mortgage demand at a level of \$32 million, a reduction of 13 percent off 1994 levels. Despite rising mortgage interest rates adversely affecting affordability, the field of affordably priced sales from the existing market appears viable for targeted homeownership programs. Discussions with lenders suggest that the ability of lower income homebuyers to access available mortgage capital is often restricted by adverse credit circumstances and limited cash resources for down payment, closing costs and routine home maintenance expenses. The City of Chandler/Maricopa Home consortium has and will continue to aggressively tap available mortgage demand for homebuyers in need and capable of servicing debt on a sustained basis.

According to a statewide market survey conducted in 1992 at the request of the Maricopa County Industrial Development Authority, approximately 38 percent of all homeowners in the Phoenix area were comprised of first-time buyers. Extrapolating this data to the Phoenix Metropolitan Area, much of the aforementioned mortgage demand is derived from first-time homebuyers. First-time buyers are also more likely to access home sales priced under \$60,000.

ANALYSIS OF THE PUBLIC HOUSING WAITING LIST

Total Number of Families on the Waiting List	<u>329</u>
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Bedroom Breakdown:

One Bedroom Applicants	<u>87</u>
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Two Bedroom Applicants	<u>128</u>
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Three Bedroom Applicants	66
Four Bedroom Applicants	34
Five Bedroom Applicants	14
Six or more Bedroom Applicants	N/A

Income Distribution of Applicants:

	77
Applicants between 50% and 80% of Median	
Applicants between 30% and 49.9% of Median	55
Applicants at less than 30% of Median	197

Number of Applicant Families Headed by an Elderly Person

	27
--	----

Number of Applicant Families with a Person with a Disability

	42
--	----

Racial/Ethnic Breakdown:

	260
White (Non-Hispanic)	
Black (Non-Hispanic)	24
American Indian/Native Alaskan	6
Asian or Pacific Islander	5
Hispanic	136
Other	0

Average Length of Time to Receive Housing (in months)	13
--	----

If waiting list is closed, date it closed	09-03-99
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ANALYSIS OF THE SECTION 8 WAITING LIST

Total Number of Families on the Waiting List	468
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Bedroom Breakdown:

One Bedroom Applicants
Two Bedroom Applicants
Three Bedroom Applicants
Four Bedroom Applicants
Five Bedroom Applicants
Six or more Bedroom Applicants

N/A

Income Distribution of Applicants:

Applicants between 50% and 80% of Median
Applicants between 30% and 49.9% of Median
Applicants at less than 30% of Median

103

102

263

Number of Applicant Families Headed by an Elderly Person
Number of Applicant Families with a Person with a Disability

35

57

Racial/Ethnic Breakdown:

White (Non-Hispanic)
Black (Non-Hispanic)
American Indian/Native Alaskan Asian or Pacific Islander
Asian or Pacific Islander
Hispanic
Other

371

89

7

0

210

0

Average Length of Time to Receive Housing (in months)

10

If waiting list is closed, date it closed

12-21-98

JURISDICTIONAL NEEDS ASSESSMENT TABLE

Table 1. Needs of Specific Families in the Jurisdiction			
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	Due to the economic growth in the City of Chandler, more families will have better choices in housing. The Public Housing Developments are the best affordability choice for the families in this income population.	There is a need for more affordable, quality housing.	None determined.
Supply of Housing	Sufficient for the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality.	None determined.
Accessibility	Good Supply.	Good Supply.	None determined.
Size - 3 BR or larger	Very short supply in this affordability range.	Not Applicable	None determined.
Location of Housing	Most affordable units are scattered throughout the jurisdiction. Agency operates 6 Public Housing developments.	Located near services, bus routes, churches and other institutions that serve this population	None determined.

PUBLIC HOUSING WAITING LIST NEEDS ASSESSMENT

Table 2.			
Needs of Specific Families on the Public Housing Waiting List			
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	The City of Chandler Housing and Redevelopment Division expects a continued demand for this category, given the direction of the local economy and increase in rental rates.	There is a need for more affordable, quality housing.	None determined.
Supply of Housing	Sufficient for the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality.	None determined.
Accessibility	Good Supply.	Good Supply.	None determined.
Size - 2 BR or larger	Very short supply in this affordability range.	Not Applicable	None determined.
Location of Housing	Most affordable units are scattered throughout the jurisdiction. Agency operates 6 Public Housing developments.	Located near services, bus routes, churches and other institutions that serve this population	None determined.

SECTION 8 WAITING LIST NEEDS ASSESSMENT

Table 3.			
Needs of Specific Families on the Section 8 Waiting List			
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	The City of Chandler Housing expects a continued demand for this category given the direction of the local economy and increase in rental rates.	There is a need for more affordable quality housing	None determined.
Supply of Housing	Needs to be increased over the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality.	None determined.
Accessibility	Needs to be increased over the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Size - 1 BR and 4 BR	Very short supply in this affordability range.	Not applicable.	None determined.
Location of Housing	Most affordable units are scattered throughout the jurisdiction.	Located near services, bus routes, churches and other institutions that serve this population	None determined.

FINANCIAL RESOURCES

FINANCIAL RESOURCES

STATEMENT OF FINANCIAL RESOURCES

1. Income/Receipts for Public Housing	
2. Rental Income	\$550,332
3. Investment Income	\$ 58,918
4. Entrepreneurial Activities	
5. Donations	
6. Leveraged Funds	\$421,408
7. Operating Fund Receipts	\$452,314
8. Current Capital Fund Receipts	\$429,919
9. Prior Year Capital Fund Receipts	\$ 70,040
10. Current Drug Elimination Program Receipts	\$ 97,500
11. Prior Year Drug Elimination Program Receipts	
12. Other Grant Receipts	
13. Other:	\$ 11,500
14. Other:	\$ 8,000
15. Other:	
16. Other:	
17. Total Public Housing Income	\$2,138,141
18.	
19. Expenditures for Public Housing	
20. Capital Fund Expenditures	\$354,335
21. New Development Expenditures	
22. Anti-Crime and Security Expenditures	\$ 97,500
23. Resident Services Expenditures	
24. Program Administration Expenditures	\$229,674
25. Contributions to Reserve Account	\$183,501
26. Total Public Housing Expenditures	\$865,010
27.	
28. Income/Receipts for Tenant-Based Assistance	
29. Annual HAP Contribution	\$2,097,120
30. Administrative Reserve Interest Income	\$ 18,329
31. Total Tenant-Based Income	\$2,115,449
32.	
33. Expenditures for Tenant-Based Assistance	
34. HAP Payment to Owners	\$1,984,370

35. Program Administration Expenditures	\$ 236,794
36. Contributions to Administrative Reserve	\$- 60,602
37. Total Tenant-Based Expenditures	\$2,160,562
38.	
39. Public Housing Reserves	\$ 244,341
40. Tenant-Based Administrative Reserves	

ELIGIBILITY, SELECTION, AND ADMISSIONS

ELIGIBILITY, SELECTION, AND ADMISSIONS RESPONSE

The policies that govern eligibility, selection, and admission in both the City of Chandler Housing and Redevelopment Division Public Housing Program and Section 8 Program are found in Section 5, Operation and Management, of this Annual Plan. They contain all the relevant policies required under this Section of the Annual Plan. The titles of these policies are the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan.

RENT DETERMINATION

RENT DETERMINATION RESPONSE

The Chandler Housing division operates both Public Housing and Section 8 Programs. We have decided to set the following rent policies for the Public Housing Program.

1. We are retaining the calculation of rent payment at greater of 30% of adjusted monthly income, 10% of monthly income, or shelter rent.
2. We have established a minimum rent of \$0.
3. We have determined that the following flat rents will apply in our public housing developments.

DEVELOPMENTS	FLAT RENTS
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<i>Conventional and Kingston Arms</i>	
One Bedroom	\$300.00
Two Bedroom	\$350.00
Three Bedroom	\$400.00
Four Bedroom	\$450.00
Five Bedroom	\$500.00
<i>Scattered Sites</i>	
Two Bedroom	\$487.00
Three Bedroom	\$707.00
Four Bedroom	\$829.00
Five Bedroom	\$962.00

4. We are not adding any income exclusions to the statutory ones in the calculation of adjusted income because we cannot afford to do so at a time when the Federal government is under-funding public housing operations.

5. We have excluded annual income for the following:

A. Income from employment of children (including foster children) under the age of 18 years;

B. Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone);

C. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses;

D. Amounts received by the families that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

E. Income of a live-in-aide;

- F. The full amount of student financial assistance paid directly to the student or to the educational institution;
- G. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
- H. The amounts received from the following programs:
1. Amounts received under training programs funded by HUD;
 2. Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplement Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 3. Amounts received by a participant in other publicly assisted programs that are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and that are made solely to allow participation in a specific program;
 4. Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the Housing division or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident initiatives coordination. No resident may receive more than one such stipend during the same period of time;
 5. Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts
-
6. excluded by this provision must be received under employment training programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the employment training program;
 7. Temporary, nonrecurring or sporadic income (including gifts);

8. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
 9. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);
 10. Adoption assistance payments in excess of \$480 per adopted child;
 11. For family members who enrolled in certain training programs prior to 10/1/99, the earnings and benefits resulting from the participation if the program provides employment training and supportive services in accordance with the Family Support Act of comparable Federal, State, or local law during the exclusion period. For purposes of this exclusion the following definitions apply:
 - a. Comparable Federal, State or local law means a program providing employment training and supportive services that:
 - i. Is authorized by a Federal, State or local law;
 - ii. Is funded by the Federal, State or local government
 - iii. Is operated or administered by a public agency; and
 - iv. Has as its objective to assist participants in acquiring employment skills.
 - b. Exclusion period means the period during which the family member participates in a program described in this section, plus 18 months from the date the family member begins the first job acquired by the family member after completion of such program that is not funded by public housing assistance under the 1937 Act. If the family member is terminated from employment with good cause, the exclusion period shall end.
 - c. Earnings and benefits mean the incremental earnings and benefits resulting from a qualifying employment training program or subsequent job.
-

12. The incremental earnings due to employment during the 12-month period following date of hire shall be excluded. This exclusion (paragraph 11) will not apply for any family who concurrently is eligible for exclusion #10. Additionally, this exclusion is only available to the following families:

- a. Families whose income increases as a result of employment of a family member who was previously unemployed for one or more years.
- b. Families whose income increases during the participation of a family member in any family self-sufficiency program.
- c. Families who are or were, within 6 months, assisted under a State TANF program.

(While HUD regulations allow for the housing division to offer an escrow account in lieu of having a portion of a family's income excluded under this paragraph, it is the policy of this housing division to provide the exclusion in all cases)

13. Deferred period amounts from supplemental security income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts;

14. Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;

15. Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or

16. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits. These exclusions include:

- a. The value of the allotment of food stamps
- b. Payments to volunteers under the Domestic Volunteer Services Act of 1973
- c. Payments received under the Alaska Native Claims Settlement Act

d. Income from submarginal land of the U.S. that is held in trust for certain Indian tribes

e. Payments made under HHS's Low-Income Energy Assistance Program

f. Payments received under the Job Training Partnership Act

g. Income from the disposition of funds of the Grand River Band of Ottawa Indians

h. The first \$2000 per capita received from judgement funds awarded for certain Indian claims

i. Amount of scholarships awarded under Title IV including Work-Study

j. Payments received under the Older American Act of 1965

k. Payments from Agent Orange Settlement

l. Payments received under the Maine Indian Claims Act

m. The value of child care under the Child Care and Development Block Grant Act of 1990

n. Earned income tax credit refund payments

o. Payments for living expenses under the Americorps Program

p. Additional income exclusions provided by and funded by the Housing and Redevelopment Division

The Housing and Redevelopment Division will not provide exclusions from income in addition to those already provided for by HUD.

We have decided to set the following rent policies for the Section 8 Program.

1. We are retaining the calculation of the participant's contribution at greatest of 30% of adjusted income, 10% of monthly income.
 2. We are not adding any income exclusions to the statutory ones in the calculation of adjusted income because we cannot afford to do so at a time when the Federal government is under-funding housing opportunities.
 3. We have determined to use the published FMRs as our payment standard. We anticipate re-examining this issue for next year's Agency Plan when the future course of the program is clearer.
 4. We have established a minimum rent of \$0.
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OPERATION AND MANAGEMENT

OPERATION AND MANAGEMENT RESPONSE

The City of Chandler Housing and Redevelopment Division has the following Policies that govern our operations:

- Admissions and Continued Occupancy Plan
- Section 8 Administrative Plan
- Blood Borne Disease Plan
- Capitalization Policy
- Check Signing policy
- Community Space Policy
- Criminal Records Management Policy
- Disposition Policy
- Drug Free Policy
- Equal Housing Opportunity Policy
- Ethics Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Investment Policy
- Maintenance Policy (including pest control)
- Natural Disaster Policy

- Personnel Policy
- Procurement Policy

The required pest control policy is contained in our Maintenance Policy.

Copies of these policies can be found at our Headquarters, located at 265 East Buffalo Street and can be provided upon request.

The Chandler Housing division operates the following programs:

Program	Brief Description
Public Housing	317 units of public housing.
Section 8	332 certificates and vouchers
PHDEP	Provides the wages for Youth Program staff, Administrative costs, Youth Program transportation, Youth Program Recreational Activities, Champs Have and Model Positive Peer Skills (CHAMPS), leadership meetings/trips, Chandler Boys and Girls Club Programs, and Jr. Staff Jobs Program.
Program	Brief Description
CDBG	Provide funding for Non-profit organizations.
HOME	Provide a Rehabilitation program and Downpayment Assistance program.
FSS	The Family Investment Center provides assistance and workshops for financial aid, career exploration homeownership opportunities, credit and budget assistance, enhancing self-esteem, and dressing for success.

The Chandler Housing division has 317 public housing units in the following locations:

Development Name	Number of Units	Average Annual Turnover
Casas de Rosas	32	
Casas de Esperanza	54	
Casas del Sol	39	
Casas Bonitas	39	
Kingston Arms Site	36	
Scattered Sites	117	Total: 108 PH

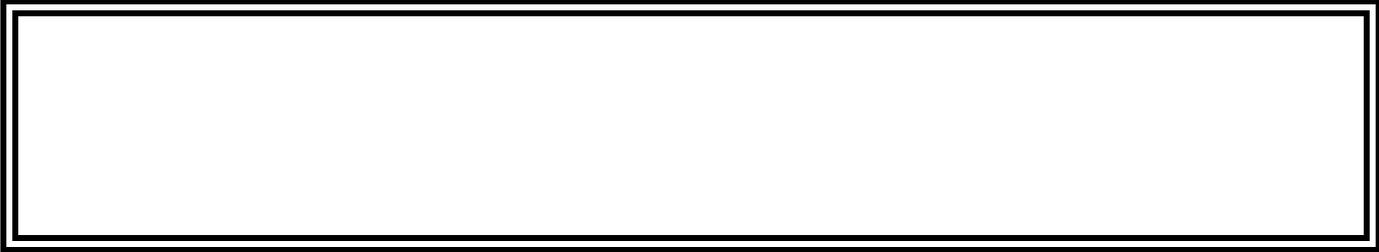
The Chandler Housing division operates a tenant-based program. It operates both Section 8 Certificate and Section 8 Voucher Programs. In total we are able to assist 713 families. On average --- certificates or vouchers are surrendered each year and new families assisted under these programs.

We have added a resident to the Housing and Redevelopment Committee. This person is appointed by the mayor of Chandler, the same as all the other committee members.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	318 units	108
Section 8 Vouchers	370	66
Section 8 Certifications	25	Phase to Vouchers
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program	200 units	66
Family Self-Sufficiency Program	64 families	18
Other Federal Programs (list individually)		

Finally, attached is an organizational chart of the Chandler Housing division.

SEE ATTACHMENTS.



GRIEVANCE PROCEDURES

GRIEVANCE PROCEDURE FOR CONVENTIONAL AND SCATTERED SITE PUBLIC HOUSING PROGRAMS

The purpose of this grievance procedure is to set forth the requirements, standards and criteria established and implemented by the City of Chandler Housing and Redevelopment Division (hereafter referred to as the PHA) to assure that tenants in the Conventional and Scattered Site public housing program are afforded an opportunity for a hearing if the individual disputes, within a reasonable time, any action or failure to act involving the tenant's lease with the PHA or a PHA regulation which adversely affects the individual's tenant rights, duties, welfare or status.

APPLICABILITY

The grievance procedure outlined herein shall be applicable to all individual grievances, as defined by HUD as a tenant and resident organization, between the tenant and the PHA.

This grievance procedure shall not apply to any grievance concerning an eviction or termination of tenancy based upon any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA or any drug-related criminal activity on or off the premises. This procedure shall apply to all other eviction actions. This grievance procedure shall not be applicable to disputes between tenants not involving the PHA, or to class grievances. The grievance procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of tenants and the PHA's Board of Commissioners.

If HUD has issued a due process determination, the PHA may evict the occupants of the dwelling unit through the judicial eviction procedures which are the subject of the determination. In this case, the PHA is not required to provide the opportunity for a hearing under the PHA's administrative grievance procedure.

DEFINITIONS

- A. Grievance shall mean any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individual tenant's rights, duties, welfare or status.
- B. Complainant shall mean any tenant in the Conventional or Scattered Site program whose grievance is presented to the PHA.
- C. Due process determination means a determination by HUD that law of the jurisdiction requires that the tenant must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit. HUD has issued a due process determination that entitles the PHA to exclude from the

PHA administrative grievance any grievance concerning a termination of tenancy or eviction that involves criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA or any drug-related criminal activity on or near such premises.

D Elements of due process means an eviction action or a termination of tenancy in a State or local court in which the following procedures are required:

1. Adequate notice to the tenant of the grounds for terminating the tenancy and eviction;
2. Right of the tenant to be represented by counsel;
3. Opportunity for the tenant to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have;

4. Right of the tenant to examine, before the grievance hearing, any PHA documents including records and regulations that are directly relevant to the hearing.
5. A decision on the merits.

E. Hearing Officer means a person selected to hear grievances and render a decision with respect thereto.

F. Hearing Panel means a panel selected to hear grievances and render a decision with respect thereto.

G. Informal conference shall mean a meeting between the complainant and the Housing and Redevelopment Manager and or his designated representative.

H. Informal hearing shall mean a due process hearing before an impartial hearing officer, who may be an employee or official of the PHA who is not involved in the day-to-day administration of the public housing program.

I. Tenant means the adult person (or persons) (other than a live-in aide):

1. Who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or, if no such person now resides in the unit,
2. Who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit.

J. Resident organization includes a resident management corporation.

GRIEVANCE PROCESS

The grievance process shall consist of three steps:

1. filing of a grievance with the PHA;
2. meeting with Housing Division Management in an informal conference; and
3. if the issue is still not resolved, the holding of an informal hearing.

INFORMAL SETTLEMENT OF GRIEVANCE

Any grievance shall be personally presented, orally or in writing to the PHA and signed by the complainant, no later than ten (10) working days after the receipt of determination giving rise to the Grievance, so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared in writing within ten (10) days and one copy shall be given to the tenant and one retained in the PHA's tenant file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complainant and the specific reasons therefore, and shall specify the procedures by which a hearing may be obtained if the complainant is not satisfied. All grievances and copies shall be signed and dated at time of receipt by the PHA.

PROCEDURES TO OBTAIN A HEARING

If the complainant is not satisfied with the PHA's response, the complainant shall submit a written request for a hearing to the PHA within ten (10) days after receipt of the summary of discussion. For a grievance under the expedited grievance procedure, the complainant shall submit such request at such time as is specified by the PHA for a grievance under the expedited grievance procedure. The written request shall specify: 1) nature of the grievance and grounds upon which it is based; and 2) the action or relief sought. Upon receipt of the request, the PHA shall schedule a hearing to be held within ten (10) working days for a time and place reasonably convenient to both the complainant and the PHA. A written notification specifying the time, place and the procedures governing the hearing shall be delivered to the complainant and the appropriate PHA official. The PHA shall expeditiously forward the complainant's file to the person appointed as hearing officer.

SELECTION OF HEARING OFFICER OR HEARING PANEL

A grievance hearing shall be conducted by an impartial person or persons who are appointed by the PHA, other than a person who made or approved the PHA action under review or a subordinate of such person. This person may be an officer of the PHA or an employee of the PHA or another PHA. The PHA must consult the Resident Organization, if one exists, before appointment of the hearing panel member or officer.

GRIEVANCES INVOLVING RENT/ESCROW DEPOSIT

Before a hearing is scheduled in any grievance involving the amount of rent which the PHA claims is due, the complainant shall pay the PHA an amount equal to the amount of rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the hearing officer or hearing panel. The PHA in extenuating circumstances may waive these requirements. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedure, provided, that failure to make payment shall not constitute a waiver of any right the complainant may have to contest the PHA's disposition of his grievance in any appropriate judicial proceeding.

If the tenant fails to request a hearing, the PHA informal grievance summary and/or eviction action is final. Failure to request a hearing does not constitute a waiver by the tenant of his/her right to contest the action in a court of law.

EXPEDITED GRIEVANCE PROCEDURE

The PHA may establish an expedited grievance procedure for any grievance concerning a termination of tenancy that involves any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the PHA's public housing premises by other residents or employees of the PHA, or any Drug-related criminal activity on or off the premises. In the case of a grievance under the expedited grievance procedure, (informal settlement of grievances) is not applicable.

PROCEDURES GOVERNING THE HEARING

The hearing shall be held before a hearing officer or hearing panel, as appropriate. The complainant shall be afforded a fair hearing under the elements of due process. The hearing officer or hearing panel may render a decision without proceeding with the hearing, if the hearing officer or hearing panel determines that the issue has been previously decided in another proceeding.

If the complainant or the PHA fails to appear at a scheduled hearing, the hearing officer or hearing panel may make a determination to postpone the hearing not to exceed five business days or may make a determination that the party has waived his right to a hearing. Both the complainant and the PHA shall be notified of the determination by the hearing officer or hearing panel: provided, that a determination that the complainant has waived his right to a hearing shall not constitute a waiver of any right the complainant may have to contest the PHA's disposition of the grievance in an appropriate judicial proceeding.

At the hearing, the complainant must first make a showing of entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complaint is directed.

The hearing officer shall require the PHA, the complainant, counsel and other participants to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party as appropriate.

The decision of the hearing officer must be in writing, must be based solely on evidence provided at the hearing, and must state the legal and evidentiary grounds for the decision. Copies of the decision shall be provided to the PHA and the complainant not later than ten (10) working days after the hearing. To the extent that the decision is not inconsistent with state law, the United States Housing Act of 1937, as amended; HUD

regulations and requirements promulgated thereunder; the PHA Annual Contributions Contract; or the Dwelling Lease and Occupancy Policy of the Conventional housing program; the decision of the hearing officer shall be binding on the PHA and the complainant, provided, however, that nothing contained in this grievance procedure shall preclude a complainant from exercising other rights if the complainant believes he/she is being discriminated against on the basis of race, color, creed, religion, sex or national origin.

ACCOMMODATIONS OF PERSONS WITH DISABILITIES

The PHA must provide reasonable accommodation for persons with disabilities to participate in the hearing.

Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

If the tenant is visually impaired, any notice to the tenant, which is required, must be in an accessible format.

CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENT PLAN

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in their Annual Plan a Capital Improvement Plan. The attached HUD forms are our Plan. The needs we currently have greatly exceed the resources we have to meet these needs. The prioritization decisions we have made were extremely difficult to make, but are in the best interest of our residents and the community.

DEMOLITION AND/OR DISPOSITION

DEMOLITION AND/OR DISPOSITION RESPONSE

The City of Chandler Housing and Redevelopment Division is planning on submitting an application to HUD for a HOPE VI demolition grant on 4/24/00.

The current Public Housing development at 130 N. Hamilton Street Casa de Esperanza) is overly congested with apartment buildings. Currently there are 54 one-story apartment units on the 4.75-acre site. Other comparable public housing sites range from 32 to 39 units per site.

The Housing and Redevelopment Division will submit an application to demolish 16 apartment units (8 buildings) scattered throughout the site at this location. Funding will also be sought to relocate the current residents and to remediate the site where the buildings once stood.

If funded the low density should significantly improve the amount of open space at the development, improve parking and overall improve the livability for families at 130 N. Hamilton Street.

The HUD Interim Rule requires that we define in our Agency Plan "Substantial Deviation" and "Significant Amendment or Modification". Therefore, we have included our definition as follows:

DEFINITION OF "SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OF MODIFICATION"

The City of Chandler, Housing and Redevelopment Division will consider the following actions to be significant amendments or modifications:

Changes to Public Housing rent admission and continued occupancy policies or organization of the waiting list;

Additions of non-emergency work items otherwise not included or provided for in the Public Housing Budget, Annual Statement or 5-Year Plan) or change in use of the replacement reserve funds under the Capital fund that exceed \$20,000;

Additions of new activities (greater than \$1,000) not included in the current PHDEP Plan; and

Changes with regard to the demolition or disposition, designation, homeownership programs or conversion activities not approved previously approve prior to July 1, 2000.

DESIGNATED HOUSING

DESIGNATED HOUSING RESPONSE

The City Chandler Housing and Redevelopment has no plans to designate any of our public housing property in the next year for the exclusive use of either the elderly or people with disabilities. The City of Chandler Housing and Redevelopment will consider applying for Section 202 Housing for the Elderly and people with disabilities when we receive a Notice of Funding Availability (NOFA) from HUD. This decision is consistent with our needs assessment and Consolidated Plan.

We currently have Designated Housing for the elderly, and people with disabilities. The site is located at 127 North Kingston and named Kingston Arms. Kinston Arms has 36 apartments. HUD approved it in 1972.

PUBLIC HOUSING CONVERSION

CONVERSION RESPONSE

The City of Chandler Housing and Redevelopment Division is not required by the terms of the 1996 HUD Appropriations Act to convert any of our buildings or developments to tenant-based assistance. Also, at this time, we do not intend to voluntarily convert any of our buildings or developments to tenant-based assistance.



HOMEOWNERSHIP

HOMEOWNERSHIP RESPONSE

The City of Chandler Housing and Redevelopment Division has an aggressive Homeownership Program. Here are the basic elements of our program:

The City of Chandler Housing and Redevelopment Division Homeownership Program

Legal Authority: This is a Section 5(h) Homeownership Program that was approved by HUD on February 9, 1997.

Size of Program: It involves the sale by the City of Chandler Housing and Redevelopment Division of 25 scattered site single family home units. All of the homes that are available for purchase are three, four and five-bedroom homes.

Pricing the Homes: All homes are in good repair and are expected to sell for between \$60,000 to \$120,000.

Financing: We decided that the prices were a little too expensive for our purchasers and decided to carry a silent second mortgage (amount varies) that is due and payable upon sale or transfer of the property. HOME grant funds assist with additional down payment and closing cost which will be forgiven at the rate of 10% annually for each year the family owns the home and occupies it as a principal place of residence. At the end of ten years, the HOME loan/grant will be forgiven entirely. The family is required to pay \$1500 towards the purchase price and Norwest Bank or a lender of their choice carries the first mortgage at an interest rate that varies with the market.

Participation Selection Criteria: Eligibility of occupied units is restricted to existing residents of the units to be sold who meet minimum residency requirements and have been current in all of their lease obligations for at least six months. Eligibility of vacant units to existing residents of other PHA units and Section 8 participants who have been current in all of their lease obligations for at least six months are eligible.

Associated Counseling and Training: Everyone who purchases a home is required to attend an 8-hour Fast Track homeownership class provided by Housing for Mesa. All families must participate in the Family Self-Sufficiency Program.

Resale Restrictions: There are no resale restrictions on the homes. However, if they are sold in the first ten years, there will be a pro-rata repayment required in the original loan amount for the silent second mortgage used to purchase the property.

Results of the Program: Eight of the hundred and twenty five homes have been sold to public housing residents as of March 2000.

COMMUNITY SERVICE AND SELF-SUFFICIENCY

COMMUNITY SERVICE AND SELF-SUFFICIENCY RESPONSE

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a description of their Community Service and Self-Sufficiency programs. This portion of the Plan is divided into three (3) sections:

- Our current resident programming
- How we intend to comply with income changes for welfare recipients; and
- Compliance with the community service requirements.

First, let us describe our current resident programming. We are engaged in the following resident programs:

PARTNER AGENCIES

- ASU's Educational Opportunity Center- provide career counseling to housing residents on a biweekly basis to assist them with continuing their education, financial aid assistance, career exploration, interest testing, etc.
- Community Legal Services- provides legal assistance for housing families on a monthly basis who are in need of legal advice on issues such as child support, divorce, bankruptcy, DES issues, Social Security issues, tenant/landlord issues, etc.
- Friendly House Counseling Program- this partnership allows our residents to have access to free counseling for youth and adults. Counseling is provided on various issues such as depression, abuse issues, family stress, parenting difficulties, substance abuse, etc.
- Chandler Library's CORE- City of Readers Educational program- this partnership provides our resident's with on site English as a Second Language classes and Computer instruction. The CORE program staffs the Family Investment Center computer lab to provide housing residents an opportunity to obtain basic computer skills on a drop in basis.

- American Family Credit Counseling- this agency provides our residents with money management skills such as budgeting and credit information, instruction on how to payoff debts with a debt repayment plan, and advise on reestablishing/restoring credit and maintaining credit.

YOUTH PROGRAM

- Champs Have and Model Positive Peer Skills (CHAMPS)- This program is designed to create awareness among teens of the negativity's involved with drug/alcohol abuse and gang violence. We have guest speakers regularly that deal with anger management, resistance of drugs and alcohol, personal testimonies as well as motivational speakers.
- Through collaboration with the Chandler Boys & Girls Club (CBGC) we are able to involve our housing youth in most of the programs offered by the CBGC. Some activities include: CBGC membership, Summer Day Camp registration,
- Jr. Staff Job Training Program. This program allows the teens to get a head start and acquire skills to be able to compete in today's workforce. Housing teens are able to begin working at the age of fourteen in their own communities. While earning money, teens receive training in resume writing, career prep, how to conduct yourself in an interview, etc..
- Housing Recreational Programs- Chandler, Arizona is on year round school meaning the children have three two week blocks and one 2-month block that they are out of school throughout the year. The recreational program runs Monday through Friday during the four blocks. Activities are held on-site at the city parks and the local Jr. High school gymnasium.
- Weed & Seed Program- The housing youth Weed & Seed Program is designed to bring on-site educational and recreational activities to residents at 130 N. Hamilton, 210 N. McQueen, 71 S. Hamilton and 660 South Palm Lane. The goal of the program is to "weed" out the negative influences and "seed" with more positive activities. The activities include, homework help, arts and crafts, recreational activities and peer mediation.
- Suite Program "Students Utilizing Importance Through Education"- This program in collaboration with Willis Jr. High School is designed for the youth to achieve a higher standard of academic excellence. The following services will be provided for the housing youth depending on their individual needs: Tutoring, counseling provided by Friendly House, and interaction /recreation with a positive mentor.



SAFETY AND CRIME

SAFETY AND CRIME PREVENTION RESPONSE

1.0 OVERVIEW/BACKGROUND

In accordance with the Quality Housing and Work Responsibilities Act of 1998 the City of Chandler Housing and Redevelopment Division has established this Safety and Crime Prevention Plan which incorporates the following requirements:

- A. Safety Measures on a jurisdiction-wide basis to ensure the safety of the residents living in public housing owned and operated by the City of Chandler Housing and Redevelopment Division.
- B. The City of Chandler Housing and Redevelopment Division Safety and Crime Prevention Plan has been established in consultation with the City of Chandler Police Department. Attached as a part of this Plan is a statement by the City of Chandler Police Department indicating that they have participated in the development of this plan and stating that they concur in the objectives of this Plan and further stating that they will participate with the City of Chandler Housing and Redevelopment Division in implementing the various elements of the Plan.
- C. The City Chandler Housing Division Safety and Crime Prevention Plan describes measures to ensure the safety of public housing residents and for crime prevention measures. This Plan describes activities in effect, planned, or contemplated by the City of Chandler Housing and Redevelopment Division. This Plan describes the coordination planned (or) undertaken between the City of Chandler Housing and Redevelopment Division and the City of Chandler Police Department for carrying out the objectives of this Plan.

The City of Chandler Housing and Redevelopment Division is located in Chandler, a small community in Local County in the central section of the State.

The City of Chandler Division owns and operates five developments totaling 200 units and 117 scattered site homes. The developments are scattered throughout the City of Chandler.

Name of Development	Project Number	1BR	2BR	3BR	4BR	5BR	TOTAL
CASAS DE ROSAS	AZ028-3	6	4	14	5	3	32
CASAS DE ESPERANZA	AZ028-2	4	11	25	11	3	54
CASAS DEL SOL	AZ028-2	3	8	19	7	2	39
CASAS BONITAS	AZ028-2	5	8	17	7	2	39
KINGSTON ARMS	AZ028-1	32	4	0	0	0	36
SCATTERED SITES	AZ028-11	0	12	76	23	6	117

2.0 GOALS AND OBJECTIVES

During the next five years, the Chandler Housing division is looking to improve the safety of its residents in the following ways:

- A. Work with the United Resident Council of Chandler (URCC), which is a housing division resident group, to improve the lines of communication between residents, City of Chandler Housing and Redevelopment Division and City of Chandler Police Department.
- B. Empower residents to take a more active role in reducing crime in their neighborhood through block watch and other programs.
- C. We will be working to reduce the amount of time between the identification of a problem and the resolution of that problem.
- D. Knowing that the surrounding area contributes to the over-all well being of our residents, we will work with the community on neighborhood problems.
- E. Investigate and initiate unconventional programs for minor offenses. (IE: Resident Courts...adult and/or juvenile.)
- F. Employ some means to let people know that only residents, guests, and those with legitimate business are to be on the property. (IE: signage of some sort, fencing, etc.) All persons having no business on the property will be dealt with by the police.
- G. Seek to streamline our background check process.

3.0 CURRENT CRIME AND SAFETY ACTIVITIES

The City of Chandler Housing and Redevelopment Division is engaged in the following anti-crime activities:

- A. We have adopted and implemented a "one strike" policy.
- B. We have implemented and are enforcing strict lease enforcement policies and procedures.
- C. We are conducting strict applicant screening.

In addition, the City of Chandler Housing and Redevelopment Division intends to accomplish the following tasks in the next year:

- A. Apply for PHDEP regular funding.
- B. Establish closer relationships with local law enforcement.

March 23, 2000

Mr. Kurt Knutson
Housing & Redevelopment Manager
City of Chandler Housing and Redevelopment Division
265 East Buffalo Street
Chandler, AZ 85225

Dear Mr. Knutson:

Thank you very much for giving the City of Chandler Police Department the opportunity to work with you on your Safety and Crime Prevention Plan. Hopefully our collaborative effort will enhance the public safety of your residents. We fully support your efforts under this Plan and will do everything we can to assist you in accomplishing its goals. This includes assisting the department in its data collection and program monitoring efforts required by the PHDEP program performance system. Our memorandum of agreement (or understanding) details all of these activities.

Sincerely yours,

Bobby Joe Harris
Chief of Police

PET POLICY

PET POLICY RESPONSE

In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), this Section is not being submitted until HUD completes its rulemaking process and we have had a chance to effectively deal with the new requirements.

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CIVIL RIGHTS CERTIFICATION

CIVIL RIGHTS CERTIFICATION RESPONSE

The City of Chandler Housing and Redevelopment Division does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

Planning & Development Director

Date

ANNUAL AUDIT

ANNUAL AUDIT

In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), our annual audit is not being submitted with this document because HUD has already received a copy of the audit. If anyone wants to view the annual audit of the City of Chandler Housing and Redevelopment Division, they can do so by coming to our office during normal working hours and requesting to see it.

ASSET MANAGEMENT

STATEMENT OF APPROACH TO ASSET MANAGEMENT

The City of Chandler Housing and Redevelopment Division defines asset management as the ability to manage our properties in a way that meets the current needs of the City's Low-income residents. In addition, as with any capital holding, the Housing and Redevelopment Division tries to anticipate changes in HUD and the housing market to plan and direct resources and assets to best fit those needs. We are in the process of beginning to implement an asset management system. When completed it will include:

-
1. A system to profile and measure the performance and costs associated with each property/development.
 2. A system to determine the financial viability of each property/development within a changing housing market as supported by HUD funding.
 3. A system to value the asset and how it contributes to accomplish the mission of the housing division.
 4. A system for evaluating options for each property/development.

When the information and analysis systems are in place, we will be able to make decisions about the best use of disposition of our assets. By understanding the best use for the property, the depreciation and financial potential of the property, the operating costs and performance profile of the property, the City of Chandler Housing and Redevelopment Division will be able to make decisions about how to use our assets to best serve the community, residents and agency. In a changing real estate market structure, with HUD funding uncertainties and as HUD moves towards agency self-sufficiency, this information will aid staff in planning for future options of demolition, disposition, or rehabilitation.

STEP ONE -- DETERMINE THE TARGET POPULATION FOR THE PROPERTY.

Given the community's housing needs as articulated in the Consolidated Plan for our jurisdiction, what are the greatest housing needs in our community? What populations are not being adequately served by the private market? We will review demographics and waiting list information to make these decisions. Depending on the property and the composition of the community we can target working families, the elderly, the frail elderly, people with disabilities, or families needing supportive services. Different populations may be most suited to different properties.

STEP TWO -- DETERMINE IF THE PROPERTIES ARE ABLE TO SERVE THE IDENTIFIED NEED.

There are three aspects to this point -- are there enough units to serve the need, are those units physically and structurally sound, and do the units include the amenities required to compete successfully for residents?

If there is an unmet need, the City of Chandler Housing & Development Division may seek development partners or attempt to acquire additional units to meet the need. If property is not physically adequate to

house the population, we will perform a physical needs assessment to determine whether capital improvements or retrofitting is required to make the property suitable.

There is one other possible situation: It is possible that there are more units available than are required to accommodate the target population. If this is the case we will seek the best use for these units.

STEP THREE -- COMPLETE A NEIGHBORHOOD STUDY.

An analysis of the surrounding neighborhood will also provide important information about the potential market for the property. If the surrounding neighborhood is experiencing decline or crime problems, these must be taken into consideration before any decision is made about making a capital investment in the property.

STEP FOUR -- DETERMINE THE CURRENT COST OF OPERATING THE PROPERTY.

The City of Chandler Housing & Redevelopment Division must understand how much work is required to keep the property operating at an acceptable standard. Also, examine the amenities the property offers. Are the amenities appropriate and cost-effective? This is the first step to understanding the financial stability of the property.

STEP FIVE -- DETERMINE THE POTENTIAL INCOME THE PROPERTY CAN PRODUCE GIVEN ITS BEST USE.

Considering full occupancy, how much rent and subsidy can be generated by each of our properties? By comparing this to the cost of operating the property we will gain significant information about the financial feasibility of our properties. It is likely that an accurate estimate of this cannot be made until the new rules for the operating fund are finalized.

STEP SIX -- DETERMINE THE COST OF ANY CAPITAL IMPROVEMENTS OR RETROFITTING REQUIRED TO EQUIP THE PROPERTY TO SERVE THE TARGET POPULATION.

What is the cost of any required rehabilitation or retrofitting? This amount must be factored into the income potential and operating cost of the property to determine if retrofitting this property is the best way to serve the identified need. Changes to the property might include the installation of air conditioning, conversion to handicapped accessible units, or elimination of efficiency units.

STEP SEVEN -- DETERMINE THE COST OF OPERATING THE REHABILITATED PROPERTY.

Will the cost of operating the property be different after improvements are made? If so, this must be factored into the decision making process.

STEP EIGHT -- COMPARE THE OPERATING COST TO THE POTENTIAL INCOME.

Regardless of the need for the housing. It must be financially feasible to operate the property. If the City of Chandler Housing and Redevelopment Division has determined that a property can produce enough income to sustain itself, the use of the property for the targeted use will proceed. If a property cannot produce enough income to sustain itself and there is a need for the housing, we may decide to seek additional support from other properties in the portfolio or elsewhere in the community. This is reasonable if, in our opinion and the community's, there is great social value in operating the property.

If the social value of operating the property is not sufficient to justify the contribution of operating support from the rest of the portfolio, the City of Chandler Housing and Redevelopment Division will seek disposition or alternate use for the property.

STEP NINE -- DETERMINE THE ABILITY OF THE PROPERTY TO GENERATE ADEQUATE FUNDS FOR AN OPERATING RESERVE.

An additional aspect of a property's ability to sustain itself financially is its ability to generate enough funds not only to pay its operating costs, but also to contribute to a replacement reserve. The City of Chandler Housing and Redevelopment Division cannot estimate the need for an operating reserve until the rules for the new capital and operating funds have been finalized, but we do intend to continue our current practice of funding operating reserves.

In summary, the City of Chandler Housing and Redevelopment Division intends to reinvent our public housing as we know it and move towards a more market-driven, private-oriented management system while retaining our responsibility to both our residents and the taxpayers.

RESIDENT COMMENTS

RESIDENT COMMENTS

The City of Chandler Housing and Redevelopment Division has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process:

- On January 4, 2000, we met with the Housing & Redevelopment Committee (HARC) and on February 17, 2000 met with the Unified Resident Council of Chandler (URCC) to explain the agency plan section that had been completed.
- On numerous occasions (at least 5 times) we met with the Housing & Redevelopment Committee (HARC) met with us to discuss various aspects of the Plan.
- We placed an advertisement on our local cable Channel 11 on the availability of the Agency Plan for review and that we would be holding a public hearing on the plan on March 16, 2000. We also mailed the March edition housing newsletter to our public housing developments, posted notices at our Family Investment Center (FIC), local office lobby, and mailed newsletters to all Section 8 participants.
- On February 3, 2000 we advertised in the local newspaper on the Agency Plan public hearing scheduled for March 6, 2000. All public comments were accepted until March 20, 2000.
- On March 16, 2000 we held our Agency Plan public hearing. Those in attendance were Kurt Knutson, Lorraine Harris, and Vickie Ellexson, all City of Chandler Housing and Redevelopment Division staff.

Attached are copies of the advertisement we ran, sign-in sheets of residents who attended the URCC meeting, minutes of our meetings with the HARC, and other relevant information.

As a result of this effort, we received the following comments:

Comment: The residents were impressed with the time and effort made by staff in the development of the plan.

Comment: They also commented on all the statistics in the Agency Plan. They did not realize that so many families are in need of affordable housing.

Comment: They agreed with our Goals and Objectives in order to increase affordable and suitable housing. They were very happy with Goal Four, "Provide a safe and secure environment in the City of Chandler Housing and Redevelopment Public Housing developments".

CONSOLIDATED PLAN CERTIFICATION

SEE ATTACHMENTS.



Five-Year Action Plan

Part 1: Summary

Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: City of Chandler Housing & Redevelopment Division		Locally: (City, County & State) 265 East Buffalo Street, Chandler, Maricopa, Arizona		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____	
A. Development Number/Name	Work Stmt. For Year 1 FFY: <u>00-01</u>	Work Statement for Year 2 FFY: <u>2001-2002</u>	Work Statement for Year 3 FFY: <u>2002-2003</u>	Work Statement for Year 4 FFY: <u>2003-2004</u>	Work Statement for Year 5 FFY: <u>2004-2005</u>
AZ028-1 Kingston Arms	See Annual Statement	\$ 9,933.00	\$ 220,000.00	\$ 80,000.00	\$ 107,000.00
AZ028-2 Casa Del Sol & Casa De Esperanza		\$ 39,162.00	\$ 160,000.00	\$ 206,000.00	\$ 206,000.00
AZ028-3 Casa De Rosa & Casa Bonita		\$ 68,665.00	\$ 135,000.00	\$ 179,000.00	\$ 145,000.00
AZ028-9 Scattered Sites (Acquisition)		\$ 0.00	\$ 70,000.00	\$ 60,000.00	\$ 133,000.00
AZ028-11 Scattered Sites (New Construction)		\$ 0.00	\$ 20,000.00	\$ 20,000.00	\$ 16,000.00
B. Physical Improvements Subtotal		\$ 117,760.00	\$ 605,000.00	\$ 545,000.00	\$1,107,000.00
C. Management Improvements		\$ 86,000.00	\$ 83,000.00	\$ 87,000.00	\$ 88,000.00
D. HA-Wide Nondwelling Structures and Equipment		\$ 375,000.00	\$ 45,000.00	\$ 5,000.00	\$ 20,000.00
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		\$ 629,760.00	\$ 785,000.00	\$ 690,000.00	\$1,269,000.00
L. Total Non-CGP Funds					
M. Grand Total		\$ 629,760.00	\$ 785,000.00	\$ 690,000.00	\$1,269,000.00

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement For Year 1 FFY: <u>2000-01</u>	Work Statement for Year <u>2</u> FFY: <u>2001-2002</u>			Work Statement for Year <u>3</u> FFY: <u>2002-2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual; Statement	AZ028-1 KINGSTON ARMS			AZ028-1 KINGSTON ARMS		
	Architectural Services		\$ 0	Privacy Fence Replacement	9 BLDG	\$ 15,000
	Blacktop Replacement		\$ 0	Exterior Painting	9 BLDG	\$ 25,000
	Replace Kitchen/ Bath Cabinets		\$ 0	Roof Replacement	9 BLDG	\$ 100,000
	Security Lighting		\$ 0	Landscaping	1 Site	\$ 10,000
	Adjustable Shower Heads & Bath Seats		\$ 0	Carpet Replacement	10 Sites	\$ 10,000
	Remodel Recreation Room		\$ 9,933	Exterior Canopy & Bench Replacement	1 Site	\$ 20,000
	Replace Carpet & Tile		\$ 0	Interior Painting	15 Units	\$ 10,000
	Repair HVAC		\$ 0	Recreation Building A/C Replacement	1 BLDG	\$ 20,000
	Asbestos Testing		\$ 0	Security Door Replacement	36 Units	\$ 10,000
	AZ028-2 CASA DEL SOL & CASA DE ESPERANZA			AZ028-2 CASA DEL SOL & CASA DE ESPERANZA		
	Architectural Services		\$ 0	Exterior Painting	21 BLDG	\$ 25,000
	Window Replacement	93 UNITS	\$ 39,162	Landscaping	1 Site	\$ 10,000
	Ramada & Playground Equipment		\$ 0	Replace Kitchen & Bath Cabinets	39 Units	\$ 125,000
	Blacktop Repair		\$ 0	Window Replacement	93 Units	
	Security Lighting		\$ 0	Security Fencing	885 LF	\$ 0
	Security Fencing		\$ 0	Blacktop Repair		\$ 0
	Asbestos Testing		\$ 0			
	Curb Replacement		\$ 0			
	AZ028-3 CASA DE ROSA & CASA BONITA			AZ028-3 CASA DE ROSA & CASA BONITA		
	Architectural Services		\$ 0	Exterior Painting	21 BLDG	\$ 25,000
	Window Replacement	71 Units	\$ 68,665	Landscaping	1 Site	\$ 10,000
	Blacktop Replacement/ Repair		\$ 0	Window Replacement	2 Sites	\$ 0
	Replace Ballards With Curbs		\$ 0	Security Fencing		\$ 0
	Security Fencing		\$ 0	Security Lighting		\$ 0

Landscape		\$	0	Asbestos		\$	0
Security Lighting & Asbestos Testing		\$	0				
Subtotal of Estimated Cost		\$	117,760	Subtotal of Estimated Cost			
			Page <u>2</u> of <u>7</u>	Facsimile of form HUD-52834 Ref Handbook 7485.3			

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement For Year 1 FFY: <u>2000-01</u>	Work Statement for Year <u>4</u> FFY: <u>2003-2004</u>			Work Statement for Year <u>5</u> FFY: <u>2004-2005</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual; Statement	AZ028-1 KINGSTON ARMS			AZ028-1 KINGSTON ARMS		
	Privacy Fence Replacement	9 BLDG.	\$ 0	Reseal & Restripe Blacktop	1 Site	\$ 5,000
	Exterior Painting	9 BLDG.	\$ 0	Replace Tubs & Showers	36 Units	\$ 44,000
	Roof Replacement	9 BLDG.	\$ 0	Replace Commodes With Handicap Accessible	36 Units	\$ 8,000
	Landscaping	SITE	\$ 0	Convert Recreation Room to Residence	1 Unit	\$ 20,000
	Carpet Replacement	10 Units	\$ 10,000	Replace Front Doors	36 Units	\$ 30,000
	Exterior Canopy & Bench Replacement	Site	\$ 0			
	Interior Painting	15 Units	\$ 10,000			
	Recreation Building A/C Replacement	1 BLDG.	\$ 0			
	Security Door Replacement	36 Units	\$ 0			
	Repair Units A/C's	15 Units	\$ 50,000			
	Asbestos Removal	30 Units	\$ 10,000			
	AZ028-2 CASA DEL SOL & CASA DE ESPARANZA			AZ028-2 CASA DEL SOL & CASA DE ESPARANZA		
	Exterior Painting	21 BLDG.	\$ 25,000	Foundation Repair	10 BLDG.	\$ 50,000
	Landscaping	1 Site	\$ 10,000	Replace Tubs & Showers	39 Units	\$ 56,000
	Replace Kitchen & Bath Cabinets	54 Units	\$ 155,000	Replace Chain-Link Fence	1 Site	\$ 25,000
	Window Replacement	93 Units	\$ 0	Replace Sewer Lines	25 Units	\$ 25,000
	Security Fencing	885 LF	\$ 0	ADA Compliance	1 Site	\$ 50,000
	Blacktop Repair		\$ 0			
	Security Lighting	2 Sites	\$ 0			
Reseal & Strip Parking Lots	2 Sites	\$ 10,000				
Reseal & Stripe Basketball Courts	2 Courts	\$ 6,000				
AZ028-3 CASA DE ROSA & CASA BONITA			AZ028-3 CASA DE ROSA & CASA BONITA			

Exterior Painting	21 BLDG.	\$	25,000	Foundation Repair	10 BLDG.	\$	50,000
Landscaping	1 Site	\$	10,000	Replace Tubs & Showers	39 Units	\$	20,000
Replace Kitchen & Bath Cabinets	39 Units	\$	120,000	Replace Sewer Lines	25 Units	\$	25,000
Window Replacement	2 Sites	\$	0				
Ramada & Playground Equipment	1 Site	\$	8,000				
Reseal & Strip Parking Lots	2 Sites	\$	10,000				
Reseal & Stripe Basketball Courts	2 Courts	\$	6,000				
Subtotal of Estimated Cost				\$	465,000	Subtotal of Estimated Cost	
						Facsimile of form HUD-52834	
						Ref Handbook 7485.3	
						OMB Approval No. 2577-0157 (exp. 7/31/98)	

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

Work Statement For Year 1 FFY: <u>2000-01</u>	Work Statement for Year <u>2</u> FFY: <u>2001-2002</u>			Work Statement for Year <u>3</u> FFY: <u>2002-2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual; Statement	AZ028-11 SCATTERED SITES		\$ 0	AZ028-11 SCATTERED SITES		
				Replace carpet & Tile	8 Houses	\$ 10,000
				Exterior Painting	10 Houses	\$ 10,000
	AZ028-9 SCATTERED SITE HOMES			AZ028-9 SCATTERED SITE HOMES		
	Replace Carpet & Tile		\$ 0	Replace Carpet & Tile	8 Houses	\$ 10,000
	Exterior Painting		\$ 0	Exterior Painting	10 Houses	\$ 10,000
	Additional Insulation		\$ 0	Additional Insulation	10 Houses	\$ 10,000
	Shingle Replacement		\$ 0	Shingle Replacement	7 Houses	\$ 10,000
	Asbestos Testing		\$ 0	A/C Replacement	5 Houses	\$ 10,000
	Landscaping		\$ 0	Landscaping	10 Houses	\$ 10,000
	Heat Pump Replacement		\$ 0	Driveway & Sidewalk Repair	5 Houses	\$ 10,000
	PHA Wide		\$ 0	PHA Wide		
	Housing Specialist Car		\$ 0	Maintenance Truck		\$ 45,000
	Maintenance Truck		\$ 0			
	Maintenance Building/ New Parking/ New Roof		\$ 0			
New Office Building		\$ 375,000				

	PHA Wide Maintenance Truck Paint Maintenance Vehicles		\$ 0 \$ 5,000	PHA Wide Maintenance Truck Housing Specialist Car		1 Car \$ 20,000
		Subtotal of Estimated Cost	\$ 85,000		Subtotal of Estimated Cost	\$ 169,000
			Page <u>5</u> of <u>7</u>		Facsimile of form HUD-52834 Ref Handbook 7485.3	

OMB Approval No. 2577-0157 (exp. 7/31/98)

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement For Year 1 FFY: <u>2000-01</u>	Work Statement for Year <u>2</u> FFY: <u>2001-2002</u>			Work Statement for Year <u>3</u> FFY: <u>2002-2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual; Statement	COMP. GRANT SALARY	1 Person & Supplies	\$ 51,000	COMP. GRANT SALARY	1 Person & Supplies	\$ 52,000
	Computer	1 Computer	\$ 5,000	Computer	1 Computer	\$ 0
	Youth Programs	2 Persons	\$ 49,000	Youth Programs	2 Persons	\$ 50,000
	School & Summer Programs	4 Persons	\$ 5,000	School & Summer Programs	4 Persons	\$ 5,000
	Family Self Sufficiency Coordinator	1 Person	\$ 27,000	Family Self Sufficiency Coordinator	1 Person	\$ 28,000

	Subtotal of Estimated Cost	\$ 140,000		Subtotal of Estimated Cost	\$ 142,000



Chandler ♦ Arizona

Where Values Make The Difference

**CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION
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Copies of any information not physically included with this document can be reviewed in the Main Office of the City of Chandler Housing and Redevelopment Division.

**CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION
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ATTACHMENTS**

Attachment "A"	HUD-52837	Part I, II, III
Attachment "B"	PHDEP	Template
Attachment "C"	PHA Certification of Compliance with PHA Plans and Related Information PHA Resolution No. 3212	
Attachment "D"	Certification- Consistency with the Consolidated Plan, HUD 50070	
Attachment "E"	Certification for a Drug-Free Workplace	
Attachment "F"	Certification of Payments to Influence Federal Transactions, HUD 50071	
Attachment "G"	Disclosure of Lobbying Activities, Standard Form LLL	
Attachment "H"	Unified Resident Council Comments & Sign-in sheet	

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- We have adopted three local preferences -- for applicants who live and/or work in the jurisdiction, those who are currently enrolled in employment, training program, attending school on a full- time basis, currently working 20 hours a week (this preference is automatically extended equally to all elderly families and persons with disabilities and all families whose head or spouse are receiving income based on their inability to work), and applicants displaced by the City of Chandler or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.
- We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 program, we are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements.
- We have implemented a tenacious deconcentration policy.
- Applicants will be selected from the waiting list by preference and in order of date and time they applied and to meet statutory requirements.
- We have established a minimum rent of \$0.
- We have established flat rents for all of our developments.
- We are going to utilize 110% of the published FMR's as our payment standard for the Housing Choice Vouchers and 100% of the published FMR's for any existing certificates.

In summary, we are on course to improve the condition of affordable housing in the City of Chandler Housing and Redevelopment Division.

ANNUAL PLAN

THE CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION'S ANNUAL PLAN

MISSION STATEMENT

The Mission Statement of the City of Chandler Housing and Redevelopment Division is:

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

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extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

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In summary, we are on course to improve the condition of affordable housing in the City of Chandler Housing and Redevelopment Division.

HOUSING NEEDS

NEEDS ASSESSMENT RESPONSE

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. We gathered data from our waiting lists and the City of Chandler Consolidated Plan. Then we looked at this information from the perspective of the required groups and for the factors set forth in the Interim Rule. Finally, we consulted with the creators of the City of Chandler Consolidated Plan to ensure that they agree with our analysis.

The City of Chandler Housing and Redevelopment Division used this analysis to prepare our five-year goals and objectives. It reflects our priorities that we have set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet the needs that exist in our jurisdiction, we are not optimistic about achieving this objective. The problem is that we lack the resources to address our housing needs. Neither the City of Chandler Housing and Redevelopment Division nor the Federal Government has the resources necessary to accomplish our objective. The only

practical thing we can do is to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development over the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability) to increase the amount of affordable housing in the City of Chandler.

THE CITY OF CHANDLER CONSOLIDATED PLAN HOUSING NEEDS ASSESSMENT

D. NEEDS ASSESSMENT

This section identifies the numbers and types of persons in need of housing assistance in Maricopa County. It comes directly from the Maricopa County's Consolidated Plan.

3. CURRENT ESTIMATES/ FIVE YEAR PROJECTIONS

Tables 9A, 9B and 9C present information compiled by HUD from 1990 US Census data regarding the housing characteristics and problems of households in Maricopa County at various income levels. These tables have been generated for the following jurisdictions: (1) Maricopa County (the service area of the Maricopa County Consortium) and (2) the City of Chandler.

The following sections are a discussion of what these and other statistics indicate about the types and amounts of housing needs in Maricopa County or each of the jurisdictions noted above. The research methodology used to estimate and project affordable housing demand involved the application of ratios of households with

problems evident in 1990 to projected 1995 to 1999 household estimates by jurisdiction noted in Table 1. According to HUD, households with problems are:

- (4) persons and families living in units with physical defects (lacking a complete kitchen or bath); or
- (5) persons and families living in overcrowded conditions (greater than 1.01 person/room); or
- (6) persons and families cost burdened (paying more than 30 percent of income for housing including utilities). Severely cost burdened means that the person or family is paying more than 50% of their income for housing including utilities.

Depicted on Tables 9A-C, the following estimating procedure was employed to project gross affordable housing demand from FY 1995 to FY 1999:

- Determine population by jurisdiction using official State of USA estimates and projections from 1995 to 1999 derived from the USA Department of Economic Security (ADES) (See Table 1). The population residing on Indian Reservations within Maricopa County were removed from estimates and projections.
- Project FY 1995 - FY 1999 households by jurisdiction by first removing the population in group quarters, and applying county averages for the numbers of persons per dwelling unit from the 1990 Census (see Tables 4A & B).

-
- Project the number of households with problems by jurisdiction and elderly/son-elderly status, small and large families, and for very low-, low- and moderate-income households by applying applicable ratios in 1990 to projected 1995 to 1999 households by tenure.

In reviewing Tables 9A-C, it is very important that the limitations of Census data be considered. Because the Census is mostly done by self-report, it is not a good tool for judging housing condition. In these tables, the term "any housing problem" covers households identified in the Census as being cost burdened (paying too much for housing), living in overcrowded quarters (more than one person per total rooms in the house), or lacking complete bathroom or kitchen facilities. The Census did not attempt to collect data on other types of conditions that would make a housing unit hazardous or substandard. It can therefore be assumed these tables significantly under-represent the incidence of these problems. At this time, there is no other source which provides a more comprehensive assessment of the physical condition of housing in Maricopa

4. **MARICOPA COUNTY TOTAL (Maricopa County Consortium Service Area)**

Extremely and Very Low Income (at or below 50% of median income)

Almost one out of every four households in Maricopa County qualifies as being very low income, with an income at or below 50% of Maricopa County's median family income level. About half of these households have incomes at or below 30% of median: this is less than \$10,700 annually for a family of four. About two-thirds of very low income households (62Yo) are renters; the remainder live in homes they own. Almost all (88%) have some type of housing problem.

There is a severe shortage of rental housing affordable to households with incomes at or below 50% of median. For the roughly 60,000 renter households in this income bracket, there are only about 36,000 housing units in Maricopa County with affordable rents-and it is likely that a good portion of these units are substandard. The result is people either being unable to obtain housing, doubling up with other families in overcrowded units, or taking on housing expenses that are beyond their means to reasonably afford.

1990 US Census data shows that almost all very low-income renters are cost burdened by spending more than 30% of their earnings on housing expenses. This is also true for the majority of very low-income homeowners. Cost burden especially affects households of non-elderly persons living alone or with other non-related people; this is probably due largely to the fact that, until recently, this population did not qualify for most types of housing assistance programs. (New HUD regulations have been changed to allow the provision of federal housing assistance to very low-income families (two or more individuals) who are neither elderly nor disabled.)

Severe cost burden - paying more than 50% of income for housing -is an enormous problem for the very poorest households with incomes under 30% of median. Two out of three households in this category are severely cost burdened, placing them in imminent danger of becoming homeless. For the roughly 22,000 households which qualify as being in this lowest income category, there are only approximately 10,000 affordable units in Maricopa County - and it is likely that a fair number of these are in substandard condition.

There are approximately 4,000 very low-income renter families with five or more persons, and most live in overcrowded conditions. The 1990 US Census reported that over 70% of these large families were in overcrowded quarters, compared with only 13% of very low income renters as a whole. Those large families that are not overcrowded are very likely living in publicly assisted housing.

The majority of all assisted housing tenants fall into the very low-income category. Public housing tenants pay 30% of their income for rent; the average payment by households in housing administered by the City of Chandler is approximately **\$129** per month. Because of their limited finances, these households have great difficulty becoming either non-subsidized renters or homebuyers. The continuation and expansion of subsidized housing programs, as well as activities designed to increase tenant incomes, are essential to meet the needs of these persons.

There are currently approximately **797** eligible households on the City of Chandler waiting list for Section 8, Conventional Public Housing. Waiting periods are substantial for non-elderly, non-disabled renter households seeking help for their housing problems. The distribution of these households by the size of unit required is shown below.

	Studio/1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	Total
Section 8 Rent Subsidies · Elderly/disabled · Families (combined)						468
Conventional Public Housing · Elderly/disabled · Families (combined)	87	128	66	34	14	329
Moderate Rehab Program · Elderly/disabled · Families						N/A

Maricopa County residents are given preference for public housing and rental assistance programs in accordance with the Federal "worst case needs" criteria: unassisted very-low income renter households who pay more than half of their income for rent, live in seriously substandard housing, are homeless or have been involuntarily displaced. 1990 US Census data show that there are more than 20,000 households in Maricopa County that meet these criteria. These are households in addition to those already receiving housing assistance in the form of public housing or rent subsidies. The total capacity of all current rental assistance programs in the County is approximately 4,900 households.

Only about one-third of all very low income households are homeowners, but of these owners almost half are elderly. The Census shows that cost burden is somewhat less of a problem for the elderly than

for other types of very low income homeowners, probably because more older persons have paid off their homes. However it is highly likely that nearly all very low-income owners are having difficulty affording maintenance and repair expenses for their homes.

Over the next five years, the housing needs of households in this economic sector are expected to worsen significantly in Maricopa County. Lack of development of new affordable housing resources along with low wages and increasing rents will make it increasingly difficult for individuals and families to find and retain housing. The numbers of landlords willing to make properties available to Section 8 tenants and accept HM fair market rent levels is expected to decrease. Unless there is a significant shift in economic conditions, many more Maricopa County residents are expected to enter the ranks of the very low income during the next five years.

Other Low Income (from 51-80% of median income)

Among households in the "other low income" bracket (between \$17,850 and \$28,550 for a family of four), there is an almost equal split between renters and owners. For both groups, moderate cost burden is a significant issue, affecting approximately 1 out of every three households. However, the incidence of severe cost burden (spending more than 50% of income on housing) diminishes considerably among these households when compared to those in the lower income category: only 8% have severe cost burden problems.

Living in overcrowded or otherwise substandard housing is a serious problem for large renter families with five or more persons. There are approximately 1,900 families that fall into this category; almost half of them (47%) did not report being cost burdened in the 1990 US Census but did qualify as having other housing problems". In most cases, this meant that they were living in units that were affordable but too small for their household size.

Maricopa County has relatively good availability of rental housing affordable to households in this income category. Whereas Census data showed that only 30% of all rental units were affordable without cost burden to households with incomes from 0-50% of median, a full 84% of all rentals are affordable to households with incomes up to 80%. However, this relatively good parity between number of households and affordable units is somewhat offset by competition from two sides: renters from the lower income level who are unable to obtain affordable housing and therefore utilize more expensive units that cause them to be cost burdened; and higher income renters that benefit from obtaining units that rent for less than 30% of their income.

Among homeowners in this income category, the US Census showed elderly owners to have relatively few housing problems when compared with non-elderly homeowners. Cost burden affects about 50% of younger owners compared to only about 25% of elderly owners. However,

it can be assumed that many elderly homeowners tend to own older houses and have limited financial resources. Many of these units are in need of repair or renovation.

As with the very low income Maricopa County households, the housing needs of households in this economic sector are expected to increase over the next five years due to the tightening housing market and low wage levels.

Moderate Income (from 81-95% of median income)

Households with moderate incomes fare relatively well housing-wise compared to their lower income counterparts. In this population, owners outnumber renters -by 3:2, and severe cost burden is substantially less of a problem than among poorer households. However, moderate cost burden - paying between 31-50% of income for housing - is a fairly common phenomenon, especially among elderly renters and non-elderly homeowners. Maricopa County has less than 1,000 large families that rent in this income bracket, but at least one-third of them live in overcrowded or otherwise substandard conditions.

In the past, moderate-income households have generally been relatively success competitors in the Maricopa County housing market. However, rising rents, lack of lower-end new home construction and low wages are expected to increase the housing difficulties somewhat for this group over the next five years. However, current low mortgage interest rates provide good homeownership possibilities for many households with moderate incomes.

3. CITY OF CHANDLER

Extremely Low Income (at or below 30% of median income)

Depicted on Table 9A, it is estimated that a total of 21,500 households or 12 percent of all households in the City of Chandler are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 16,700 extremely low-income renter households projected to have housing problems in 1995, 12 percent are elderly (over the age of 62), 30 percent are comprised of small households (2-4 persons), 10 percent are comprised of large households (5 or more persons), and 48 percent are comprised of one person households. Of those 4,900 extremely low-income owner households with problems in 1995, 45 percent are elderly and 55 percent are non-elderly.

By FY 1999, it is estimated that an additional 816 extremely low-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 163 households.

Based on the information contained in Table 9A, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 13,980 low-income households are in distress, with 83 percent comprised of renters and 17 percent comprised of owners. Of those 11,700 renters in distress, 10 percent are elderly, 30 percent are small households (2-4 persons), 10 percent are comprised

of large households, and 50 percent are one person households. Of those 2,280 owner households in distress, 38 percent are elderly and 62 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five year period covered in this report.

Very Low Income (31 to 50% of median income)

Depicted on Table 9A, it is estimated that a total of 17,600 households or 10 percent of all households in the City of Chandler are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 13,000 very low-income renter households projected to have housing problems in 1995, 14 percent are elderly (over the age of 62), 31 percent are comprised of small households (2-4 persons), 10 percent are comprised of large households (5 or more persons), and 45 percent are comprised of one-person households. Of those 4,570 very low-income owner households with problems in 1995, 43 percent are elderly and 57 percent are non-elderly.

By FY 1999, it is estimated that an additional 700 very low-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 140 households.

Based on the information contained in Table 9A, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 4,600 very low-income households are in distress, with 79 percent comprised of renters and 21 percent comprised of owners. Of those 3,600 renters in distress, 18 percent are elderly, 28 percent are small households (2-4 persons), 4 percent are comprised of large households, and 50 percent are one person households. Of those 1,100 owner households in distress, 27 percent are elderly and 73 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five year period covered in this report.

Table 2A indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median in metropolitan USA as follows: Blacks (not Hispanic) at 37 percent more likely; Hispanics at 28 percent; Asians at 64 percent; and Native Americans at 64 percent.

An inspection of information contained in the 1990 CHAS data supplied by HLTD indicated that 85 percent of renter - and 62 percent of owner-households earning under 50 percent of the area median were experiencing housing problems of some sort. This compared with 85 percent for all minority renter- and about 66 percent of owner- households on an aggregate basis. As a general rule, the likelihood of minority households earning under 50 percent of the county median in the XYZ to be experiencing housing problems was roughly equivalent to all renter and owner households with problems regardless of household size.

Other Low Income (from 51 to 80% of median income)

Depicted on Table 9A, it is estimated that a total of 15,700 households or 9 percent of the households in the City of Chandler are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 9,480 other low-income renter households projected to have housing problems in FY 1995, 17 percent are elderly (over the age of 62), 33 percent are comprised of small households (2-4 persons), 13 percent are comprised of large households (5 or more persons), and 37 percent are comprised of one person households. Of those 6,400 other low-income owner households with problems in 1995, 22 percent are elderly and 78 percent are non-elderly.

By FY 1999, it is estimated that an additional 590 other low-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 118 households. While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Based on the information contained in Table 9A, more accurate indicators of housing distress in XYZ are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 943 other low-income households are in distress, with 40 percent comprised of renters and 60 percent of owners. Of those 379 renters in distress, 58 percent are elderly, 16 percent are small households (2-4 persons), 0 percent are comprised of large households, and 26 percent are one person households. Of those 640 owner households in distress, 13 percent are elderly and 87 percent are not.

Table 2A indicated that minorities (excluding Asians and Native Americans) were 10 to 15 percent more apt to comprise those households earning between 51 to 80 percent of the area median than all households.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in Chandler to be experiencing housing problems was slightly less than all renter- and owner-households with problems in the city.

Moderate Income (from 81 to 95% of median income)

Depicted on Table 9A, it is estimated that a total of 4,130 households or 2.3 percent of the households in Chandler are comprised of moderate income persons (earning between 80 to 95 percent of the median income) with housing problems of some sort.

Of the 1,660 moderate-income renter households projected to have housing problems in FY 1995, 12 percent are elderly (over the age of 62), 40 percent are comprised of small households (24 persons), 20 percent are comprised of large households (5 or more persons), and 28 percent are comprised of one person households. Of those 2,500 moderate-income owner households with problems in 1995, 14 percent are elderly and 86 percent are non-elderly.

By FY 1999, it is estimated that an additional 155 other moderate-income owner and renter households will have problems, representing an increase of 4 percent over FY 1995 levels and suggesting an annual addition of approximately 31 households.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report. Based on the information contained in Table 9A, more accurate indicators of housing distress in Chandler are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 41 moderate-income households are in distress.

Table 2A indicated that the percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was equivalent to distributions evident from the population as a whole.

Information concerning moderate-income renter households with problems by minority group was not available from HUD.

4. MARICOPA URBAN COUNTY SERVICE AREA

Extremely Low Income (at or below 30% of median income)

Depicted on Table 9B, it is estimated that a total of 7,000 households or 6 percent of all households in the Maricopa Urban County Service Area are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 2,775 extremely low-income renter households projected to have housing problems in FY 1995, 19 percent are elderly (over the age of 62), 37 percent are comprised of small households (2 - persons), 17 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one person households. Of those 4,225 extremely low-income owner households with problems in 1995, 32 percent are elderly and 68 percent are non-elderly.

By FY 1999, it is estimated that an additional 1,270 extremely low-income owner and renter households will have problems, representing an increase of 18 percent over FY 1995 levels and suggesting an annual addition of approximately 250 households.

Based on the information contained in Table 9B, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 3,650 extremely low-income households are in distress, with 46 percent comprised of renters and 54 percent comprised of owners. Of those 1,665 renters in distress, 14 percent are elderly, 37 percent are small households (24 persons), 15 percent are comprised of large households, and 34 percent are one person households. Of those 1,980 owner households in distress, 30 percent are elderly and 70 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Very Low Income (31 to 50% of median income)

Depicted on Table 9B, it is estimated that a total of 8,350 households or 7 percent of all households in the Maricopa Urban County Service Area are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 2,840 very low-income renter households projected to have housing problems in FY 1995, 25 percent are elderly (over the age of 62), 31 percent are comprised of small households (24 persons), 17 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one person households. Of those 5,500 very low-income owner households with problems in 1995, 22 percent are elderly and 78 percent are non-elderly.

By FY 1999, it is estimated that an additional 1,525 very low-income owner and renter households will have problems, representing an increase of 18 percent over FY 1995 levels and suggesting an annual addition of approximately 305 households.

Based on the information contained in Table 9B, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,500 very low-income households are in distress, with 44 percent comprised of renters and 56 percent comprised of owners. Of those 1,100 renters in distress, 35 percent are elderly, 28 percent are small households (24 persons), 3 percent are comprised of large households, and 34 percent are one person households. Of those 1,400 owner households in distress, 15 percent are elderly and 85 percent are not.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five year period covered in this report.

Table 2B indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median in the region as follows: Blacks (not Hispanic) at 18 percent more likely; Hispanics at 75 percent; Asians less apt; and Native Americans at very high figures given the impact of the Reservation.

Other Low Income (from 51 to 80% of median income)

Depicted on Table 9B, it is estimated that a total of 6,700 households or 6 percent of the households in the Maricopa Urban County Service Area are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 3,087 low-income renter households projected to have housing problems in FY 1995, 23 percent are elderly (over the age of 62), 37 percent are comprised of small households (24 persons), 10 percent are comprised of large households (5 or more persons), and 30 percent are comprised of one-person households. Of those 3,600 other low-income owner households with problems in 1995, 30 percent are elderly and 70 percent are non-elderly.

By FY 19993 it is estimated that an additional 1,200 other low-income owner and renter households will have problems, representing an increase of 18 percent over FY 1995 levels and suggesting an annual addition of approximately 240 households. While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report.

Based on the information contained in Table 9B, more accurate indicators of housing distress in the Maricopa Urban County Service Area are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 803 other low-income households are in distress, with 42 percent comprised of renters and 48 percent of owners. Of those 340 renters in distress, most are elderly. Of those 463 owner households in distress, 19 percent are elderly and 81 percent are not.

Table 2B indicated that minorities (excluding Asians and Blacks) were more apt to comprise those households earning between 51 to 80 percent of the area median as follows: Hispanics at 7 percent more likely; and Native Americans at 21 percent more likely.

Moderate Income (from 81-95% of median income)

Depicted on Table 9B, it is estimated that a total of 2,900 households or 2.5 percent of the households in the Maricopa Urban County Service Area are comprised of moderate income persons (earning between 80 to 95 percent of the median income) with housing problems of some sort.

Of the 772 moderate-income renter households projected to have housing problems in FY 1995, 19 percent are elderly (over the age of 62), 30 percent are comprised of small households (24 persons), 24 percent are comprised of large households (5 or more persons), and 27 percent are comprised of one person households. Of those 2,200 moderate income owner households with problems in 1995, 20 percent are elderly and 80 percent are non-elderly.

By FY 1999, it is estimated that an additional 485 other moderate-income owner and renter households will have problems, representing an increase of 17 percent over FY 1995 levels and suggesting an annual addition of approximately 97 households.

While future demand has been projected herein, the distribution of persons and families with housing problems and or cost burdened is not anticipated to change within the five-year period covered in this report. Based on the information contained in Table 9B, more accurate indicators of housing distress in Chandler are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 143 moderate-income households are in distress.

Table 2B indicated that the percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was 42 more likely for Blacks and 28 more likely for Hispanics than for the population as a whole. All other minority groups in this income class were at least equal to the population as a whole.

Information concerning moderate-income renter households with problems by minority group was not available from HUD.

Needs of Households Employed or Expected to Reside

As mentioned earlier in this section of the report, Tables 9A-C are based on official population projections derived from the Population Statistics Section of the ADES. According to ADES, county population projections are based on an econometrics model which considers a variety of factors, including but not limited to: projected employment growth, the natural increase in population, in-migration, and out-migration circumstances. Given the rather large geographic projection area covered (Maricopa County), economic factors associated with housing needs derived from those households and individuals employed or expected to be employed in the jurisdiction but not currently residing here have been accommodated within assumptions incorporated within the econometrics model which serves as the basis for State and County official population projections.

Demand For Homebuyer Assistance and Needs of First Time Buyers

According to projections by the City of Chandler Technical Services Division concerning 1994 single-family sales activity from the Chandler Multiple Listing Service (NMS), 18.5 percent of all home sales (1,679 transactions) were priced under \$60,000. Assuming standard home underwriting principles, standard loan to-

value ratios and prevailing mortgage interest rate levels, this field of mortgage demand conservatively represents activity capable of being captured for persons within the higher end of the other- low income category (earning from 51 to 80 percent of the median) and above. As a result, it is estimated that \$36.9 million in mortgage demand was reasonably available to homebuyers of affordable housing within the Chandler area.

Projections in 1995 suggest that only 15.8 percent (1,509 sales) of all NMS transactions will be valued under \$60,000 suggesting gross mortgage demand at a level of \$32 million, a reduction of 13 percent off 1994 levels. Despite rising mortgage interest rates adversely affecting affordability, the field of affordably priced sales from the existing market appears viable for targeted homeownership programs.

Discussions with lenders suggest that the ability of lower income homebuyers to access available mortgage capital is often restricted by adverse credit circumstances and limited cash resources for down payment, closing costs and routine home maintenance expenses. The City of Chandler/Maricopa Home consortium has and will continue to aggressively tap available mortgage demand for homebuyers in need and capable of servicing debt on a sustained basis.

According to a state-wide market survey conducted in 1992 at the request of the Maricopa County Industrial Development Authority, approximately 38 percent of all homeowners in the Phoenix area were comprised of first-time buyers. Extrapolating this data to the Phoenix Metropolitan Area, much of the aforementioned mortgage demand is derived from first-time homebuyers. First-time buyers are also more likely to access home sales priced under \$60,000.

ANALYSIS OF THE PUBLIC HOUSING WAITING LIST

Total Number of Families on the Waiting List 329

Bedroom Breakdown:

	87
One Bedroom Applicants	_____
Two Bedroom Applicants	128
Three Bedroom Applicants	66
Four Bedroom Applicants	34
Five Bedroom Applicants	14
Six or more Bedroom Applicants	N/A

Income Distribution of Applicants:

	77
Applicants between 50% and 80% of Median	_____
Applicants between 30% and 49.9% of Median	55
Applicants at less than 30% of Median	197

Number of Applicant Families Headed by an Elderly Person 27

Number of Applicant Families with a Person with a Disability	<u>42</u>
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Racial/Ethnic Breakdown:

	<u>260</u>
White (Non-Hispanic)	
Black (Non-Hispanic)	<u>24</u>
American Indian/Native Alaskan	<u>6</u>
Asian or Pacific Islander	<u>5</u>
Hispanic	<u>136</u>
Other	<u>0</u>

Average Length of Time to Receive Housing (in months)	<u>13</u>
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If waiting list is closed, date it closed	<u>09-03-99</u>
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ANALYSIS OF THE SECTION 8 WAITING LIST

Total Number of Families on the Waiting List	<u>468</u>
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Bedroom Breakdown:

	<u>N/A</u>
One Bedroom Applicants	
Two Bedroom Applicants	<u>N/A</u>
Three Bedroom Applicants	<u>N/A</u>
Four Bedroom Applicants	<u>N/A</u>
Five Bedroom Applicants	<u>N/A</u>
Six or more Bedroom Applicants	<u>N/A</u>

Income Distribution of Applicants:

	<u>103</u>
Applicants between 50% and 80% of Median	

Applicants between 30% and 49.9% of Median	102
Applicants at less than 30% of Median	263
Number of Applicant Families Headed by an Elderly Person	35
Number of Applicant Families with a Person with a Disability	57
Racial/Ethnic Breakdown:	
	371
White (Non-Hispanic)	
Black (Non-Hispanic)	89
American Indian/Native Alaskan Asian or Pacific Islander	7
Asian or Pacific Islander	0
Hispanic	210
Other	0
Average Length of Time to Receive Housing (in months)	10
If waiting list is closed, date it closed	12-21-98

JURISDICTIONAL NEEDS ASSESSMENT TABLE

Table 1.			
Needs of Specific Families in the Jurisdiction			
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP

Affordability Issues	Due to the economic growth in the City of Chandler, more families will have better choices in housing. The Public Housing Developments are the best affordability choice for the families in this income population.	There is a need for more affordable, quality housing.	None determined.
Supply of Housing	Sufficient for the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality.	None determined.
Accessibility	Good Supply.	Good Supply.	None determined.
Size - 3 BR or larger	Very short supply in this affordability range.	Not Applicable	None determined.
Location of Housing	Most affordable units are scattered throughout the jurisdiction. Agency operates 6 Public Housing developments.	Located near services, bus routes, churches and other institutions that serve this population	None determined.

PUBLIC HOUSING WAITING LIST NEEDS ASSESSMENT

Table 2.
Needs of Specific Families on the Public Housing Waiting List

	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	The City of Chandler Housing and Redevelopment Division expects a continued demand for this category, given the direction of the local economy and increase in rental rates.	There is a need for more affordable, quality housing.	None determined.
Supply of Housing	Sufficient for the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality.	None determined.
Accessibility	Good Supply.	Good Supply.	None determined.
Size - 2 BR or larger	Very short supply in this affordability range.	Not Applicable	None determined.
Location of Housing	Most affordable units are scattered throughout the jurisdiction. Agency operates 6 Public Housing developments.	Located near services, bus routes, churches and other institutions that serve this population	None determined.

SECTION 8 WAITING LIST NEEDS ASSESSMENT

**Table 3.
Needs of Specific Families on the Section 8 Waiting List**

	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	The City of Chandler Housing expects a continued demand for this category given the direction of the local economy and increase in rental rates.	There is a need for more affordable quality housing	None determined.
Supply of Housing	Needs to be increased over the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality.	None determined.
Accessibility	Needs to be increased over the next 2-5 years.	Needs to be increased over the next 2-5 years.	None determined.
Size - 1 BR and 4 BR	Very short supply in this affordability range.	Not applicable.	None determined.
Location of Housing	Most affordable units are scattered throughout the jurisdiction.	Located near services, bus routes, churches and other institutions that serve this population	None determined.

FINANCIAL RESOURCES

FINANCIAL RESOURCES

STATEMENT OF FINANCIAL RESOURCES

1. Income/Receipts for Public Housing	
2. Rental Income	\$550,332
3. Investment Income	\$ 58,918
4. Entrepreneurial Activities	
5. Donations	
6. Leveraged Funds	\$421,408
7. Operating Fund Receipts	\$452,314
8. Current Capital Fund Receipts	\$429,919
9. Prior Year Capital Fund Receipts	\$ 70,040
10. Current Drug Elimination Program Receipts	\$ 97,500
11. Prior Year Drug Elimination Program Receipts	
12. Other Grant Receipts	
13. Other:	\$ 11,500
14. Other:	\$ 8,000
15. Other:	
16. Other:	
17. Total Public Housing Income	\$2,138,141
18.	
19. Expenditures for Public Housing	
20. Capital Fund Expenditures	\$354,335
21. New Development Expenditures	
22. Anti-Crime and Security Expenditures	\$ 97,500
23. Resident Services Expenditures	
24. Program Administration Expenditures	\$229,674
25. Contributions to Reserve Account	\$183,501
26. Total Public Housing Expenditures	\$865,010
27.	
28. Income/Receipts for Tenant-Based Assistance	
29. Annual HAP Contribution	\$2,097,120
30. Administrative Reserve Interest Income	\$ 18,329
31. Total Tenant-Based Income	\$2,115,449
32.	
33. Expenditures for Tenant-Based Assistance	
34. HAP Payment to Owners	\$1,984,370
35. Program Administration Expenditures	\$ 236,794
36. Contributions to Administrative Reserve	\$- 60,602
37. Total Tenant-Based Expenditures	\$2,160,562
38.	
39. Public Housing Reserves	\$ 244,341
40. Tenant-Based Administrative Reserves	

ELIGIBILITY, SELECTION, AND ADMISSIONS

ELIGIBILITY, SELECTION, AND ADMISSIONS RESPONSE

The policies that govern eligibility, selection, and admission in both the City of Chandler Housing and Redevelopment Division Public Housing Program and Section 8 Program are found in Section 5, Operation and Management, of this Annual Plan. They contain all the relevant policies required under this Section of the Annual Plan. The titles of these policies are the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan.

RENT DETERMINATION

RENT DETERMINATION RESPONSE

The Chandler Housing division operates both Public Housing and Section 8 Programs. We have decided to set the following rent policies for the Public Housing Program.

6. We are retaining the calculation of rent payment at greater of 30% of adjusted monthly income, 10% of monthly income, or shelter rent.
7. We have established a minimum rent of \$0.
8. We have determined that the following flat rents will apply in our public housing developments.

DEVELOPMENTS	FLAT RENTS
<i>Conventional and Kingston Arms</i>	
One Bedroom	\$300.00
Two Bedroom	\$350.00
Three Bedroom	\$400.00
Four Bedroom	\$450.00
Five Bedroom	\$500.00
<i>Scattered Sites</i>	
Two Bedroom	\$487.00
Three Bedroom	\$707.00
Four Bedroom	\$829.00
Five Bedroom	\$962.00

9. We are not adding any income exclusions to the statutory ones in the calculation of adjusted income because we cannot afford to do so at a time when the Federal government is under-funding public housing operations.

10. We have excluded annual income for the following:

I. Income from employment of children (including foster children) under the age of 18 years;

J. Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone);

K. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses;

L. Amounts received by the families that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

M. Income of a live-in-aide;

N. The full amount of student financial assistance paid directly to the student or to the educational institution;

O. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;

P. The amounts received from the following programs:

17. Amounts received under training programs funded by HUD;

18. Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplement Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);

19. Amounts received by a participant in other publicly assisted programs that are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and that are made solely to allow participation in a specific program;

20. Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the Housing division or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident initiatives coordination. No resident may receive more than one such stipend during the same period of time;

21. Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts

22. excluded by this provision must be received under employment training programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the employment training program;

23. Temporary, nonrecurring or sporadic income (including gifts);

24. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;

25. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);

26. Adoption assistance payments in excess of \$480 per adopted child;

27. For family members who enrolled in certain training programs prior to 10/1/99, the earnings and benefits resulting from the participation if the program provides employment training and supportive services in accordance with the Family Support Act of comparable Federal, State, or local law during the exclusion period. For purposes of this exclusion the following definitions apply:

d. Comparable Federal, State or local law means a program providing employment training and supportive services that:

v. Is authorized by a Federal, State or local law;

- vi. Is funded by the Federal, State or local government
 - vii. Is operated or administered by a public agency; and
 - viii. Has as its objective to assist participants in acquiring employment skills.
- e. Exclusion period means the period during which the family member participates in a program described in this section, plus 18 months from the date the family member begins the first job acquired by the family member after completion of such program that is not funded by public housing assistance under the 1937 Act. If the family member is terminated from employment with good cause, the exclusion period shall end.
- f. Earnings and benefits mean the incremental earnings and benefits resulting from a qualifying employment training program or subsequent job.

28. The incremental earnings due to employment during the 12-month period following date of hire shall be excluded. This exclusion (paragraph 11) will not apply for any family who concurrently is eligible for exclusion #10. Additionally, this exclusion is only available to the following families:

- d. Families whose income increases as a result of employment of a family member who was previously unemployed for one or more years.
- e. Families whose income increases during the participation of a family member in any family self-sufficiency program.
- f. Families who are or were, within 6 months, assisted under a State TANF program.

(While HUD regulations allow for the housing division to offer an escrow account in lieu of having a portion of a family's income excluded under this paragraph, it is the policy of this housing division to provide the exclusion in all cases)

29. Deferred period amounts from supplemental security income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts;

30. Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;
31. Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or
32. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits. These exclusions include:
- q. The value of the allotment of food stamps
 - r. Payments to volunteers under the Domestic Volunteer Services Act of 1973
 - s. Payments received under the Alaska Native Claims Settlement Act
 - t. Income from submarginal land of the U.S. that is held in trust for certain Indian tribes
-
- u. Payments made under HHS's Low-Income Energy Assistance Program
 - v. Payments received under the Job Training Partnership Act
 - w. Income from the disposition of funds of the Grand River Band of Ottawa Indians
 - x. The first \$2000 per capita received from judgement funds awarded for certain Indian claims
 - y. Amount of scholarships awarded under Title IV including Work-Study
 - z. Payments received under the Older American Act of 1965

- aa. Payments from Agent Orange Settlement
- bb. Payments received under the Maine Indian Claims Act
- cc. The value of child care under the Child Care and Development Block Grant Act of 1990
- dd. Earned income tax credit refund payments
- ee. Payments for living expenses under the Americorps Program
- ff. Additional income exclusions provided by and funded by the Housing and Redevelopment Division

The Housing and Redevelopment Division will not provide exclusions from income in addition to those already provided for by HUD.

We have decided to set the following rent policies for the Section 8 Program.

- 4. We are retaining the calculation of the participant's contribution at greatest of 30% of adjusted income, 10% of monthly income.
- 5. We are not adding any income exclusions to the statutory ones in the calculation of adjusted income because we cannot afford to do so at a time when the Federal government is under-funding housing opportunities.
- 6. We have determined to use the published FMRs as our payment standard. We anticipate re-examining this issue for next year's Agency Plan when the future course of the program is clearer.
- 4. We have established a minimum rent of \$0.

OPERATION AND MANAGEMENT

OPERATION AND MANAGEMENT RESPONSE

The City of Chandler Housing and Redevelopment Division has the following Policies that govern our operations:

- Admissions and Continued Occupancy Plan
- Section 8 Administrative Plan
- Blood Borne Disease Plan
- Capitalization Policy
- Check Signing policy
- Community Space Policy
- Criminal Records Management Policy
- Disposition Policy
- Drug Free Policy
- Equal Housing Opportunity Policy
- Ethics Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Investment Policy
- Maintenance Policy (including pest control)
- Natural Disaster Policy
- Personnel Policy
- Procurement Policy

The required pest control policy is contained in our Maintenance Policy.

Copies of these policies can be found at our Headquarters, located at 265 East Buffalo Street and can be provided upon request.

The Chandler Housing division operates the following programs:

Program	Brief Description
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Public Housing	317 units of public housing.
Section 8	332 certificates and vouchers
PHDEP	Provides the wages for Youth Program staff, Administrative costs, Youth Program transportation, Youth Program Recreational Activities, Champs Have and Model Positive Peer Skills (CHAMPS), leadership meetings/trips, Chandler Boys and Girls Club Programs, and Jr. Staff Jobs Program.
Program	Brief Description
CDBG	Provide funding for Non-profit organizations.
HOME	Provide a Rehabilitation program and Downpayment Assistance program.
FSS	The Family Investment Center provides assistance and workshops for financial aid, career exploration homeownership opportunities, credit and budget assistance, enhancing self-esteem, and dressing for success.

The Chandler Housing division has 317 public housing units in the following locations:

Development Name	Number of Units	Average Annual Turnover
Casas de Rosas	32	
Casas de Esperanza	54	
Casas del Sol	39	
Casas Bonitas	39	
Kingston Arms Site	36	
Scattered Sites	117	Total: 108 PH

The Chandler Housing division operates a tenant-based program. It operates both Section 8 Certificate and Section 8 Voucher Programs. In total we are able to assist 713 families. On average --- certificates or vouchers are surrendered each year and new families assisted under these programs.

We have added a resident to the Housing and Redevelopment Committee. This person is appointed by the mayor of Chandler, the same as all the other committee members.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	318 units	108
Section 8 Vouchers	370	66
Section 8 Certifications	25	Phase to Vouchers
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program	200 units	66
Family Self-Sufficiency Program	64 families	18
Other Federal Programs (list individually)		

Finally, attached is an organizational chart of the Chandler Housing division.

SEE ATTACHMENTS.

GRIEVANCE PROCEDURES

GRIEVANCE PROCEDURE FOR CONVENTIONAL AND SCATTERED SITE PUBLIC HOUSING PROGRAMS

The purpose of this grievance procedure is to set forth the requirements, standards and criteria established and implemented by the City of Chandler Housing and Redevelopment Division (hereafter referred to as the PHA) to assure that tenants in the Conventional and Scattered Site public housing program are afforded an opportunity for a hearing if the individual disputes, within a reasonable time, any action or failure to act involving the tenant's lease with the PHA or a PHA regulation which adversely affects the individual's tenant rights, duties, welfare or status.

APPLICABILITY

The grievance procedure outlined herein shall be applicable to all individual grievances, as defined by HUD as a tenant and resident organization, between the tenant and the PHA.

This grievance procedure shall not apply to any grievance concerning an eviction or termination of tenancy based upon any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA or any drug-related criminal activity on or off the premises. This procedure shall apply to all other eviction actions. This grievance procedure shall not be applicable to disputes between tenants not involving the PHA, or to class grievances. The grievance procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of tenants and the PHA's Board of Commissioners.

If HUD has issued a due process determination, the PHA may evict the occupants of the dwelling unit through the judicial eviction procedures which are the subject of the determination. In this case, the PHA is not required to provide the opportunity for a hearing under the PHA's administrative grievance procedure.

DEFINITIONS

- A. Grievance shall mean any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individual tenant's rights, duties, welfare or status.

- B. Complainant shall mean any tenant in the Conventional or Scattered Site program

whose grievance is presented to the PHA.

- C. Due process determination means a determination by HUD that law of the jurisdiction requires that the tenant must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit. HUD has issued a due process determination that entitles the PHA to exclude from the

PHA administrative grievance any grievance concerning a termination of tenancy or eviction that involves criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA or any drug-related criminal activity on or near such premises.

- D Elements of due process means an eviction action or a termination of tenancy in a State or local court in which the following procedures are required:

1. Adequate notice to the tenant of the grounds for terminating the tenancy and eviction;
2. Right of the tenant to be represented by counsel;
3. Opportunity for the tenant to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have;
4. Right of the tenant to examine, before the grievance hearing, any PHA documents including records and regulations that are directly relevant to the hearing.
5. A decision on the merits.

E. Hearing Officer means a person selected to hear grievances and render a decision with respect thereto.

F. Hearing Panel means a panel selected to hear grievances and render a decision with respect thereto.

G. Informal conference shall mean a meeting between the complainant and the Housing and Redevelopment Manager and or his designated representative.

H. Informal hearing shall mean a due process hearing before an impartial hearing officer, who may be an employee or official of the PHA who is not involved in the day-to-day administration of the public housing program.

I. Tenant means the adult person (or persons) (other than a live-in aide):

1. Who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or, if no such person now resides in the unit,

2. Who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit.

J. Resident organization includes a resident management corporation.

GRIEVANCE PROCESS

The grievance process shall consist of three steps:

1. filing of a grievance with the PHA;
2. meeting with Housing Division Management in an informal conference; and
3. if the issue is still not resolved, the holding of an informal hearing.

INFORMAL SETTLEMENT OF GRIEVANCE

Any grievance shall be personally presented, orally or in writing to the PHA and signed by the complainant, no later than ten (10) working days after the receipt of determination giving rise to the Grievance, so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared in writing within ten (10) days and one copy shall be given to the tenant and one retained in the PHA's tenant file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complainant and the specific reasons therefore, and shall specify the procedures by which a hearing may be obtained if the complainant is not satisfied. All grievances and copies shall be signed and dated at time of receipt by the PHA.

PROCEDURES TO OBTAIN A HEARING

If the complainant is not satisfied with the PHA's response, the complainant shall submit a written request for a hearing to the PHA within ten (10) days after receipt of the summary of discussion. For a grievance under the expedited grievance procedure, the complainant shall submit such request at such time as is specified by the PHA for a grievance under the expedited grievance procedure. The written request shall specify: 1) nature of the grievance and grounds upon which it is based; and 2) the action or relief sought. Upon receipt of the request, the PHA shall schedule a hearing to be held within ten (10) working days for a time and place reasonably convenient to both the complainant and the PHA. A written notification specifying the time, place and the procedures governing the hearing shall be delivered to the complainant and the appropriate PHA official. The PHA shall expeditiously forward the complainant's file to the person appointed as hearing officer.

SELECTION OF HEARING OFFICER OR HEARING PANEL

A grievance hearing shall be conducted by an impartial person or persons who are appointed by the PHA, other than a person who made or approved the PHA action under review or a subordinate of such person. This person may be an officer of the PHA or an employee of the PHA or another PHA. The PHA must consult the Resident Organization, if one exists, before appointment of the hearing panel member or officer.

GRIEVANCES INVOLVING RENT/ESCROW DEPOSIT

Before a hearing is scheduled in any grievance involving the amount of rent which the PHA claims is due, the complainant shall pay the PHA an amount equal to the amount of rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the hearing officer or hearing panel. The PHA in extenuating circumstances may waive these requirements. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedure, provided, that failure to make payment shall not constitute a waiver of any right the complainant may have to contest the PHA's disposition of his grievance in any appropriate judicial proceeding.

If the tenant fails to request a hearing, the PHA informal grievance summary and/or eviction action is final. Failure to request a hearing does not constitute a waiver by the tenant of his/her right to contest the action in a court of law.

EXPEDITED GRIEVANCE PROCEDURE

The PHA may establish an expedited grievance procedure for any grievance concerning a termination of tenancy that involves any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the PHA's public housing premises by other residents or employees of the PHA, or any Drug-related criminal activity on or off the premises. In the case of a grievance under the expedited grievance procedure, (informal settlement of grievances) is not applicable.

PROCEDURES GOVERNING THE HEARING

The hearing shall be held before a hearing officer or hearing panel, as appropriate. The complainant shall be afforded a fair hearing under the elements of due process. The hearing officer or hearing panel may render a decision without proceeding with the hearing, if the hearing officer or hearing panel determines that the issue has been previously decided in another proceeding.

If the complainant or the PHA fails to appear at a scheduled hearing, the hearing officer or hearing panel may make a determination to postpone the hearing not to exceed five business days or may make a determination that the party has waived his right to a hearing. Both the complainant and the PHA shall be notified of the determination by the hearing officer or hearing panel: provided, that a determination that the complainant has waived his right to a hearing shall not constitute a waiver of any right the complainant may have to contest the PHA's disposition of the grievance in an appropriate judicial proceeding.

At the hearing, the complainant must first make a showing of entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complaint is directed.

The hearing officer shall require the PHA, the complainant, counsel and other participants to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party as appropriate.

The decision of the hearing officer must be in writing, must be based solely on evidence provided at the hearing, and must state the legal and evidentiary grounds for the decision. Copies of the decision shall be provided to the PHA and the complainant not later than ten (10) working days after the hearing. To the extent that the decision is not inconsistent with state law, the United States Housing Act of 1937, as amended; HUD regulations and requirements promulgated thereunder; the PHA Annual Contributions Contract; or the Dwelling Lease and Occupancy Policy of the Conventional housing program; the decision of the hearing officer shall be binding on the PHA and the complainant, provided, however, that nothing contained in this grievance procedure shall preclude a complainant from exercising other rights if the complainant believes he/she is being discriminated against on the basis of race, color, creed, religion, sex or national origin.

ACCOMMODATIONS OF PERSONS WITH DISABILITIES

The PHA must provide reasonable accommodation for persons with disabilities to participate in the hearing.

Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

If the tenant is visually impaired, any notice to the tenant, which is required, must be in an accessible format.

CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENT PLAN

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in their Annual Plan a Capital Improvement Plan. The attached HUD forms are our Plan. The needs we currently have greatly exceed the resources we have to meet these needs. The prioritization decisions we have made were extremely difficult to make, but are in the best interest of our residents and the community.

DEMOLITION AND/OR DISPOSITION

DEMOLITION AND/OR DISPOSITION RESPONSE

The City of Chandler Housing and Redevelopment Division is planning on submitting an application to HUD for a HOPE VI demolition grant on 4/24/00.

The current Public Housing development at 130 N. Hamilton Street Casa de Esperanza) is overly congested with apartment buildings. Currently there are 54 one-story apartment units on the 4.75-acre site. Other comparable public housing sites range from 32 to 39 units per site.

The Housing and Redevelopment Division will submit an application to demolish 16 apartment units (8 buildings) scattered throughout the site at this location. Funding will also be sought to relocate the current residents and to remediate the site where the buildings once stood.

If funded the low density should significantly improve the amount of open space at the development, improve parking and overall improve the livability for families at 130 N. Hamilton Street.

The HUD Interim Rule requires that we define in our Agency Plan "Substantial Deviation" and "Significant Amendment or Modification". Therefore, we have included our definition as follows:

DEFINITION OF "SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OF MODIFICATION"

The City of Chandler, Housing and Redevelopment Division will consider the following actions to be significant amendments or modifications:

Changes to Public Housing rent admission and continued occupancy policies or organization of the waiting list;

Additions of non-emergency work items otherwise not included or provided for in the Public Housing Budget, Annual Statement or 5-Year Plan) or change in use of the replacement reserve funds under the Capital fund that exceed \$20,000;

Additions of new activities (greater than \$1,000) not included in the current PHDEP Plan; and

Changes with regard to the demolition or disposition, designation, homeownership programs or conversion activities not approved previously approve prior to July 1, 2000.

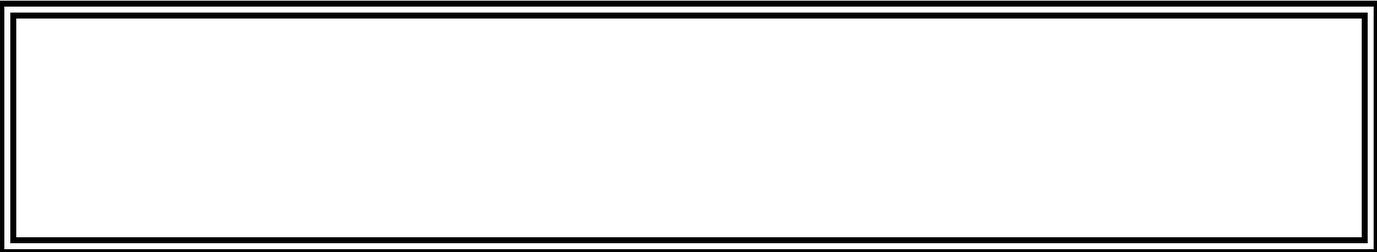


DESIGNATED HOUSING

DESIGNATED HOUSING RESPONSE

The City Chandler Housing and Redevelopment has no plans to designate any of our public housing property in the next year for the exclusive use of either the elderly or people with disabilities. The City of Chandler Housing and Redevelopment will consider applying for Section 202 Housing for the Elderly and people with disabilities when we receive a Notice of Funding Availability (NOFA) from HUD. This decision is consistent with our needs assessment and Consolidated Plan.

We currently have Designated Housing for the elderly, and people with disabilities. The site is located at 127 North Kingston and named Kingston Arms. Kinston Arms has 36 apartments. HUD approved it in 1972.



PUBLIC HOUSING CONVERSION

CONVERSION RESPONSE

The City of Chandler Housing and Redevelopment Division is not required by the terms of the 1996 HUD Appropriations Act to convert any of our buildings or developments to tenant-based assistance. Also, at this time, we do not intend to voluntarily convert any of our buildings or developments to tenant-based assistance.

HOMEOWNERSHIP

HOMEOWNERSHIP RESPONSE

The City of Chandler Housing and Redevelopment Division has an aggressive Homeownership Program. Here are the basic elements of our program:

The City of Chandler Housing and Redevelopment Division Homeownership Program

Legal Authority: This is a Section 5(h) Homeownership Program that was approved by HUD on February 9, 1997.

Size of Program: It involves the sale by the City of Chandler Housing and Redevelopment Division of 25 scattered site single family home units. All of the homes that are available for purchase are three, four and five-bedroom homes.

Pricing the Homes: All homes are in good repair and are expected to sell for between \$60,000 to \$120,000.

Financing: We decided that the prices were a little too expensive for our purchasers and decided to carry a silent second mortgage (amount varies) that is due and payable upon sale or transfer of the property. HOME grant funds assist with additional down payment and closing cost which will be forgiven at the rate of 10% annually for each year the family owns the home and occupies it as a principal place of residence. At the end of ten years, the HOME loan/grant will be forgiven entirely. The family is required to pay \$1500 towards the purchase price and Norwest Bank or a lender of their choice carries the first mortgage at an interest rate that varies with the market.

Participation Selection Criteria: Eligibility of occupied units is restricted to existing residents of the units to be sold who meet minimum residency requirements and have been current in all of their lease obligations for at least six months. Eligibility of vacant units to existing residents of other PHA units and Section 8 participants who have been current in all of their lease obligations for at least six months are eligible.

Associated Counseling and Training: Everyone who purchases a home is required to attend an 8-hour Fast Track homeownership class provided by Housing for Mesa. All families must participate in the Family Self-Sufficiency Program.

Resale Restrictions: There are no resale restrictions on the homes. However, if they are sold in the first ten years, there will be a pro-rata repayment required in the original loan amount for the silent second mortgage used to purchase the property.

Results of the Program: Eight of the hundred and twenty five homes have been sold to public housing residents as of March 2000.

COMMUNITY SERVICE AND SELF-SUFFICIENCY

COMMUNITY SERVICE AND SELF-SUFFICIENCY RESPONSE

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a description of their Community Service and Self-Sufficiency programs. This portion of the Plan is divided into three (3) sections:

- Our current resident programming

- How we intend to comply with income changes for welfare recipients; and
- Compliance with the community service requirements.

First, let us describe our current resident programming. We are engaged in the following resident programs:

PARTNER AGENCIES

- ASU's Educational Opportunity Center- provide career counseling to housing residents on a biweekly basis to assist them with continuing their education, financial aid assistance, career exploration, interest testing, etc.
- Community Legal Services- provides legal assistance for housing families on a monthly basis who are in need of legal advice on issues such as child support, divorce, bankruptcy, DES issues, Social Security issues, tenant/landlord issues, etc.
- Friendly House Counseling Program- this partnership allows our residents to have access to free counseling for youth and adults. Counseling is provided on various issues such as depression, abuse issues, family stress, parenting difficulties, substance abuse, etc.
- Chandler Library's CORE- City of Readers Educational program- this partnership provides our resident's with on site English as a Second Language classes and Computer instruction. The CORE program staffs the Family Investment Center computer lab to provide housing residents an opportunity to obtain basic computer skills on a drop in basis.
- American Family Credit Counseling- this agency provides our residents with money management skills such as budgeting and credit information, instruction on how to payoff debts with a debt repayment plan, and advise on reestablishing/restoring credit and maintaining credit.

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

UPCOMING EVENTS

- A Beauty and Beyond workshop is scheduled to assist housing families with inner and outer beauty secrets. An image consultant will be coming in to give residents tips on makeup application, dressing for success, self-esteem tips, etc.. Also, a massage therapist and hair dresser will be volunteering their

services to workshop participants. The uniqueness of this workshop is that all speakers are housing residents that have volunteered their time and want to give back to their community.

- A health fair is being planned to bring residents on site health screenings, immunizations, hearing, vision and dental exams, AHCCCS and Kids care information, smoking cessation programs, nutrition information, blood pressure and cholesterol screenings, etc.
- A workshop on becoming a childcare provider is being planned in cooperation with the Association for Supportive Child Care. It will help residents gain the skills to become a childcare provider and create an income for themselves as well as additional childcare sources for the housing families who are in need of affordable child care options.
- A job fair is being planned to provide residents who are seeking work with an opportunity to network with local business and employment agencies. Information on career exploration, resume writing, interviewing techniques and dressing for an interview tips will be offered at the fair.
- A small business workshop will be offered to those residents that are interested in starting up their own business. The workshop will cover business plan writing, funding, marketing information and all aspects of owning and operating a business.

WORKSHOP AND FSS EVENTS

- The FSS program is part of the FSS East Valley alliance composed of the cities of Tempe, Mesa and Scottsdale. The cities share a common Program Coordinating Committee and have regularly scheduled quarterly planning sessions.
- A yearly conference is held in collaboration with the FSS East Valley alliance to invite all program participants to obtain information on various topics on self-sufficiency such as homeownership, self-improvement, education, career opportunities, etc. The conferences are usually held in the spring and sponsored by various business and agency donations.

-
- An awards recognition/graduation ceremony is held yearly to recognize FSS participants who have accomplished all personal and program goals and have graduated.
 - Various workshops and support groups are scheduled throughout the year for FSS participants on topics such as financial aid assistance, career exploration, homeownership opportunities, credit and budget assistance, enhancing self-esteem, dressing for success, etc..

- The Family Investment Center (FIC) will continue to have various services available to FSS clients such as English classes, computer classes, mental health counseling, credit counseling, career counseling, case management services, a job resource area and youth programs.

FSS PROGRAM GOALS

- To assist and identify obstacles and barriers to self-sufficiency by providing resource information and assistance to families in public and section 8 housing.
- Maintain Minimum Program Size (MPS) - (MPS is at 76 currently which includes 25 public housing families and 51 Section 8 families into FSS program to replace those that have been voluntarily terminated.
- Market FSS program to housing clients by providing bilingual written and verbal advertising, Examples include FSS brochures and flyers in briefing packets, in the CASA newsletter, via mail, etc. Provide in house services for clients on a one-on-one basis or in a group format.
- Assist families in finding suitable employment or a better paying job that provides the family with a "living wage", full medical and dental benefits for the family.
- Encourage families to continue education by providing referrals to career guidance, registration, financial aid and scholarship assistance.
- Assist families interested in preparing for homeownership by referring them to budgeting and credit classes along with, homeownership workshops and homeownership assistance programs available.
- Maintain accurate and timely records of escrow accounts noting credits and current balances for all eligible FSS participants.
- Update and document individual accomplishments of FSS clients by scheduling quarterly appointments.
- Submit client monthly reports to be distributed to management and housing staff. These reports will assist in keeping communication regarding housing clients, open between housing staff and FSS staff.

HOUSING AND REDEVELOPMENT YOUTH PROGRAM

The Housing and Redevelopment Youth Program is a powerful alliance created to provide educational and recreational activities at minimal cost to benefit public housing youth. The goal of the Youth Program is to ensure that all public housing youth have access to four fundamental resources:

- **Mentor** - Foster positive self-worth by establishing an on-going relationship with a caring adult.

- **Protect** - Provide safe places and structured activities to learn and grow during non-school hours.
- **Teach** - Acquire a marketable skill through education.
- **Serve** - Provide an opportunity for youth to give back through staff employment.

The Housing Youth Program seeks to put a consistent stabilizing element into the lives of our public housing youth to help them develop problem solving skills, social skills, independence, and a sense of purpose and future. The following are various activities offered to public housing youth.

SUMMARY OF PROPOSED CHANDLER YOUTH PROGRAM

The City of Chandler Public Housing Youth Program is a public housing site based program whose goal is to ensure that all public housing youth have access to fundamental resources necessary to help in the fight against drugs and alcohol. The purpose of the program is to impart specific skills and learning opportunities in a proactive and preventive manner which ensures that all youth can achieve success through academic, career, and personal/social development experiences at their respective public housing sites.

EXISTING YOUTH PROGRAM

- Champs Have and Model Positive Peer Skills (CHAMPS)- This program is designed to create awareness among teens of the negativity's involved with drug/alcohol abuse and gang violence. We have guest speakers regularly that deal with anger management, resistance of drugs and alcohol, personal testimonies as well as motivational speakers.
 - Through collaboration with the Chandler Boys & Girls Club (CBGC) we are able to involve our housing youth in most of the programs offered by the CBGC. Some activities include: CBGC membership, Summer Day Camp registration,
 - Jr. Staff Job Training Program. This program allows the teens to get a head start and acquire skills to be able to compete in today's workforce. Housing teens are able to begin working at the age of fourteen in their own communities. While earning money, teens receive training in resume writing, career prep, how to conduct yourself in an interview, etc..
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- Housing Recreational Programs- Chandler, Arizona is on year round school meaning the children have three two week blocks and one 2-month block that they are out of school throughout the year. The recreational program runs Monday through Friday during the four blocks. Activities are held on-site at the city parks and the local Jr. High school gymnasium.

- Weed & Seed Program- The housing youth Weed & Seed Program is designed to bring on-site educational and recreational activities to residents at 130 N. Hamilton, 210 N. McQueen, 71 S. Hamilton and 660 South Palm Lane. The goal of the program is to "weed" out the negative influences and "seed" with more positive activities. The activities include, homework help, arts and crafts, recreational activities and peer mediation.
- Suite Program "Students Utilizing Importance Through Education"- This program in collaboration with Willis Jr. High School is designed for the youth to achieve a higher standard of academic excellence. The following services will be provided for the housing youth depending on their individual needs: Tutoring, counseling provided by Friendly House, and interaction /recreation with a positive mentor.

SAFETY AND CRIME

SAFETY AND CRIME PREVENTION RESPONSE

4.0 OVERVIEW/BACKGROUND

In accordance with the Quality Housing and Work Responsibilities Act of 1998 the City of Chandler Housing and Redevelopment Division has established this Safety and Crime Prevention Plan which incorporates the following requirements:

- D. Safety Measures on a jurisdiction-wide basis to ensure the safety of the residents living in public housing owned and operated by the City of Chandler Housing and Redevelopment Division.
- E. The City of Chandler Housing and Redevelopment Division Safety and Crime Prevention Plan has been established in consultation with the City of Chandler Police Department. Attached as a part of this Plan is a statement by the City of Chandler Police Department indicating that they have participated in the development of this plan and stating that they concur in the objectives of this Plan and further stating that they will participate with the City of Chandler Housing and Redevelopment Division in implementing the various elements of the Plan.
- F. The City Chandler Housing Division Safety and Crime Prevention Plan describes measures to ensure the safety of public housing residents and for crime prevention measures. This Plan describes activities in effect, planned, or contemplated by the City of Chandler Housing and Redevelopment Division. This Plan describes the coordination planned (or) undertaken between the City of Chandler Housing and Redevelopment Division and the City of Chandler Police Department for carrying out the objectives of this Plan.

The City of Chandler Housing and Redevelopment Division is located in Chandler, a small community in Local County in the central section of the State.

The City of Chandler Division owns and operates five developments totaling 200 units and 117 scattered site homes. The developments are scattered throughout the City of Chandler.

Name of Development	Project Number	1BR	2BR	3BR	4BR	5BR	TOTAL
CASAS DE ROSAS	AZ28-3	6	4	14	5	3	32
CASAS DE ESPERANZA	AZ28-2	4	11	25	11	3	54
CASAS DEL SOL	AZ28-2	3	8	19	7	2	39
CASAS BONITAS	AZ28-2	5	8	17	7	2	39
KINGSTON ARMS	AZ28-1	32	4	0	0	0	36

SCATTERED SITES	AZ28-11	0	12	76	23	6	117
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5.0 GOALS AND OBJECTIVES

During the next five years, the Chandler Housing division is looking to improve the safety of its residents in the following ways:

- H. Work with the United Resident Council of Chandler (URCC), which is a housing division resident group, to improve the lines of communication between residents, City of Chandler Housing and Redevelopment Division and City of Chandler Police Department.
- I. Empower residents to take a more active role in reducing crime in their neighborhood through block watch and other programs.
- J. We will be working to reduce the amount of time between the identification of a problem and the resolution of that problem.
- K. Knowing that the surrounding area contributes to the over-all well being of our residents, we will work with the community on neighborhood problems.
- L. Investigate and initiate unconventional programs for minor offenses. (IE: Resident Courts...adult and/or juvenile.)
- M. Employ some means to let people know that only residents, guests, and those with legitimate business are to be on the property. (IE: signage of some sort, fencing, etc.) All persons having no business on the property, will be dealt with by the police.
- N. Seek to streamline our background check process.

6.0 CURRENT CRIME AND SAFETY ACTIVITIES

The City of Chandler Housing and Redevelopment Division is engaged in the following anti-crime activities:

- D. We have adopted and implemented a "one strike" policy.
- E. We have implemented and are enforcing strict lease enforcement policies and procedures.
- F. We are conducting strict applicant screening.

In addition, the City of Chandler Housing and Redevelopment Division intends to accomplish the following tasks in the next year:

- C. Apply for PHDEP regular funding.
- D. Establish closer relationships with local law enforcement.

March 23, 2000

Mr. Kurt Knutson
Housing & Redevelopment Manager
City of Chandler Housing and Redevelopment Division
265 East Buffalo Street
Chandler, AZ 85225

Dear Mr. Knutson:

Thank you very much for giving the City of Chandler Police Department the opportunity to work with you on your Safety and Crime Prevention Plan. Hopefully our collaborative effort will enhance the public safety of your residents. We fully support your efforts under this Plan and will do everything we can to assist you in accomplishing its goals. This includes assisting the department in its data collection and program monitoring efforts required by the PHDEP program performance system. Our memorandum of agreement (or understanding) details all of these activities.

Sincerely yours,

Bobby Joe Harris
Chief of Police

PET POLICY

PET POLICY RESPONSE

In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), this Section is not being submitted until HUD completes its rulemaking process and we have had a chance to effectively deal with the new requirements.

CIVIL RIGHTS CERTIFICATION

CIVIL RIGHTS CERTIFICATION RESPONSE

The City of Chandler Housing and Redevelopment Division does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

Planning & Development Director

ANNUAL AUDIT

ANNUAL AUDIT

In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), our annual audit is not being submitted with this document because HUD has already received a copy of the audit. If anyone wants to view the annual audit of the City of Chandler Housing and Redevelopment Division, they can do so by coming to our office during normal working hours and requesting to see it.

ASSET MANAGEMENT

STATEMENT OF APPROACH TO ASSET MANAGEMENT

The City of Chandler Housing and Redevelopment Division defines asset management as the ability to manage our properties in a way that meets the current needs of the City's Low-income residents. In addition, as with any capital holding, the Housing and Redevelopment Division tries to anticipate changes in HUD and the housing market to plan and direct resources and assets to best fit those needs. We are in the process of beginning to implement an asset management system. When completed it will include:

5. A system to profile and measure the performance and costs associated with each property/development.
6. A system to determine the financial viability of each property/development within a changing housing market as supported by HUD funding.
7. A system to value the asset and how it contributes to accomplish the mission of the housing division.
8. A system for evaluating options for each property/development.

When the information and analysis systems are in place, we will be able to make decisions about the best use of disposition of our assets. By understanding the best use for the property, the depreciation and financial potential of the property, the operating costs and performance profile of the property, the City of Chandler Housing and Redevelopment Division will be able to make decisions about how to use our assets to best serve the community, residents and agency. In a changing real estate market structure, with HUD funding uncertainties and as HUD moves towards agency self-sufficiency, this information will aid staff in planning for future options of demolition, disposition, or rehabilitation.

STEP ONE -- DETERMINE THE TARGET POPULATION FOR THE PROPERTY.

Given the community's housing needs as articulated in the Consolidated Plan for our jurisdiction, what are the greatest housing needs in our community? What populations are not being adequately served by the private market? We will review demographics and waiting list information to make these decisions. Depending on the property and the composition of the community we can target working families, the elderly, the frail elderly, people with disabilities, or families needing supportive services. Different populations may be most suited to different properties.

STEP TWO -- DETERMINE IF THE PROPERTIES ARE ABLE TO SERVE THE IDENTIFIED NEED.

There are three aspects to this point -- are there enough units to serve the need, are those units physically and structurally sound, and do the units include the amenities required to compete successfully for residents?

If there is an unmet need, the City of Chandler Housing & Development Division may seek development partners or attempt to acquire additional units to meet the need. If property is not physically adequate to house the population, we will perform a physical needs assessment to determine whether capital improvements or retrofitting is required to make the property suitable.

There is one other possible situation: It is possible that there are more units available than are required to accommodate the target population. If this is the case we will seek the best use for these units.

STEP THREE -- COMPLETE A NEIGHBORHOOD STUDY.

An analysis of the surrounding neighborhood will also provide important information about the potential market for the property. If the surrounding neighborhood is experiencing decline or crime problems, these must be taken into consideration before any decision is made about making a capital investment in the property.

STEP FOUR -- DETERMINE THE CURRENT COST OF OPERATING THE PROPERTY.

The City of Chandler Housing & Redevelopment Division must understand how much work is required to keep the property operating at an acceptable standard. Also, examine the amenities the property offers. Are the amenities appropriate and cost-effective? This is the first step to understanding the financial stability of the property.

STEP FIVE -- DETERMINE THE POTENTIAL INCOME THE PROPERTY CAN PRODUCE GIVEN ITS BEST USE.

Considering full occupancy, how much rent and subsidy can be generated by each of our properties? By comparing this to the cost of operating the property we will gain significant information about the financial feasibility of our properties. It is likely that an accurate estimate of this cannot be made until the new rules for the operating fund are finalized.

STEP SIX -- DETERMINE THE COST OF ANY CAPITAL IMPROVEMENTS OR RETROFITTING REQUIRED TO EQUIP THE PROPERTY TO SERVE THE TARGET POPULATION.

What is the cost of any required rehabilitation or retrofitting? This amount must be factored into the income potential and operating cost of the property to determine if retrofitting this property is the best way to serve the identified need. Changes to the property might include the installation of air conditioning, conversion to handicapped accessible units, or elimination of efficiency units.

STEP SEVEN -- DETERMINE THE COST OF OPERATING THE REHABILITATED PROPERTY.

Will the cost of operating the property be different after improvements are made? If so, this must be factored into the decision making process.

STEP EIGHT -- COMPARE THE OPERATING COST TO THE POTENTIAL INCOME.

Regardless of the need for the housing. It must be financially feasible to operate the property. If the City of Chandler Housing and Redevelopment Division has determined that a property can produce enough income to sustain itself, the use of the property for the targeted use will proceed. If a property cannot produce enough income to sustain itself and there is a need for the housing, we may decide to seek additional support from other properties in the portfolio or elsewhere in the community. This is reasonable if, in our opinion and the community's, there is great social value in operating the property.

If the social value of operating the property is not sufficient to justify the contribution of operating support from the rest of the portfolio, the City of Chandler Housing and Redevelopment Division will seek disposition or alternate use for the property.

STEP NINE -- DETERMINE THE ABILITY OF THE PROPERTY TO GENERATE ADEQUATE FUNDS FOR AN OPERATING RESERVE.

An additional aspect of a property's ability to sustain itself financially is its ability to generate enough funds not only to pay its operating costs, but also to contribute to a replacement reserve. The City of Chandler Housing and Redevelopment Division cannot estimate the need for an operating reserve until the rules for the new capital and operating funds have been finalized, but we do intend to continue our current practice of funding operating reserves.

In summary, the City of Chandler Housing and Redevelopment Division intends to reinvent our public housing as we know it and move towards a more market-driven, private-oriented management system while retaining our responsibility to both our residents and the taxpayers.

RESIDENT COMMENTS

RESIDENT COMMENTS

The City of Chandler Housing and Redevelopment Division has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process:

- On January 4, 2000, we met with the Housing & Redevelopment Committee (HARC) and on February 17, 2000 met with the Unified Resident Council of Chandler (URCC) to explain the agency plan section that had been completed.
- On numerous occasions (at least 5 times) we met with the Housing & Redevelopment Committee (HARC) met with us to discuss various aspects of the Plan.
- We placed an advertisement on our local cable Channel 11 on the availability of the Agency Plan for review and that we would be holding a public hearing on the plan on March 16, 2000. We also mailed the March edition housing newsletter to our public housing developments, posted notices at our Family Investment Center (FIC), local office lobby, and mailed newsletters to all Section 8 participants.
- On February 3, 2000 we advertised in the local newspaper on the Agency Plan public hearing scheduled for March 6, 2000. All public comments were accepted until March 20, 2000.
- On March 16, 2000 we held our Agency Plan public hearing. Those in attendance were Kurt Knutson, Lorraine Harris, and Vickie Ellexson, all City of Chandler Housing and Redevelopment Division staff.

Attached are copies of the advertisement we ran, sign-in sheets of residents who attended the URCC meeting, minutes of our meetings with the HARC, and other relevant information.

As a result of this effort, we received the following comments:

- Comment:** The residents were impressed with the time and effort made by staff in the development of the plan.
- Comment:** They also commented on all the statistics in the Agency Plan. They did not realize that so many families are in need of affordable housing.
- Comment:** They agreed with our Goals and Objectives in order to increase affordable and suitable housing. They were very happy with Goal Four, "Provide a safe and secure environment in the City of Chandler Housing and Redevelopment Public Housing development."

CONSOLIDATED PLAN CERTIFICATION

CONSOLIDATED PLAN CERTIFICATION

SEE ATTACHMENTS

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

And Urban Development
 Office of Public and Indian Housing

OMB Approval No, 2577-0157 (exp. 7/31/98)

HA Name: **CITY OF CHANDLER, AZ HOUSING & REDEVELOPMENT DIVISION** Comprehensive Grant Number: **AZ028 - Chandler** FFY Grant Approval: **2000-2001**

- Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expanded
1	Total Non-CGP Funds	\$ 0.00			
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	\$ 79,000.00			
4	1410 Administration	\$ 50,000.00			
5	1411 Audit	\$ 0.00			
6	1415 Liquidated Damages	\$ 0.00			
7	1430 Fees and Costs	\$ 25,000.00			
8	1440 Site Acquisition	\$ 0.00			
9	1450 Site Improvement	\$ 78,327.00			
10	1460 Dwelling Structures	\$ 123,543.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00			
12	1470 Nondwelling Structures	\$ 0.00			
13	1475 Nondwelling Equipment	\$ 45,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve	\$ 0.00			
16	1495.1 Relocation Costs	\$ 0.00			
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ 8,000.00			
19	Amount of Annual Grant (Sum of Lines 2-18)	\$ 408,870.00			
20	Amount of line 19 Related to LBP Activities	\$ 0.00			
21	Amount of line 19 to Section 504 Compliance	\$ 0.00			
22	Amount of line 19 Related to Security	\$ 0.00			
23	Amount of line 19 Related to Energy Conservation Measures	\$ 0.00			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 2 To be completed for the Performance and Evaluation Report.

AZ028-2 Window Replace	5/30/2002			10/30/2003		
AZ028-2 Asbestos Test	5/30/2002			10/30/2003		
AZ028-3 A & E Fees	5/30/2002			10/30/2003		
AZ028-3 Asbestos Test	5/30/2002			10/30/2003		
AZ028-3 New Landscape	5/30/2002			10/30/2003		
AZ028-9 Ext. Painting	5/30/2002			10/30/2003		
AZ028-9 Roof Replace	5/30/2002			10/30/2003		
AZ028-9 Carpet & Tile	5/30/2002			10/30/2003		
AZ028-9 Asbestos Test	5/30/2002			10/30/2003		

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule**

And Urban Development
Office of Public and Indian Housing

OMB Approval No, 2577-0157 (exp. 7/31/98)
City of Chandler, AZ Housing & Redevelopment Division
(FY 2000-2001)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual	Original	Revised 1	Actual 2	
AZ028-11							
Maintenance Truck	5/30/2002			10/30/2003			

