



## **2025 – 2029 Consolidated Plan**

### **City of Scottsdale**

Human Services  
6535 E Osborn Rd, Building 8  
Scottsdale, AZ 85251

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Scottsdale, Arizona, receives an annual entitlement allocation, as designated by the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Federal formula grant which supports housing and community development needs for its residents. The CDBG Program provides annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons. Subrecipients will be awarded each year based on objective criteria such as meeting national objectives, cost benefit analysis and the member's ability to follow the regulations set within each program.

To receive these funds, the City is required to complete its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, is a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

#### Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

#### **Priority Need: Improve/Expand Public Facilities & Infrastructure**

##### Goal - 1A Expand/Improve Public Facilities & Infrastructure

Provide public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements. Provide public facility improvements in low/mod areas. These may include improvements to neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs.

#### **Priority Need: Public Services**

## 2A Public Services for LMI & Special Needs

Provide public supportive services that address the needs of low- to moderate-income individuals in the City. The City will also support special needs groups with programs that provide vital services that offset basic costs such health services and food programs for the elderly and persons with a disability.

### **Priority Need: Develop & Preserve Affordable Housing**

#### Goal - 3A Housing Rehabilitation

Provide homeowner and rental housing rehabilitation activities to help preserve the housing stock of low- to moderate-income households. Small grants or loans will be awarded to make repairs for eligible single-family households.

#### Goal - 3B Affordable Housing Development

Provide for affordable housing development opportunities such as direct financial assistance, housing activities in support of HOME programs, and other housing activities for low- to moderate-income households.

### **Priority Need: Effective Program Administration**

#### Goal - 4A Effective Program Administration

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

## **3. Evaluation of past performance**

The City of Scottsdale, in collaboration with public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing as well as a suitable living environment for low- to moderate-income individuals in the community. However, improvements to public facilities and infrastructure, affordable housing opportunities, and essential public services for LMI, homeless and special need groups remain some of the most prolific needs facing the City of Scottsdale and its residents, as documented by the City's Consolidated Plan and the most recent PY 2023 Consolidated Annual Performance and Evaluation Report (CAPER). According to the PY 2023 CAPER, the City made significant progress in all its housing and community development goals.

The City entitlement grants from HUD during PY 2023 totaling just over \$1.4 million. The City and its community partners used these funds to address the priorities outlined in the 2023 AAP. These accomplishments are listed below by priority:

**Affordable Housing:** The City supported 57 households through its housing rehabilitation programs, which included emergency repairs, roof repairs, and replacements. These efforts assisted low- and

moderate-income (LMI) homeowners, helping maintain and improve the safety and livability of their homes. Scottsdale is progressing well towards its five-year target for homeowner housing rehabilitation but will need additional efforts to meet goals for rental housing rehabilitation.

**Public Facilities & Infrastructure:** A major accomplishment was the replacement of the Apache Park Playground, benefiting 7,405 residents in low- and moderate-income areas. The new playground includes custom structures for children aged 2–12, as well as accessibility improvements. Other projects, such as the ongoing Cox Heights Pima Meadows pavement reconstruction, will enhance community infrastructure in the upcoming year. Scottsdale is making substantial progress toward its five-year goals for improving public facilities and infrastructure.

**Public Services:** Approximately 648 individuals were supported through a range of services targeting vulnerable populations:

- 18 domestic violence victims received transitional housing and case management.
- 80 homeless residents accessed temporary respite and case management.
- 323 parents and children were provided shelter bed nights.
- 110 homeless individuals benefited from street outreach and navigation services.
- Seniors and individuals with disabilities received aging-in-place services, including case management and social support.

Scottsdale exceeded its PY 2023 annual target for public services, serving 648 individuals compared to the goal of 591, achieving 109% of the annual target. While the City has made strong progress in meeting yearly public service objectives, sustained efforts will be needed to meet cumulative long-term goals.

#### **4. Summary of citizen participation process and consultation process**

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City’s policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City’s outreach efforts are provided below:

PUBLIC HEARING: The City held a public hearing on TBD at TBD pm located at TBD.

PUBLIC COMMENT PERIOD: The City will hold a public comment period from TBD to TBD to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed at the

COMMUNITY & STAKEHOLDER SURVEYS:

**Community Survey Link:** The City, in partnership with the Maricopa HOME Consortium, held a community survey online to gather public input on the housing and community development priority needs in Maricopa County which included the City of Scottsdale. The link to the survey can be found at:

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<https://www.research.net/r/Maricopa-Community> or  
<https://www.research.net/r/ScottsdaleCommunity>

Stakeholder Survey Link: The City and the Consortium held a stakeholder survey online to gather public input on the housing and community development priority needs in Maricopa County which included the City of Scottsdale. The link to the survey can be found at: <https://www.research.net/r/MaricopaConsortium-Stakeholder>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

## **5. Summary of public comments**

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

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

All comments or views were accepted at the public hearing and public comment period.

## **7. Summary**

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2008-2012 & 2018-2022 American Community Survey (ACS) 5-Year Estimates, 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data,



Longitudinal Employer-Household Dynamics (LEHD), US Bureau of Labor Statistics, Homeless Management Information System (HMIS), 2023 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits. Other local data sources were also used to included Housing Element, Scottsdale Bridge Housing Program Update, Commuter Shed Analysis, Scottsdale Landlord Engagement Survey Report, 2022 Scottsdale Housing Inventory and Affordability Analysis, Scottsdale Housing Inventory and Affordability Analysis Factsheet, and Scottsdale’s Annual Action Plan. Data for map analysis came from the 2018-2022 ACS.

### **Funding Contingency Provision**

At the time this plan was published, HUD has not announced the PY 2025 CDBG allocation. The grant estimates shown in the SP-45 and AP-15 represent anticipated funding for PY 2025, and the City will establish a contingency plan to adjust based on the actual amount once HUD makes its announcement. The City’s final allocation for activities outlined in the Annual Action Plan will be distributed among all proposed projects. This allocation will be adjusted proportionally to reflect the actual funding, ensuring compliance with CDBG regulations, which set a maximum cap of 20% for administrative costs and 15% for public services. For anticipated resources that will guide the City's funding allocations, please refer to SP-45 and AP-15. Detailed allocations for specific activities proposed for PY 2025 can be found in AP-20 and AP-35, as permitted by CDBG guidelines.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SCOTTSDALE	Community Assistance Office

Table 1 – Responsible Agencies

### Narrative

The lead agency for preparing the 2025-2029 Consolidated Plan was the Scottsdale Community Assistance Office. The department is responsible for the administration of the Community Development Block Grant (CDBG) grant programs. They work closely with local governments, nonprofits, and stakeholders to identify needs, allocate funding, and oversee project compliance with HUD regulations.

### Consolidated Plan Public Contact Information

Development Team:

- Mary Witkofski, Community Assistance Manager for Housing Choice Vouchers, CDBG, HOME, and Citizen Participation Plan, Community Assistance Office, (480) 312-2479
- Chad Beougher, Community Development Supervisor, Community Assistance Office, (480) 312-7424
- Jack Miller, Grants Accountant, Community Assistance Office, (480) 312-7744
- Judy Doyle, Community Services Assistant Executive Director, (480) 312-2691
- Brian Bundy, Community Services Business Operations Manager, (480) 312-7708
- Kira Peters, Human Services Director, (480) 312-0104
- Scottsdale City Council
- Scottsdale Human Services Commission
- Human Services Staff

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Scottsdale conducts extensive outreach to local organizations, the public and elected officials to solicit input for the drafting and development of the Consolidated Plan and Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City, in partnership with the Maricopa HOME Consortium, also held a stakeholder survey, which gathered feedback from local agencies and nonprofits on the priority housing and community development needs as well as funding priorities in the City and the greater region. The following section highlights these relationships and the agencies and organizations consulted.

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

The City of Scottsdale actively enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Ongoing relationships with housing providers are fostered through initiatives such as the Landlord Engagement Outreach activities, which support housing development efforts. The City administers federal Housing Choice Voucher and Specialty Voucher programs to provide subsidies addressing the housing needs of its lowest-income households.

Through the Maricopa Association of Governments (MAG) Continuum of Care (CoC), Scottsdale collaborates with mental health providers, homeless shelters, service providers, and governmental agencies to assist homeless individuals and families. The City also engages in coalitions such as the Arizona Housing Coalition, working to address broader housing and service needs. Scottsdale Works, an integrated workforce development program, partners with Community Bridges, Phoenix Rescue Mission, and faith-based organizations to address homelessness. This initiative offers workforce opportunities, navigation services, and support through a weekly Day Relief Center, which provides hygienic services, food, and respite.

To bridge the digital divide, Scottsdale consults with high-speed internet providers serving low- and moderate-income households. Ensuring affordable internet access aligns with broader goals of improving quality of life for underserved populations.

The City collaborates with agencies focused on emergency preparedness, climate change, and hazard mitigation. In partnership with the Maricopa County Community Organizations Active in Disaster (MCCOAD), Scottsdale supports streamlined disaster response and recovery efforts led by the Maricopa

County Department of Emergency Management (MCDEM). The City also works with the Arizona Department of Environmental Quality (ADEQ) and the Maricopa County Air Quality Department to monitor and improve air quality, addressing climate change impacts.

To manage flood risks and water resources exacerbated by climate change, Scottsdale partners with the Maricopa County Flood Control District. Hazard mitigation and emergency preparedness efforts are further supported through collaboration with the Arizona Department of Emergency and Military Affairs (DEMA). These partnerships strengthen Scottsdale's resilience to natural disasters and extreme weather events while supporting sustainable development and housing efforts.

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

City staff works actively with the Maricopa Association of Governments (MAG) Continuum of Care (CoC), the regional umbrella organization overseeing efforts to address homelessness. Staff participate in regularly scheduled CoC meetings and annual point-in-time surveys to assess and address homelessness trends. Scottsdale has provided administrative support to supplement CoC initiatives and funding to agencies that make up MAG's CoC membership. The City employs a dedicated Homeless Outreach Coordinator who actively participates in outreach efforts and serves on the outreach collaborative committee. Additionally, Scottsdale maintains a license for the Homeless Management Information System (HMIS), enabling staff to enter and access data, track service delivery, and monitor outcomes for homeless programs.

The MAG Continuum of Care plays a vital role in administering the county's coordinated entry system, ensuring individuals and families experiencing homelessness have equitable access to housing and services based on assessed needs. Coordinated entry works with service providers across the region to prioritize individuals for resources and streamline referrals to housing programs and support services. The HMIS, managed by MAG, serves as a data-driven tool for monitoring client information, reducing duplication of services, and prioritizing the most vulnerable populations for housing and assistance. Through this collaboration, Scottsdale ensures resources are allocated effectively to address homelessness within the city and across the county.

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

City of Scottsdale does not receive ESG Funds. HMIS is administered and operated by the MAC CoC.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	National Council of Jewish Women Arizona Section
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Victims of Domestic Violence
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Human Services Commission public hearings during the annual funding process and resulted in an application for Scottsdale Cares funds.
2	<b>Agency/Group/Organization</b>	Housing Authority of Maricopa County
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the Housing Authority of Maricopa County through collaboration meetings.

3	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Planning organization Civic Leaders Community Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the ESG Subcommittee group which focuses on planning, homeless shelter services, housing placements (rapid re-housing), and homelessness prevention.
4	<b>Agency/Group/Organization</b>	Scottsdale Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the City of Scottsdale Housing Authority through Maricopa HOME Consortium members concerning quality, quantity, and needs of assisted housing clients being served.

5	<b>Agency/Group/Organization</b>	Arizona State University Office of Community Health, Engagement, and Resiliency,
	<b>Agency/Group/Organization Type</b>	Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization Civic Leaders Business and Civic Leaders Education and Research
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Broadband
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Erin Carr-Jordan is the Executive Director and is responsible for managing the County's \$35m investment in Broadband.
6	<b>Agency/Group/Organization</b>	Arizona Partnership for Healthy Communities
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Service-Fair Housing Health Agency Other government - State Regional organization Planning organization Publicly Funded Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation on the Arizona Partnership for Healthy Communities Steering Committee which focuses on planning, cross-sector collaboration, and ensuring all of Arizona's communities are healthy places to live.
7	<b>Agency/Group/Organization</b>	State Weatherization Peer to Peer Committee
	<b>Agency/Group/Organization Type</b>	Housing Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Peer to Peer Group is a statewide regional committee of funding agencies (ADOH, SRP, APS, Southwest Gas) and the nine provider groups that meet to discuss the following: program implementation, policy guidance and technical aspects related to the federally funded DOE and LIHEAP Weatherization program, as well as the local utility company private investment. Consultation through participation improves Maricopa County Home Improvement Program, which leverages HOME and CDBG funding with WX when possible.
8	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care Board
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - County Other government - Local Regional organization Civic Leaders



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation on the Continuum of Care Board which focuses on planning, housing, and homeless services.
9	<b>Agency/Group/Organization</b>	Arizona Department of Health Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Health Agency Other government - State  Publicly Funded Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing.
10	<b>Agency/Group/Organization</b>	Maricopa County Department of Public Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Health Agency Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing and participation on the Arizona Lead Poisoning Prevention Coalition. The agency was also consulted through Human Services Department participation in the COVID 19 response as it relates to people experiencing homelessness.
11	<b>Agency/Group/Organization</b>	Regional Collaborative on Homelessness
	<b>Agency/Group/Organization Type</b>	Services-Education Health Agency Other government - County Regional organization Foundation Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the weekly Regional Collaborative workgroups which focuses on regional planning related to homelessness
12	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care Ending Veteran and Chronic Work Group

	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during monthly workgroup meeting which focuses on ending Veteran homelessness. Consultation also provided during monthly workgroup meeting which focuses on ending chronic homelessness.
13	<b>Agency/Group/Organization</b>	Data Subcommittee
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during monthly workgroup meeting which focuses on regional homeless data and HMIS policy.
14	<b>Agency/Group/Organization</b>	Healthy Giving Council
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided through participation on the council and attendance at meetings.
15	<b>Agency/Group/Organization</b>	Flood Control District of Maricopa County
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Resiliency
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Flood Control District provides floodplain management, research, and mitigation services for local municipalities, developers, and citizens as well as providing pre- and post-flood support.
16	<b>Agency/Group/Organization</b>	City of Scottsdale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Scottsdale is a city in Maricopa County, Arizona, United States, located adjacent to Phoenix. According to the most recent U.S. Census estimates, Scottsdale has a population of approximately 243,000 residents. Incorporated in 1951, the city has experienced significant growth, particularly in tourism, luxury real estate, and business development. City officials and staff maintain regular communication with local and regional agencies to assess and address community needs and services
17	<b>Agency/Group/Organization</b>	City of Scottsdale Human Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted for input through the stakeholder survey.
18	<b>Agency/Group/Organization</b>	McDowell Sonoran Conservancy
	<b>Agency/Group/Organization Type</b>	Services-Education  Other: Conservation
	<b>What section of the Plan was addressed by Consultation?</b>	

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted for input through the stakeholder survey.
19	<b>Agency/Group/Organization</b>	Granite Reef Senior Center
	<b>Agency/Group/Organization Type</b>	Government – state/county/local Services - Elderly
	<b>What section of the Plan was addressed by Consultation?</b>	
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted for input through the stakeholder survey.
19	<b>Agency/Group/Organization</b>	Partners for Paiute - Scottsdale
	<b>Agency/Group/Organization Type</b>	Services – Homeless Outreach Shelter Services – Education
	<b>What section of the Plan was addressed by Consultation?</b>	
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted for input through the stakeholder survey.

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

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	MAG CoC is the lead responsible entity in eliminating homelessness in the region. The CoC provides information on the regional homeless shelters and services, supportive housing, services for elderly and disabled. The City and the CoC share the same to goal to eliminate homelessness in Scottsdale.
2023 CAPER	City of Scottsdale	The City 2023 CAPER provides a review of past performance for goal setting in the Strategic Plan.
Regional Human Services Plan	Maricopa Association of Governments	The Regional Human Services Plan describes the needs and available services for victims of domestic violence, the elderly, and disabled and homeless persons. The plan helped to determine non-housing community development needs in the Strategic Plan.
Scottsdale Housing Element	City of Scottsdale Housing Agency	The Scottsdale Housing Element encourages future housing options to include a wide range of opportunities for people living and working in Scottsdale. The report helped to determine the housing needs in the Strategic Plan.
Scottsdale Bridge Housing Program Update 1/3/2024	City of Scottsdale	The Update provides information on the assistance provided to single parents with children and seniors who have been displaced from their homes in Scottsdale with temporary housing and case management. The update helped to determine the housing needs in the Strategic Plan.
Scottsdale Commuter Shed Analysis	City of Scottsdale	The Scottsdale Commuter Shed Analysis indicates the amount of time individuals spend commuting to work. The analysis helped to determine non-housing community development needs in the Strategic Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Scottsdale Landlord Engagement Update	City of Scottsdale Housing Agency	The Landlord Engagement Update provided an outreach strategy used to engage landlords and increase the utilization of available Housing Choice Vouchers (HCV). The update helped to determine the housing needs in the Strategic Plan.
Housing Inventory and Affordability Analysis	City of Scottsdale	The Housing Inventory and Affordability Analysis helps the community understand the distribution and categorization of the City’s occupied housing stock as it relates to quantity and affordability. The analysis helped to determine the housing needs in the Strategic Plan.
Housing Inventory and Affordability Analysis Factsheet	City of Scottsdale	The Factsheet provides a benchmark of affordable housing by select income levels to discern the apparent supply and demand gaps for each level. The Factsheet helped to determine the housing needs in the Strategic Plan.
Scottsdale Homelessness Report	City of Scottsdale	The Homeless Report helps to assist in weighing the options available for improving upon efforts to curtail homelessness in the City, and in making educated decisions going forward based on evidence and community need. The report helped to determine the homeless needs in the Strategic Plan.
Scottsdale 2023 Community Health Survey	City of Scottsdale	The 2023 Community Health Survey provides insight into the community’s responses and opinions to health issues, community assets, physical and mental health well-being, and access to healthcare. The survey helped to determine the community development needs in the Strategic Plan.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In developing the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan (AAP), Scottsdale engaged with various City departments, stakeholders, and neighboring jurisdictions to solicit input and strengthen partnerships. These consultations included the City’s Economic Development, Public

OMB Control No: 2506-0117 (exp. 09/30/2021)



Works, Human Services, and Information Technology departments. The Economic Development Department collaborated with local business associations to gather feedback on the housing and economic needs of the business community. Human Services provided expertise on addressing housing and service needs, particularly for vulnerable populations, while the IT Department worked with broadband providers to identify opportunities to enhance internet access for low- and moderate-income households. Public Works contributed insights on disaster preparedness and infrastructure planning, including strategies for mitigating flooding and other climate-related challenges.

The City also collaborated with the Maricopa Association of Governments (MAG) Continuum of Care (CoC) to allocate Emergency Solutions Grant (ESG) resources and coordinated with regional partners to guide the distribution of Housing Opportunities for Persons with AIDS (HOPWA) funds. Moving forward, Scottsdale aims to enhance consultation efforts with the State of Arizona and neighboring municipalities, strengthening regional collaboration on housing, homelessness, and community development. The City is also exploring ways to deepen its partnerships with broadband providers and institutions involved in discharge planning for individuals at risk of homelessness.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

#### **Summarize citizen participation process and how it impacted goal-setting**

The City of Scottsdale has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL</b>
1	Public Meeting	Non-targeted/broad community		There were no comments.	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community		There were no comments.	All comments were accepted.	
6	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held virtually via Microsoft Teams on July 9, 2024 at 2:30 to 4:00 PM to gather feedback on affordable housing needs in Maricopa County. There were 45 people in attendance with 37 representing their organizations.	There were no comments.	All comments were accepted.	
7	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held virtually via Microsoft Teams on July 10, 2024 at 2:30 to 4:00 PM to gather feedback on community development and public services in Maricopa County. There were 20 people in attendance with 15 representing their organizations.	There was one comment made in the stakeholder meeting. A member of the local Social Security Administration office provided information on how to help clients access their SS benefit statements as it relates to income documentation.	All comments were accepted.	

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL</b>
8	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held virtually via Microsoft Teams on July 11, 2024 at 2:30 to 4:00 PM to gather feedback on homeless needs in Maricopa County. There were 20 people in attendance, and half were from the County homeless services division, and the others were from local city members.	There was one comment made in the stakeholder meeting. How are CDBG public services funds allocated to homeless programming.	All comments were accepted.	
9	Community Survey	Non-targeted/broad community	The City, in partnership with Maricopa County, offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Scottsdale and Maricopa County. See below the link to the survey.  <a href="https://www.research.net/r/maricopa-community">https://www.research.net/r/maricopa-community</a> or <a href="https://www.research.net/r/ScottsdaleCommunity">https://www.research.net/r/ScottsdaleCommunity</a>	Full survey results will be provided after the citizen participation process.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
10	Stakeholder Survey	Non-targeted/broad community  Nonprofits	The City, in partnership with Maricopa County, offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in Scottsdale and Maricopa County. See below the link to the survey.  <a href="https://www.research.net/r/MaricopaConsortium-Stakeholder">https://www.research.net/r/MaricopaConsortium-Stakeholder</a>	Full survey results will be provided after the citizen participation process.	All comments were accepted.	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To effectively allocate resources and address the most pressing issues within the City of Scottsdale, it is essential to conduct a comprehensive needs assessment. This assessment evaluates various aspects of the community's needs, focusing on housing, public services, and development requirements. The following sections provide a detailed analysis of these needs, categorized into several key areas:

*Housing Needs Assessment (NA-10):* Scottsdale, with a population of approximately 240,537, faces significant challenges related to housing affordability. Data indicates that about 28% of households are either cost-burdened or severely cost burdened, highlighting the ongoing struggle for affordable housing solutions.

*Disproportionately Greater Need: Housing Problems (NA-15):* Housing issues are disproportionately experienced by minority groups. Specifically, Black or African American and Hispanic households are disproportionately impacted by housing problems.

*Disproportionately Greater Need: Severe Housing Cost Burden (NA-25):* Severe cost burdens are disproportionately impacting Black or African American and Hispanic households in multiple income groups.

*Public Housing (NA-35):* The City of Scottsdale oversees 780 Housing Choice Vouchers (HCVs) in the City. The demand for affordable housing is evident, as the HCV program has a lengthy waitlist, indicating a substantial gap between supply and demand.

*Homeless Needs Assessment (NA-40):* The 2024 Point-in-Time count identified 9,435 homeless individuals in Maricopa County, including families and veterans. There is an urgent need for additional emergency shelter capacity and permanent supportive housing to better address homelessness in the community.

*Non-Housing Community Development Needs (NA-50):* Key community development needs in Scottsdale include street and sidewalk improvements, and increased access to essential homeless services, including emergency shelter and supportive services. Addressing these needs is crucial for enhancing the overall quality of life in the community.

This Needs Assessment serves as a foundational component of the Consolidated Plan, providing crucial insights into the current challenges faced by residents of Scottsdale. The information gathered will guide the development of the Action Plan and Strategic Plan, ensuring that resources are allocated effectively to meet the evolving needs of the community. Understanding these needs and their implications helps in making informed decisions about future resource utilization and strategic planning.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The housing needs in Scottsdale are shaped by the dynamics of supply and demand, similar to other sectors of the market economy. However, identifying the factors that influence supply and demand for housing is more nuanced than simply providing one home per household. Elements such as population growth, household size, rental housing availability, income levels, and property conditions all play a role in determining Scottsdale's housing needs.

Scottsdale has seen population growth, though this expansion has not been uniform across the city. While some areas have experienced rapid growth, others have seen slower development. These changes are often linked to economic factors, with certain parts of Scottsdale facing higher levels of poverty than others. In assessing housing needs, these differences, along with other key factors such as housing challenges and vulnerable populations in need of support, are carefully considered.

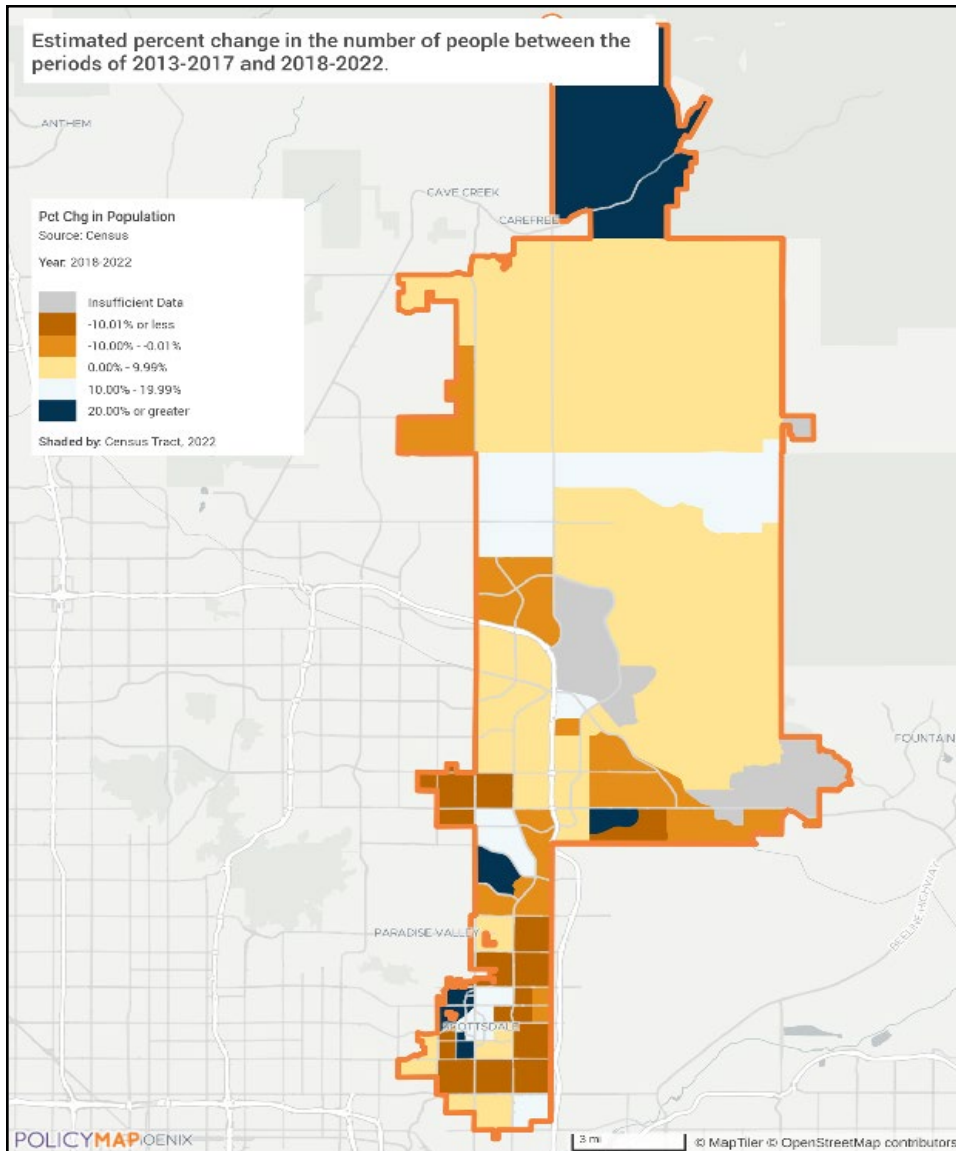
<b>Demographics</b>	<b>Base Year: 2012</b>	<b>Most Recent Year: 2022</b>	<b>% Change</b>
Population	219,867	240,537	9.4%
Households	100,047	115,826	15.8%
Median Income	\$72,163	\$104,197	44.4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2008-2012-ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Based on the latest available data, the city's population has grown by 9.4% since 2012, which is slightly higher than the national growth rate of 7%. The number of households has increased at an even higher rate of 15.8%. Median household income has risen by 44.4%, closely mirroring the national increase of 41%. However, after adjusting for inflation, the actual purchasing power in the City has only grown by about 16%. Though incomes are increasing, they are doing so at a slower rate than the increase of housing costs and other essential costs of living.

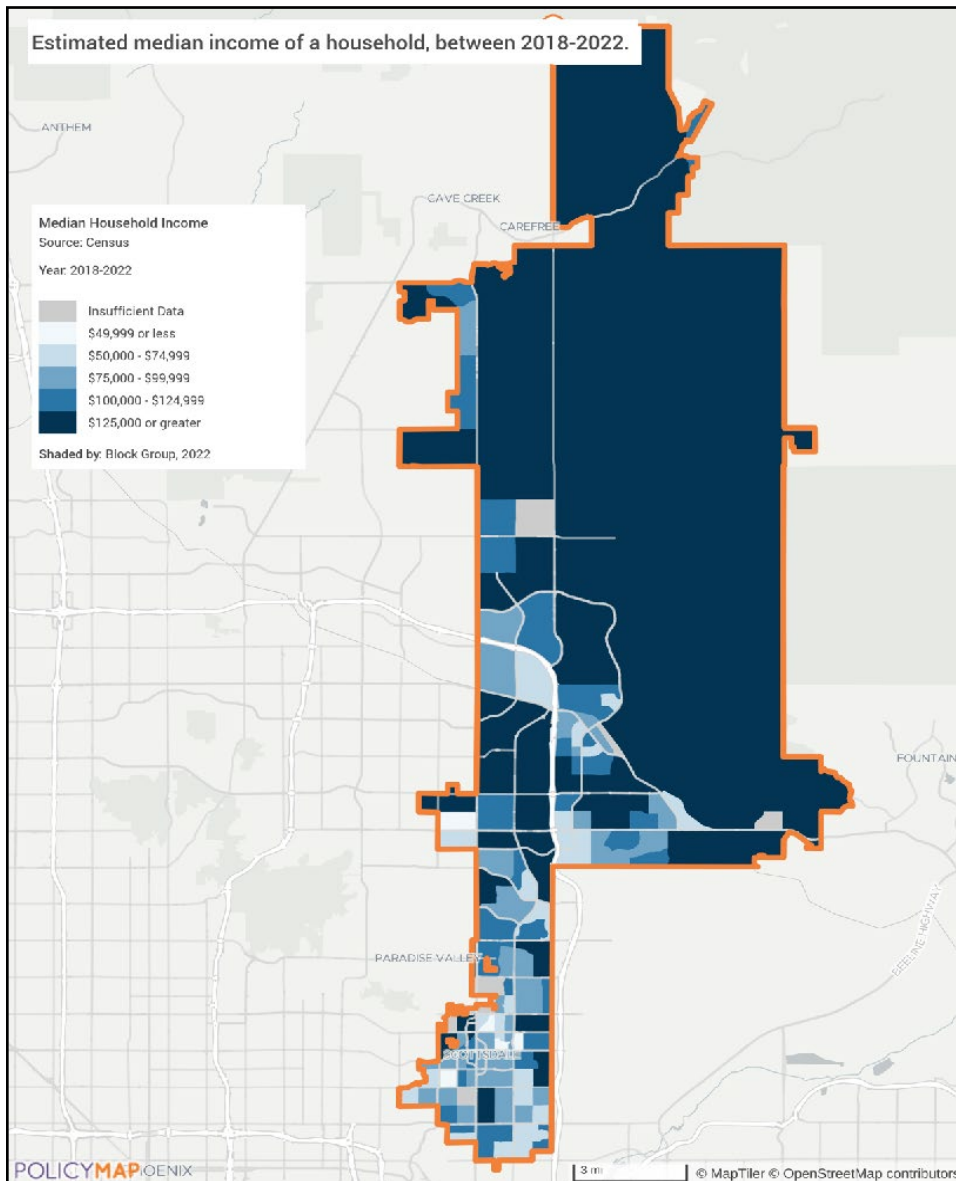
## Change in Population



The map above shows the percent change in population between 2018 and 2022. The areas with the largest population increases are in the census tracts shaded in dark purple, with notable concentrations in tracts in the north and central/western areas of the City. Areas shaded in dark orange, mostly concentrated in the southern areas of the city near downtown, have experienced a population decrease of 10% or more.



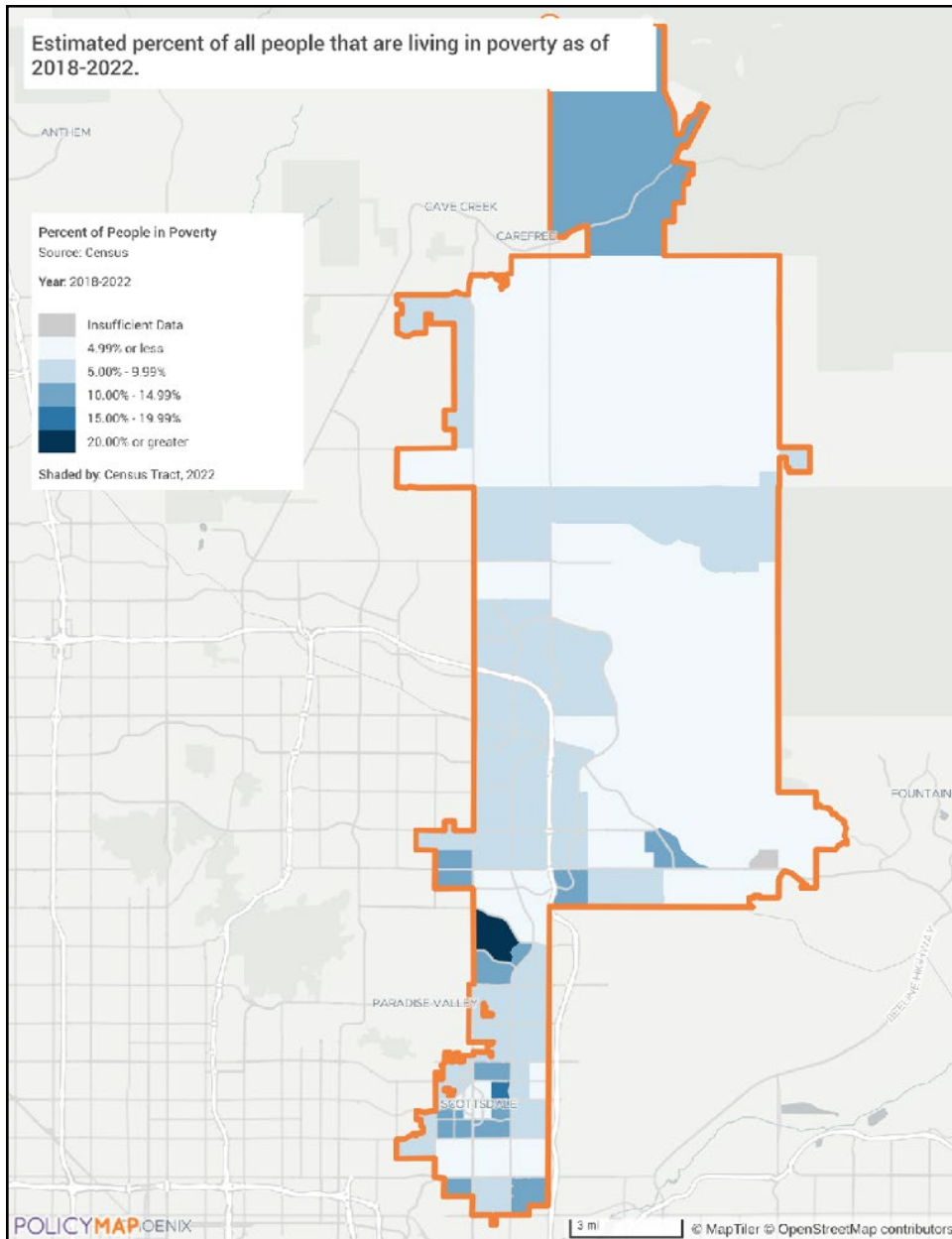
## Median Household Income



## Median Household Income

This map shows the median household income across the city. There are notable concentrations of higher incomes in the northern and eastern areas of the city. Tracts with the lowest median household income (less than \$50,000 per year) are more common in the southern areas of the city near the downtown area.

## Poverty Rate



## Poverty Rate

The map above shows the poverty rate across the City of Scottsdale. The one census tract with the highest poverty rate is located north of downtown and has a rate of more than 20%. However, this percentage is likely skewed due to a small population within that tract. Most of the city has a poverty rate of 5% or lower.

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,745	9,005	13,685	8,960	76,575
Small Family Households	1,800	1,175	3,125	1,850	28,070
Large Family Households	420	595	360	470	2,785
Household contains at least one person 62-74 years of age	2,230	2,575	3,465	2,040	19,635
Household contains at least one person age 75 or older	2,340	3,155	3,370	1,555	9,040
Households with one or more children 6 years old or younger	435	435	995	920	5,745

**Table 6 - Total Households Table**

**Data Source:** 2018-2022 CHAS

The above table breaks down family dynamics and income in the jurisdiction using 2022 CHAS data. Small families are more than seven times more prevalent than large family households. This pattern reflects the broader trend of smaller average household sizes both regionally and nationally. There appears to be a correlation between household type and income. Large family households are less common among households earning over 80% than those earning less. Additionally, higher income households are slightly less likely to have members aged 62 to 74, with 2,040 households in the >80-100% HAMFI category containing individuals in this age range, compared to 2,230 in the 0-30% HAMFI category. Conversely, households with children aged six or younger are more prevalent among lower income brackets, with 995 households in the >50-80% HAMFI category compared to 920 in the >80-100% HAMFI group.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	165	30	0	265	40	20	35	0	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	20	60	25	135	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	180	80	120	50	430	0	40	4	60	104
Housing cost burden greater than 50% of income (and none of the above problems)	2,890	2,535	1,285	120	6,830	3,120	2,455	1,905	500	7,980
Housing cost burden greater than 30% of income (and none of the above problems)	75	650	2,920	1,400	5,045	710	1,050	1,700	1,405	4,865
Zero/negative Income (and none of the above problems)	790	0	0	0	790	880	0	0	0	880

**Table 7 – Housing Problems Table**

Data Source: 2018-2022 CHAS

**Table 1: Housing Needs Summary**

Cost burden is a widespread issue in many communities across the state and the country, and it's the most pressing housing problem in the City of Scottsdale. Based on 2022 CHAS data, 5,045 renters and 4,865 homeowners earning between 0% and 100% of the area median income (AMI) were spending more than 30% of their income on housing. When a household spends over 30% of its income on housing, it is classified as being cost burdened. Although CHAS data doesn't cover all income groups, the 2018-2022 American Community Survey (ACS) data fills in the gap. According to ACS data, 17,679 homeowners and 15,059 renters were cost burdened during that period.

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,250	3,450	4,415	1,595	12,710	3,870	3,565	3,660	1,970	13,065
Having none of four housing problems	555	440	1,675	2,415	5,085	400	1,550	3,935	2,980	8,865
Household has negative income, but none of the other housing problems	790	0	0	0	790	880	0	0	0	880

**Table 8 – Housing Problems 2**

Data Source: 2018-2022 CHAS

### Severe Housing Problems

Severe housing problems are less common than standard housing problems, but they still exist in the City. Households with extremely low incomes are especially prone to facing severe housing challenges. Overall, around 41,000 households are dealing with a severe housing problem.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	235	1040	1275	30	150	270	450
Large Related	80	55	10	145	0	75	50	125
Elderly	10	135	510	655	580	790	945	2315
Other	65	290	1510	1865	105	85	435	625
Total need by income	155	715	3070	3940	715	1100	1700	3515

**Table 9 – Cost Burden > 30%**

Data Source: 2018-2022 CHAS

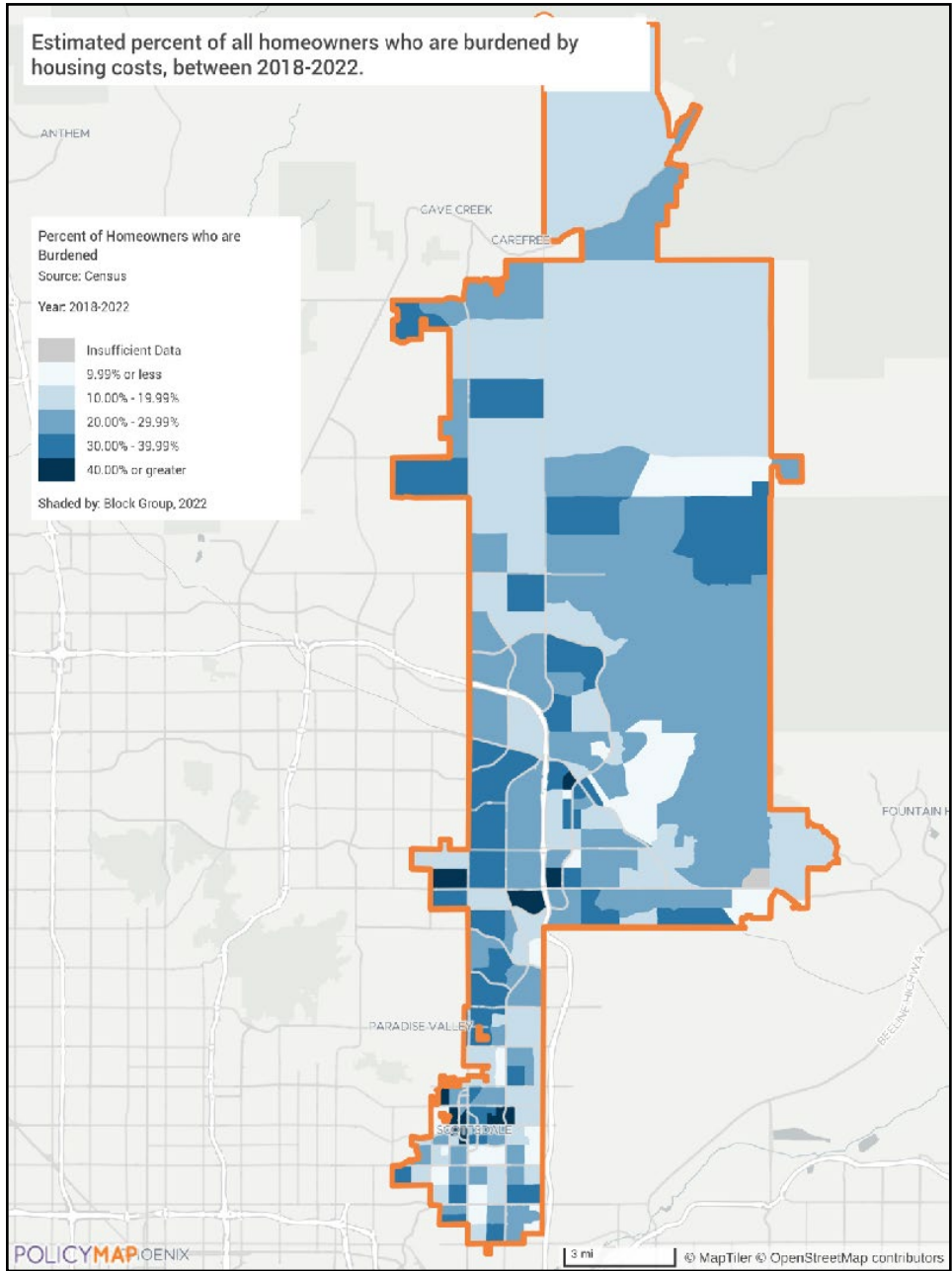
### Cost Burden

The table above shows 2022 CHAS data on cost-burdened households in the City, specifically for those earning between 0% and 80% of the area median income (AMI). Nearly 7,500 households in this income range are considered cost burdened. The following maps illustrate the percentage of cost-burdened households by census tract, based on the 2018-2022 American Community Survey 5-Year Estimates.

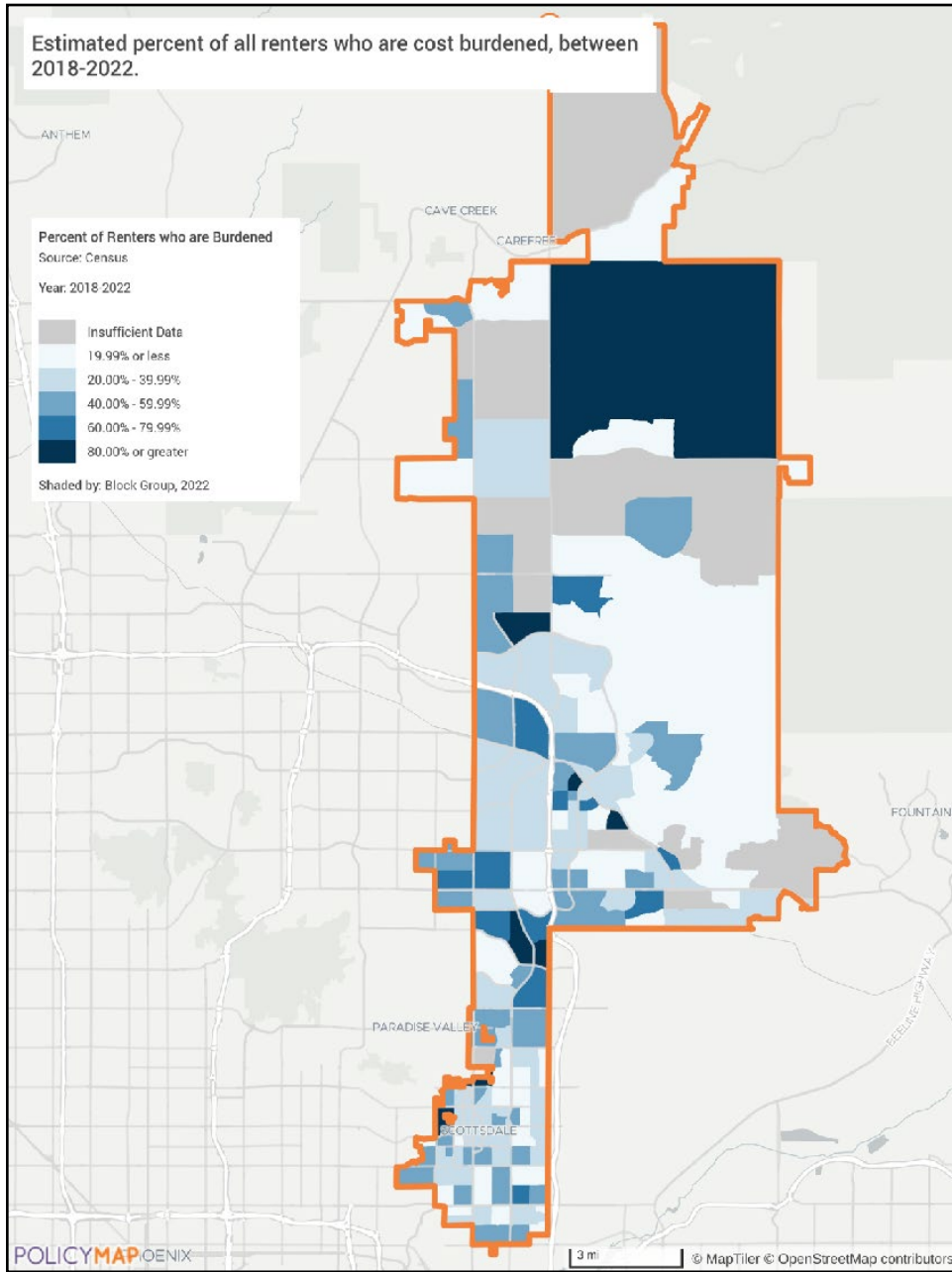
Cost burden is most prevalent among homeowners in the central areas of the city, with several tracts near downtown showing high concentrations. In the darkest blue-shaded tracts, 40% or more of households are cost burdened. There are only a few areas with relatively low-cost burden rates, and in most of the city, at least 10% of households face this issue.

Renters are affected by cost burden more frequently than homeowners, and the geographic distribution of cost burden is different for renters vs. homeowners. In certain tracts in the northeastern and central parts of the city, 80% or more of renters are cost burdened, meaning they face housing insecurity and have a higher risk of homelessness.

### Cost Burden Homeowners



## Cost Burden Renters





#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	640	305	285	1230	680	220	400	1300
Large Related	30	430	40	500	35	15	145	195
Elderly	1205	995	600	2800	1795	1690	1000	4485
Other	1140	945	360	2445	640	530	365	1535
Total need by income	3015	2675	1285	6975	3150	2455	1910	7515

**Table 10 – Cost Burden > 50%**

Data Source: 2018-2022 CHAS

#### Severe Cost Burden

Severe cost burden occurs when a household spends more than 50% of its income on housing, and it is most prevalent among those with extremely low incomes. Over 6,100 extremely low income households spend half of what they earn on housing. As a result, these households often face difficult financial choices, such as choosing between paying rent, buying food, or covering transportation costs to get to work. Severely cost burdened households are in urgent need of assistance to avoid homelessness.

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	210	130	115	50	505	0	50	14	35	99
Multiple, unrelated family households	0	0	25	0	25	0	0	0	25	25

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	20	40	25	85	0	0	0	0	0
Total need by income	210	150	180	75	615	0	50	14	60	124

**Table 11 – Crowding Information – 1/2**

Data Source: 2018-2022 CHAS

### Overcrowding

HUD defines an overcrowded household as having between 1.01 and 1.50 occupants per room, while a severely overcrowded household has more than 1.50 occupants per room. Although overcrowding is less common in the City than cost burden issues, it still affects over 700 households, the majority of which are renters. This aligns with findings from the Market Analysis, which highlight a shortage of rental units with three or more bedrooms, making it difficult for families with three children to find housing that isn't overcrowded.

The following table shows the number of overcrowded households with children present by tenure and income level, using 2017 – 2022 CHAS data.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	295	280	740	1,315	140	155	255	550

**Table 12 – Crowding Information – 2/2**

### Describe the number and type of single person households in need of housing assistance.

According to the 2018-2022 ACS data, there are 41,288 one-person households in the City. Renters, especially those aged 65 and older, are the main subsection of one-person households who are in need of housing assistance due to higher poverty rates and fixed incomes. Among single-person households, 16,329 are seniors who live alone and may require housing support.

## **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

### **Disability**

According to 2018-2022 ACS data, about 9.8% of the City's population, or 23,353 residents, have a disability. About 800 of these residents are under 18 years old. The most common disability reported is ambulatory difficulty, affecting 10,899 residents. Individuals with disabilities and families with children who have disabilities face major challenges in accessing affordable housing, as most homes require costly modifications to meet their needs. While it's difficult to pinpoint the exact number of people needing housing assistance, it's likely that the majority of residents with disabilities require either financial support or access to housing that accommodates their needs.

### **Violence**

In Scottsdale, AZ, data on violent crime, particularly concerning sexual offenses, underscores the need for targeted housing and economic support for survivors of domestic violence, sexual assault, trafficking, and related crimes. According to the Scottsdale Police Department's annual crime reports, the city sees significant numbers of violent crimes each year, including sexual violence. In 2023, Scottsdale reported 424 violent crimes, with 98 classified as sexual assault, including rape.

Women in Scottsdale, as in most other communities, are disproportionately affected by these crimes. In Scottsdale in 2023, 81% of victims of sexual assault were women. Sexual offenses more often occur in private residences, with a high percentage of cases involving offenders who are known to the victim. Of the 93 sexual assault cases, 51% were committed by someone known to the victim, either by an acquaintance, family member, or intimate partner. High rates of assaults committed by persons known to the victim are a significant factor that contributes to underreporting.

National statistics from the National Coalition Against Domestic Violence reveal that only a small fraction of intimate partner violence and sexual assaults are reported, with estimates indicating that 25% of physical assaults, 20% of rapes, and 50% of stalking cases being reported to law enforcement. If applied to Scottsdale's population, this suggests that the actual number of sexual offenses could be much higher than those reported, with many survivors not coming forward due to fear or dependency on their abuser.

Given this, providing accessible housing options is crucial for enabling victims to leave unsafe environments. Affordable housing and economic support programs must be prioritized to help survivors rebuild their lives. Local initiatives that expand housing for victims of domestic violence, dating violence, and sexual assault are essential, as securing safe housing is a significant barrier for many trying to escape abusive situations.

### **What are the most common housing problems?**

The most prevalent housing issue is cost burden. While the data presented earlier in this section highlights cost burden rates for persons at or below the area median income, the American Community Survey data provides a look at cost burden across all income groups. According to the latest ACS data, nearly 33,000 households are affected by cost burden. Renters are the most impacted, with about 42% spending more than 30% of their income on housing. While homeowners are less likely to experience cost burden, it remains a significant concern. About 29% of homeowners with a mortgage and 14% without a mortgage are cost burdened. This financial strain puts considerable pressure on households and increases the likelihood of living in unsuitable conditions.

### **Are any populations/household types more affected than others by these problems?**

Household income is closely linked to the likelihood of experiencing housing problems, especially for renters. Lower-income residents face higher rates of cost burden and other poor living conditions. Additionally, individuals with disabilities and those experiencing homelessness are particularly vulnerable to housing challenges. The prevalence of housing problems among different racial and ethnic groups is further explored in sections NA-15 to NA-30.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Very low-income households (those earning 30% or less of the area median income) who spend more than 50% of their income on rent and utilities are especially vulnerable to financial or personal crises that could lead to homelessness. Single-parent households with children are at the highest risk, as they have a greater need for affordable housing, accessible daycare, healthcare, and other support services. Due to their lower income and higher living expenses, these families are at an immediate risk of homelessness. Their primary needs include financial management, budget counseling, job training, and affordable childcare.

### **If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing instability and an increased risk of homelessness often stem from a lack of financial resources, living temporarily with others, facing imminent eviction, or temporarily residing in motels. Unforeseen events such as the death of a family member, medical bills, or unexpected expenses like a major car repair can disrupt stable housing, especially for families with low or fixed incomes.

In Maricopa County, there are limited programs available to support individuals exiting institutions like jails, mental health facilities, or those aging out of foster care, leaving these populations particularly vulnerable. Additionally, domestic violence, abandonment by a spouse, mental illness, and substance abuse significantly contribute to the local rise in homelessness.

Other factors that threaten housing stability include prolonged unemployment and the lingering effects of the COVID-19 pandemic, such as income loss and increased health care costs. These challenges further complicate the situation for those already living on the edge, highlighting the need for more comprehensive support services and prevention measures.

**Discussion:**

**N/A**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A review of 2018 – 2022 CHAS Housing Assessment data provided by HUD helps to determine whether any racial or ethnic groups may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given income category is at least 10 percentage points higher than the category as a whole.

The tables in this section show the prevalence of standard Housing Problems. A Housing Problem is defined as one or more of four things:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room, and
4. Cost burden greater than 30%.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,120	2,620	0
White	5,955	2,125	0
Black / African American	165	115	0
Asian	170	40	0
American Indian, Alaska Native	19	60	0
Pacific Islander	0	0	0
Hispanic	750	170	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	7,015	1,990	0
White	5,485	1,885	0
Black / African American	170	0	0
Asian	250	35	0
American Indian, Alaska Native	60	10	0
Pacific Islander	10	0	0
Hispanic	995	65	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	8,075	5,610	0
White	6,840	4,645	0
Black / African American	230	75	0
Asian	255	115	0
American Indian, Alaska Native	15	145	0
Pacific Islander	0	0	0
Hispanic	580	570	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,565	5,395	0
White	2,990	4,175	0
Black / African American	10	210	0
Asian	205	300	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	10	0
Hispanic	105	545	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide housing problem rate in this income group is 73.1%. No groups are disproportionately impacted.

Very Low-Income (30-50% AMI)

In this income group 77.9% of households report a housing problem. Two groups are disproportionately impacted. One hundred percent of Black/African American residents experience a housing problem, though the total Black/African American population in the City is relatively small. Hispanic residents are also disproportionately impacted, with 93.9% of Hispanic households reporting a housing problem.

Low-Income (50-80% AMI)

Approximately 59% of households in this income group across the City have a housing problem. Black or African American residents are disproportionately impacted, with 75.4% of residents having a housing problem.

Moderate Income (80-100% AMI)



This income group reports 39.8% of households with a housing problem. There are no groups disproportionately impacted.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Similarly to the NA-15, this section uses CHAS data to determine whether any racial or ethnic groups have a disproportionately higher need when it comes to severe housing problems. A household with severe housing problems is defined as one that has one or more of the following:

1. Lack complete kitchen facilities,
2. Lack complete plumbing facilities,
3. More than 1.5 persons per room, and
4. Cost burden over 50%

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,330	3,415	0
White	5,235	2,845	0
Black / African American	165	115	0
Asian	160	40	0
American Indian, Alaska Native	19	60	0
Pacific Islander	0	0	0
Hispanic	700	220	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,315	3,690	0
White	4,265	3,105	0
Black / African American	105	65	0
Asian	120	170	0
American Indian, Alaska Native	55	14	0
Pacific Islander	10	0	0
Hispanic	740	320	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,455	10,230	0
White	3,005	8,480	0
Black / African American	170	135	0
Asian	105	265	0
American Indian, Alaska Native	0	160	0
Pacific Islander	0	0	0
Hispanic	140	1,005	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	755	8,205	0
White	695	6,465	0
Black / African American	0	225	0
Asian	15	490	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	10	0
Hispanic	70	840	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide rate of severe housing problems in this income group is 65%. Asian and Hispanic households are disproportionately impacted, with 80% of Asian households and 76.1% of Hispanic households experiencing a severe housing problem.

Very Low-Income (30-50% AMI)

In this income group 59% of households report a severe housing problem. Three groups are disproportionately impacted. White residents (57.9%), Black or African American residents (61.8%) and Hispanic residents (69.8%) report severe housing problems.

Low-Income (50-80% AMI)

Approximately 55.7% of households in this income group across the City have a housing problem. Black or African American residents are disproportionately impacted, with 55.7% of residents having a housing problem.

*Moderate Income (80-100% AMI)*

This income group reports 8.4% of households with a housing problem. There are no groups disproportionately impacted.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

The following section examines HUD data on cost burden, focusing on whether any racial or ethnic groups are disproportionately affected. A household is considered cost burdened if it spends more than 30% of its income on housing, while severe cost burden applies to those spending 50% or more. In line with previous sections, HUD defines a disproportionately high need as when the percentage of affected individuals within a group is at least 10 percentage points higher than the overall percentage for that group.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	83,775	15,963	16,484	1,745
White	70,510	13,410	14,215	1,400
Black / African American	1,175	295	405	85
Asian	3,715	560	340	65
American Indian, Alaska Native	335	19	69	50
Pacific Islander	135	4	10	0
Hispanic	6,205	1,440	1,365	105

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2018-2022 CHAS

### Discussion:

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experienced a disproportionately greater need when it comes to housing cost burden.

#### Cost Burden (30-50%)

Approximately 13.7% of households in the jurisdiction pay between 30% and 50% of their income to housing costs. No groups are disproportionately impacted.

#### Severe Cost Burden (50% or more)

Throughout the City, 14.2% of households report severe cost burden. No groups are disproportionately impacted.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Overall, it is relatively rare for a group to be disproportionately impacted by housing problems due to race or ethnicity. However, Black or African American and Hispanic households are disproportionately impacted in multiple income groups.

#### Disproportionate Housing Problems:

- Extremely Low Income: None
- Very Low Income: Black or African American and Hispanic
- Low Income: Black or African American
- Moderate Income: None

#### Disproportionate Severe Housing Problems:

- Extremely Low Income: Asian and Hispanic
- Very Low Income: White, Black or African American, and Hispanic
- Low Income: Black or African American
- Moderate Income: None

Cost Burden: None

Extreme Cost Burden: None

### **If they have needs not identified above, what are those needs?**

No additional needs are identified.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The Black or African American population of Scottsdale is relatively small, making up a total of only about 2% of the population. There is one census tract with a concentration of Black or African American households in the city, located north of downtown in central Scottsdale. Additionally, the available data shows Hispanic households are primarily concentrated in a few census tracts in the downtown area of the City. These areas tend to be lower income and have fewer affordable housing opportunities. A complete analysis of the relationship between race and ethnicity and geography is discussed in MA-50.

## NA-35 Public Housing – 91.205(b)

### Introduction

There is no traditional public housing in the City of Scottsdale. However, the Scottsdale Housing Agency, managed by the City, oversees its Housing Choice Voucher (HCV) program directly. This program allows eligible families to access privately-owned rental housing with federal subsidies, making housing more affordable for low-income individuals, families, seniors, and those with disabilities. The HCV waitlist is currently closed.

Currently, the demand for affordable housing in the City exceeds supply. The lack of public housing units in Scottsdale is a significant challenge, reflecting broader affordability issues in the region. As part of Scottsdale's Consolidated Plan, efforts are being made to leverage HUD funds to address these gaps by supporting rental assistance, increasing affordable housing options, and maintaining collaboration with countywide resources to better meet the needs of low-income residents.

Data presented in these sections is pulled from the Scottsdale Housing Agency's HCV management system. Table 22 describes total number of vouchers (780), of which only 552 are currently leased. Information presented in Tables 1, 2, and 3 of this section describe demographics of households that are currently leased and utilizing a voucher. Any information left blank was unavailable.

### Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use				780	25	730	25		

Table 22 - Public Housing by Program Type



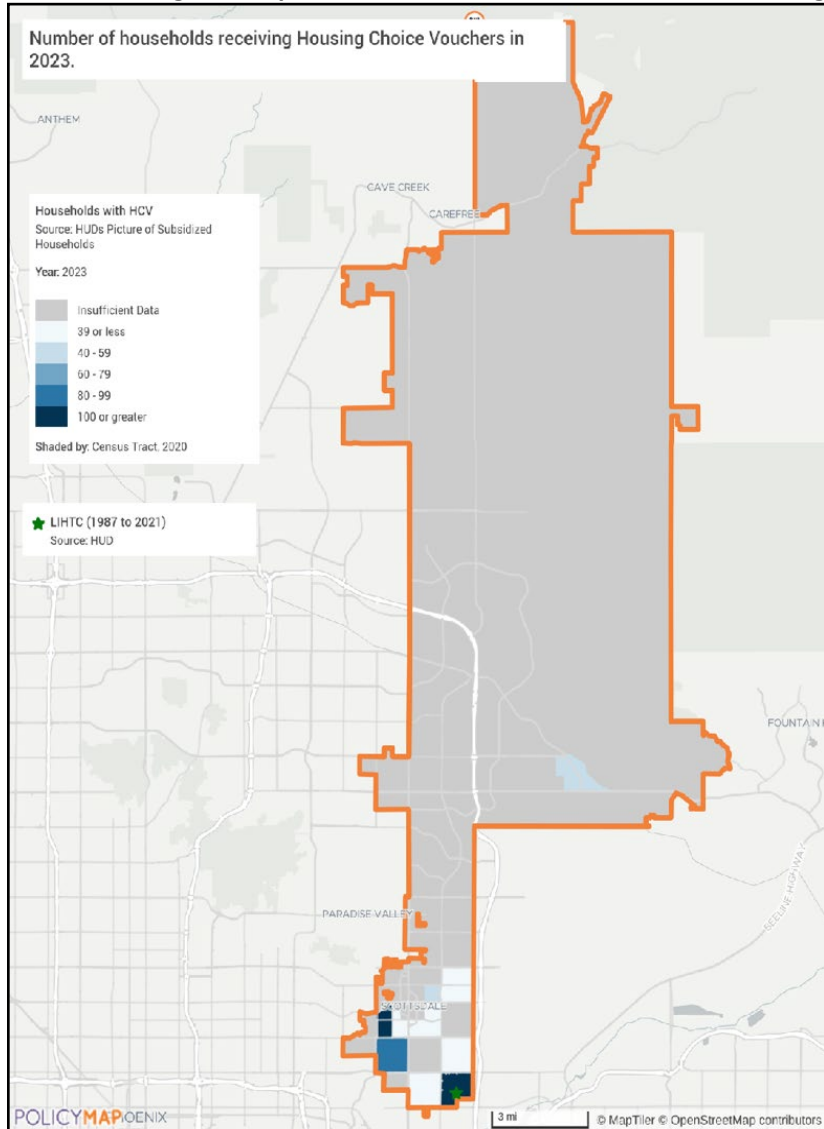
**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** Scottsdale Housing Agency

The Scottsdale Housing Agency is overseeing approximately 780 housing choice vouchers, but only 552 are currently leased. The waiting list is currently closed to new households. The city manages its 25 project-based vouchers and its 25 Veterans Affairs Supportive Housing (VASH) vouchers. Fifteen of the 25 vouchers are currently leased up due to the fact that the city received the additional 10 VASH vouchers in late 2024. The city also has 21 Foster Youth to Independence (FYI) vouchers, which are targeted for youth between the ages of 18 and 24 who have left foster care and are homeless or at risk of becoming homeless. The city also manages 15 Tenant Based Rental Assistance Coupons through the HOME Investment Partnership Program for Seniors 62 and older who are 50% or more cost burdened by housing costs. These TBRA coupons allow these residents to bridge to the HCV program after two years.

The map below shows the distribution of housing choice vouchers within the City of Scottsdale. Though there are not many vouchers overall, the minor concentration of voucher holders live in the southernmost neighborhoods in the city. The City recently implemented Small Area Fair Market Rents (SAFMRs) to help increase choice for HCV holders by allowing for determination of HCV payment standards using Fair Market Rents calculated at the zip code level. Approximately 88% of HCV participants in Scottsdale are concentrated in zip codes 85251 and 85257, with are the two zip codes in the southern area of the city, as seen in the map below.

### Public Housing Developments and Number of Households receiving Housing Choice Vouchers in 2023



**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission				89				
# of Elderly Program Participants (>62)				244		239	5	
# of Disabled Families				351		339	12	
# of Families requesting accessibility features				780				
# of HIV/AIDS program participants								
# of DV victims								

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** Scottsdale Housing Agency

**Race of Residents**

<b>Program Type</b>									
<b>Race</b>	<b>Certificate</b>	<b>Mod-Rehab</b>	<b>Public Housing</b>	<b>Vouchers</b>					
				<b>Total</b>	<b>Project - based</b>	<b>Tenant - based</b>	<b>Special Purpose Voucher</b>		
							<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>	<b>Disabled *</b>
<b>White</b>				562	0	552	10		
<b>Black/African American</b>				346	0	343	3		
<b>Asian</b>				13	0	11	2		
<b>American Indian/Alaska Native</b>				33	0	33	0		
<b>Pacific Islander</b>				6	0	6	0		
<b>Other</b>				0	0	0	0		
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 44 – Race of Public Housing Residents by Program Type**

Data Source: Scottsdale Housing Agency

**Ethnicity of Residents**

<b>Program Type</b>									
<b>Ethnicity</b>	<b>Certificate</b>	<b>Mod-Rehab</b>	<b>Public Housing</b>	<b>Vouchers</b>					
				<b>Total</b>	<b>Project - based</b>	<b>Tenant - based</b>	<b>Special Purpose Voucher</b>		
							<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>	<b>Disabled *</b>
<b>Hispanic</b>				175	0	169	6		
<b>Not Hispanic</b>				770	0	761	9		
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** Scottsdale Housing Agency

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are no public housing units in the City.

According to the Scottsdale Housing Agency, the most common accessibility request is an additional bedroom to accommodate a live-in aide. Other common accessibility needs include wheelchair accessible units, grab bars, raised toilets, tub to shower conversions, ramps, and accessible door handles. Developing accessible housing is often prohibitively expensive to produce at market rates, particularly rates affordable for lower income households. Residents seeking these units are often dependent on publicly supported programs to find safe and secure housing.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

There is no public housing in the city. The most pressing needs for Housing Choice Voucher holders are affordable, safe, and sanitary housing. Once housing stability is achieved, it's crucial to provide pathways toward financial independence. This requires public housing to be situated near job opportunities, educational institutions, and reliable public transportation. Additionally, there is a strong need for affordable housing options in low-poverty neighborhoods.

**How do these needs compare to the housing needs of the population at large**

Overall, the general population is wealthier and has access to a wider range of housing options compared to those relying on publicly supported housing. Housing Choice voucher holders typically have much lower incomes than the general population. At these low income levels, even if a household limits housing costs to 30% of their income, the remaining funds would barely cover essential expenses like food, clothing, and transportation.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness is an incredibly complex issue that has many overlapping causes and effects, including but not limited to economic and financial factors, mental and physical health, employment, housing, and more. Homelessness in Scottsdale is part of a larger regional issue that requires coordinated efforts among multiple stakeholders.

The Stewart B. McKinney Homeless Assistance Act defined “homeless” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill).
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

The AZ-502 Phoenix, Mesa/ Maricopa County Continuum of Care (CoC), also known as Maricopa Regional Continuum of Care, coordinates the region’s response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the county. The data in this section comes from the 2024 PIT Count, conducted by the CoC, and estimates from the local Homeless Management Information System (HMIS). The data provided in this section are for the entirety of Maricopa County. Specific data on the unsheltered homeless population in Scottsdale can be found in the discussion section.

Though the City works with the CoC, there are several local initiatives in place to address homelessness directly. The city has a Homeless Navigation Team which works directly with clients to address their needs and connect them to resources. The city also had two Day Relief Centers (South Scottsdale Presbyterian Church and Vista Del Camino Community Center), which provide access to supportive services and connection to resources in partnership with Phoenix Rescue Mission and Community House. The City’s Bridge Housing Program assists seniors and families with children with temporary shelter through May 2025 in conjunction with supportive services through a case management contract with Community Bridges, Inc.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,867	222	5,460	5,300	3,342	128
Persons in Households with Only Children	21	17	69	64	14	230
Persons in Households with Only Adults	3,471	3,837	12,526	12,077	2,878	114
Chronically Homeless Individuals	1,318	645	4,833	4,660	981	135
Chronically Homeless Families	160	108	681	661	423	137
Veterans	346	93	1,467	1,417	795	125
Unaccompanied Child	21	17	69	64	14	230
Persons with HIV	175	144	N/A	N/A	N/A	N/A

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:** 2024 Point in Time Count; Estimates using data from HMIS

**Data Source Comments:** AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024

**Indicate if the homeless population is:** Has No Rural Homeless



**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Chronically Homeless Individuals and Families:

- Chronically homeless individuals and families experience long-term or repeated homelessness, often linked to mental health challenges, substance use disorders, or physical disabilities, requiring intensive support services and permanent housing solutions to regain stability. In the CoC region, there are 1,318 chronically homeless individuals in shelters and 645 unsheltered, highlighting the urgent need for housing interventions. Each year, 4,660 individuals and 661 families experience homelessness, while only 981 individuals and 423 families successfully exit homelessness, showing a significant gap in resolving chronic homelessness.

Families with Children:

- Homeless families with children, often affected by economic hardship, domestic violence, or a lack of affordable housing, face unique challenges as homelessness disrupts children's education, healthcare access, and overall well-being. In the CoC region, 1,867 individuals in families with children are sheltered, while 222 are unsheltered, emphasizing the importance of family-specific housing initiatives. Each year, 5,300 individuals within families with children become homeless, while 3,342 exit homelessness, demonstrating the critical need for affordable and stable family housing.

Veterans and their Families:

- Veterans experiencing homelessness face heightened risks due to physical disabilities or mental health conditions like PTSD, often stemming from their military service, and require specialized healthcare and housing assistance. In the CoC region, 346 homeless veterans are sheltered, and 93 are unsheltered, reflecting the ongoing housing challenges for this vulnerable group. Annually, 1,417 veterans experience homelessness, but only 795 exit homelessness, underscoring the need for more robust veteran-specific housing and support services.

Unaccompanied Youth:

- Unaccompanied youth, typically under 24, often lack parental or guardian care due to family rejection, aging out of foster care, or abusive environments, leaving them vulnerable to exploitation, mental health issues, and barriers to education and employment. In the CoC region, 21 unaccompanied youth are in shelters, and 17 are unsheltered, indicating a population in need of targeted interventions. Each year, 64 unaccompanied youth become homeless, but only 14 exit homelessness, revealing a pressing need for youth-focused programs to support their transition to independent living.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	2,904	2,807
Black or African American	1,854	853
Asian	40	18
American Indian or Alaska Native	280	285
Pacific Islander	44	25
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,277	1,278
Not Hispanic	4,082	2,798

**Table 27 – Nature and Extent of Homelessness**

**Alternate Data Source Name:** 2024 Point in Time Count

**Data Source Comments:** AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time Count

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2024 Point-in-Time Count for the entire county identified 38 total persons in families with children experiencing homelessness of which 21 were sheltered and 17 were unsheltered. Using data from the Homelessness Management Information System (HMIS) the CoC estimates for the county that 5,460 persons in households with adults and children experience homelessness each year with approximately 3,342 exiting homelessness each year. This leaves a gap of about 2,118 persons in families that are unable to exit homelessness each year and in need of housing services. There were 439 veterans experiencing homelessness of which 346 were sheltered and 93 were unsheltered in the county. Using data from HMIS the CoC estimates that for the county 1,467 veterans and their family members experience homelessness each year with approximately 795 exiting homelessness each year. This leaves a gap of about 672 veterans that are unable to exit homelessness each year and in need of housing services.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

DATA NOTE: The table above does not include a category for people that identified their race as Middle Eastern, North African, or “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

Of all persons surveyed who provided responses to racial and ethnic questions in the 2024 Point-in-Time Count, 61% identified as White, 29% Black or African American, 6% American Indian, 3% multi-racial, Pacific Islander, Asian, and Middle Eastern or North African are all less than 1%. Ethnically, 27% identified as Hispanic.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Of all persons that were surveyed in the 2024 Point-in-Time Count, 57% were sheltered and 43% were unsheltered. Twenty-two percent of the persons counted were experiencing chronic homelessness. Approximately 14% of persons surveyed reported having a serious mental illness and 14% reported having a substance use disorder. Just 7% of persons surveyed reported that they were fleeing/ survivors of domestic violence. These vulnerable groups face heightened risks and additional barriers to securing safe, stable housing, underscoring the need for targeted support services. Specialized interventions and resources are crucial to assist these individuals in finding secure shelter and addressing their unique challenges.

### **Discussion:**

According to a recent study by Julius Happonen and Sara Shuman from Northern Arizona University (NAU), Arizona's homeless rate increased by 23.4% between 2020 and 2023, one of the largest rises in the U.S. The state's climate and terrain present unique challenges for individuals experiencing unsheltered homelessness, with extreme conditions ranging from frigid temperatures in Flagstaff to record-breaking heat in Phoenix. Addressing unsheltered homelessness is crucial for improving health equity and ensuring safety.

The 2024 PIT count identified 89 cases of unsheltered homelessness within the City of Scottsdale. Nineteen of those counted were chronically homeless. Men made up 72% of cases and a majority of persons identified as White. Six people identified were veterans, two were unaccompanied youth, and 12 had a disabling condition.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Non-homeless persons with special needs include the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with drug and alcohol addictions; persons with HIV/AIDS and their families; and victims of domestic violence, sexual assault, and stalking. These groups often have low incomes and face unique challenges. Although data on these populations is limited, there is a clear and significant need for both housing and supportive services across all special needs subpopulations. Addressing these needs is a high priority for the City.

### **Describe the characteristics of special needs populations in your community:**

Elderly: Scottsdale's elderly population, defined as residents over 62 years of age, faces significant challenges in maintaining affordable housing and independence. Approximately 80,027 elderly residents, or 33.3% of the population, often experience financial strain due to limited incomes, disabilities, and rising living costs. While remaining in a familiar environment is emotionally and medically beneficial, many elderly individuals are unable to match their income to inflation, leading to financial pressure and reduced independence. Around 6.8% of Scottsdale's residents age 65 and older live below the poverty line, a rate slightly below that of the general population (7.9%).

Housing affordability is a critical issue for this group. Renters are especially vulnerable to housing insecurity due to lower financial stability. Combined with potential health-related expenses and limited mobility, these factors heighten the need for accessible, affordable housing and services to support Scottsdale's elderly residents in aging comfortably within their community.

HIV/AIDS: See below

Alcohol and Drug Addiction: Gathering accurate data on alcohol and drug addiction in Scottsdale is challenging, as addiction often goes unreported. Many individuals avoid seeking help due to fears of legal repercussions or the stigma associated with addiction and mental health issues. As a result, addiction may only be recognized in official data when someone is arrested, overdoses, or seeks treatment.

In Scottsdale, specific data on drug use and addiction is limited, but some insight can be gained from available resources and services. According to the\*Scottsdale Police Department, there were 1,069 arrests related to DUI in 2023, reflecting the ongoing issue of alcohol misuse in the community. While there is no comprehensive count of drug addiction rates, the city's rehabilitation facilities offer some perspective. Scottsdale has several addiction treatment centers, many of which report operating at near-full capacity year-round. Local estimates suggest that the available treatment beds, which total approximately 250 across various facilities, are consistently occupied, reflecting the high demand for addiction services in the area.

Disabilities: According to 2018 - 2022 ACS data (S1810), there are 23,353 residents with disabilities in the City making up 9.8% of the population. Approximately 805 of these residents are under the age of 18. The most common disability is ambulatory difficulty, and 10,899 residents report this difficulty.

Survivors of Abuse and Sexual Assault: According to the FBI's Crime data there were 161 reported cases of rape in Scottsdale in 2023. However, given the underreporting of rape and sexual assault incidents, the actual number of cases is likely much higher. Estimates suggest that the true number of sexual assaults in the community could exceed 1,000 annually when accounting for unreported incidents. This high incidence of rape cases highlights a pressing need for resources to assist survivors of rape, abuse, and domestic violence and provide financial and housing support.

While specific data on stalking incidents is limited, the overall statistics indicate a significant demand for comprehensive support services for victims of violence. The prevalence of sexual assault and domestic violence underscores the importance of enhancing local resources, such as crisis hotlines, counseling services, and safe housing options, to aid survivors in the recovery process.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Elderly and Frail Elderly: Ensuring secure, safe, affordable, and stable housing for the elderly is crucial for their well-being. Several factors contribute to a healthy living environment for older adults, including access to healthcare, shopping, and social connections. A strong public transportation system is essential for helping seniors stay active and maintain their independence. Furthermore, modifications to their homes may be necessary to accommodate any disabilities that arise with aging.

Disability: Individuals with disabilities represent a diverse spectrum of skill levels and abilities. As a result, they face many of the same challenges as the general population, along with additional needs that are specific to their circumstances. Typically, individuals with disabilities live on fixed incomes and have limited housing options. Those with greater independent skills often take advantage of subsidized housing, while those needing more assistance may reside in public welfare-funded community homes, whether in shared settings or private care facilities. Many continue to live with their parents or family members throughout adulthood. Regardless of their housing situation, there is a consistent need for ongoing support services tailored to their varying levels of capability.

HIV/AIDS: In Scottsdale, programs and services for individuals affected by HIV/AIDS are provided by several local organizations, including the Arizona Department of Health Services (ADHS), which offers comprehensive resources for prevention, care, and treatment. The Southern Arizona AIDS Foundation (SAAF) also serves the community by providing services such as housing assistance, medical care, and support groups for those living with HIV/AIDS. Additionally, the Maricopa County Department of Public Health provides testing and treatment resources, including access to the Ryan White HIV/AIDS Program, which offers critical medical and support services to low-income individuals living with HIV/AIDS throughout Maricopa County.

Persons with Alcohol/Drug Addictions: Individuals with substance abuse issues require a robust support network to maintain their health and sobriety. Their housing needs encompass sober living environments, employment support, access to healthcare facilities, and convenient connections to family and friends. Moreover, detoxification facilities are essential for individuals at the initial stages of recognizing their addiction.

Survivors of Abuse and Sexual Assault: There is a significant need for a comprehensive continuum of care to support this population. Additional housing options are necessary, particularly for families and women with children. Economic assistance, counseling, and other forms of support are crucial for helping individuals escape unsafe environments. Currently, there is no designated liaison to coordinate efforts with stakeholders and law enforcement, and counseling services are unavailable. Furthermore, there are limited shelters specifically designated for victims and their families. This situation forces women fleeing abusive situations to either leave their children behind or seek alternative safe places for them.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In Scottsdale, data on individuals living with HIV/AIDS is gathered through the Arizona Department of Health Services (ADHS) HIV Surveillance Program. According to the 2023 HIV Surveillance Annual Report, there were 975 new cases in 2022 across the State of Arizona, reflecting a 20 percent increase from the prior year. This reflects the ongoing need for healthcare services tailored to those affected by HIV/AIDS.

While demographic data specific to Scottsdale is limited, statewide statistics offer insight into the population. In Arizona, the male population had the highest total number of HIV/AIDS prevalent cases, with 14,860 cases, compared to 2,458 cases for females. The racial breakdown indicates that Hispanic/Latino residents represent about 42% of 2022 cases, while white residents account for 30% and Black or African American residents account for around 16.6%.

Transmission categories highlight key patterns: for white residents, the primary mode of transmission is sexual contact among men, while heterosexual contact is predominant among Black or African American residents. The aging population with HIV/AIDS in Scottsdale underscores the need for comprehensive medical care, mental health services, and community resources to support both individuals and their families.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Not applicable. The City has not established a preference for HOME TBRA for persons with a specific category of disabilities.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Homeless shelter improvements, including increasing the capacity of existing shelters, is an identified Public Facility need in the city. There is also a need to improve neighborhood facilities such as community centers and the local food bank to improve access to senior service program and youth after school programs for city residents. The Strategic Plan includes more details on how the city plans to address these needs.

### **How were these needs determined?**

The Public Facility needs of the City were determined through consultation with key stakeholders and public meetings. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

### **Describe the jurisdiction’s need for Public Improvements:**

The Public Improvement needs identified in the city include the need for updates to essential infrastructure, such as street and sidewalk improvements, bike lanes and pedestrian corridors, neighborhood cleanup, and water quality improvements. More details on the City’s plans to address these needs can be found in the Strategic Plan.

### **How were these needs determined?**

The Public Improvement needs of the City were determined through consultation with key stakeholders and public meetings. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

### **Describe the jurisdiction’s need for Public Services:**

The city has identified homeless services as its most pressing public service need. The City works closely with local homeless service providers to provide access to essential services such as outreach, shelter operations, and rapid re-housing. More information on how the City plans to use HUD funds to continue to increase access to these essential services can be found in the Strategic Plan.

### **How were these needs determined?**

The Public Service needs of the City were determined through consultation with key stakeholders and public meetings. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis is made up of twelve subsections that overall provide an analysis of the housing market in Scottsdale. This section utilizes 2018-2022 ACS data to present the challenges and opportunities of the housing market, shaped by demographic shifts, economic conditions, and climate change impacts.

**Demographics and Demand:** The city's population includes minority groups and low- to moderate-income families who face substantial housing cost burdens. This demand is heightened by a shortage of affordable housing, especially for low-income households. Many of these families live in older housing units that lack modern amenities and resilience against climate risks.

**Housing Supply and Affordability:** Scottsdale faces a shortage in the supply of affordable housing units. Rising home values, with a citywide median value of owner-occupied units at \$651,800, and increasing rental rates have made it difficult for low-income families to find affordable options.

**Infrastructure and Connectivity:** Scottsdale has developed an extensive broadband coverage, ensuring that the majority of the city, including low- to moderate-income (LMI) areas, has access to multiple internet service provider options. On average, Scottsdale households can choose from at least three high-quality broadband internet services, with several neighborhoods offering four or more provider alternatives.

**Hazard Mitigation and Resilience:** The city is proactive in its hazard mitigation strategies, which includes a Heat Mitigation Plan to enhance community resilience against extreme heat. Additionally, Scottsdale's sustainability initiatives encompass water conservation and infrastructure improvements to support environmental health and mitigate risks posed by climate-related challenges. These programs help residents adapt to climate change by mitigating water scarcity, especially important in arid regions like Arizona.

Scottsdale's housing market faces significant challenges, including a shortage of affordable housing, aging infrastructure, and increasing climate risks. While the city has made progress in addressing these issues, a more integrated approach is necessary to ensure all residents have access to safe, affordable, and resilient housing.

The Market Analysis provides insight into what types of housing is needed and who needs them. The information gathered and analyzed here helps set the priorities for both the Action Plan and Strategic Plan. It is necessary to understand how things have changed and how they stand now to make wise decisions about how to use resources in the future.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section examines the size of the City's housing stock, including the total number of housing units, the types of units available, and their locations. It also provides a comparison between renter-occupied and owner-occupied households.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	73,006	53%
1-unit, attached structure	15,331	11%
2-4 units	7,058	5%
5-19 units	15,335	11%
20 or more units	24,323	18%
Mobile Home, boat, RV, van, etc	1,612	1%
<i>Total</i>	136,665	100%

**Table 28 – Residential Properties by Unit Number**

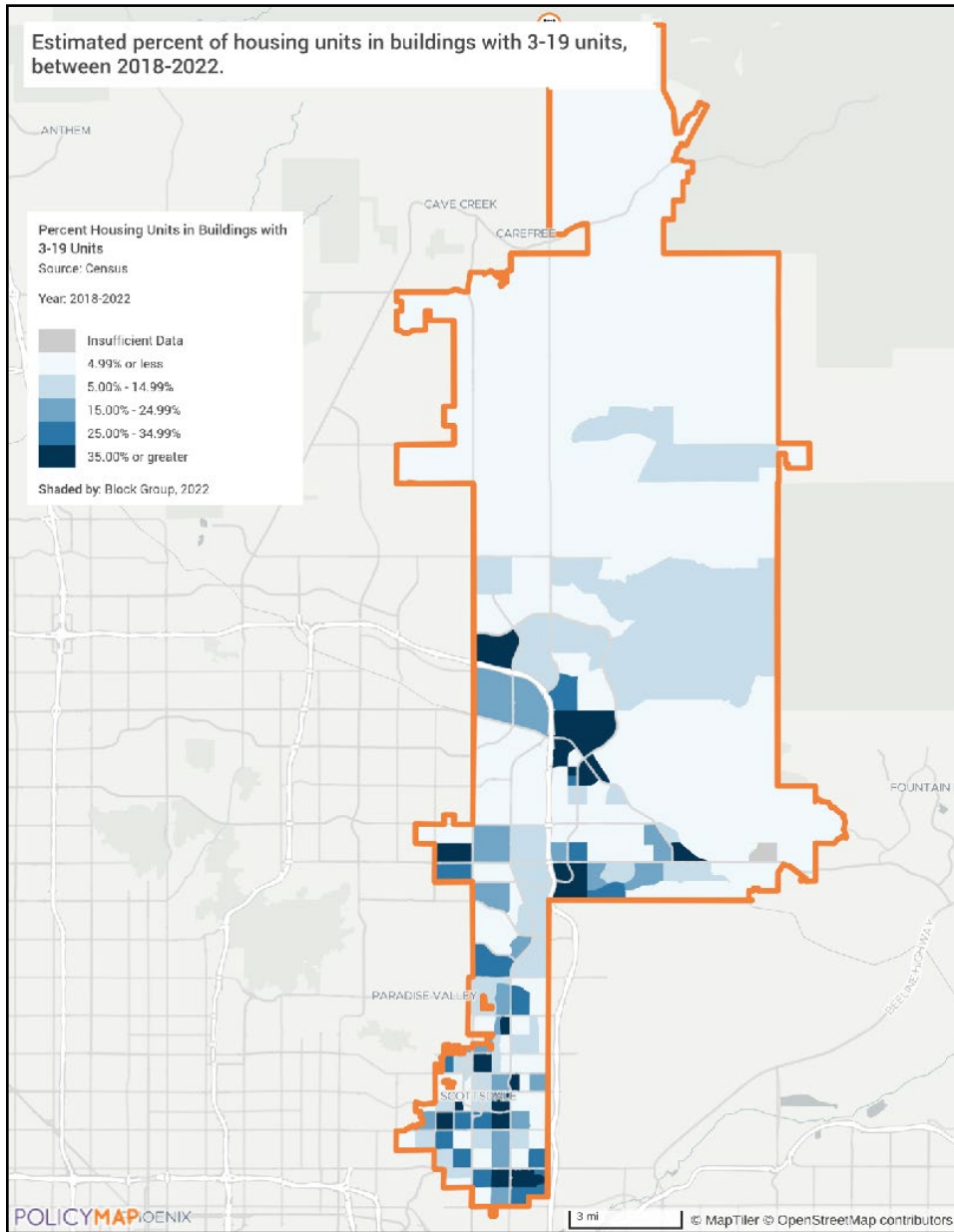
Data Source: 2018-2022 ACS

### Property Type

The table above provides a breakdown of the City's housing stock by the number of units per structure and the type of structure. Traditional single-family detached homes are the most common, making up 53% of all housing units. Large multi-family buildings with 20 or more units are the second most prevalent, comprising 18% of the housing stock.

## Small Multifamily Developments

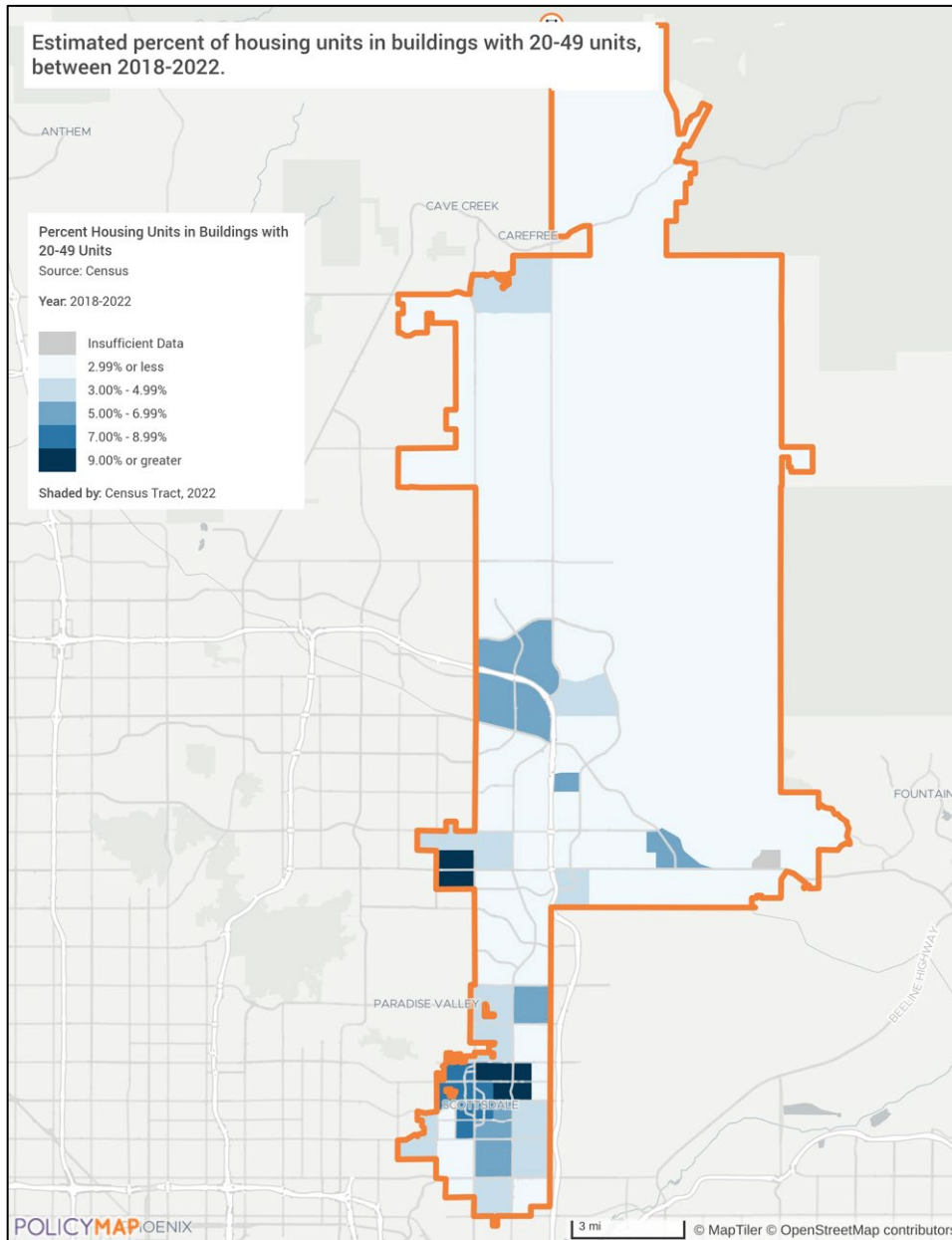
The maps below show the distribution of small, medium, and large multifamily developments across the city. Small multifamily developments, which contain between 3 and 19 units, are dispersed throughout the city. There are small clusters of these housing types in the southern parts of the city, highlighted by the darkest blue shaded census block groups.



**Map: Buildings with 3-19 Units**

## Medium Multifamily Developments

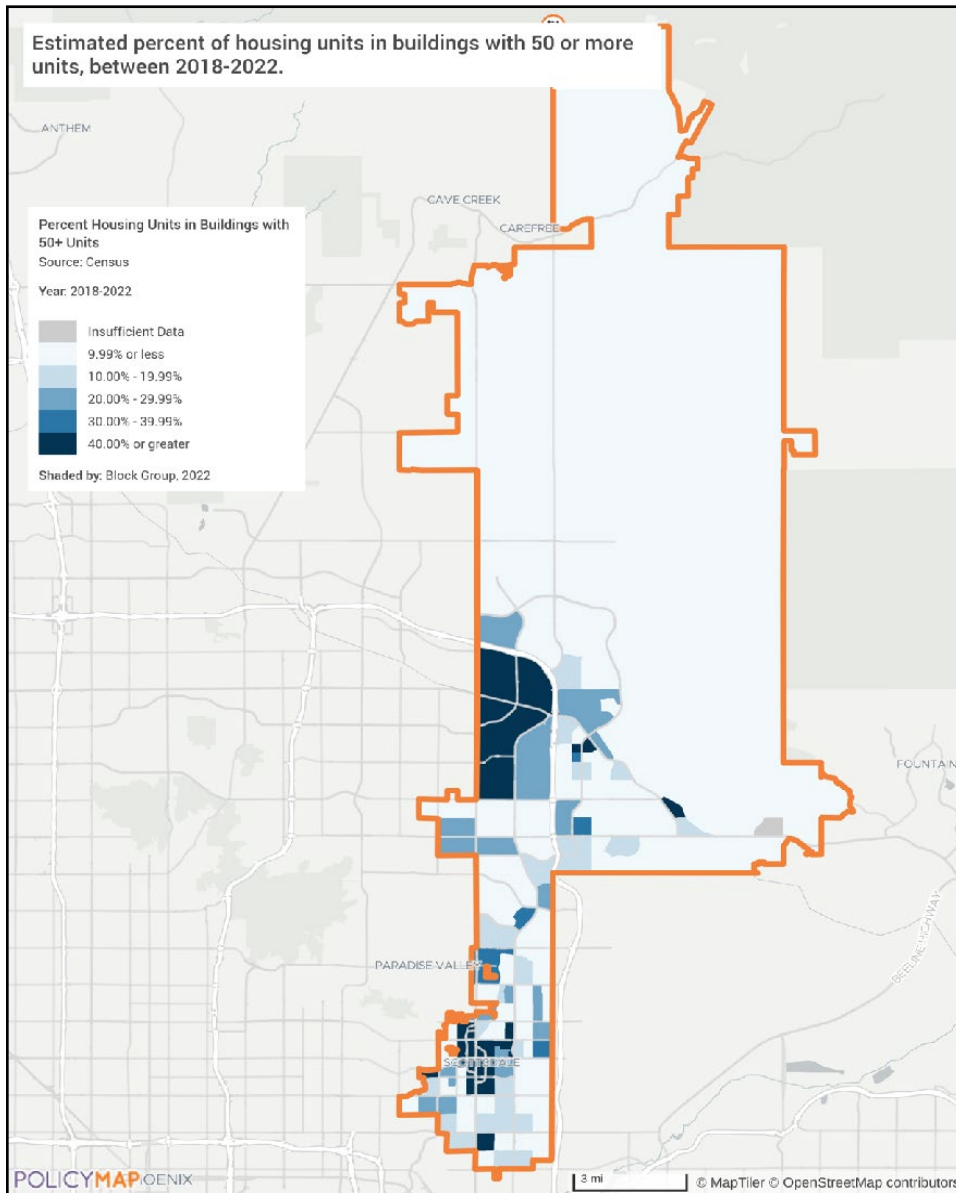
Medium multifamily developments, consisting of 20 to 49 units per development, are primarily concentrated in two small areas in the southern part of the city.



Map: Buildings with 20-49 Units

## Large Multifamily Developments

Large multifamily developments, defined as buildings with 50 or more units, are mainly concentrated in the southern and central parts of the city. In many tracts, these large developments account for 40% or more of the housing units.



Map: Buildings with 50+ Units

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	226	0%	2,205	6%
1 bedroom	1,587	2%	10,721	28%
2 bedrooms	16,929	22%	16,719	44%
3 or more bedrooms	58,832	76%	8,607	23%
<i>Total</i>	77,574	100%	38,252	100%

**Table 29 – Unit Size by Tenure**

Data Source: 2018-2022 ACS

The size of housing units is typically connected to whether they are owner-occupied or renter occupied. Owner-occupied homes tend to be larger than rental units. For instance, only about 2% of owner-occupied homes have one bedroom or less, compared to 34% of rental units. On the other hand, 76% of owner-occupied homes have three or more bedrooms, while just 23% of rental units are that large.

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The city has recognized the need to support extremely low-income households. Programs funded by CDBG and HOME, such as Emergency Repair, Roof Repair, Major Rehabilitation, and Multi-Family Rehabilitation, will continue to assist low- and extremely low-income residents, ensuring safe and secure housing for Scottsdale households. Further details can be found in the Strategic Plan.

In addition to local programs including programs provided by the City of Scottsdale Vista Del Camino Office who assists Scottsdale residents with paying their mortgage, rent and utilities, the Maricopa County Human Services Department also runs a rent and mortgage assistance program that assists low-income households with paying their mortgage and rent, heating/cooling bills, minimizing crises, and making energy costs more affordable. This program specifically targets low-income households.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to HUD's Multifamily Assistance and Section 8 Database, Scottsdale has four developments with active Section 8 contracts. Of these, only one—AZ Retirement Home of Scottsdale II—has a contract

set to expire within the next five years. This property is a Section 202 property which provides affordable housing to low-income elderly residents. The expiration of this contract would result in 47 units of affordable housing being removed from the city's affordable housing stock during the ConPlan period.

### **Does the availability of housing units meet the needs of the population?**

No, the current housing units do not adequately meet the needs of the population. As highlighted in the Needs Assessment, a large number of residents are cost burdened, meaning they cannot find housing at an affordable price. Renters are especially impacted by this issue. Overall, the city faces a clear need for more affordable housing options.

### **Describe the need for specific types of housing:**

The city has a very limited supply of owner-occupied homes with fewer than two bedrooms. These smaller units are often more affordable and appealing to first-time homebuyers or retirees looking to downsize. If such units are unavailable, residents may be forced to move outside the city or settle for substandard housing. Additionally, there is a shortage of larger rental units suitable for families with three or more children. Without these options, many households may end up living in overcrowded conditions.

### **Discussion:**

The need for additional affordable housing in Scottsdale, AZ, is critical, particularly for individuals employed in essential sectors that support the local economy. Current housing values and rental rates in the city far exceed the financial capacity of many workers, creating significant barriers to residency. This challenge is especially pronounced in the tourism sector, a cornerstone of Scottsdale's economy. Employees in this industry often earn wages insufficient to afford housing within the city limits, forcing them to seek accommodations in neighboring communities and endure lengthy commutes. This reliance on external housing not only places financial and time burdens on workers but also contributes to increased traffic congestion, environmental impacts, and a reduced quality of life. Expanding affordable housing options within Scottsdale would address these issues, support the workforce, and enhance the city's overall economic and social sustainability.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Cost is a key factor influencing housing demand, as units in a city must be affordable to meet the community's needs. This section analyzes housing costs for both homeowners and renters, reviewing current home values and rental rates, as well as recent changes in these figures. Lastly, it takes a closer look at the affordability of the existing housing stock for residents in the jurisdiction.

### Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$396,700	\$651,800	64.3%
Median Contract Rent	\$972	\$1,629	67.6%

**Table 30 – Cost of Housing**

**Data Source:** 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	335	0.9%
\$500-999	1,856	5.1%
\$1,000-1,499	9,543	26.0%
\$1,500-1,999	12,316	33.6%
\$2,000 or more	12,639	34.4%
<i>Total</i>	36,689	100%

**Table 31 - Rent Paid**

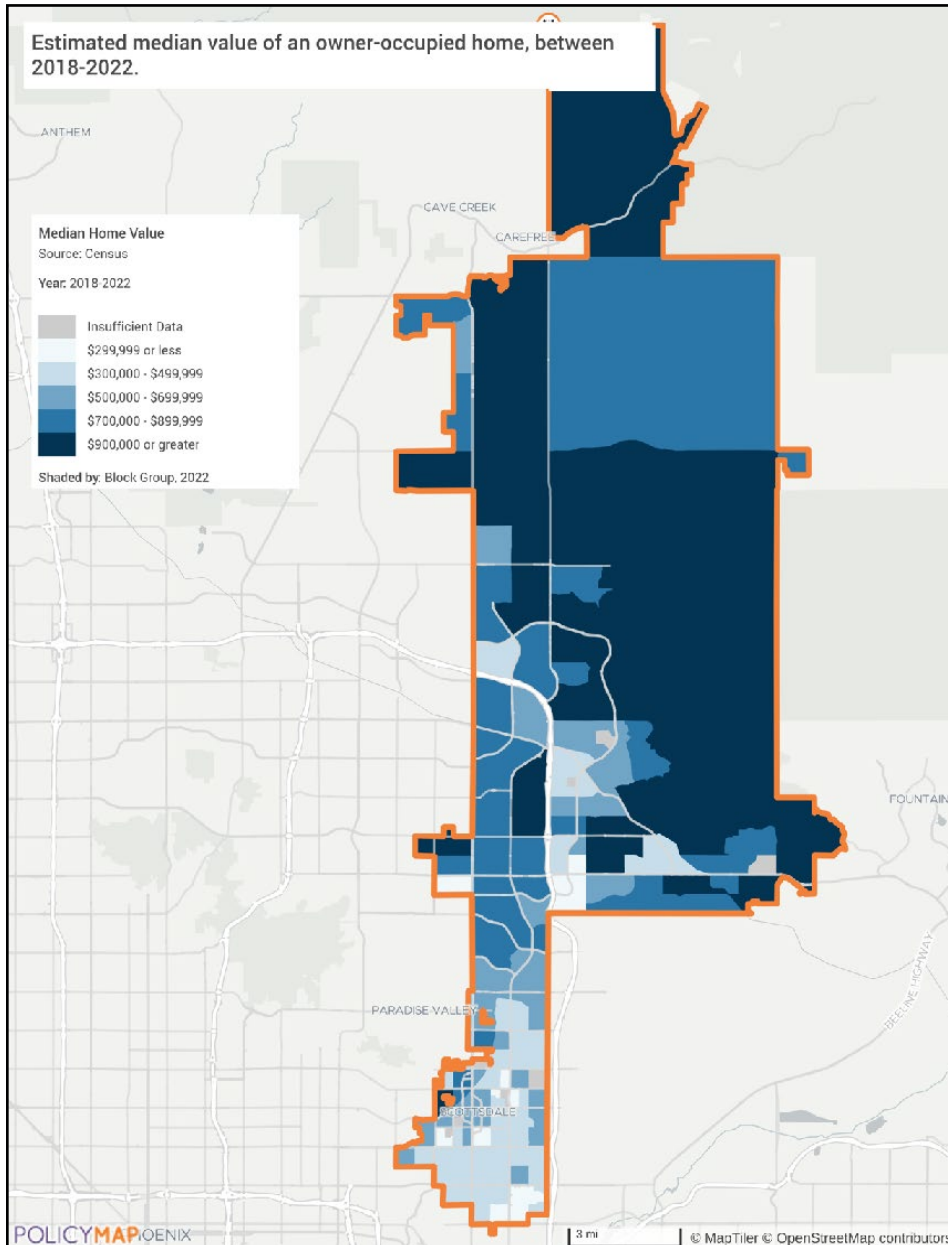
**Data Source:** 2018-2022 ACS

### Housing Costs

Since 2012, the median home value has grown by 64.3%, while rental prices have surged by 67.6% in nominal dollars. This considerable increase can create affordability issues in the city. With rents rising at a faster pace than home values, first-time buyers are increasingly disadvantaged, as high rental costs hinder their ability to save for a down payment. The second table above outlines rent amounts by the number of households that pay them. The largest segment consists of households paying \$2,000 or more per month, representing 34.4% of the population, followed closely by those in the \$1,500 to \$1,999 range, which makes up 33.6%. The smallest segment includes households paying less than \$500 monthly, accounting for less than 1% of the population. This section will provide a more detailed analysis of rental rates later on.

## Home Values

The map below illustrates the median home value by census tract across the City. Higher home values are predominantly located in the northern part of the city, which is more rural, with median values reaching \$900,000 or more in those tracts. In contrast, the areas with the lowest home values are found in the southern section near downtown Scottsdale. However, even these tracts have median home values of around \$300,000, reflecting a generally high cost of housing. The regions with lower median home values tend to coincide with areas that have a higher percentage of Hispanic residents and older housing units compared to other parts of the city.

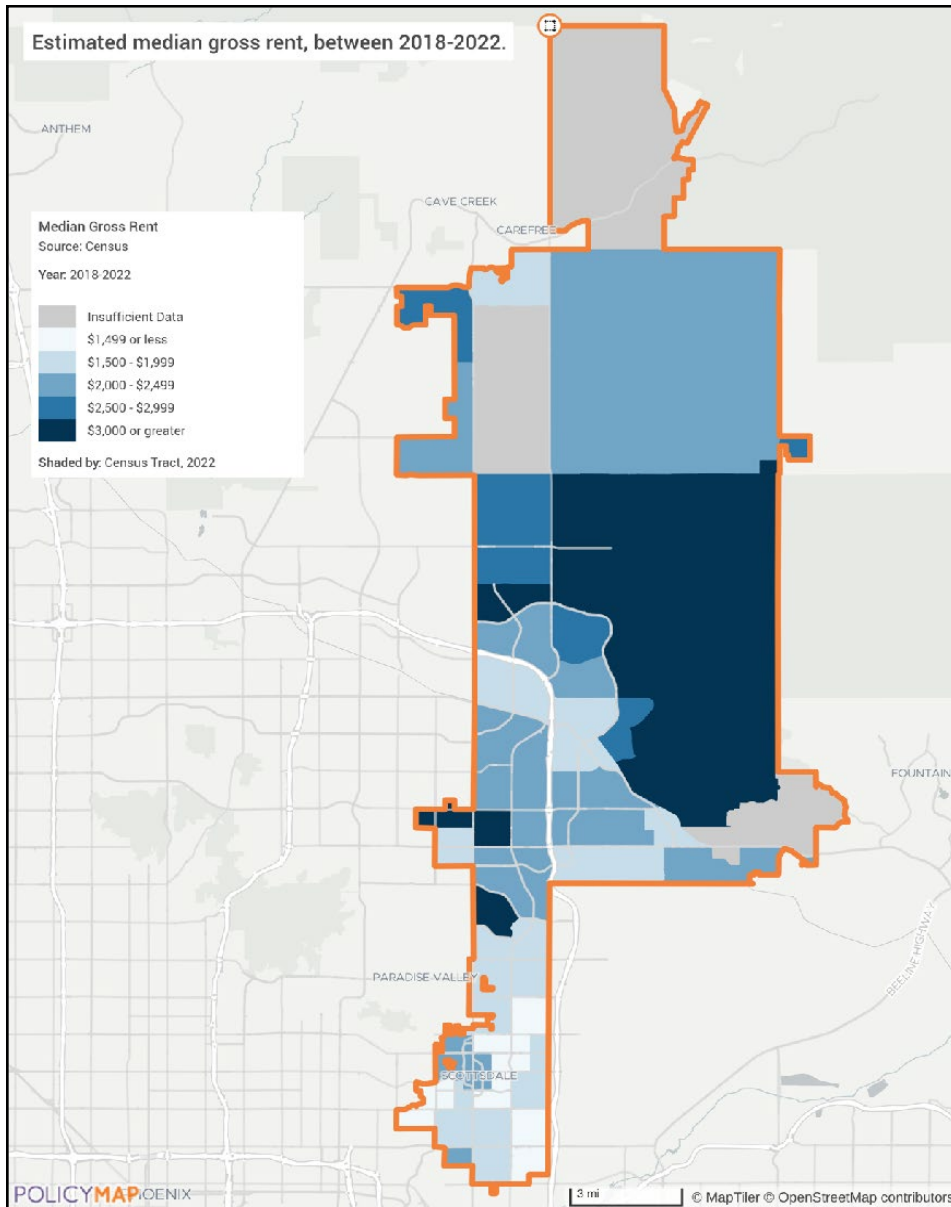


**Map: Median Home Values**



## Median Rent

The map below shows median rent by census tract, revealing a distribution that closely resembles that of home values. The areas with the highest rents are located in the northern part of the City, where the median gross rent exceeds \$2,000. There does not appear to be a clear connection between rent levels and race or ethnicity.



Map: Median Rent

## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	N/A	N/A
50% HAMFI	N/A	N/A
80% HAMFI	N/A	N/A
100% HAMFI	N/A	N/A
<i>Total</i>	N/A	N/A

**Table 32 – Housing Affordability**

Data Source:

Data Note: This data is not available at the City level. The Housing Affordability table below captures the same information at the City level.

## Housing Affordability

	Owner Occupied Housing Units	% Owner Occupied Housing Units	Renter Occupied Housing Units	% Renter Occupied Housing Units
Less than \$20,000	4,114	5.3%	2,937	7.7%
Less than 20 percent	87	0.1%	38	0.1%
20 to 29 percent	256	0.3%	78	0.2%
30 percent or more	3,771	4.9%	2,821	7.4%
\$20,000 to \$34,999	4,956	6.4%	3,638	9.5%
Less than 20 percent	945	1.2%	21	0.1%
20 to 29 percent	795	1.0%	192	0.5%
30 percent or more	3,216	4.1%	3,425	9.0%
\$35,000 to \$49,999	5,007	6.5%	3,574	9.3%
Less than 20 percent	1,569	2.0%	53	0.1%
20 to 29 percent	732	0.9%	354	0.9%
30 percent or more	2,706	3.5%	3,167	8.3%
\$50,000 to \$74,999	7,907	10.2%	6,551	17.1%
Less than 20 percent	3,248	4.2%	435	1.1%
20 to 29 percent	1,702	2.2%	2,575	6.7%
30 percent or more	2,957	3.8%	3,541	9.3%
\$75,000 or more	54,752	70.6%	19,269	50.4%
Less than 20 percent	40,337	52.0%	10,379	27.1%
20 to 29 percent	9,386	12.1%	6,785	17.7%
30 percent or more	5,029	6.5%	2,105	5.5%
Zero or negative income	838	1.1%	720	1.9%
No cash rent	(X)	(X)	1,563	4.1%

**Table 33 – Monthly Housing Costs as a Percentage of Household Income**

Data Source: 2018 – 2022 ACS (S2503)

The table above shows the breakdown of monthly housing costs as a percentage of household income. A large majority of households in the lower income brackets are paying 30 percent or more of their income toward housing costs. Additionally, there are fewer units available to lower income households. More than 70% of owner units and 50% of renter units are tied to households earning \$75,000 or more per year.

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,460	\$1,599	\$1,877	\$2,541	\$2,890
High HOME Rent	\$1,150	\$1,233	\$1,482	\$1,703	\$1,880
Low HOME Rent	\$900	\$963	\$1,157	\$1,336	\$1,491

**Table 34 – Monthly Rent**

Data Source: 2024 HUD FMR and HOME Rents

### HOME Rent Limits and FMRs

Fair Market Rents (FMRs) are established by HUD to determine payment standard amounts for HUD programs. Each year, HUD estimates FMRs for metropolitan areas defined by the Office of Management and Budget (OMB), certain subdivisions of OMB metropolitan areas, and all nonmetropolitan counties. In Scottsdale, the HOME program uses Small Area Fair Market Rents (SAFMRs) to determine the rent ceilings for rental units. SAFMRs are calculated at the ZIP code level, rather than for an entire metropolitan area, to better reflect local market conditions. This helps provide more accurate payment standards for housing assistance programs, such as the Housing Choice Voucher (HCV) program.

HOME Rent Limits are derived from the FMRs published by HUD. These limits represent the maximum rent that can be charged for HOME-assisted rental units and apply to new leases under the HOME program.

### Is there sufficient housing for households at all income levels?

The city currently lacks sufficient housing options for residents across all income levels. Affordability remains a significant issue, especially for low-income households. Both rents and home values are rising faster than incomes, while the population is growing at a rate that exceeds the available housing stock.

### How is affordability of housing likely to change considering changes to home values and/or rents?

It is difficult to project exactly how housing affordability will change, but it is unlikely that housing will become significantly more affordable in the future. This is particularly true for renters who have seen the cost of housing increase at a rate much faster than home values. According to US News & World Report,

rents are expected to continue to rise over the next five years, though likely at a slower rate than they have in the previous five years, due to factors like the COVID-19 pandemic and inflation.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

In 2022, the median contract rent for all units in the city was \$1,629. This median falls between the Fair Market Rent for one-bedroom and two-bedroom units, as well as between the High HOME Rent for two-bedroom and three-bedroom units. Additionally, it lies between the Low HOME Rent for three-bedroom and four-bedroom units. This data will help guide decisions regarding the appropriate size and pricing for developing affordable housing units in the city.

**Discussion**

In Scottsdale, AZ, the HOME program utilizes Small Area Fair Market Rents (SAFMRs) to establish rent ceilings for rental units. Unlike traditional Fair Market Rents (FMRs), which are calculated for entire metropolitan areas, SAFMRs are determined at the ZIP code level. This localized approach ensures that rent limits more accurately reflect the specific market conditions within different parts of the city. By using SAFMRs, Scottsdale can better align payment standards with the actual cost of housing in various neighborhoods. This methodology is particularly beneficial for housing assistance programs like the Housing Choice Voucher (HCV) program, as it allows participants to access rental units in a wider range of neighborhoods, including areas with higher housing costs. Additionally, this approach supports the deconcentrating of poverty by expanding access to Higher Opportunity neighborhoods, which often offer better schools, job opportunities, and public amenities. By making these areas attainable, SAFMRs promote more equitable access to housing and create a pathway for economic mobility and improved quality of life for residents.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section looks at the condition of housing units throughout the city via data and maps presented. It looks at factors such as age of housing, vacancy rates, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

1. a home which lacks complete or adequate kitchen facilities
2. a home which lacks complete or adequate plumbing facilities
3. a home which is overcrowded (having more than one person per room)
4. a household that is cost burdened (paying 30% or more of their income towards housing costs)

### Definitions

In this plan, a unit is considered to be in “standard condition” if it complies with the local building code, which is based on the International Building Code.

Substandard housing is defined as any housing unit that has one or more serious code violations. For this analysis, the absence of complete plumbing or a fully equipped kitchen will also indicate substandard housing.

Units are classified as being in “substandard condition but suitable for rehabilitation” when they do not comply with one or more code standards, yet it is both financially and structurally viable to rehabilitate them.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	17,111	22.1%	14,735	38.5%
With two selected Conditions	146	0.2%	670	1.8%
With three selected Conditions	24	0.0%	35	0.1%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	60,293	77.7%	22,812	59.6%
<b>Total</b>	<b>77,574</b>	<b>100%</b>	<b>38,252</b>	<b>100%</b>

Table 35 - Condition of Units

Data Source: 2018-2022 ACS

## Housing Condition

The table above outlines the number of owner-occupied and renter households experiencing at least one housing issue. Twenty-two percent of all owner-occupied units face at least one housing condition, while 38.5% of renters encounter similar challenges. There are relatively few households dealing with multiple housing problems, and when compared to the affordability statistics presented earlier in this section, it is evident that the majority of housing issues stem from cost burden.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,537	21.3%	10,821	28.3%
1980-1999	36,030	46.4%	17,019	44.5%
1950-1979	24,592	31.7%	9,954	26.0%
Before 1950	415	0.5%	458	1.2%
<b>Total</b>	<b>77,574</b>	<b>100%</b>	<b>38,252</b>	<b>100%</b>

Table 36 – Year Unit Built

Data Source: 2018-2022 ACS

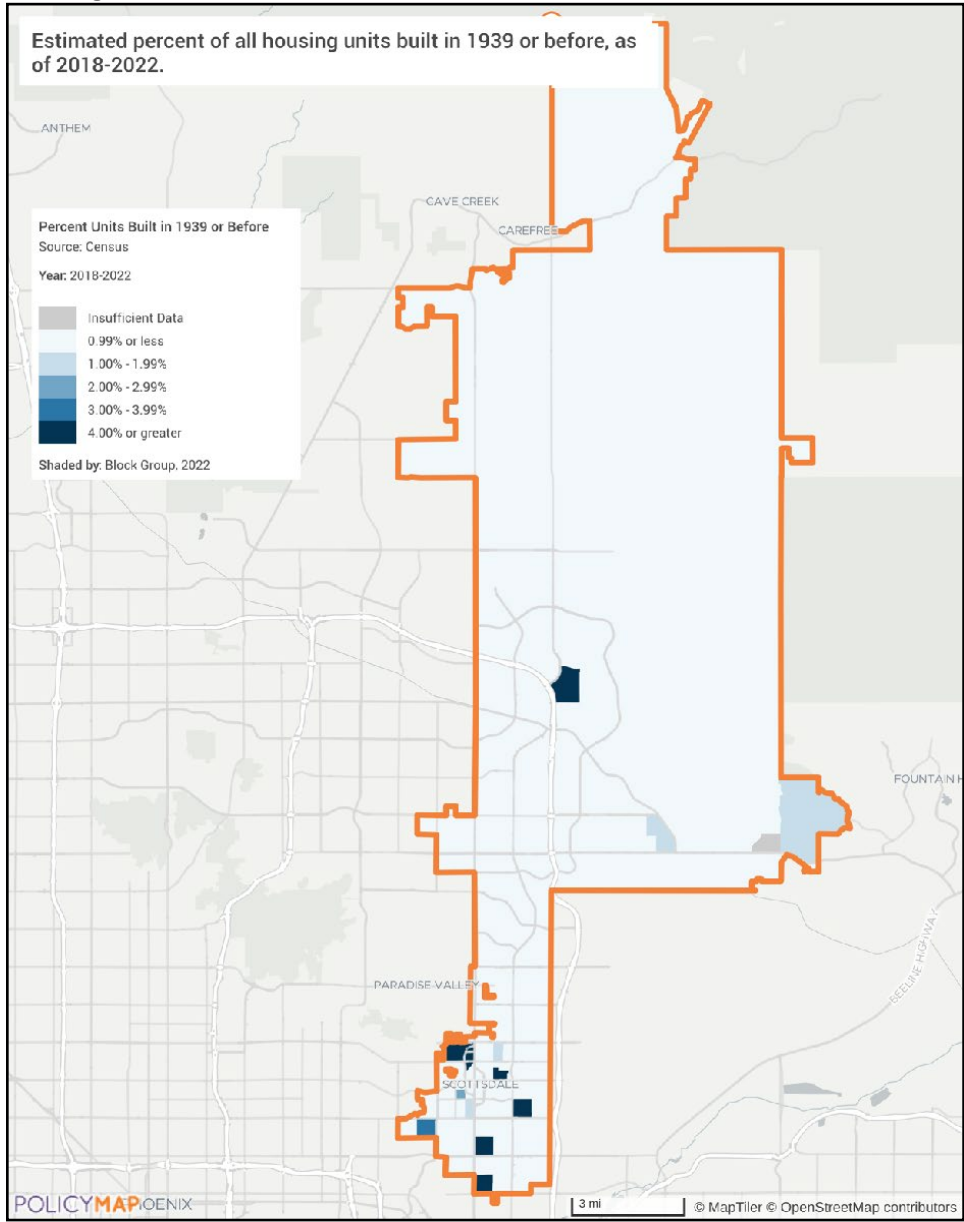
## Year Unit Built

About 32% of owner-occupied units and 27% of rental units were constructed before 1980. These older homes are at risk for lead-based paint and may need extra assistance to create a safe living environment, especially for children. This totals over 35,000 units, the majority of which are owner-occupied.

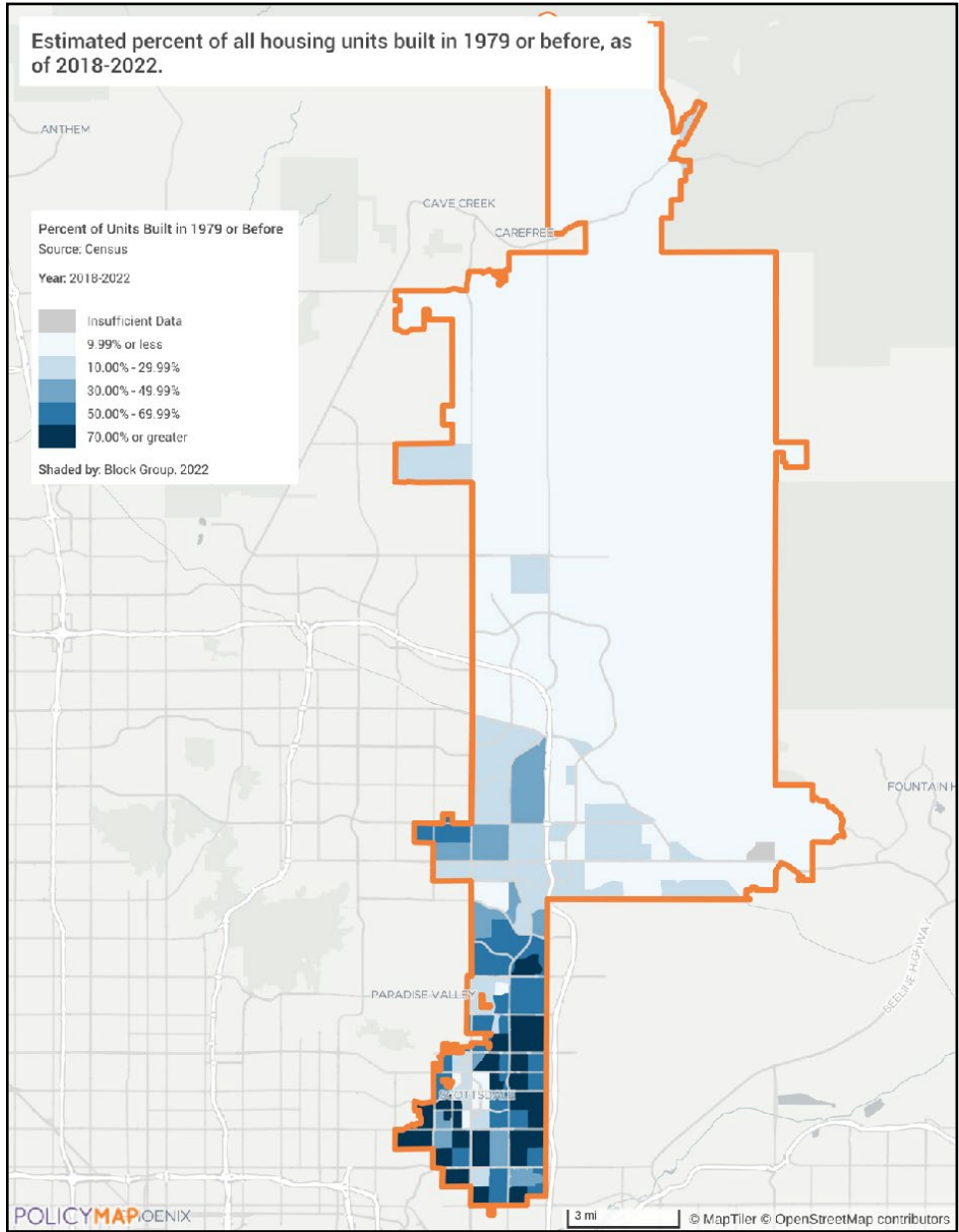
## Age of Housing

The maps below illustrate the distribution of older housing units within the city. The first map highlights the percentage of rental units constructed before 1940, while the second map shows those built prior to 1980. Older housing units are more prevalent in the southern part of the city, close to downtown Scottsdale, whereas the northern census tracts have fewer older homes compared to other areas in the city.

# Housing Built Before 1940



# Housing Built Before 1980





### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	117,844	28%	63,696	24%
Housing Units built before 1980 with children present				

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2018-2022 ACS (Total Units)

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within Maricopa County there are over 180,000 housing units built before 1980 and a majority of these units have children present. Note that the data presented in the table above reflects all of Maricopa County, not just Scottsdale.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	20,635	0	20,635
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

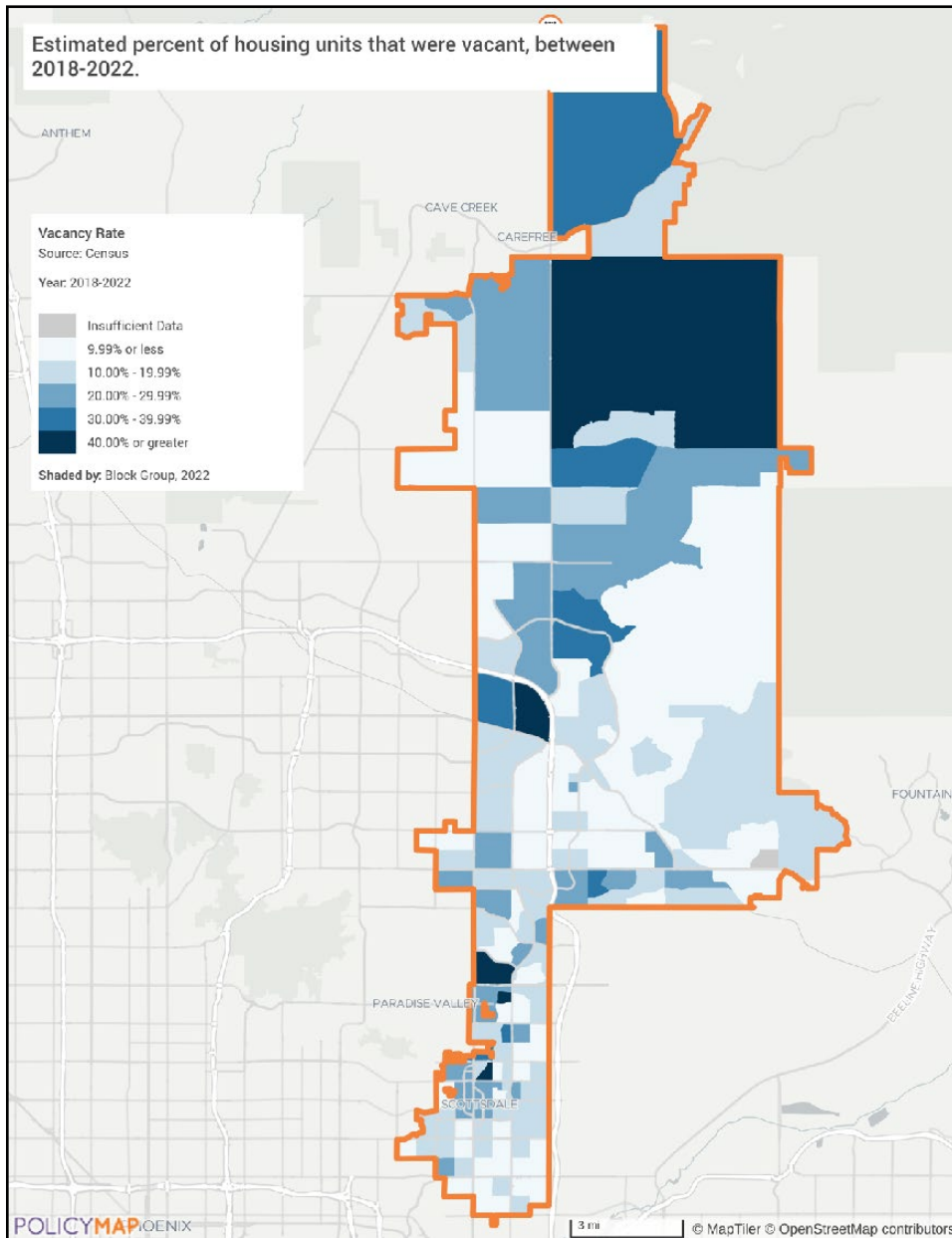
**Table 38 - Vacant Units**

Alternate Data Source Name: 2018-2022 ACS 5-Yr Estimates

**Data Source Comments:** The city does not have data for vacant units in the city. The ACS data reports on the total number of vacant units in does not distinguish between suitable or nor suitable for rehab or if they were abandoned, REO properties or abandoned REO properties.

## Vacancy

The map below displays the average housing vacancy rates across the city. Areas shaded darker indicate higher vacancy rates, while lighter shades represent lower rates. Most census tracts in the city have vacancy rates below 20%, although some areas report rates exceeding 40%.



Map: Vacancy Rate

## **Need for Owner and Rental Rehabilitation**

The city continues to face a significant need for rehabilitation efforts for both homeowners and renters. Many homes built before 1980 pose potential lead-based paint hazards, which is especially concerning for low-income households that may not have the means to properly address these issues. Moreover, the city has been funding rehabilitation programs for low-income homeowners for many years and plans to maintain this support throughout the ConPlan period. Further details can be found in the Strategic Plan.

In addition to addressing rehabilitation needs, Scottsdale's strategic plan emphasizes the inclusion of renter-focused initiatives. The city aims to expand housing options by exploring renter-owned opportunities, providing residents with pathways to long-term housing stability. Scottsdale is also prioritizing ADA accessibility in rental units to ensure equitable access for individuals with disabilities. This targeted approach acknowledges the diverse needs of the community and underscores the city's commitment to fostering inclusive and accessible housing solutions.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

To estimate the number of housing units in the city occupied by low- or moderate-income families that may have lead-based paint hazards, this report assumes an even distribution of homes by year built across income categories, due to the lack of local data to suggest otherwise. It is estimated that around 3,400 low- or moderate-income households in the city may be at risk for lead-based paint hazards.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There is no traditional public housing in the City of Scottsdale. However, the Scottsdale Housing Agency, managed by the City, oversees its Housing Choice Voucher (HCV) program directly. This program allows eligible families to access privately-owned rental housing with federal subsidies, making housing more affordable for low-income individuals, families, seniors, and those with disabilities. The HCV waitlist is currently closed.

Currently, the demand for affordable housing in the City exceeds supply. The lack of public housing units in Scottsdale is a significant challenge, reflecting broader affordability issues in the region. The following section highlights a recurring theme: the pressing need for more housing options and additional resources to improve the existing housing stock. Many residents in the city continue to face challenges related to housing security and affordability, placing increased strain on an already under-resourced system.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				780	25	730	25		
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

There are no public housing developments in the City.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are no public housing developments in the City.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
N/A	N/A

Table 40 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

There are no public housing developments in the City of Scottsdale.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Not applicable. There are no public housing developments in Scottsdale.

**Discussion:**

While Scottsdale does not have any traditional public housing developments, the city owns and manages eight CDBG-funded units known as Belleview Properties. These units are maintained to ensure affordability and meet property standards by adhering to CDBG and HOME rent and

income guidelines. This approach enables Scottsdale to provide affordable housing options within the city while upholding federal regulations and supporting low- and moderate-income households.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The following section will provide a discussion and analysis of homeless facilities and services that are available to those who are in need in the region. Though the City partners with the CoC, they also have several local initiatives in place to address homelessness directly. The data provided in this section applies to the entire AZ-502 Phoenix, Mesa/Maricopa County CoC, also known as the Maricopa Regional Continuum of Care.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,808	0	513	1,321	0
Households with Only Adults	3,044	25	728	4,843	0
Chronically Homeless Households	0	0	0	1,687	0
Veterans	0	0	196	1,413	0
Unaccompanied Youth	115	0	118	0	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

Data Source: HUD 2024 HIC Count CoC: AZ-502

Data Comments: AZ-502 - Phoenix, Mesa/Maricopa County CoC HUD 2024 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The city works in close partnership with the Maricopa Regional Continuum of Care to make it a priority to integrate services that tackle homelessness in the region. City and County staff collaborate with partner organizations, including non-profits, for-profit businesses, and other government entities. A wide range of services is available to address the complexities of homelessness, including workforce development, rental assistance, utility subsidies, and mental health services, among others. These services are designed to work in harmony, providing support and access to residents at all levels of need.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In Scottsdale, several services and facilities cater specifically to the needs of homeless individuals and families, including those that are chronically homeless, families with children, veterans, and unaccompanied youth. Services include:

- **City of Scottsdale Day Relief Centers:** Community House, Phoenix Rescue Mission, and South Scottsdale Presbyterian Church have partnered to establish two day relief centers in Scottsdale which provide a place for persons experiencing homelessness to access food, clothing, a place to rest, and connection to resources.
- **Family Promise Transitional Housing Program:** This program focuses on helping families experiencing homelessness by providing emergency shelter and transitional housing. They offer life skills training, case management, and support services to aid families in achieving self-sufficiency. The shelter includes a pet sanctuary, ensuring families can stay together with their pets.
- **Independence 47 Hotel:** The Scottsdale City Council has contracted this hotel to provide temporary housing for homeless seniors and families with children. This initiative offers ten rooms with necessary amenities, including hygiene products and utilities, and focuses on providing a stable environment for families to regain stability and return to independent living. This program is funded through May 31, 2025.
- **Community Bridges Inc:** They provide housing navigation services in conjunction with the temporary shelter provided by the Scottsdale Bridge Housing Program at Independence 47 Hotel. They are responsible to outreach, assessment, intake, staffing and case management of the participants.



- **Phoenix Rescue Mission:** They provide navigation and outreach to residents of the greater Phoenix area that are experiencing homelessness. They also provide food programs, shelter, and rehabilitation programs.
- **Scottsdale Works:** Offers people experiencing homelessness paid daily labor opportunities and other supportive services.
- **Vista Del Camino – Community Action Program:** provides move-in assistance, social services, and job search services for persons experiencing homelessness.
- **Catholic Charities, Housing for Hope:** Provides various forms of housing assistance for homeless residents.
- **Interfaith Homeless Emergency Lodging Program (I-HELP):** Partnership among faith communities in Maricopa County that coordinate to provide shelter for people experiencing homelessness, in addition to case management services.
- **Neighborhood Outreach Access to Health (NOAH):** Provides comprehensive health services, including medical, dental, counseling, psychiatry, nutrition, prenatal care, and community resources.
- **A New Leaf:** The East Valley Men’s Center provides shelter and support services to single men, the largest homeless population in Arizona and the population that struggles to find the most assistance.
- **A New Leaf:** Hayden Apartments in Scottsdale provides permanent supportive housing (PSH) to Maricopa County residents who qualify. This is affordable housing and support services to address the needs of people who have experienced chronic homelessness and have ongoing needs related mental and physical health.
- **Central Arizona Shelter Services Inc:** Provides a Single Adult Shelter (SAS) and a Family Shelter to deliver critical crisis services. Both shelters are accessible to Scottsdale residents.
- **Chrysalis Shelter for Victims of Domestic Violence Inc:** Transitional Housing for victims of domestic abuse along with case management to assist clients in identifying and obtaining appropriate community resources to support their transition into independent living.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The following section discusses the resources available to the special needs populations identified in NA-45. The City has made substantial efforts to ensure that these populations have access to necessary resources. In particular, the city collaborates with medical facilities and non-profits to optimize resource allocation. However, there remains a considerable need for support, especially for individuals struggling with addiction and elderly residents.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly:** Supportive housing requirements for this population can differ significantly based on individual health and fitness levels. As individuals age, they often experience an increase in disabilities and other health-related issues. Therefore, supportive housing should offer access to healthcare professionals and necessary modifications to the living space. It is crucial to enable residents to maintain their independence and remain in their homes as long as they desire. Given the seasonal risk of flooding and the rising frequency of extreme weather events, it is essential to have accessible emergency shelters, an effective communication system to notify residents, and transportation options available for evacuation if needed.

**HIV/AIDS:** Access to medical and social support is vital for residents living with HIV/AIDS. Although significant progress has been made in the medical treatment of HIV/AIDS, specialized support remains essential. Family and friends should be easily accessible, and medical facilities should be in close proximity. In the event of a natural disaster or similar crisis, emergency facilities must be equipped with the necessary resources to assist residents undergoing treatment for HIV/AIDS. Data presented in the Needs Assessment indicates that there is still a substantial need for support for this population in the region.

**Alcohol and/or Drug Addiction:** Individuals struggling with addiction often need housing options that offer a safe and sober environment for recovery. A robust support network is essential to enhance their chances of maintaining health and sobriety. Access to health services, support groups, employment assistance, and connections with family and friends is crucial for their recovery. There is also a demand for sober emergency shelters and trained staff who understand how to effectively support residents facing addiction challenges. Furthermore, detoxification facilities are vital for individuals in the initial stages of recognizing their addiction.

**Mental and Physical Disabilities:** Individuals with disabilities represent a diverse array of skill levels and abilities, facing many of the same challenges as the general population, along with unique needs specific to their circumstances. Often, those with disabilities live on fixed incomes and have limited housing options. While individuals with greater independence may qualify for subsidized housing, those requiring more support or specialized accommodations often have fewer choices available. Many continue to live with their parents or family members into adulthood, which can place an additional financial strain on

those households. Natural disasters can pose significant challenges for residents with disabilities, highlighting the need for effective emergency procedures and resources to ensure access to support, safe shelter, and evacuation when necessary. Across all housing situations, the ongoing requirement for tailored support services remains a critical need, varying based on individual capabilities.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In Scottsdale, various programs aim to ensure that individuals transitioning from mental and physical health institutions receive appropriate supportive housing. One significant initiative is the **Housing and Health Opportunities (H2O) program** by the Arizona Health Care Cost Containment System (AHCCCS), which is spearheaded by the Arizona Public Health Association. H2O addresses the urgent need for stable housing among those with serious mental illnesses by providing a comprehensive approach, including rental assistance, home modifications, and case management, to help individuals secure and maintain housing.

The Scottsdale Housing Agency has partnered with the Maricopa County Association of Government's Continuum of Care (CoC) Board through an MOU to implement HUD's Moving On Strategies initiative. This program empowers individuals and families ready to transition from Permanent Supportive Housing (PSH) to independent permanent housing, whether subsidized or unsubsidized, for reasons such as increased privacy, proximity to family or work, or pursuing the next step in their lives. By facilitating these transitions, the initiative ensures PSH resources remain available for those experiencing homelessness with severe service needs, enhancing stability and improving outcomes in health, mental health, and employment while strengthening the overall homelessness response system.

Additionally, other organizations including HOME Inc. and **Community Bridges, Inc.** offer Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH) services, which include wrap-around support tailored to those experiencing chronic homelessness or significant barriers to stable housing. This program emphasizes individualized care plans and collaboration with local authorities to ensure that individuals receive the necessary support during their transition. These efforts are crucial in promoting successful community reintegration for individuals leaving institutional care, helping them achieve stability and improve their overall well-being.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City has identified the following activities that will be funded this year to support special needs populations. A complete description of the activities can be found in the Action Plan.

1.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The Maricopa County Consortium completed its updated Regional Analysis of Impediments to Fair Housing Choice (AI) in conjunction with its 2025 – 2029 Consolidated Plan.

Countywide Challenges included the following:

2. Shortage of Affordable Housing Incentives.
3. Limited Amount of Vacant Residential Land.
4. Decrease in Housing Affordability.
5. Shortage of Missing Middle and Multi-Family Rental Housing.
6. Aging Housing Stock.
7. Outdated Zoning Codes.

The AI identified the following impediments in the City of Scottsdale:

1. An Aging Population: The city has one of the fastest growing elderly populations.
2. Scarcity of Vacant Land: Scottsdale is reaching build-out of its available land for building housing.
3. Limited Housing Diversity and Availability: The city faces challenges in providing a diverse range of housing options across various price points.
4. Shortage of Affordable Housing: High median home values and high rents have led to a shortage of affordable housing units for both owners and renters.
5. Aging Neighborhoods: The City needs to update its aging streetscapes and infrastructure.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section offers an overview of Scottsdale's non-housing assets, examining the economic activity and educational attainment of its residents. It explores the interconnections between these factors to identify opportunities for improvement and areas where the city could benefit from additional support.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	584	151	0.5%	0.1%	-0.4%
Arts, Entertainment, Accommodations	13,041	28,210	10.4%	14.1%	3.7%
Construction	4,943	8,899	3.9%	4.4%	0.5%
Education and Health Care Services	24,421	45,471	19.5%	22.7%	3.3%
Finance, Insurance, and Real Estate	20,909	29,902	16.7%	15.0%	-1.7%
Information	2,430	7,407	1.9%	3.7%	1.8%
Manufacturing	7,373	4,685	5.9%	2.3%	-3.5%
Other Services	4,869	6,455	3.9%	3.2%	-0.7%
Professional, Scientific, Management Services	23,656	40,038	18.9%	20.0%	1.2%
Public Administration	2,922	2,105	2.3%	1.1%	-1.3%
Retail Trade	12,229	17,772	9.7%	8.9%	-0.9%
Transportation and Warehousing	4,752	2,232	3.8%	1.1%	-2.7%
Wholesale Trade	3,329	6,668	2.7%	3.3%	0.7%
Total	125,458	199,995			

**Table 42 - Business Activity**

**Data Source:** 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

The table above illustrates the distribution of workers and jobs by sector. In the City, there are nearly twice as many jobs as there are workers, resulting in a surplus of over 74,000 jobs. The most significant disparity is found in the Education and Health Care Services sector, which has 21,050 more jobs than

available workers. This sector employs more than 45,000 people, accounting for 23% of all jobs, yet only has 24,000 workers. Other sectors with a considerable number of jobs exceeding the workforce include Arts, Entertainment, Accommodations, and Professional, Scientific, and Management Services. In contrast, four sectors have a higher number of workers than available jobs: Agriculture, Mining, Oil and Gas Extraction; Manufacturing; Public Administration; and Transportation and Warehousing.

**Labor Force**

Total Population in the Civilian Labor Force	131,524
Civilian Employed Population 16 years and over	126,957
Unemployment Rate	3.4%
Unemployment Rate for Ages 16-24	8.4%
Unemployment Rate for Ages 25-65	3.4%

**Table 43 - Labor Force**

**Data Source:** 2018-2022 ACS; the unemployment rate is from the BLS April 2022. All other labor force data is from the ACS including unemployment rate by age.

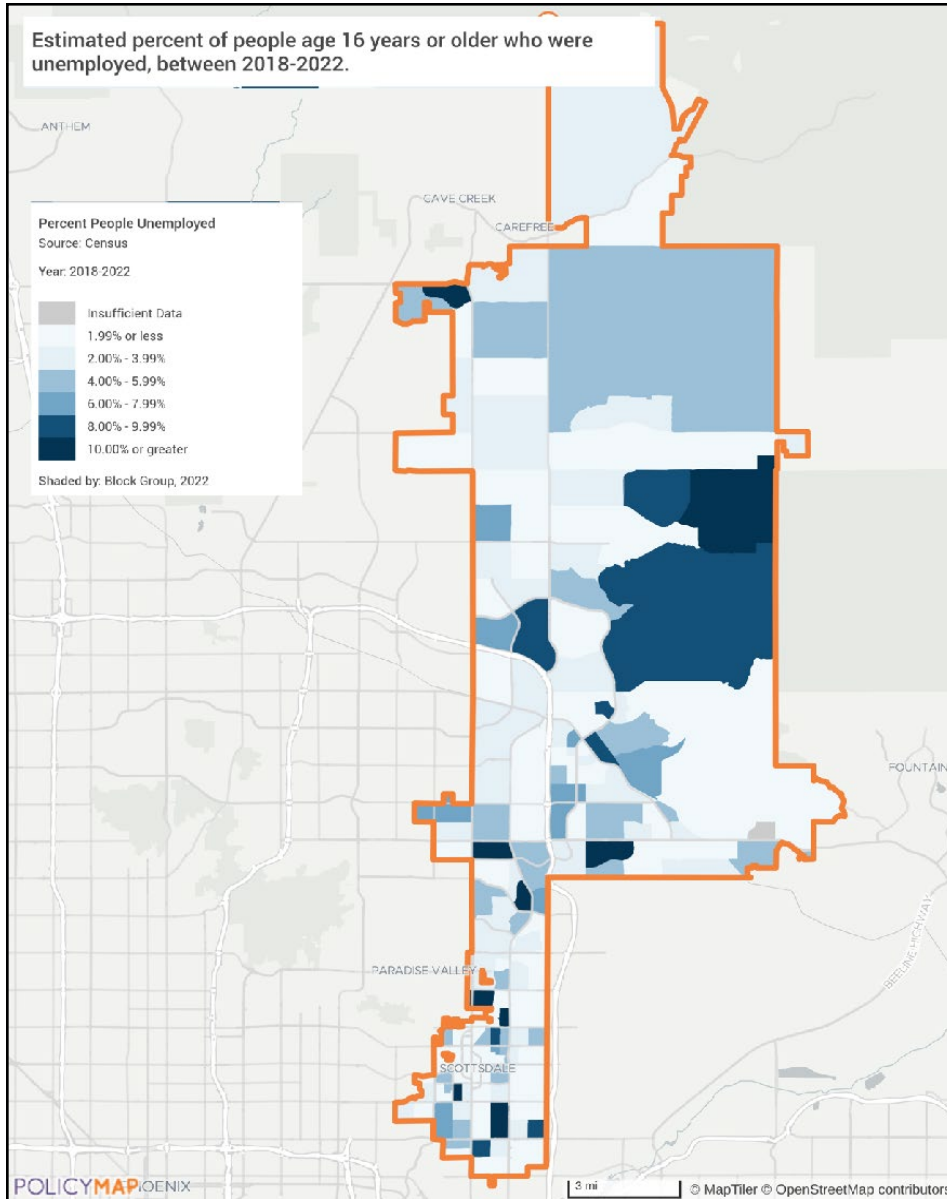
This report utilizes two primary sources to analyze the unemployment rate in the city, each with its advantages and disadvantages. Together, they offer a more comprehensive understanding of unemployment trends.

The first source is the U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates. While this data is gathered annually, the most recent figures are from 2022 and represent an average over the past five years, which may not accurately reflect current employment trends. However, the ACS data can be analyzed at the census tract level, allowing for the identification of areas with disproportionately high unemployment rates.

The second source is the Bureau of Labor Statistics (BLS), which provides monthly updates on unemployment. This source offers timely insights into employment trends at the city level but does not provide data at the census tract level. Thus, while the BLS focuses on temporal trends in employment, the ACS emphasizes spatial trends, creating a more holistic view when both sources are considered.

## Unemployment Rate

Across the City there is variance in employment rates in different census block group tracts. In the map below in tracts shaded the darkest blue, 10% or more of the population 16 years and older are unemployed. Tracts with the highest unemployment rates are spread across the city.



## Percent of People Unemployed



Using data for the last 10 years from the Bureau of Labor Statistics it is clear that unemployment fell between 2012 until 2019, then increased significantly in 2020. This is due in large part to the COVID-19 pandemic. Since 2020, the unemployment rate has fallen again to 2.6 at the end of 2022.

<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
5.3	4.8	4.2	3.9	3.5	3.3	3.6	3.1	4.9	2.1	2.6

**Table 45 – Unemployment Rates (Annual, 2012 - 2022)**

In 2022, the unemployment rate stayed relatively static. It ended the year at 2.6%, which is only 0.1% lower than the beginning of the year in January 2022.

<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
2.7	2.5	2.4	2.5	2.7	3.1	3.2	3.3	3.0	2.9	2.6	2.6

**Table 46 – Unemployment Rates (Monthly, 2022)**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	73,329
Farming, fisheries and forestry occupations	113
Service	13,076
Sales and office	30,152
Construction, extraction, maintenance and repair	4,075
Production, transportation and material moving	6,212

**Table 47 – Occupations by Sector**

**Data Source:** 2018-2022 ACS

### **Occupations by Sector**

The table above analyzes occupations by sector, focusing on the types of jobs available within each sector rather than identifying the most common sectors, as seen in the earlier table. For instance, this table includes both a fast-food restaurant manager and a logging company manager under the same category (Management, Business, and Financial), whereas the previous table would have listed them separately.

In the city, the Management, Business, and Financial sector stands out as the largest occupation sector, employing over 73,000 individuals. The second-largest sector is Sales and Office, with 30,152 employees, followed by the Service sector, which employs 13,076 individuals. The Service sector, though less abundant, remains a cornerstone of Scottsdale's economy and culture, employing approximately 13,076 individuals, many of whom work in the tourism industry. However, as highlighted in MA-10, wages in key sectors such as the Service sector are often insufficient for workers to afford living within Scottsdale.

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	67,519	73.7%
30-59 Minutes	21,834	23.8%
60 or More Minutes	2,293	2.5%
<i>Total</i>	91,646	100%

**Table 48 - Travel Time**

Data Source: 2018-2022 ACS

## Commute Travel Time

When all factors are considered, residents prefer to live in the same city as their workplace. Long commute times, in contrast to shorter ones, are linked to lower life satisfaction, heightened stress levels, obesity, anxiety, depression, and greater exposure to pollutants. This negative impact is especially pronounced for those who commute by car, compared to those who bike or walk to work. In Scottsdale, over a quarter of residents spend more than 30 minutes commuting each day.

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,438	69	1159
High school graduate (includes equivalency)	8,669	653	3430
Some college or Associate's degree	22,875	1085	6389
Bachelor's degree or higher	68,259	1983	12,644

**Table 49 - Educational Attainment by Employment Status**

Educational attainment serves as a strong indicator of economic success, influencing both job acquisition and wage levels. In Scottsdale, the unemployment rate for individuals without a high school diploma stands at 3%, which is comparable to that of residents holding a bachelor’s degree or higher. Conversely, residents with a high school diploma or equivalent experience a slightly higher unemployment rate. Importantly, a significant portion of the population possesses a bachelor’s degree or advanced degree. Additionally, labor force participation is greater among those with higher levels of education. Approximately 32% of residents lacking a high school diploma are not engaged in the workforce, compared to just 15% of those with bachelor’s degrees.

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	144	381	739	765	467
9th to 12th grade, no diploma	1,456	363	435	961	1,090
High school graduate, GED, or alternative	3,618	2,996	2,145	7,423	8,694
Some college, no degree	5,032	5,284	4,175	12,026	12,693
Associate's degree	1,293	1,592	1,333	5,728	3,967
Bachelor's degree	5,060	16,728	10,468	25,059	17,630
Graduate or professional degree	269	5,390	7,074	17,919	15,767

**Table 50 - Educational Attainment by Age**

Data Source: 2018-2022 ACS

Nearly 2,500 residents have less than a 9th-grade education, with most being over the age of 35. Additionally, around 4,300 residents have completed 9th grade but do not possess a high school diploma. As previously mentioned, education is strongly linked to employment opportunities, and those without a high school diploma or equivalent may face challenges in securing stable jobs. Conversely, a significant portion of the city's residents hold at least an associate's degree.

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$29,899
High school graduate (includes equivalency)	\$43,045
Some college or Associate's degree	\$54,095
Bachelor's degree	\$78,537
Graduate or professional degree	\$101,467

**Table 51 – Median Earnings in the Past 12 Months**

Data Source: 2018-2022 ACS

As previously noted, there is a strong correlation between educational attainment and earnings. The annual wage disparity based on education can result in significant wealth variations over time. For instance, an individual who graduates from high school and works from age 18 to 65 is estimated to earn around \$2,023,115 throughout their career. In contrast, someone with a bachelor's degree who begins working at age 23 can expect to earn approximately \$3,298,554. This additional income does not factor in the benefits often associated with degree-required jobs, such as health insurance. Furthermore, the higher earnings can facilitate investments, enable home purchases instead of renting, and support other activities that can substantially enhance wealth.

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

According to the Business Activity table, the Education and Health Care Services sector provides the highest percentage of all jobs in the city with 22% of all jobs coming from the sector. Education and Health Care Services sector is also the largest employer with 19.5% of all workers in the City in that sector. The second largest sector in both jobs and workers is Professional, Scientific, and Management Services.

### **Describe the workforce and infrastructure needs of the business community:**

Consultation with local businesses identified that the greatest needs in the city are attracting and retaining businesses, providing job training and helping businesses increase incomes. These needs are closely related to the need for improved infrastructure. Improvements such as revitalization of the downtown area, streetscapes, sidewalk accessibility and more are important factors in drawing in and retaining businesses in Scottsdale.

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

The City offers a variety of opportunities for businesses to locate or grow in Scottsdale. These include:

- **Business Outreach Program:** The Business Outreach Program is a free service designed to help us identify the needs of local employers and connect you with resources and solutions to remove barriers to growth. In many cases, insights gained in visits with Scottsdale companies have resulted in the creation of completely new programs and services that are helping companies succeed and thrive in Scottsdale which address common business needs.
- **Talent Accelerator Initiative:** The Scottsdale economic development team has developed a robust talent attraction strategy which includes:
  - Relocation materials to assist companies in talent recruitment, through our Scottsdale Relocation Guide publication available in print and online.
  - A presence at job expos at national events such as South by Southwest Trade Show where Scottsdale companies may join us in person or participate virtually through joint messaging and social media promotions.
  - An online information portal at [ChooseScottsdale.com/work](http://ChooseScottsdale.com/work) that includes a Cost of Living Index Comparison Tool.
  - Seminars and programs designed to connect hiring managers and human resources professionals.

The City also hosts regional events for talent attraction professionals to foster a spirit of collaboration amongst our recruitment partners and provide an environment to discuss best practices.

- **Entrepreneurship Initiatives:** Since 2010, the City of Scottsdale has become a hub for startup activity. The city, region, and state boast numerous successful companies, supported by collaborative ecosystem resources such as AZ Tech Council, StartupAZ Foundation, InvestSW,

Phoenix Startup Week, and #yesPHX, which work to advance initiatives and connect thought leaders.

- **Small Business and Startups:** Scottsdale's Economic Development Department is dedicated to addressing the unique needs of small businesses. Through early dialogue and interaction, staff provide guidance to clients, helping them navigate the entire process from start to finish, ensuring strong support for both new and existing Scottsdale small businesses.

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

As discussed earlier in this section, there are approximately 200,000 jobs but only 125,500 workers. The largest disconnect is the Arts, Entertainment, and Accommodations sector, which needs more than 15,000 workers. This is an opportunity to work with local businesses to help match the workforce with employers' needs.

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

The Arizona Commerce Authority provides complimentary talent acquisition support to businesses relocating to or expanding within Arizona. Arizona is among the few states that help navigate federal workforce programs while fostering strategic partnerships between companies and essential community organizations.

Additionally, the City offers Custom Workforce Training Assistance. The team collaborates with various partners, including Arizona State University, the Maricopa Community Colleges District, Maricopa Corporate College, and Scottsdale Community College, and is dedicated to ensuring that new and prospective employees are well-prepared for their roles. This assistance includes helping companies access customized training programs and, in some cases, securing funding to offset costs.

The Vista del Camino Career Center in Scottsdale offers a comprehensive Workforce Development program designed to assist residents in achieving self-sufficiency. Services include initial assessments, resume creation and review, job search assistance, resume writing workshops, computer classes, interviewing skills classes, and financial literacy programs. In Fiscal Year 2018/19, the center recorded 3,262 contacts and 651 workshop participants. Through an intergovernmental agreement with Maricopa County, a full-time Workforce Development Coordinator is housed at Vista del Camino, providing additional resources, training, and access to Workforce Innovation and Opportunity Act (WIOA) funding opportunities for job seekers.

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

Yes.

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

The City of Scottsdale recently adopted a Comprehensive Economic Development Strategy. Major Recommendations for the City of Scottsdale's Economic Development Strategy are:

- Galvanize and champion a united city: One Scottsdale.
- Retain and grow existing economic drivers and employers.
- Ensure that Scottsdale's present and future employers will be able to cultivate, retain and attract the talent that they need.
- Strengthen foundations for firms and jobs of the future by identifying infrastructure, quality of life and postsecondary investments and improvements that could position
- Scottsdale more advantageously for business and talent retention and recruitment.
- Invest in and strengthen present and future employment and business centers.
- Elevate Scottsdale's engagement in the national and international economic development arena.
- Build a Scottsdale business location brand on par with Scottsdale's tourism brand.
- Grow and attract quality firms and jobs - domestic and global - in targeted sectors.
- Adopt indicators and metrics to assess both the City Government's and economic development department's progress.

## MA-50 Needs and Market Analysis Discussion

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

HUD identifies four key indicators that define "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concern are census tracts where two or more housing problems occur at rates significantly above the town average. In this analysis, "significantly above" refers to the standards established by HUD in the Needs Assessment, with a tract exhibiting a housing problem rate that is 10% higher than the city average deemed substantially higher. Additionally, to allow for a more detailed examination, "cost burden" has been differentiated into renter cost burden and homeowner cost burden.

#### Citywide Rate

- Overcrowding: 1.2%
- Lack of Complete Plumbing Facilities: 0.2%
- Lack of Complete Kitchen Facilities: 0.4%
- Renter Cost Burden: 41.9%
- Homeowners Cost Burden: 23.0%

#### Substantial Rate:

- Overcrowding: 11.2%
  - Tract 4013216829 – 24.18%
- Lack of Complete Plumbing Facilities: 10.2%
  - No areas of concentration
- Lack of Complete Kitchen Facilities: 10.4%
  - No areas of concentration
- Renter Cost Burden: 51.9%
  - Tract 4013216836 – 53.0%
  - Tract 4013216831 – 53.3%
  - Tract 4013216843 – 54.5%
  - Tract 4013216845 – 55.8%
  - Tract 4013216833 – 56.7%
  - Tract 4013216830 – 61.4%
  - Tract 4013216807 – 64.3%
  - Tract 4013216839 – 67.0%
  - Tract 4013216806 – 70.6%
  - Tract 4013216842 – 73.6%
  - Tract 4013216829 – 7.58%
- Homeowner Cost Burden: 33.0%
  - Tract 4013216850 – 37.04%
  - Tract 4013216830 – 46.31%



- Tract 4013217204 – 45.08%
- Tract 4013217201 – 43.59%

There are two tracts with a concentration of multiple housing problems. Tract 4013216829 has a substantially higher rate of overcrowding and of renter cost burden. This tract is located in the northeastern most corner of the city. Tract 4013216830 has substantially higher rates of both homeowner and renter cost burden. This tract is located along East Shea Boulevard, west of Arizona State Route 101.

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

*Race/Ethnicity*

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the city average.

Citywide Rate

- Asian, non-Hispanic: 5.1%
- Black or African American, non-Hispanic: 2.1%
- Multiracial, non-Hispanic: 3.1%
- Hispanic, all races: 10.4%

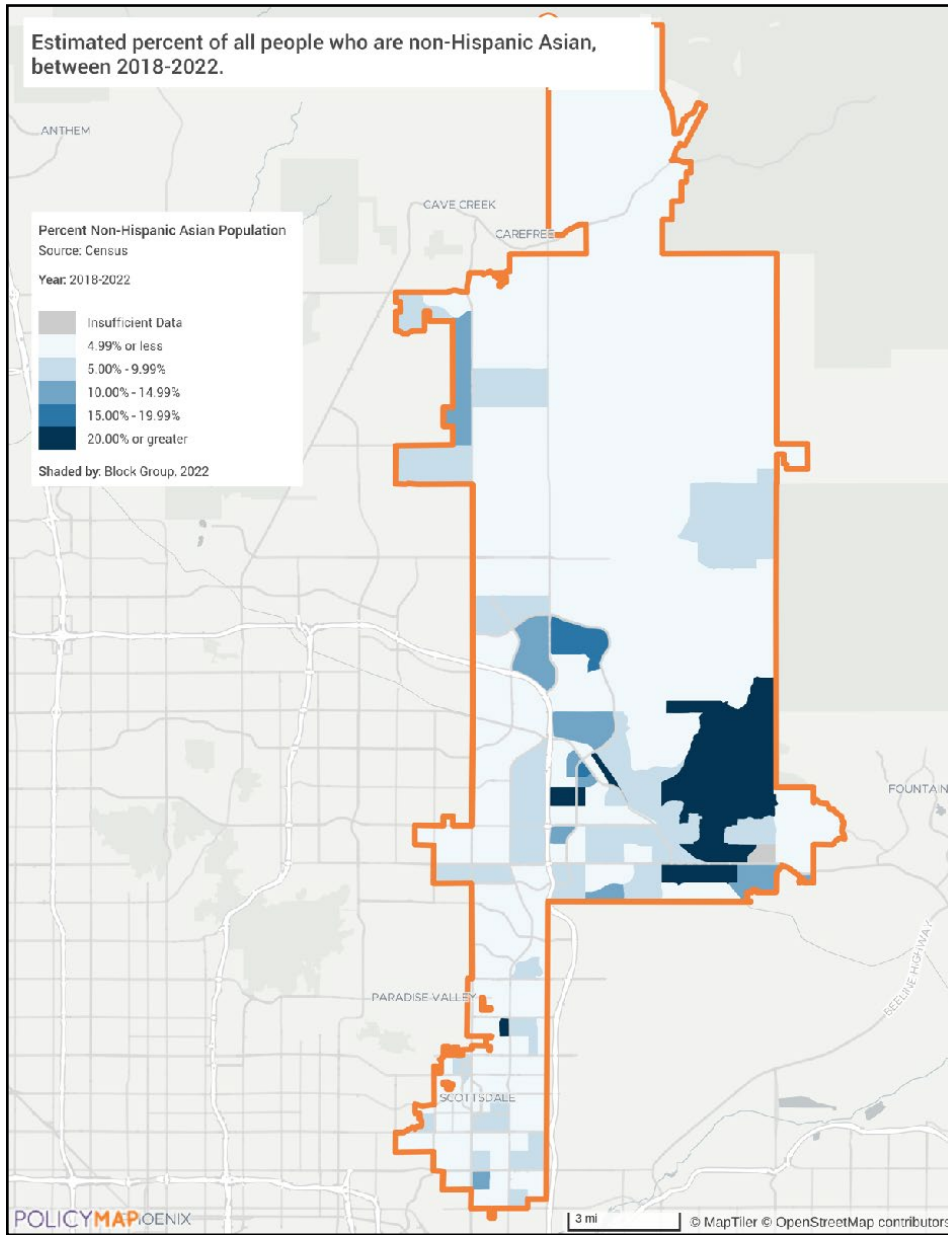
Concentration Rate

- Asian, non-Hispanic: 15.1%
- Black, non-Hispanic: 12.1%
- Multiracial, non-Hispanic: 13.1%
- Hispanic, all races: 20.4%

Due to the small size of other racial groups a comparison could not be conducted. Each group had a total population of less than 1%.

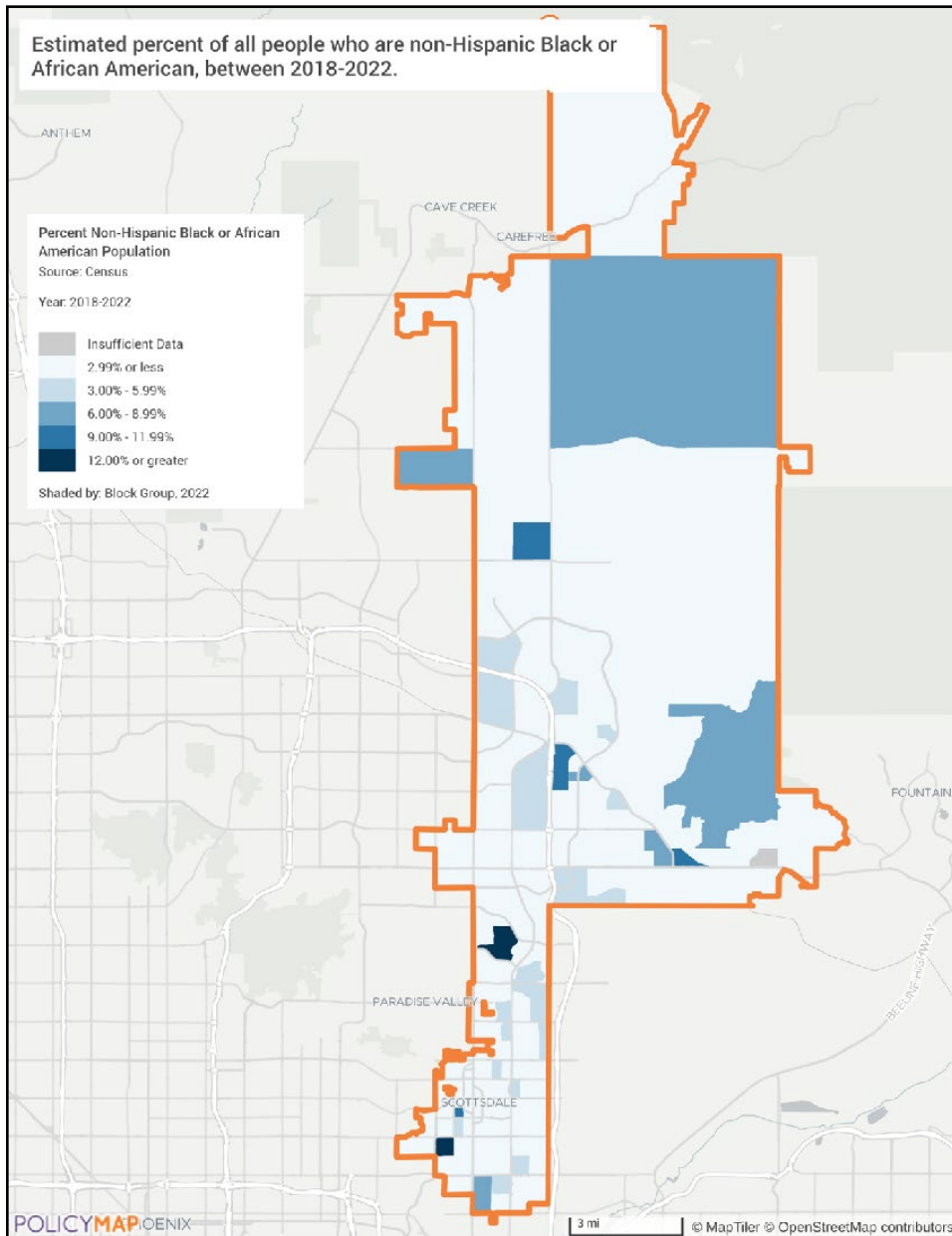
## Concentration Asian, non-Hispanic

There are several tracts with a concentration of Asian, non-Hispanic residents, particularly in the central eastern areas of the city.



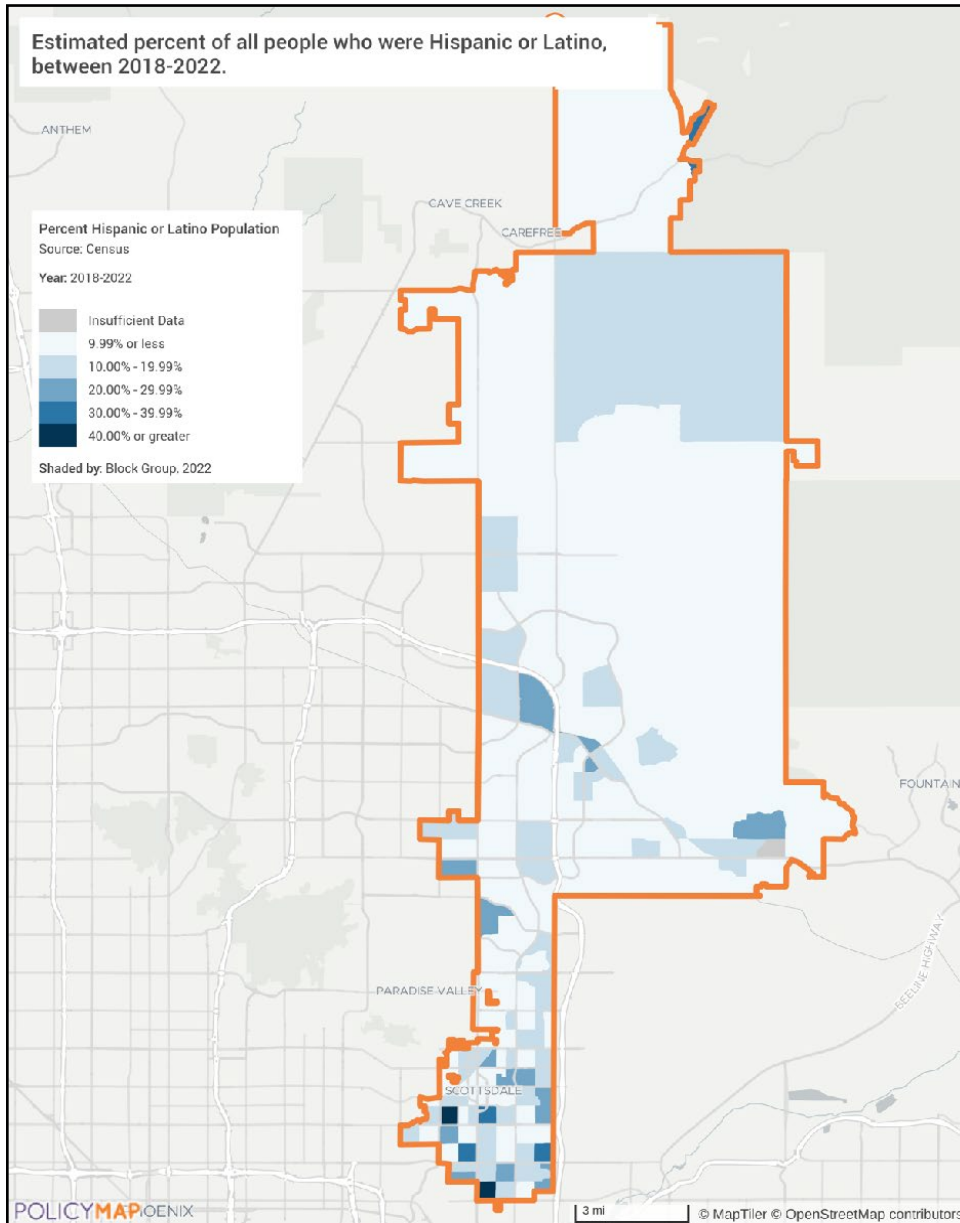
## Concentration Black, non-Hispanic

Scottsdale has just two census tracts with concentrations of Black or African American, non-Hispanic residents, located in central and southern portions of the city and shown shaded in the darkest blue on the map below.



## Concentration Hispanic, All Races

Several tracts in the southern portions of the city near the downtown area have concentrations of Hispanic residents.



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

In areas with a disproportionately high number of Hispanic residents, the housing market exhibits distinct characteristics. Homes closer to downtown tend to be older, increasing the likelihood of lead-based paint hazards. These properties are often part of larger multi-family developments and show a higher incidence of housing issues, which is typical in aging housing stock. Given the lower home prices in these neighborhoods, they may present prime opportunities for reinvestment and improvement.

### **Are there any community assets in these areas/neighborhoods?**

The southern portion of Scottsdale, particularly closer to the downtown area, offers several community assets that support residents and enhance the local environment. These include community centers such as the Vista del Camino Community Center, which provides social services like food banks, job assistance, and rental support. There's also the Paiute Neighborhood Center, which offers programs for youth, families, and seniors.

The City of Scottsdale's Granite Reef Senior Center is a vital community asset, offering an integrated system of services, resources, and programs that enhance the lives of the city's senior population. As Scottsdale's first LEED® Certified Major Building and a flagship of the city's Major Building Program, this 37,500-square-foot facility exemplifies sustainable design. It provides a unique combination of recreational activities, health and wellness programs, and social services tailored to older adults, with 13 multipurpose rooms dedicated to fitness, art, dance, and leisure. Additionally, the center serves as a versatile meeting space, accommodating groups ranging from 10 to 315, further enriching the community.

Additionally, Southern Scottsdale is home to several parks, like Eldorado Park, which features amenities for recreational activities, and the Indian Bend Wash Majorbelt, a long stretch of parks and multi-use trails for walking, biking, and other outdoor activities. This part of the city also benefits from the proximity of the McDowell Road corridor, an area undergoing revitalization to enhance commercial opportunities and community engagement.

### **Are there other strategic opportunities in any of these areas?**

These areas offer several opportunities, including housing rehabilitation and redevelopment, and community and economic development, particularly the City's Major Housing Rehabilitation program, Emergency Repair Program, and Roof Repair and Replacement Program. More details on these programs can be found in the Strategic Plan and Action Plan.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Scottsdale, Arizona, enjoys comprehensive broadband coverage, with the vast majority of the city offering multiple internet service provider options, including in LMI areas. The average Scottsdale household has access to at least three broadband-quality internet service options with several areas offering four or more options. According to BroadbandNow.com, Scottsdale benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, 5G home internet, and DSL. Ninety-five percent (95%) of Scottsdale households have an internet connection despite having 99.82% availability according to ISP Reports. Of those households, 85% have fiber, cable, or DSL, 8% have satellite, 0% are still on dial-up, and 1% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Scottsdale, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

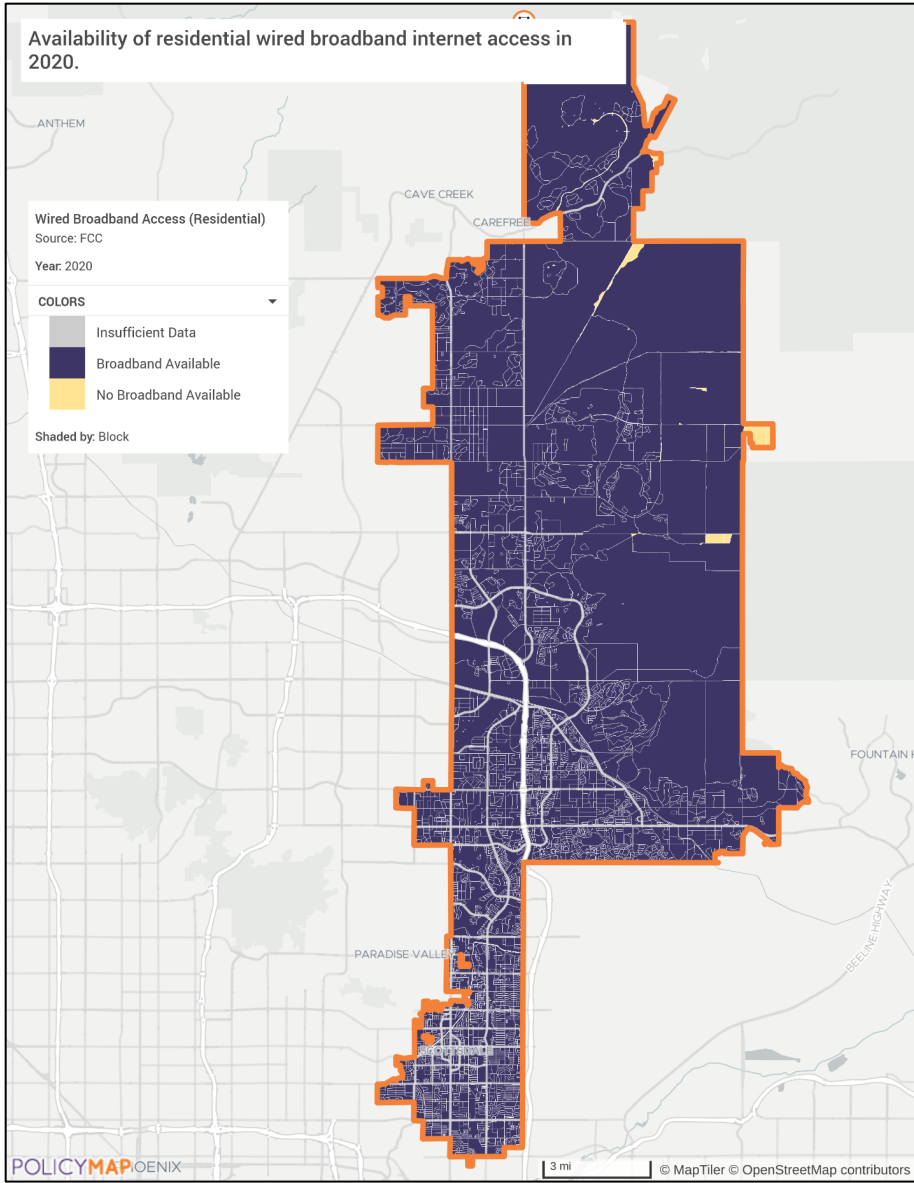
**Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.**

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to BroadbandNow.com, Scottsdale is served by thirteen Internet providers offering residential service. Among these, Cox stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

- Quantum (Fiber)
- CenturyLink (DSL and Fiber)
- Cox (Cable and Fiber)
- BAM Broadband (Fixed Wireless)
- Phoenix Internet (Fixed Wireless)
- AT&T (5G internet)
- AirFiber (Fixed Wireless)
- Triad Wireless (Fixed Wireless)
- Verizon (5G Internet)
- Always ON (Fixed Wireless)
- Starlink (Satellite)
- Viasat Internet (Satellite)
- HughesNet (Satellite)

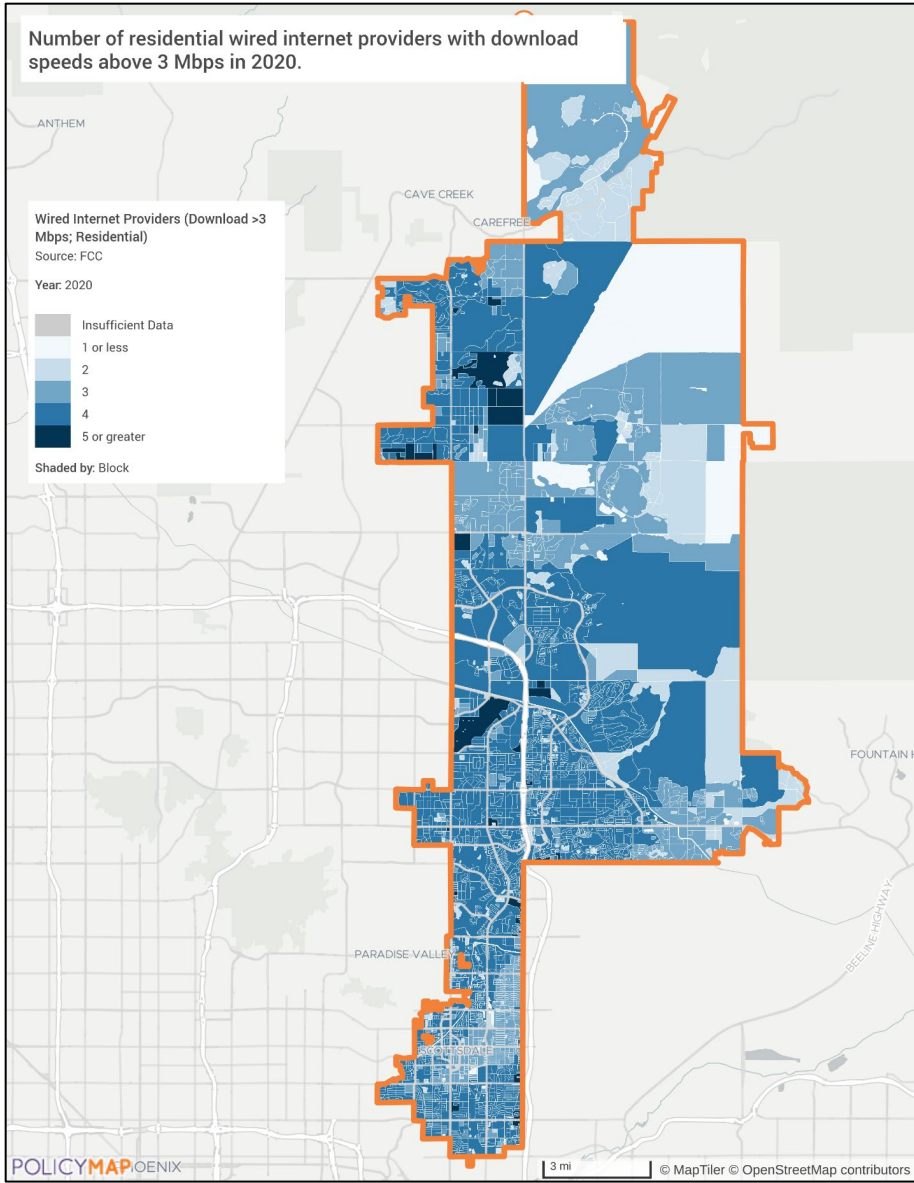
The following map shows the number of broadband service providers by census tract. Most of the city of Scottsdale has at least three options of high-speed internet with competitive providers with many areas offering four or more options. This variety ensures that residents have multiple choices for reliable and affordable internet access throughout the city.

See map: High Speed Internet Providers



**Broadband Access**





**High Speed Internet Providers**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

As climate change accelerates, cities like Scottsdale, Arizona, located within Maricopa County, are facing an increasing array of natural hazards, including extreme heat, flooding, strong winds, dust storms, and wildfires. According to Maricopa County's [Multi-Jurisdictional Hazard Mitigation Plan](#) (MJHMP), climate change is heightening risks throughout the region, manifesting as rising temperatures, prolonged droughts, and more frequent wildfires. These changes lead to reduced water supply reliability, negatively impacting agriculture and the livelihoods of rural communities. Additionally, urban areas like Scottsdale may experience heightened health risks due to extreme heat, as well as disruptions in electricity and water services.

The City of Scottsdale addresses natural hazards associated with climate change through several proactive strategies. Their efforts include the development of a [Heat Mitigation Plan](#) that aims to enhance community resilience against extreme heat. Additionally, Scottsdale's sustainability initiatives encompass water conservation and infrastructure improvements to support environmental health and mitigate risks posed by climate-related challenges. These programs help residents adapt to climate change by mitigating water scarcity, especially important in arid regions like Arizona.

While Scottsdale is not located on the coast and is less likely to experience direct coastal effects, rising sea levels and increased storm activity may contribute to population displacement from coastal areas. This influx of new residents could drive up housing costs, reduce job availability, and strain local resources. According to the MJHMP, Scottsdale experienced a population increase of approximately 16.7% from 2010 to 2020. The projected growth from 2020 to 2030 suggests a further increase of about 11.1%. Although it's unclear if this growth is linked to climate change, the escalating threats posed by climate-related hazards to vulnerable coastal areas could result in more climate migrants seeking refuge in stable inland cities like Scottsdale, thereby affecting local infrastructure and housing.

The Intergovernmental Panel on Climate Change (IPCC) projects that by mid-century, the average summer temperature in the region could rise by four degrees. This increase may alter weather and precipitation patterns, elevate the risk of severe storms and catastrophic flooding, and increase electricity costs while damaging crops. Urban areas may face mounting health risks due to extreme heat and potential disruptions in essential services, placing additional demands on the state's energy resources.

The National Climate Assessment emphasizes the need for proactive mitigation planning to address these evolving hazards, as traditional assumptions about hazard probabilities may no longer apply in the face of climate change. To effectively navigate these geographic challenges, Scottsdale must continue to anticipate, plan, and adapt to the risks associated with climate change and the potential demographic shifts affecting its communities. Proactive measures, such as water conservation initiatives, are essential to mitigate these risks and enhance community resilience in the face of evolving climate dynamics.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income households, whether renting or owning, face heightened vulnerability to the impacts of climate change and natural disasters due to their limited financial resources. Sudden increases in electricity or housing costs can quickly push these residents into precarious living situations, increasing their risk of homelessness or forcing them to live in substandard conditions. The 2024 America's Rental Housing Study from the Joint Center for Housing Studies at Harvard University underscores this growing threat, revealing that escalating insurance premiums and the withdrawal of coverage by providers in high-risk markets complicate efforts to secure adequate protection against weather- and climate-related losses. Additionally, the study highlights the obstacles property owners encounter when trying to invest in climate resilience measures, given the stagnation in operating income growth.

The 2021 EPA study on Climate Change and Social Vulnerability in the United States further illustrates these challenges, showing that low-income individuals are more likely to live in areas facing significant increases in mortality rates due to extreme temperature changes, as well as experiencing the highest rates of labor hour losses among weather-exposed workers. Rural communities are particularly disadvantaged, often lacking access to public support during emergencies and having fewer resources to repair or fortify their homes against climate-related damage. Addressing these vulnerabilities is essential for building resilience among low- and moderate-income households, who are increasingly at risk from climate change, threatening their safety, stability, and overall well-being.

FEMA's National Risk Index identifies Maricopa County as having a relatively low level of community resilience, indicating that its residents are less equipped to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Scottsdale, AZ, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

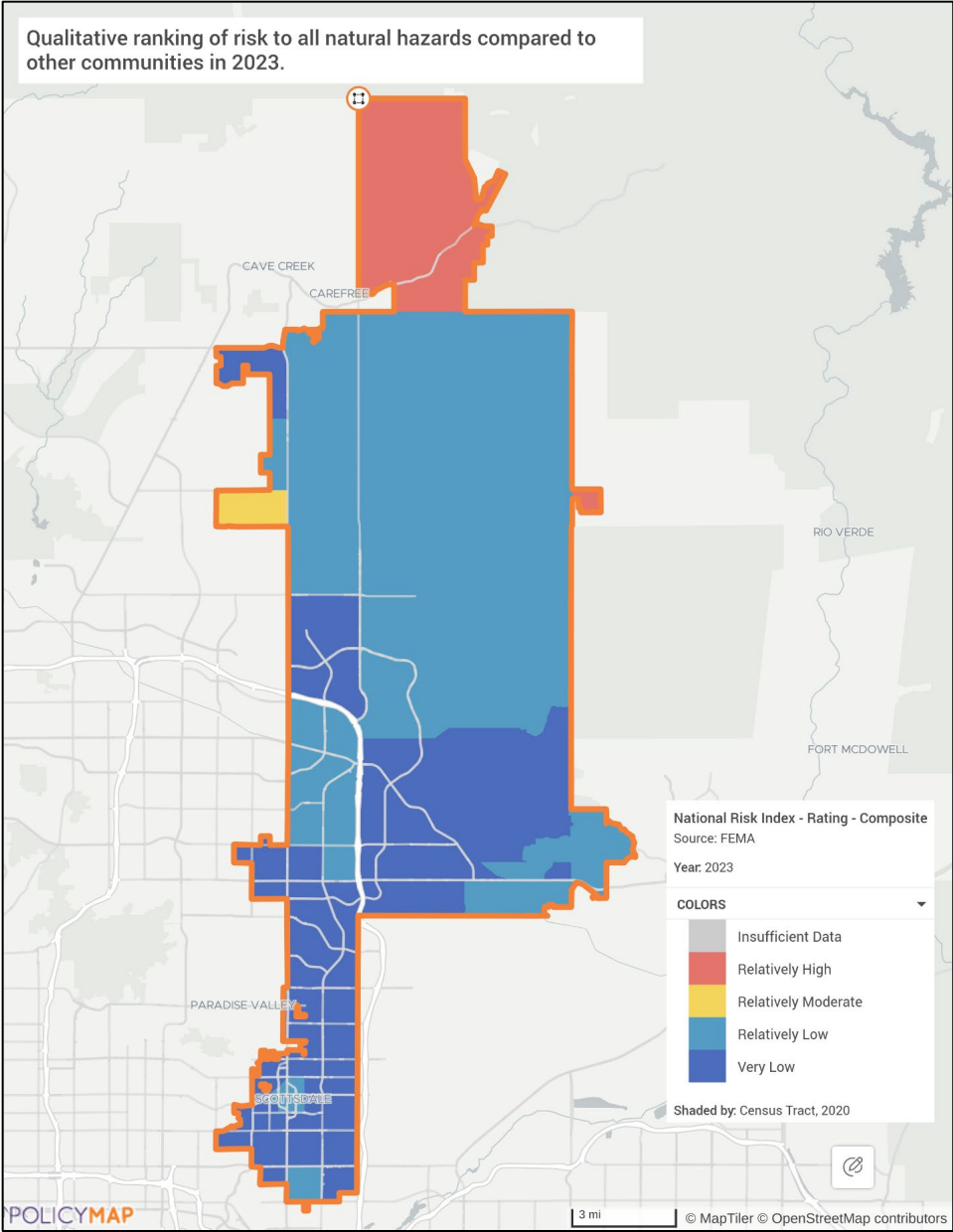
While most of the city is categorized as having "very low" or "relatively low" risk, the most northern portions of Scottsdale are classified as having a "relatively high" risk. This indicates that these areas may need more targeted attention and resources to address specific hazards, making them more vulnerable than the rest of the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention.

The city of Scottsdale must continually assess and manage its vulnerabilities to enhance climate preparedness. Scottsdale is included in the Maricopa County [Multi-Jurisdictional Hazard Mitigation Plan \(MJHMP\)](#), which is revised every five years. This plan aims to reduce risks to people and property, lower disaster recovery costs, and promote sustainability by identifying hazards and implementing actions that prevent recurring damage from future disasters. It specifically addresses the vulnerability of low-income households to extreme heat, highlighting that these populations often lack access to adequate cooling

resources, thereby increasing health risks. The plan emphasizes the necessity of targeted strategies to safeguard these communities from the adverse effects of climate change. The Governor’s Office of Resiliency for Arizona offers a series of resiliency programs and plan that focuses on state-wide initiatives related to climate resilience, energy efficiency, and extreme heat preparedness.

Scottsdale is committed to educating and preparing the public for multi-hazard mitigation through various channels. These include the Scottsdale Emergency Preparedness website, Maricopa County Emergency Management website, social media pages, the Wireless Emergency Alerts (WEA) system, Community Emergency Notification System (CENS) and the Emergency Broadcast System (EAS) for TV and radio notifications. Additionally, the Arizona State VOAD website and social media, in collaboration with the Maricopa County COAD website, provide valuable emergency resources to enhance community disaster resilience. To effectively address escalating climate impacts, continuous investment is essential for maintaining and expanding these programs.

See map: Risk to All Natural Hazards



**Risk to All Natural Hazards**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the City of Scottsdale’s housing and community development plan for the next five years (2025-2029 Consolidated Plan). The plan outlines how the City intends to use CDBG funds to achieve HUD’s goals of providing a suitable living environment and safe, decent, and affordable housing for low- to moderate-income (LMI) households and special need groups in the City.

The City identified priority needs through data analysis in the Needs Assessment (NA) and Market Analysis (MA), as well as through input from community residents and local stakeholder organizations. The goals developed in the Strategic Plan will address these needs over the next five years.

While the City does not allocate funding based solely on geographic requirements, certain activities within the CDBG program will target low/mod areas (LMA) in its five-year plan. Low/mod areas are defined by HUD as block group tracts where at least 51% of the residents are from low- to moderate-income households. However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, says that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Scottsdale is an exception grantee, and the “top quartile” percentage, or 36%, of the lowest income population in the City are considered low/mod. Low/mod block group tracts are eligible for activities such as public improvements. These tracts are eligible for activities such as public improvements to neighborhood facilities, parks, community centers, and public infrastructure like streets and sidewalks.

The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on income eligibility.

The following are the four (4) priority needs and associated goals identified in this Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

#### **Priority Need: Improve/Expand Public Facilities & Infrastructure**

1A Expand/Improve Public Facilities & Infrastructure

#### **Priority Need: Public Services**

2A Public Services for LMI & Special Needs

#### **Priority Need: Develop & Preserve Affordable Housing**

3A Housing Rehabilitation

3B Affordable Housing Development

**Priority Need: Effective Program Administration**

4A Effective Program Administration

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

### Geographic Area

Table 5 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Citywide Low/Mod Eligible
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Scottsdale designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. Normally, these areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. However, Scottsdale is an exception grantee, and the “top quartile” percentage of the population is considered low/mod (36%). Any residential block groups with 36% of the population of residents who are LMI is considered a low/mod area. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.
	<b>Include specific housing and commercial characteristics of this target area.</b>	From 2012 to 2022, Scottsdale has seen a gradual growth in population and housing development; however, a portion of the housing in the City remains old. An estimated 33% of all owner-occupied units and 27% of renter-occupied were built before 1980 (Source: 2018-2022 ACS). These housing units will naturally have higher concentrations of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.



<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City consulted with a wide variety of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the City, as well as a public survey that was made available online. A public hearing and public comment period was given to allow citizens an opportunity to review and comment on the plan.</p> <p>Speak up Scottsdale met at a Citizens Engagement Platform, and responded with the highest needs being TBRA for seniors and the homeless, emergency housing repairs for LMI households, and rental housing acquisition for LMI renters.</p>
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<p><b>Identify the needs in this target area.</b></p>	<p>There is a need to expand and improve public infrastructure and public facilities in low/mod areas of Scottsdale. Public infrastructure improvements include ADA expansion to help ensure equal access to special needs populations. Improved access to public facilities help to ensure all residents are able to benefit from City programs and services.</p> <p>There is a need for supportive public services for low-income residents in the City. These activities such as homeless prevention services and self-sustainability programs are designed to improve the quality of life for low and moderate-income persons. The Scottsdale Homelessness Report estimated 89 unhoused persons with the elderly disproportionately represented.</p> <p>Affordable housing development and preservation are some of the highest needs in Scottsdale. Unfortunately, CDBG funds are limited to the activities eligible under program guidelines. The NA reports that cost burden is one of the biggest housing issues in the City. Further, a portion of the housing stock is aging, and maintaining these units are also a priority as they are very likely to have a significant number of low/mod residents living in them.</p> <p>The City Housing Element identified goals to support diverse, safe, resource-efficient, and high-quality housing options; Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale; Provide housing options that allow for all generations of Scottsdale residents; and Abide by regulations that prevent housing discrimination practices toward any person, as required by local, State, and Federal laws.</p> <p>In June of 2022, the City completed a Housing Inventory and Affordability analysis and found: rentals were affordable, but households had limited options to purchase; there is a shortage of affordable housing in Scottsdale; a large share of the housing stock in Scottsdale is occupied for seasonal use, placing a strain on housing availability for full-time residents and creates fluctuations in economic activity; and cost burden for renters has decreased.</p>
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<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>New housing development in Scottsdale is a need as the population continues to increase. The preservation of the City’s older housing would provide residents with more affordable units. Unfortunately, CDBG funds are limited to the activities eligible under program guidelines.</p> <p>Public services that help offset basic needs of LMI and special needs residents will help improve the quality of life of residents. These activities also indirectly help to alleviate housing instability and promote self-sufficiency.</p> <p>Public improvements to streets and sidewalks will revitalize low/mod areas and invite other investments into these areas. Improved access to public facilities such as community centers, neighborhood facilities and parks will ensure all residents enjoy City programs and services.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Access to funding is a barrier to improvements in Scottsdale.</p>

**General Allocation Priorities**

*Describe the basis for allocating investments geographically within the jurisdiction.*

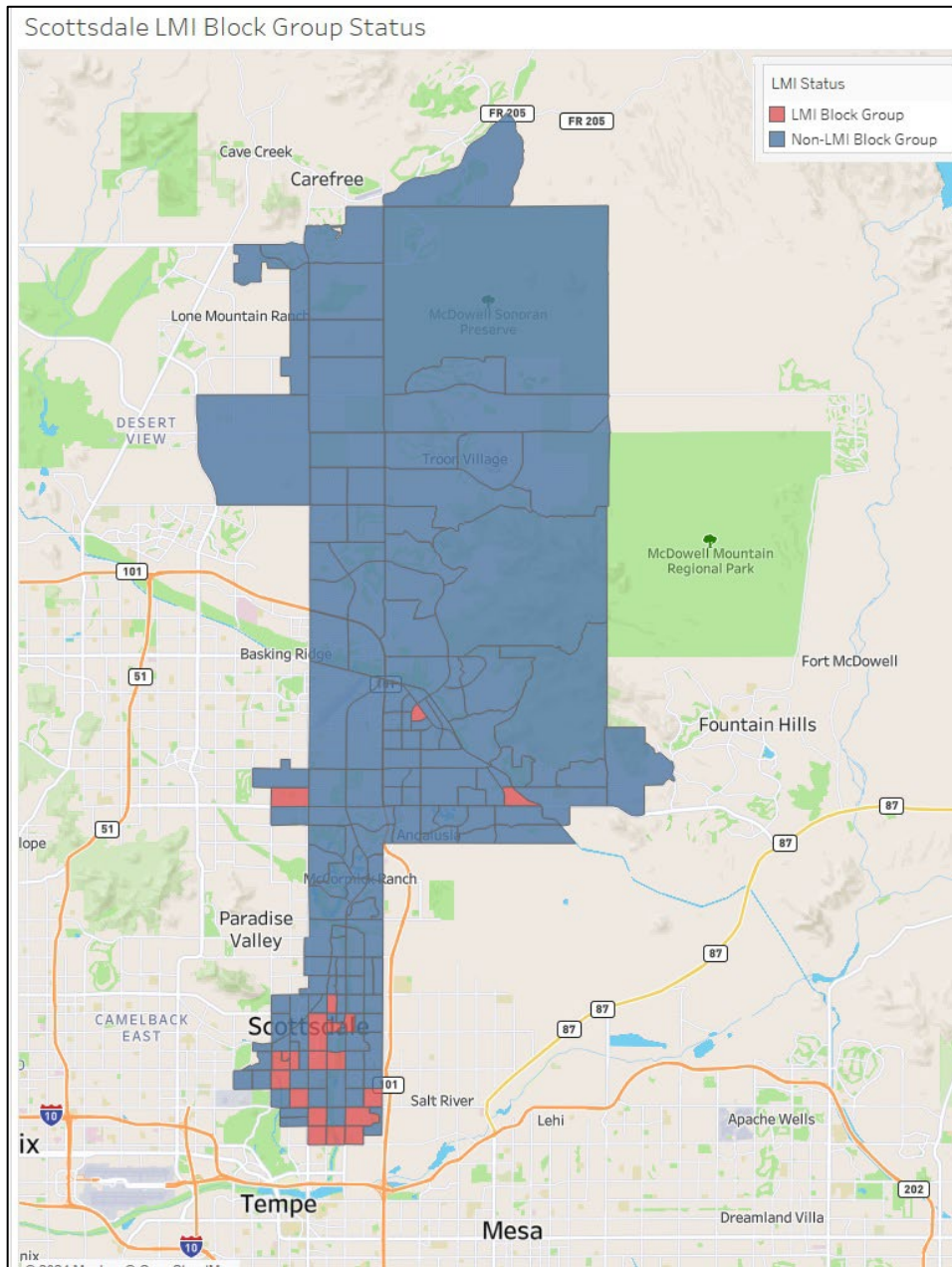
In Scottsdale, funding from the CDBG program is not allocated solely based on geographic areas. Most of the funding is available for use in any of the targeted low/moderate income neighborhoods or citywide, depending on the specific activities. Direct services such as public services and affordable housing benefits are determined based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas.

Specific to CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications as well as residency requirements (residing within the City) in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. These planned activities will serve a low/mod community or neighborhood (LMA) to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, an activity shall be considered to principally benefit low and moderate income persons

when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Scottsdale is an exception grantee, and the "top quartile" percentage of the lowest income population, or 36%, in the City are considered low/mod.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be found at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>. The map below shows LMI block groups.



**Low-Mod Block Group Tracts (HUD LMISD 2024)**

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 6 – Priority Needs Summary

1	<b>Priority Need Name</b>	Improve/Expand Public Facilities & Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	1A Expand/Improve Public Facilities & Infrastructure
	<b>Description</b>	There is a need to expand and improve public infrastructure in low to moderate income areas of Scottsdale. This includes the expansion and improvement of streets and sidewalks. Additionally, there is a need to enhance access to public facilities that will benefit these areas. Specific needs include improvements to community centers, neighborhood facilities, and parks throughout the City.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholders needs for public facilities & infrastructure improvements were identified. Commute Shed Analytics shows the boundaries and locations of streets where commute time is greater than 30 minutes. There is a significant number of workers that live outside, but work inside the study area of Scottsdale Rd running north and south along the western border of the City from Thompson Peak Pkwy and the Loop 101 to McDowell Rd. The basis is to improve accessibility for all residents and create a suitable living environment.
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development						
<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible						
<b>Associated Goals</b>	2A Public Services for LMI & Special Needs						
<b>Description</b>	There is a need for vital public services for LMI and special needs populations in Scottsdale. These services include homeless prevention services and housing services such as the Bridge Housing Program that helps assist single parents with children and seniors who have been displaced from their homes in Scottsdale. In 2024, the Scottsdale Homelessness Report estimated 89 unhoused persons with the elderly disproportionately represented. Scottsdale Case Workers and Outreach Navigators also provide case management to those with housing needs. Public services that will serve special needs populations are elderly services, services for persons with a disability, victims of domestic violence, and the homeless.						
<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder organizations the need for public services for LMI and special need groups were identified. The basis for this need is to provide all citizens with access to services and create a suitable living environment.						
<b>3</b>	<table border="1"> <tr> <td data-bbox="235 1572 513 1631"><b>Priority Need Name</b></td> <td data-bbox="513 1572 1427 1631">Develop &amp; Preserve Affordable Housing</td> </tr> <tr> <td data-bbox="235 1631 513 1690"><b>Priority Level</b></td> <td data-bbox="513 1631 1427 1690">High</td> </tr> <tr> <td data-bbox="235 1690 513 1816"><b>Population</b></td> <td data-bbox="513 1690 1427 1816">Extremely Low Low Moderate</td> </tr> </table>	<b>Priority Need Name</b>	Develop & Preserve Affordable Housing	<b>Priority Level</b>	High	<b>Population</b>	Extremely Low Low Moderate
<b>Priority Need Name</b>	Develop & Preserve Affordable Housing						
<b>Priority Level</b>	High						
<b>Population</b>	Extremely Low Low Moderate						

	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	3A Housing Rehabilitation 3B Affordable Housing Development
	<b>Description</b>	There is a need for affordable housing development and preservation for low- to-moderate income (LMI) households in Scottsdale. Housing cost burden is the biggest housing problem in the City, and LMI households typically occupy older housing units as they may be less expensive. Due to this, there is a need for LMI owner occupied housing rehabilitation. Affordable housing development may include eligible housing activities under the CDBG program which include homeownership assistance, acquisition for the purpose of affordable housing, and housing counseling in support of the HOME program.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder the need to preserve & develop affordable housing was identified. According to the 2018-2022 ACS data, 28.5% of homeowners with a mortgage and 41.9% of renters are cost burdened (paying more than 30% of income towards housing costs). The basis is to create or maintain affordable housing for LMI residents in Scottsdale.
4	<b>Priority Need Name</b>	Effective Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	4A Effective Program Administration
	<b>Description</b>	Effective program management will include general administration of the CDBG grant program, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	<b>Basis for Relative Priority</b>	There is a need to provide effective management of the CDBG grant program that will ensure compliance and keeping with the regulations of the grant. Effective program administration will also help the program meet the established objectives in the plan.

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

**Introduction**

The City of Scottsdale is designated as an entitlement city by the U.S. Department of Housing and Urban Development (HUD). As a result, it receives federal CDBG grant funds under its Community Planning and Development formula allocation programs. These grant funds will be used to support activities related to affordable housing, homelessness, and community development programs. PY 2025 marks the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City expects to receive similar allocation amounts in each year of the Consolidated Plan period.

For the program year 2025, the City will receive \$1,081,864 for its CDBG program, with an estimated additional \$57,578 in program income generated from its housing programs. The City will also reprogram a total of \$425,854 from unused prior FY CDBG funding allocations. These prior year funds will be drawn from remaining FY20 funds in the amount of \$29,029; FY22 funds in the amount of \$225,138; and FY 23 funds in the amount of \$171,687.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	1,081,864	57,578	425,854	1,565,296	4,557,768	PY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

**Table 7 - Anticipated Resources**



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

Federal funds will be used as leverage to support service providers and subrecipient organizations in raising funds for their programs from external sources. Additionally, these funds will be leveraged to secure loans for housing development activities and, when appropriate, for the City's General Fund. Annually, \$100,000 from the City's General Fund is allocated to support various housing and non-housing community development programs administered by the Human Services Department. These programs include the Granite Reef and Via Linda Senior Centers, the Vista Del Camino Community Center, the Paiute Neighborhood Center, the Community Cares program, and the Youth and Family Services program.

The City is a member of the Maricopa HOME Consortium, and receives HOME Investment Partnerships funds through the HOME Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME match is tracked on a Match log. HOME funds are not entered in the table above as a resource as the Maricopa County HOME Consortium is the direct recipient of those funds and are ultimately responsible for the planning and reporting of HOME funds for the Consortium.

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

The City of Scottsdale currently owns an eight-unit multi-family development purchased with CDBG funds in the last ten years and is managed by a contracted property management company. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has programmed approximately \$1.18 million from the CDBG program and program income for the PY 2025 program year. These funds will be used to operate a range of public services, public improvements, and affordable housing activities as described in this Annual Action Plan.

**Funding Contingency Provision**

At the time this plan was published, HUD has not announced the PY 2025 CDBG allocation. The grant estimates shown in the SP-45 and AP-15 represent anticipated funding for PY 2025, and the City will establish a contingency plan to adjust based on the actual amount once HUD makes its announcement. The City's final allocation for activities outlined in the Annual Action Plan will be distributed among all proposed projects. This

allocation will be adjusted proportionally to reflect the actual funding, ensuring compliance with CDBG regulations, which set a maximum cap of 20% for administrative costs and 15% for public services. For anticipated resources that will guide the City's funding allocations, please refer to SP-45 and AP-15. Detailed allocations for specific activities proposed for PY 2025 can be found in AP-20 and AP-35, as permitted by CDBG guidelines.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Scottsdale	Government	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Maricopa County	Government	Homelessness Public Housing Rental	Region
Maricopa County Housing Authority	PHA	Public Housing Rental	Region
Maricopa Regional Continuum of Care		Homelessness Planning public services	Region
Scottsdale Human Services Department	Department	Homelessness public services	Jurisdiction

**Table 8 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Scottsdale is well coordinated and spans a range of community needs, including but not limited to housing preservation, non-housing community development needs, and addressing homelessness. The City is experienced with managing and implementing the programs to meet the goals of the plan, as well as working with local nonprofit partners and organizations that serve the needs of the community. The City is a member of the Maricopa HOME Consortium, and receives an annual allocation of HOME funds for affordable housing development and preservation activities in Scottsdale.

The primary gap in the institutional delivery system is that funds are limited, and the City must prioritize each year where funds will be focused. Not all priorities can be addressed in each year of the Consolidated Plan.

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

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

**Table 9 - Homeless Prevention Services Summary**

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

The services targeted to homeless persons and persons with HIV/AIDS are made available through the coordination of services provided by the array of non-profit service providers that constitute the Maricopa Association of Governments (MAG) Continuum of Care (CoC). These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The CoC is central to the regional efforts in Maricopa County and is governed by a board, assisted by key stakeholders and various workgroups to address the needs of the homeless.

The CoC has a Coordinated Entry program where persons who are homeless or at-risk of homelessness can access services and emergency housing that meets their needs. Coordinated Entry can be reached at access points across Maricopa County, which are agencies that provide homeless services. The program

gathers information about the individual or family and what their current housing situation is and then offers available resources to match the current housing barrier. These local agencies help assist the homeless with referrals, resources and services tailored to meet the needs of those who are chronically homeless, homeless families with children, veterans and their families and unaccompanied youth.

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

The service providers in Scottsdale work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Scottsdale are particularly strong in the areas of mental health services, employment training, and life skills training. A gap in the system is the coordination of services centers through the lack of universal participation of providers in the HMIS system. All homeless providers who participate in federal funding programs are enrolled in the HMIS system.

The CoC network of service providers also work quickly to respond to homeless needs in Scottsdale. This network utilizes Coordinated Entry to ensure that individuals and families experiencing homelessness are paired with available services within the region.

For gaps in the institutional delivery structure, there is a general lack of funds needed to meet the current and future needs in the community.

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

The City has outlined three actions that it has taken, and will continue to take to overcome gaps in the institutional delivery system:

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Expand/Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 26,100 Persons Assisted
2	2A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$800,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
3	3A Housing Rehabilitation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Develop & Preserve Affordable Housing	CDBG: \$3,683,624	Homeowner Housing Rehabilitated: 315 Household Housing Unit
4	3B Affordable Housing Development	2026	2029	Affordable Housing	Citywide Low/Mod Eligible	Develop & Preserve Affordable Housing	CDBG: \$0	Homeowner Housing Added: __ Household Housing Unit
5	4A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Administration	CDBG: \$1,139,440	Other: 5

Table 10 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	The City will fund activities that improve public facilities and infrastructure in low/mod areas. Public infrastructure improvements may include streets, sidewalks and water/sewer systems. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	<b>Goal Name</b>	2A Public Services for LMI & Special Needs
	<b>Goal Description</b>	The City will provide funds for supportive services for low- to moderate-income persons at or below 80% AMI citywide. Supportive services will also be provided to special need groups as needed such as the elderly, persons with a disability and the homeless.
3	<b>Goal Name</b>	3A Housing Rehabilitation
	<b>Goal Description</b>	The City will fund housing rehabilitation for low- to moderate-income households, which include emergency repairs, roof repairs, and energy efficiency improvements to improve the habitability of owner-occupied housing with urgent repair needs and accessibility modifications. Eligible applicants are low and moderate-income at or below 80% of the median income citywide.
4	<b>Goal Name</b>	3B Affordable Housing Development
	<b>Goal Description</b>	The City is planning to fund affordable housing development activities for low- to moderate-income households, which may include new homeownership opportunities, acquisition for the purposed of affordable housing, and housing counseling in support of the HOME program.
5	<b>Goal Name</b>	4A Effective Program Administration
	<b>Goal Description</b>	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives. This includes general administration, staffing and equipment; and to develop, administer, revise, implement and evaluate the day-to-day operation of entitlement program through the Community Assistance Office. Activities include program design; Annual Plans and grant administration; Sub recipient compliance monitoring's, program outreach, public relations and training, environmental reviews, and labor standards.

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

Over the next five years of the Strategic Plan, the City estimates it will assist LMI households with affordable housing activities:

Homeowner Housing Rehabilitated: 315 Household Housing Unit



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

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

The City has established the Rehabilitation Program, which will assist low- to moderate-income owner-occupied households with emergency repairs, roof repairs and energy efficiency improvements. As these housing rehab activities may disturb homes that are at high-risk for lead-based paint hazards, the City has developed procedures for identifying homes with lead-based paint. These procedures comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999.

Scottsdale will continue to test homes constructed prior to 1978, and those receiving federal assistance, for lead-based paint in compliance with 24 CFR part 35 at the time households seek assistance from the City. Additionally, all program participants will be provided with the required lead-based paint brochure.

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

The City of Scottsdale will test all homes constructed prior to 1978, and those receiving federal assistance for lead-based paint in compliance with 24 CFR part 35 at the time households seek assistance from the City. All program participants will be provided with the required lead-based paint brochure.

The City currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation programs include provisions requiring that all painted surfaces be in good condition.

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

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

Poverty in Scottsdale has decreased from 8.3% in 2012 to 6.8% in 2022. While this is an improvement over the past ten years, the City remains committed to reducing the number of persons living in poverty even more and will continue to engage in a variety of efforts to support poverty-level families.

The goals in this Plan work directly to reduce poverty in Scottsdale by addressing the identified priority needs. Public facilities and infrastructure improvements will revitalize low/mod neighborhoods and invite further public and private funding into these areas. Public services will be provided to address basic needs of LMI residents and improve their quality of life. Affordable housing preservation will help protect the value of properties and alleviate conditions that may lead to housing instability.

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

The City has created five goals to address identified priority needs that will work to reduce poverty in Scottsdale. These goals are public facilities and infrastructure improvements; public services for LMI and special needs; develop and preserve affordable housing; and effective program management. For more details, see the SP-45 Goals.

## **SP-80 Monitoring - 91.230**

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

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

Forms of Monitoring (may include, but is not limited to the following procedures):

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

Risk Assessment:

The level of monitoring to be conducted is determined by a risk analysis assigned to the entity. Entities receiving CDBG/HOME funds will be evaluated annually to determine the appropriate risk classification. Entities deemed to be “low risk” will be subject to desk review. Entities deemed to be “high risk” will be subject to an on-site monitoring review.

To be classified as “low-risk”, an entity must generally meet the following criteria:

- An on-site visit has been conducted within the last two years
- There has been insignificant or no compliance or performance problems noted

To be classified as “high-risk”, an entity may meet one or more of the following risk factors:

- An on-site visit has not been conducted within the last two years
- The entity is new to the CDBG Program
- There has been a high rate of employee turnover or turnover in key staff positions
- There has been noncompliance with one or more contract provisions

- There were significant findings and/or concerns noted in previous desk reviews or on-site monitoring visits
- There are significant unresolved audit findings
- There has been a high incidence of citizen or vendor complaints
- Reimbursement requests or performance reports contain inaccurate information
- There is a demonstrated need for on-going technical assistance. Please note the risk designations are not limited to the above-stated conditions and may be assigned due to other circumstances, if required. Public agencies are monitored every other year. Housing-related agencies are monitored annually

**Minority Business Outreach:** The City of Scottsdale Community Assistance Office program guidelines are used as a compliance tool for meeting its Federal Grant Program requirements mandated in the regulatory rules and is not intended to supersede, replace or impose an unfair or un-equal advantage of M/WBE's to the detriment of others. These program guidelines meet Federal program requirements, establish a *"good faith effort"* with CDBG, HOME and other HUD funded programs and aid and assist in creating and sustaining economic and community revitalization activity by providing *"Equal Opportunity"* to compete for contract opportunities.

## Annual Action Plan

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

#### Introduction

The City of Scottsdale is designated as an entitlement city by the U.S. Department of Housing and Urban Development (HUD). As a result, it receives federal CDBG grant funds under its Community Planning and Development formula allocation programs. These grant funds will be used to support activities related to affordable housing, homelessness, and community development programs. PY 2025 marks the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City expects to receive similar allocation amounts in each year of the Consolidated Plan period.

For the program year 2025, the City will receive \$1,081,864 for its CDBG program, with an estimated additional \$57,578 in program income generated from its housing programs. The City will also reprogram a total of \$425,854 from unused prior FY CDBG funding allocations. These prior year funds will be drawn from remaining FY20 funds in the amount of \$29,029; FY22 funds in the amount of \$225,138; and FY 23 funds in the amount of \$171,687.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	1,081,864	57,578	425,854	1,565,296	4,557,768	PY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

Table 11 - Anticipated Resources

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

Federal funds will be used as leverage to support service providers and subrecipient organizations in raising funds for their programs from external sources. Additionally, these funds will be leveraged to secure loans for housing development activities and, when appropriate, for the City's General Fund. Annually, \$100,000 from the City's General Fund is allocated to support various housing and non-housing community development programs administered by the Human Services Department. These programs include the Granite Reef and Via Linda Senior Centers, the Vista Del Camino Community Center, the Paiute Neighborhood Center, the Community Cares program, and the Youth and Family Services program.

The City is a member of the Maricopa HOME Consortium, and receives HOME Investment Partnerships funds through the HOME Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME match is tracked on a Match log. HOME funds are not entered in the table above as a resource as the Maricopa County HOME Consortium is the direct recipient of those funds and are ultimately responsible for the planning and reporting of HOME funds for the Consortium.

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

The City of Scottsdale currently owns an eight-unit multi-family development purchased with CDBG funds in the last ten years and is managed by a contracted property management company. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has programmed approximately \$1.18 million from the CDBG program and program income for the PY 2025 program year. These funds will be used to operate a range of public services, public improvements, and affordable housing activities as described in this Annual Action Plan.

**Funding Contingency Provision**

At the time this plan was published, HUD has not announced the PY 2025 CDBG allocation. The grant estimates shown in the SP-45 and AP-15 represent anticipated funding for PY 2025, and the City will establish a contingency plan to adjust based on the actual amount once HUD makes its announcement. The City's final allocation for activities outlined in the Annual Action Plan will be distributed among all proposed projects. This

allocation will be adjusted proportionally to reflect the actual funding, ensuring compliance with CDBG regulations, which set a maximum cap of 20% for administrative costs and 15% for public services. For anticipated resources that will guide the City's funding allocations, please refer to SP-45 and AP-15. Detailed allocations for specific activities proposed for PY 2025 can be found in AP-20 and AP-35, as permitted by CDBG guidelines.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,220 Persons Assisted
2	2A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$160,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
3	3A Housing Rehabilitation	2026	2029	Affordable Housing	Citywide Low/Mod Eligible	Develop & Preserve Affordable Housing	CDBG: \$1,077,408	Homeowner Housing Rehabilitated: 63 Household Housing Unit
4	4A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Administration	CDBG: \$227,888	Other: 1

Table 12 – Goals Summary



## Goal Descriptions

1	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	The City will fund activities that improve public facilities and infrastructure in low/mod areas. Public infrastructure improvements may include streets, sidewalks and water/sewer systems. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	<b>Goal Name</b>	2A Public Services for LMI & Special Needs
	<b>Goal Description</b>	The City will provide funds for supportive services for low- to moderate-income persons at or below 80% AMI citywide. Supportive services will also be provided to special need groups as needed such as the elderly, persons with a disability and the homeless.
3	<b>Goal Name</b>	3A Housing Rehabilitation
	<b>Goal Description</b>	The City will fund housing rehabilitation for low- to moderate-income households, which include emergency repairs, roof repairs, and energy efficiency improvements to improve the habitability of owner-occupied housing with urgent repair needs accessibility modifications. Eligible applicants are low and moderate-income at or below 80% of the median income citywide.
4	<b>Goal Name</b>	4A Effective Program Administration
	<b>Goal Description</b>	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives. This includes general administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement program through the Community Assistance Office. Activities include program design; Annual Plans and grant administration; Sub recipient compliance monitoring's, program outreach, public relations and training, environmental reviews, and labor standards.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The projects below are aimed at addressing the community development needs identified in the Strategic Plan through a formal citizen participation and consultation process conducted by the City of Scottsdale. The projects and programs selected for funding in the program year are briefly described in the following table. CDBG funds have a maximum 20% cap for administrative costs and a 15% cap for public service activities. The funding allocations for Program Year 2025 are as follows:

Program Administration: \$227,888

Public Services: \$160,000

Housing Programs: \$1,077,408

Public Facilities and Infrastructure: \$100,000

### Projects

#	Project Name
1	CDBG: Program Administration
2	CDBG: Public Services
3	CDBG: Housing Programs
4	CDBG: Public Facilities & Infrastructure

Table 13 – Project Information

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

The City of Scottsdale has four (4) priority needs, which are public facility and infrastructure improvements, public services for LMI and special need households, and affordable housing preservation programs. The reasons for allocation are provided below for each priority.

Public services have been identified as a need, however there is a grant cap of 15% allowed for funding public service activities. Eligible persons must be low- to moderate-income (0-80% AMI).

Housing preservation for low- to moderate-income homeowners has also been identified as a priority need. Housing preservation activities do not have a grant cap, and will be allocated around half of the annual allocation. Activities in the housing program include emergency repairs, roof repairs and energy efficiency improvements. The City has also identified affordable housing development activities as a priority in Scottsdale. These activities may include new homeownership opportunities, and acquisition for the purpose of affordable housing; however this goal will not be supported in the current PY 2025 AAP.

Public Infrastructure & Facilities Improvement activities are a high priority. These activities must take

place in low/mod areas. Projects are funded as needs arise, and eligible activities may include improvements to streets, sidewalks and water/sewer systems, community centers, and parks and rec facilities.

The major obstacle the City of Scottsdale faces is the general lack of funds to address all priority needs in each annual plan. For example, Affordable Housing Development will not be supported in the current PY 2025 AAP as it will focus on all other priorities. The City will continue to explore additional funding opportunities and using general funds to support programs in this plan.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Program Administration
	<b>Target Area</b>	Citywide Low/Mod Eligible
	<b>Goals Supported</b>	4A Effective Program Administration
	<b>Needs Addressed</b>	Effective Program Administration
	<b>Funding</b>	CDBG: \$227,888
	<b>Description</b>	Administration of the CDBG program in PY 2025.
	<b>Target Date</b>	06/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Administration of the CDBG program in PY 2025 (21A).
2	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	Citywide Low/Mod Eligible
	<b>Goals Supported</b>	2A Public Services for LMI & Special Needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$160,000
	<b>Description</b>	The City will fund supportive services for LMI persons and special needs groups. Funding for public services is capped at 15% of the total grant.
	<b>Target Date</b>	06/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Planned activities may include: Homeless outreach programs (05T) Bridge Housing Program, housing services (05X)
3	<b>Project Name</b>	CDBG: Housing Programs
	<b>Target Area</b>	Citywide Low/Mod Eligible

	<b>Goals Supported</b>	3A Housing Rehabilitation
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	CDBG: \$1,077,408
	<b>Description</b>	The City will fund housing rehab activities such as emergency repairs, roof repairs and energy efficiency improvements. In PY 2025, this project will also include prior year funding in the amount of \$425,854.
	<b>Target Date</b>	06/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 63 Household Housing Unit
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Planned activities will include housing rehabilitation activities:  Emergency Repair Program, repairs that address the immediate housing needs of LMI households such as lack of running water, electricity or heating/cooling systems - estimated 48 LMI households (14A).  Roof Repair and Replacement Program, repairs that are limited to leaking roofs, severely deteriorated, and structurally dangerous roofing - estimated 10 LMI households (14A).  Major Housing Rehabilitation Program, energy efficiency improvements and modifications for the elderly and persons with a disability - estimated 5 LMI households (14F).
4	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure
	<b>Target Area</b>	Citywide Low/Mod Eligible
	<b>Goals Supported</b>	1A Improve Public Facilities & Infrastructure
	<b>Needs Addressed</b>	Improve Public Facilities & Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This project will provide funding for improvements to public facilities and infrastructure that serve low/mod area residents (LMA).
	<b>Target Date</b>	06/30/2026

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,220 Persons Assisted This activity will serve the top quartile of low/mod areas in the City.</p>
<p><b>Location Description</b></p>	<p>Citywide, low/mod block group tracts (BG 218200.2, 218200.3 &amp; 318400.3)</p>
<p><b>Planned Activities</b></p>	<p>Planned activities will be: Scottsdale Food Bank Expansion Project, client service entrance and ADA accessibility additions (03E).</p>

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

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

The City of Scottsdale doesn't specifically allocate funds based on geography, but the funds must benefit low- and moderate-income individuals and families, or be directed towards neighborhoods with a significant low/mod income population. The City uses HUD's definitions to describe its objectives: eligible individuals benefiting from program services are low/mod clientele (LMC); eligible households benefiting from housing activities are low/mod households (LMH); and eligible activities that target a low/mod area (LMA). According to HUD, a low/mod area is a "low/mod block group tract," which is an area where at least 51 percent of the residents are low- and moderate-income persons. However, Scottsdale is an exception grantee, and the "top quartile" percentage of the population is considered low/mod (36%). Additionally, the City provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.

See the Discussion for concentrations of Low/Mod Households and Minority groups.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide Low/Mod Eligible	100

**Table 14 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The City of Scottsdale does not to allocate resources geographically but instead based on client eligibility under the CDBG program. As noted earlier, CDBG funds must meet LMC, LMH or LMA objectives.

Direct services such as public services (LMC) and affordable housing rehab benefits (LMH) are based on household income eligibility rather than area benefit. For these activities, City staff and/or one of its subrecipients will complete an application and determine eligibility before the activity is initiated.

Certain activities such as public improvements will serve a low/mod neighborhood or area (LMA), and have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income. As noted above, Scottsdale is an exception grantee, and the "top quartile" percentage of the population is considered low/mod (36%).

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be found at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

## **Discussion**

### *Race/Ethnic Minority Concentration*

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s citywide percentage. Data was taken from the 2018-2022 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups making up at least 1% of the City’s population were analyzed.

Black or African American, non-Hispanic: This group makes up 2.1% of the citywide population, and a census tract is considered to have a concentration if 12.1% of the population is part of this racial group. There is one tract between East Via De Ventura and East McCormick Parkway with a concentration: 04013216834.

Asian, non-Hispanic: Approximately 5.1% of the City population identifies as Asian. A census tract is considered to have a concentration if 15.1% of the population is part of this racial group. There are two tracts in the center of the City just east of Pima Freeway with a concentration: 04013216838 & 04013216853.

Hispanic: Hispanics make up 10.4% of the City's population, and a census tract is considered to have a concentration if 20.4% of the population is part of this ethnic group. Almost all the tracts in the central areas of the City have a concentration of Hispanic households. There are five (5) tracts with a concentration in the southern part of the City: 04013217204, 04013217501, 04013217600, 04013218100 & 04013218200.

### *Low-Income Households Concentration*

A “low-income concentration” is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of Scottsdale. According to the 2018-2022 ACS 5-Year Estimates, the MHI in the City is \$104,197. A tract is considered to have a low-income concentration if the MHI is \$83,358 or less. There are fifteen tracts with a concentration of low/mod households scattered across the southern half of the City: 04013216810, 04013216830, 04013216833, 04013216837, 04013216845, 04013216852, 04013216860, 04013217101, 04013217203, 04013217204, 04013217400, 04013217501, 04013217600, 04013217800 & 04013218300.



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

### **Introduction**

The City of Scottsdale currently offers a range of services to its residents, which are funded by the CDBG annual allocation, as well as leveraged private funds and general funding from the City. These resources support affordable housing and non-housing community development programs. Below are some of the current actions being undertaken by the City, as well as those under consideration for the future.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Scottsdale will:

- Continue working with code enforcement to preserve neighborhoods through Operation Fix it Programming
- Fund programs offering rehabilitation to preserve older housing stock and explore property acquisition for affordable rental
- Fund non-profit agencies to provide programs and services to the elderly and frail elderly.
- Increase services for basic needs
- Tax counseling assistance at the Senior Centers
- Emergency rent and utility assistance and career counseling through Vista Del Camino

### **Actions planned to foster and maintain affordable housing**

The City of Scottsdale will continue to provide services to the community, including but not limited to:

- Homeowner-occupied Major Housing Rehabilitation, Roof Repair and Replacement and Emergency Repair Programs for low- and moderate-income households
- Accessibility modifications
- Reconstruction of housing to maintain affordability
- Rental assistance (Housing Choice Voucher Program)
- Tenant Based Rental Assistance
- Landlord Engagement Initiative
- Explore property acquisition of affordable rental property
- Maintain the affordability of Belleview property

### **Actions planned to reduce lead-based paint hazards**

With the establishment of the City's Homeowner Housing Rehabilitation Programs, Scottsdale has developed procedures for identifying homes with lead-based paint and treating them in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in

September 1999.

An estimated 33% of all owner-occupied units and 27% of renter-occupied were built before 1980 (Source: 2018-2022 ACS). That's over 25,000 owner-occupied and 10,000 renter-occupied housing units. Any household with a child under the age of six receiving federal funding and living in a pre-1978 housing unit requires lead-based paint testing be performed.

Scottsdale will continue to test homes constructed prior to 1978, receiving federal assistance, for lead-based paint in compliance with 24 CFR part 35, at the time households seek assistance from the City. Additionally, all program participants are provided the required lead-based paint brochure and;

- Continue to meet HUD lead-based paint abatement standards in housing rehab programs.
- Seek additional funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- Expand the stock of lead safe housing units through housing initiatives.

### **Actions planned to reduce the number of poverty-level families**

The City will take the following actions to reduce the number of households living in poverty:

- Provide funding assistance to non-profit providers of services to Scottsdale's youth, seniors, special needs populations, victims of domestic violence, persons and families in crisis, and disabled persons.
- Address increased needs through best practices in management of programs, funding, facilities, and license agreements.
- Improve quality of life through connectivity-people to services
- Provide access to basic needs.
- Tenant Based Rental Assistance through HOME funds
- Provide prevention and assistance through:
  - Intake and referral;
  - Emergency rent and mortgage assistance;
  - Emergency utility assistance;
  - Career counseling;
  - Promote self-sufficiency, mitigate the causes of poverty, and support independent living through the Family Self-Sufficiency Program (FSS);
  - Improve quality of life through education, recreation, and socialization.

### **Actions planned to develop institutional structure**

Current plans for further development of the delivery system for housing and community development

include:

- Program delivery
- Housing Rehabilitation Programs
- Home Accessibility Modification through the Emergency Repair Program
- Housing Choice Voucher Program (HCV) rental assistance
- Family Self-Sufficiency Program (FSS)

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

- Regional cooperation in:
  - Maricopa HOME Consortium
  - MAG Continuum of Care Committee on Homelessness and
  - East Valley Needs Assessment
  - Brokerage licenses to non-profit service providers in City facilities
  - The Scottsdale Cares utility donation program
  - Salt River Pima-Maricopa Indian Community Funds
  - Endowment Fund allocations for community projects and programs for the public good
  - Arizona Housing Coalition
- Local initiatives, including: Brokerage licenses to non-profit service providers in City facilities; The Scottsdale Cares utility donation program; Salt River Pima-Maricopa Indian Community Funds; Endowment Fund allocations for community projects and programs for the public good

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

The City will continue coordinating and planning activities with private housing and social service agencies. This includes taking part in the MAG Continuum of Care meetings, developing the Continuum of Care, and conducting point-in-time and homeless surveys. City staff will also continue to participate in other coalitions and study groups whenever the opportunity arises.

### **Discussion**

The actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed.

## Program Specific Requirements

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

#### Introduction

This section explains the program specific requirements of the CDBG program. The City estimates an additional \$57,578 in program income to be generated from its housing programs.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	57,578
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>57,578</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%