



City of Avondale

City Council Meeting

Monday, March 3, 2025

Mayor and Council

Mike Pineda, Mayor

Curtis Nielson, Vice Mayor

Tina Conde, Councilmember | Jeannette Garcia, Councilmember

Gloria Solorio, Councilmember | Shari Weise, Councilmember

Max White, Councilmember

Administration

Ron Corbin, City Manager

Tracy Stevens, Assistant City Manager | Katie Gregory, Assistant City Manager

Dale Nannenga, Deputy City Manager | Nicholle Harris, City Attorney

Marcella Sarmiento, City Clerk

City Council Chamber

11465 West Civic Center Drive

Avondale, AZ 85323

Watch a City Council Meeting Online

Visit the link below to watch a City Council meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address the City Council shall appear in person to speak.



City Council Meeting Notice & Agenda Monday, March 3, 2025

CITY COUNCIL CHAMBER | 11465 WEST CIVIC CENTER DRIVE | AVONDALE AZ, 85323

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should submit a Request to Speak online at <http://www.avondaleaz.gov/requesttospeak> prior to consideration of that agenda item.

REGULAR MEETING

5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE ANNOUNCEMENTS

The following new employees will be presented to City Council. This item is for discussion only.

Finance and Budget Department

- Kimberly Grant, Controller
- Graciela Torrecillas, Senior Buyer

Fire and Medical Department

- Marlin Nightengale, Fire Captain (Promotion)

Parks, Recreation, & Libraries

- Falon Thompson, Recreation Programmer – Aquatics
- Brittany Westlund, Recreation Manager – Sports and Aquatics
- Georgia Cox, Aquatics Coordinator

b. PROCLAMATION - PROCUREMENT MONTH

City Council will present a Proclamation recognizing March 2025 as Procurement Month. This item is for discussion only.

c. PROCLAMATION - NATIONAL FIX A LEAK WEEK

City Council will adopt a proclamation recognizing March 17 through March 23, 2025 as National Fix a Leak Week. This item is for discussion only.

d. CITY MANAGER'S EXCELLENCE AWARDS PROGRAM

City Council will recognize the employees who were awarded the 2024 City Manager's Excellence Awards. This item is for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. FINAL PLAT FOR PARCEL 2 FOR THE CITY OF AVONDALE– APPLICATION PL-24-0172

City Council will consider a City-initiated request to: a) approve Application PL-24-0172, Final Plat for Parcel 2 for the City of Avondale, located generally south of Dale Earnhardt Drive and east of Avondale Boulevard; and b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. SERIES 12 (RESTAURANT) LIQUOR LICENSE - LAS CASUELAS MEXICAN AND SEAFOOD RESTAURANT

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Juanita Alicia Esparza for the sale of alcohol at Las Casuelas Mexican and Seafood Restaurant located at 210 N Avondale Blvd #104 & #105 in Avondale, AZ 85392 and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

c. MINOR LAND DIVISION FOR WEST-MEC AGUA FRIA – APPLICATION PL-24-0277

City Council will consider a request to: a) approve Application PL-24-0277, a request by Dan Auxier with EPS Group, Inc., on behalf of Agua Fria High School District, for approval of a Minor Land Division for West-MEC Agua Fria, located generally north of Western Avenue and west of Dysart Road; and b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

5. REGULAR AGENDA

a. PUBLIC HEARING - 2025-2026 HUD ANNUAL ACTION PLAN AND FIVE YEAR HUD CONSOLIDATED PLAN (2025-2029)

City Council will hold a public hearing and receive an update on the draft 2025-2026 Annual Action Plan and the 2025-2029 Five Year Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD) as a condition of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding. This item is for discussion only and no action is required at this time.

b. RESOLUTION 1008-0325 - NOTICE OF INTENT TO MODIFY WATER AND SEWER RATES

City Council will consider a request to adopt Resolution 1008-0325, providing a notice of intent to increase water and wastewater user charges and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. SHORT-TERM RENTAL UPDATE

City staff will provide an update on the short-term rental licensing program. This item is for discussion and feedback only; no Council action will be taken at this time.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS

(5 minutes)

7. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the Regular Meeting and hold an Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(3) and (A)(4), discussion with the City Attorney or attorneys for the City for legal advice concerning pending litigation and to instruct the City Attorney and attorneys for the City on such litigation for the matter of Keitha Tucker vs. City of Avondale, et al.

Councilmembers of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por video. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

ITEM NUMBER: 2.b.

SUBJECT: Proclamation - Procurement Month

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Renee Weatherless, Finance & Budget Director

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

Avondale Procurement Division demonstrates **Innovative Program and Service Delivery** through e-procurement solutions that streamline procurement process, delivering cost savings to our taxpayers. Supporting our **Connected Community** vision, Avondale Procurement Division strengthen community connections through transparent procurement processes, local business engagement, and accessible platforms that help residents and businesses participate in city contracting opportunities.

PURPOSE:

City Council will present a Proclamation recognizing March 2025 as Procurement Month. This item is for discussion only.

BACKGROUND:

In 1944, the National Institute of Governmental Purchasing (NIGP) was established and emerged as the leading authority in advancing public procurement excellence through educational programs, certifications, research, and strong advocacy for best practices. Recognizing the vital role of procurement professionals in ensuring transparent and efficient use of public resources, NIGP designated March as Procurement Month in 1984. This annual observance celebrates the dedication of procurement professionals who serve as stewards of taxpayer dollars and uphold the highest standards of public service.

DISCUSSION:

The City Council will present a Proclamation recognizing March 2025 as Procurement Month.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.

Contact person for document distribution: Jill Lin



PROCLAMATION

Procurement Month

March 2025

WHEREAS, the National Institute of Governmental Purchasing (NIGP) has proclaimed the month of March as Procurement Month to further expand awareness of the procurement professional's role to governmental officials, the general public, businesses, and corporate leaders; and

WHEREAS, public procurement plays a vital role in serving internal departments and businesses with the highest level of professionalism, innovation, ethics, and transparency; and

WHEREAS, the Procurement Division adds significant value to the City of Avondale by performing essential functions such as procuring favorable contracts, conducting market research, developing strategic procurement strategies, and cultivating working relationships with stakeholders using technology, competition, and best practices; and

WHEREAS, public procurement professionals in the City of Avondale and other public and private organizations have tremendous influence on economic conditions in the United States, with accumulative purchasing power running into billions of dollars; and

WHEREAS, the objective of a first-class Procurement Division includes safeguarding public funds, ensuring fiscal responsibility, and instilling public confidence and trust; and

WHEREAS, the Procurement Division consistently demonstrates commitment to excellence through adherence to the Public Procurement Values and Guiding Principles of Accountability, Ethics, Impartiality, Professionalism, Service, and Transparency, established by NIGP; and

NOW, THEREFORE, Mayor and Council of the City of Avondale, Arizona, do hereby proclaim March 2025 as Procurement Month in Avondale and urges all community members to recognize and support the valuable contributions made by procurement professionals in promoting efficiency, transparency, and fiscal responsibility in public spending.

Proclaimed this 3rd day of March 2025.

Attest:

Mayor

City Clerk

ITEM NUMBER: 2.c.

SUBJECT: Proclamation - National Fix a Leak Week

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Kirk Beaty, Public Works Director

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

Natural Resources and Open Spaces – Avondale recognizes the value of its natural resources and promotes environmental sustainability and conservation in its operations, activities and planning. Recognizing National Fix a Leak Week will educate residents on effective ways to conserve water in and around their homes and businesses.

PURPOSE:

City Council will adopt a proclamation recognizing March 17 through March 23, 2025 as National Fix a Leak Week. This item is for discussion only.

BACKGROUND:

National Fix a Leak Week is an initiative through the EPA WaterSense program which focuses on increasing awareness of water conservation. Specifically, National Fix a Leak Week helps educate citizens about how they can help save Arizona's precious water resources by encouraging residents to find and fix leaks both indoors and outdoors. More information can be found at www.epa.gov/watersense/fix-leak-week.

DISCUSSION:

The City of Avondale recognizes the week of March 17 through March 23, 2025, as National Fix a Leak Week.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: Cole Pihl, Water Resources Manager, Amber Hughes, Eric Bay



PROCLAMATION

National Fix a Leak Week

March 17 through March 23, 2025

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The City of Avondale, a WaterSense partner, is working to increase awareness about the importance of water conservation; and

WHEREAS, Avondale has designated the third week in March, to National Fix A Leak Week to educate citizens about how they can help save Arizona's precious water resources by encouraging residents to find and fix leaks both indoors and outdoors; and

WHEREAS, The City of Avondale has always encouraged and supported water conservation, through various projects, marketing, educational programs, and special events; and

WHEREAS, every business, industry, school, and citizen can make a difference by helping to conserve water and thus promote a healthy economy and community; and

WHEREAS, outdoor irrigation and undetected leaks comprise a large portion of water use and waste, Avondale will encourage citizens and businesses to focus on improving outdoor irrigation efficiency and finding and detecting leaks;

NOW, THEREFORE, I, Mike Pineda, by virtue of the authority vested in me as Mayor of the City of Avondale, Arizona, do hereby proclaim the week of March 17 through March 23, 2025, as National Fix a Leak Week, and further extend encouragement to all City of Avondale residents to conserve water and follow wise water use practices.

Proclaimed this 3rd day of March 2025.

Attest:

Mayor

City Clerk

ITEM NUMBER: 2.d.

SUBJECT: City Manager's Excellence Awards Program

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Aneyssa Romo, Senior Management Analyst

THROUGH: Tracy Stevens, Assistant City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.
-

PURPOSE:

City Council will recognize the employees who were awarded the 2024 City Manager's Excellence Awards. This item is for discussion only.

BACKGROUND:

The City Manager's Excellence Awards Program recognizes Avondale employees who work hard to improve and support the City's culture and serve the community at the highest level to meet our core purpose of making lives better.

DISCUSSION:

The City Manager's Excellence Award program encourages Avondale employees to nominate high-achieving staff members for the following award categories:

- **Safety Excellence Award:** The Safety Excellence Award will be given to a group of individuals who exemplify outstanding dedication to maintaining a safe working environment. This award recognizes a group that identifies and addresses potential hazards, fosters a collective culture of safety, and implements effective measures to prevent accidents and injuries.
- **Pit Crew Award:** The Pit Crew Award will be given to a team excelling in at least one of the Core Values of the City and works as a team to achieve the City's Core Purpose of Making Lives Better.
- **Rookie of the Year Award:** The Rookie of the Year Award recognizes employees who have exceeded expectations by going above and beyond to achieve excellence in service delivery and customer satisfaction within their first year of employment with the City.
- **Frontrunner Award:** The Frontrunner Award recognizes employees who continually work to resolve issues quickly, streamline processes, provide excellent customer service, and work efficiently and

effectively to make Avondale the best it can be.

- **Guiding Leader Award:** The Guiding Leader Award recognizes employees who create a work environment that is team oriented, fair, and transparent.
- **Victory Lane Award:** The Victory Lane Award is the second highest of the City Manager's Excellence Awards, and recognizes an employee who exemplifies the Core Values of the City and who continually goes above and beyond carrying out our Core Purpose.
- **2024 City Manager's Special Recognition Award:** This award recognizes an employee who exemplifies our City's core values of:
 - Teamwork
 - Accountability
 - Kindness
 - Transparency
 - Efficiency
 - Helpfulness
 - Leadership
 - Professionalism, and
 - Customer service

This employee exemplifies the Avi Way through their tireless commitment to making lives better in Avondale, supporting a culture of professionalism and teamwork, and conveying their passion for service delivery day in and day out.

- **City Manager Star Performer Award:** The City Manager Star Performer Award is the highest award and recognizes employees who exemplify all the core values of the City to an extraordinary degree and are an excellent role model to their team, the organization, and the community in "Making Lives Better".

The winners from each category will be introduced to and recognized by Council.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: Aneyssa Romo, Tracy Stevens, Ron Corbin

ITEM NUMBER: 4.a.

SUBJECT: Final Plat for Parcel 2 for the City of Avondale– Application PL-24-0172

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a City-initiated request to: a) approve Application PL-24-0172, Final Plat for Parcel 2 for the City of Avondale, located generally south of Dale Earnhardt Drive and east of Avondale Boulevard; and b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Parcel 2 is a 2.52 gross acre City-owned parcel located generally south of Dale Earnhardt Drive and east of Avondale Boulevard and is identified by Assessor Parcel Number 102-57-262. The parcel is bounded to the north by Dutch Bros. and to the east by 114th Avenue. The parcel was annexed into the City's corporate limits on April 19, 2009, via Ordinance 1364-409, and was rezoned to The BLVD on March 23, 2020, via Ordinance 2011-0320 of the Maricopa County Recorder's Office (MCR). Parcel 2 was created as part of the "Replat of Lot 3, Avondale City Center", which was approved by City Council on February 3, 2020, and recorded in Book of Maps 1507 Page 26, MCR.

The western edge of the parcel has been developed with landscaping and retention facilities designed to capture storm water runoff from Avondale Boulevard. Other improvements within this portion of the parcel include a recently constructed water feature and a marquee sign for use by commercial businesses located within The BLVD.

A 26-foot public utility easement was abandoned by City Council via Ordinance 2025-0824 on August 26, 2024, and recorded in Deed Book 2024 Page 0460454, MCR. City Council adopted Ordinance 2006-0225 on

February 10, 2025, which granted a 30-foot access easement along the subject property's north property line for ingress and egress onto 114th Avenue to Minke Investments LLC, for the benefit of the parcel that houses Dutch Bros., identified by APN 102-57-261.

DISCUSSION:

The Engineering Department is requesting approval of a Final Plat for the City of Avondale, Parcel 2 to accommodate future commercial development opportunities. The plat subdivides Parcel 2 into two parcels, Parcel 2A and Parcel 2B. Parcel 2A will be marketed by the City for future commercial development opportunities. Parcel 2B is the existing drainage retention area that will be retained and maintained by the City. Any new development on Parcel 2A will be required to retain their 100-year storm water runoff on-site and will not be allowed to discharge their runoff into Parcel 2B. The plat will also dedicate a 10-foot-wide public utility easement to the City along The BLVD.

The proposed Final Plat has been reviewed by the City's contracted Registered Land Surveyor (R.L.S.) and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.

Approval of the Final Plat conforms to the boundaries of the Final Plat certified by the R.L.S. dated July 10, 2024, and revised February 14, 2025.

BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council approve Application PL-24-0172, Final Plat for City of Avondale Parcel 2 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore, Mark Ivanich, Terry Dorschied



Vicinity Map



 Proposed Parcels

 Existing Parcel

Not to Scale



FINAL PLAT FOR PARCEL 2 FOR THE CITY OF AVONDALE
A REPLAT OF LOT 3, AVONDALE CITY CENTER, RECORDED IN BOOK
1507 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY
RECORDER AND BEING A PORTION OF THE SOUTHWEST QUATER OF
SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF AVONDALE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS SUBDIVIDED A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT OF "FINAL PLAT FOR PARCEL 2 FOR THE CITY OF AVONDALE" FOR THE CITY OF AVONDALE. AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON THE SAID PLAT. A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF:

THAT THE CITY OF AVONDALE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

THIS _____ DAY OF _____, 2025.

BY: THE CITY OF AVONDALE, AN ARIZONA MUNICIPAL CORPORATION

BY: _____ MAYOR

REFERENCE MATERIAL:

- FINAL PLAT BOOK 1507 PAGE 26 OF M.C.R.
- ELECTRICAL EASEMENT PER DOCKET NO. 2010-1006410 M.C.R.
- ELECTRICAL EASEMENT PER DOCKET NO. 2010-0639394 M.C.R.
- PUBLIC UTILITY EASEMENT PER DOCKET NO. 2009-986627 M.C.R.

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

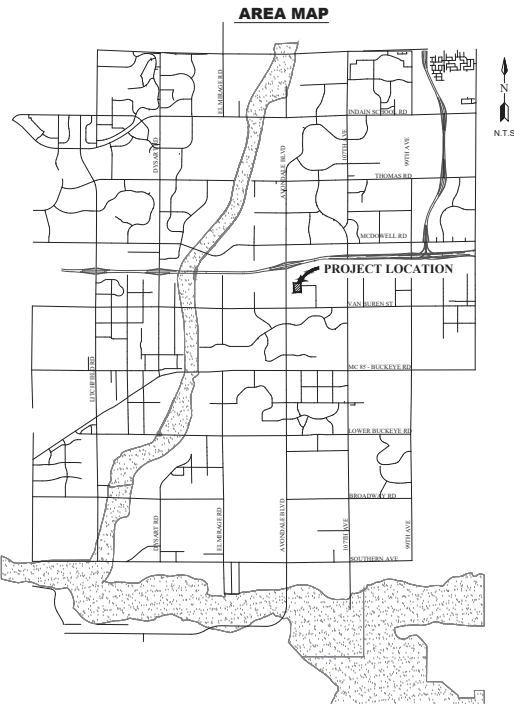
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE _____ DAY OF _____, 2025, BY _____

WHO PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE MAYOR OF THE CITY OF AVONDALE IN WITNESS WHEREFORE, I HERETO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

100 YEAR ASSURED WATER SUPPLY:

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.



LAND AREA TABLE:

PARCEL 1	NOT A PART
PARCEL 2A (PROJECT AREA)	1.79 ACRES
PARCEL 2B (PROJECT AREA)	0.73 ACRES

OWNER/DEVELOPER

CITY OF AVONDALE
11465 W Civic Center Dr
Avondale, Arizona 85323

SURVEYOR

ENGINEERING ALLIANCE, INC.
Thomas Layalette
1423 S Higley Rd SUITE 10
Mesa, Arizona 85206
PHONE: (602) 757-6032

ZONING

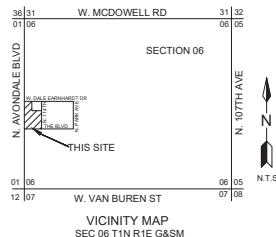
THE BLVD-SPECIALTY DISTRICT

APN

APN: 102-57-262

SHEET INDEX:

- COVER PAGE
- LEGAL DESCRIPTIONS
- FINAL PLAT



NOTES:

- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- ALL DEVELOPMENT WITHIN THIS PARCEL SHALL MAINTAIN ITS OWN DRAINAGE.

BENCHMARK:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLD AT THE INTERSECTION OF AVONDALE BOULEVARD AND ROOSEVELT STREET ALSO BEING THE WEST QUATER CORNER (W1/4) OF SECTION 6, AT THE INTERSECTION OF VAN BUREN STREET AND AVONDALE BOULEVARD, BEARS SOUTH 00°02'19" EAST, A DISTANCE OF 2,626.36 FEET

BASIS OF BEARING:

BASIS OF BEARING BASED ON FINAL PLAT BOOK 1507, PAGE 26 OF M.C.R. N 00° 02' 19"W ALONG N. AVONDALE BLVD

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT APPROVED AND DEDICATED EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA. APPROVED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, THIS _____ DAY OF _____, 2025.

MAYOR _____ DATE _____

ATTEST, CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2024. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

7/10/24
REGISTERED LAND SURVEYOR DATE



ENGINEERING ALLIANCE, INC.
1423 S HIGLEY RD, SUITE 121
MESA, ARIZONA 85206
PHONE: (602) 480-3605/9900

ENGINEERING ALLIANCE
INC.

FINAL PLAT FOR PARCEL 2 FOR THE CITY OF AVONDALE

APN: 102-57-262

7/10/2024

2/14/2025

01 OF 03

PROJECT NUMBER
PL-24-0172

ITEM NUMBER: 4.b.

SUBJECT: Series 12 (Restaurant) Liquor License - Las Casuelas Mexican and Seafood Restaurant

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

THROUGH: Tracy Stevens, Assistant City Manager 623-333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Diverse Recreation and Entertainment Opportunities – Avondale provides residents with the ability to connect with amenities, businesses, and their community, enhancing the opportunity to live, work, and enjoy a healthy, active, and affordable lifestyle.

The approval of this agenda item will promote Avondale community's social connectivity by providing a new social environment for family and friends. This item will increase visitor traffic to Avondale's local businesses.

PURPOSE:

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Juanita Alicia Esparza for the sale of alcohol at Las Casuelas Mexican and Seafood Restaurant located at 210 N Avondale Blvd #104 & #105 in Avondale, AZ 85392 and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Las Casuelas Mexican and Seafood Restaurant is a new establishment previously occupied by Casa de Plata located at 210 N Avondale Blvd #104 & #105 in Avondale AZ 85392 Issuance of a Series 12 (Restaurant) liquor license is required to allow alcohol sales on the premises. Series 12 restaurant liquor licenses are exempt from the state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

DISCUSSION:

As required by state law and city ordinance, the application was posted for the required period of time. The Police, Fire & Medical, Development & Engineering Services and Finance Departments have reviewed the application and are recommending approval.

BUDGET IMPACT:

The liquor license application fee of \$250 has been paid in full.

RECOMMENDATION:

Staff is recommending City Council recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License Submitted by Juanita Alicia Esparza for the sale of alcohol at Las Casuelas Mexican and Seafood Restaurant at 210 N Avondale Blvd #104 & #105 in Avondale.

Contact person for document distribution: Maria James

60th day
03-22-2025

105th day
05-06-2025

Name:
REFUGIO JIMENEZ MENDEZ

Title:
Member

% Interest:
100.00

RJM4 ENTERPRISE LLC - Member

Name: REFUGIO JIMENEZ MENDEZ

Gender: Male

Correspondence Address:



Phone:

Alt. Phone:

Email:



APPLICATION INFORMATION

Application Number: 329116
Application Type: New Application
Created Date: 01/14/2025

QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
SUBTENANT
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
EVICTION WITH LEGAL PROCEEDINGS
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
CONTIGUOUS PATIO
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
MEXICAN RESTAURANT

50

Local Governing Body Report

LICENSE

Number:	Type:	012 RESTAURANT
Name:	LAS CASUELAS MEXICAN AND SEAFOOD	
State:	Pending	
Issue Date:	Expiration Date:	
Original Issue Date:		
Location:	210 N AVONDALE BOULEVARD #104 & #105 AVONDALE, AZ 85323 USA	
Mailing Address:	[REDACTED] USA	
Phone:	[REDACTED]	
Alt. Phone:	[REDACTED]	
Email:	[REDACTED]	

AGENT

Name: JUANITA ALICIA ESPARZA
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: [REDACTED]

OWNER

Name: RJM4 ENTERPRISE LLC
Contact Name: JUANITA ALICIA ESPARZA
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23772053 **State of Incorporation:** AZ
Incorporation Date: 01/10/2025
Correspondence Address: [REDACTED]
 [REDACTED]
 USA
Phone: [REDACTED]
Alt. Phone:
Email: [REDACTED]
Officers / Stockholders

Page 1 of 3

Name:
REFUGIO JIMENEZ MENDEZ

Title:
Member

% Interest:
100.00

RJM4 ENTERPRISE LLC - Member

Name: REFUGIO JIMENEZ MENDEZ

Gender: Male

Correspondence Address:

[REDACTED]

USA

Phone:

[REDACTED]

Alt. Phone:

Email:

[REDACTED]

APPLICATION INFORMATION

Application Number: 329116
Application Type: New Application
Created Date: 01/14/2025

QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
SUBTENANT
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
EVICTION WITH LEGAL PROCEEDINGS
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
CONTIGUOUS PATIO
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
MEXICAN RESTAURANT

State of Arizona
Department of Liquor Licenses and Control

Created 01/21/2025 @ 01:50:15 PM

Local Governing Body Report

LICENSE

Number:	INP070031564	Type:	INP INTERIM PERMIT
Name:	LAS CASUELAS MEXICAN AND SEAFOOD		
State:	Active		
Issue Date:	01/21/2025	Expiration Date:	05/06/2025
Original Issue Date:	01/21/2025		
Location:	210 N AVONDALE BOULEVARD #104 & #105 AVONDALE, AZ 85323 USA		
Mailing Address:	[REDACTED]		
Phone:	[REDACTED]		
Alt. Phone:	[REDACTED]		
Email:	[REDACTED]		

AGENT

Name:	JUANITA ALICIA ESPARZA
Gender:	Female
Correspondence Address:	[REDACTED] USA
Phone:	[REDACTED]
Alt. Phone:	[REDACTED]
Email:	[REDACTED]

OWNER

Name:	RJM4 ENTERPRISE LLC		
Contact Name:	JUANITA ALICIA ESPARZA		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23772053	State of Incorporation:	AZ
Incorporation Date:	01/10/2025		
Correspondence Address:	[REDACTED] USA		
Phone:	[REDACTED]		
Alt. Phone:	[REDACTED]		
Email:	[REDACTED]		

Officers / Stockholders

Name:
REFUGIO JIMENEZ MENDEZ

Title:
Member

% Interest:
100.00

RJM4 ENTERPRISE LLC - Member

Name: REFUGIO JIMENEZ MENDEZ

Gender: Male

Correspondence Address:

[REDACTED]

USA

Phone:

[REDACTED]

Alt. Phone:

Email:

[REDACTED]

APPLICATION INFORMATION

Application Number: 329117
Application Type: New Application
Created Date: 01/14/2025

QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location
1207A575
- 2) Is the license currently in use?
Yes
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page?
Yes
A Document of type INTERIM NOTARY PAGE is required.

Las Casuelas Mexican & Seafood
210 North Avondale Blvd., Suite #104
Avondale, AZ 85323
Square Ft. #3,863





RESTAURANT/HOTEL/MOTEL OPERATION PLAN

25 JAN 14 PM 3:03 AZD LLC

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

1. Name of restaurant (Please print): **LAS CASUELAS MEXICAN AND SEAFOOD**

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	SUPERIOR CHARBROIL BRAND FLAT TOP 36 X 18 1 STOVE TOP WITH OVEN 6 BURNERS
Oven	THERMA TEK SALAMANDER 35 X 24
Freezer	1 TRUE FREEZER 56 X 60 STAINLESS STEEL
Refrigerator	2 TRUE REFRIGERATORS 56 X 60 STAINLESS STEEL
Sink	REGENCY 16 GAUGE ONE COMPARTMENT SINK 22" LONG 17" X 12" STAINLESS STEEL 1 VEGETABLE SINK 24 24 X 24 3 FT DEEP
Dish Washing Facilities	3 COMPARTMENT SINK STAINLESS STEEL 36 X 60 1 LOW TEMPERATURE DISHWASHER STAINLESS STEEL
Food Preparation Counter (Dimensions)	2 STAINLESS STEEL TABLES 36 X 60
Other	2 STAINLESS DEEP FRYER WITH 2 DOUBLE BASKETS

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 80 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) _____ %

6. List the seating capacity for:

a) Restaurant dining area of your premises: [90]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area [+ 10]

TOTAL [= 100]

7. What type of dinnerware is primarily used in your restaurant? ☐ Reusable ☐ Disposable ☒ Both
8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☒ YES ☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

6 FLAT SCREEN TELEVISIONS

9. Do you have live entertainment or dancing? ☐ YES ☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	2
Bartenders	2
Hostesses	1
Managers	1
Servers	4
Other (BUSSERS)	2
Other (DISHWASHES)	2
Other ()	

I, (Print Full Name) **JUANITA ALICIA ESPARZA** hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature



RECORDS REQUIRED FOR AUDIT RESTAURANT/HOTEL/MOTEL

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

LAS CASUELAS MEXICAN AND SEAFOOD

1. Name of restaurant (Please print): _____
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. **General Ledger**
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks

12. **Tax Records**

- A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
- B. Income Tax Return - city, state and federal (copies)
- C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each work day)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

I, (Print Full Name) JUANITA ALICIA ESPARZA, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: _____

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE



AE LIQUOR

L I C E N S E S E R V I C E

P O Box 1189 Tolleson, Arizona 85353 (623) 302-2234

January 14, 2025

The Arizona Department of Liquor License and Control
800 W. Washington St. 5th Floor
Phoenix, Arizona 85007

To Whom it may concern:

My name is Juanita Alicia Esparza I do not currently own any liquor licenses in The State of Arizona however; I am listed as an agent on several licenses throughout the State and wish to provide the following information to the best of my knowledge.

I am currently listed as the agent on liquor license 06070446. The name of the business is Mecca Bar located at 162 E. Wickenburg Way, Wickenburg, Arizona 85390. On or about May 2020 Mecca Bar was cited for the following:

Licensee fails to maintain capability, qualification and reliability ARS 4-210.A.2.

Failure to protect the safety of patrons ARS 4-210.A.10.

On sale retail personnel records R19-1-502. A fine was imposed in the amount of \$1000.00 for the following violations and was paid in full.

On or about January 9, 2021 Mecca Bar was cited for violation of an executive order.

4-210.A.2 The license fails to maintain capability, qualification and reliability.

4-210.A.9 Licensee fails to comply with Title IV.

4-210.A.10 Failure to protect the safety of patrons.

Mecca Bar was placed under suspension for a period of 10 days and was fined in the amount of \$4000.00 which was paid in full.

I was listed as the agent for the Palamino Club located at 107 E. Wickenburg Way Wickenburg, Arizona 85390. The license number was 012070012031. On or about January 2021 the Palamino Club was cited for the following:

4-210.A.2 The license fails to maintain capability, qualification and reliability, View,

4-210.A.9 Licensee fails to comply with Title IV, View

04-210.A.10 Failure to protect the safety of patrons.

A fine was imposed in the amount of \$1750.00 and was paid in full. The Palamino Club was sold in February 2022 and a new ownership has assumed the location.

I am currently listed as the agent on liquor license 06070125. The name of the business is currently Xantolo Night Club located at 4139 W. Bell Rd #7 Phoenix, Arizona 85031. On or about February 14, 2023 the owners of the club received a citation for the following:

4--241.A Accepting unauthorized forms of I.D. There was a fine imposed of \$1000.00 which was reduced to \$500.00. The fine was paid in full. As of this date there are no pending or new infractions against the liquor license establishment.



AE LIQUOR LICENSE SERVICE

P O Box 1189 Tolleson, Arizona 85353 (623) 302-2234

I am currently listed as the agent on the license El Camaron Gigante, LLC. The license number is 012070002539. The restaurant is currently located at 8343 W. Van Buren St. Tolleson, Arizona 85353. On or about September 1, 2023, the establishment was cited for the following:

4-205.02(C) Removal of spirituous Liquor from Licensed Premises. The business was assessed a fine in the amount of \$6000.00 which was reduced to \$3000.00. The fine was paid in full. As of this date there are no pending or new infractions against the liquor license establishment.

I am currently listed as the liquor agent on license #06070107. The name of the business is La Mal Querida Cantina located at 5106 N. 51st Ave Glendale, Arizona 85301. On or about January 6, 2024, the owner of the bar was cited for the following reason(s):

4-244-12 Licensee consuming on duty.

4-244.2 Failure to comply with Title IV.

4-244-23 Delivering more alcohol than the law allows. There was a fine imposed in the amount of \$3500.00 which was reduced to \$1750.00. The fine has been paid in full. As of this date there are no pending or new infractions against the liquor license establishment.

I am currently listed as the liquor agent listed on license 012070020111. The name of the business is Tequila Cocina and Cantina located at 4818 N. 7th St Phoenix, Arizona 85014. On or about February 13, 2024, the owner was cited for the following:

R19-1-405 Notice Change in Status. There was a fine imposed of \$250.00 which was paid in full on February 24, 2024. As of this date there are no pending or new infractions against the liquor license establishment.

On or about November 04, 2024, Mecca Bar located at 162 E. Wickenburg Way Wickenburg, Arizona 85390 were cited for the following:

4-244.14 Intoxicated on premises for thirty minutes (8 counts). A fine was imposed of \$12,000.00.

4-210. A.9 Licensee fails to comply with Title IV. A fine was imposed of \$1,000.00.

4+-244.14 Selling liquor to an intoxicated person (1 count). A fine was imposed of \$1,500.00

The total fine imposed for the above-mentioned establishment was \$14,500.00 and was reduced to a total of \$7,250.00. The owner of the establishment has planned to make monthly payments in the amount of \$1,832.50 until paid in full.

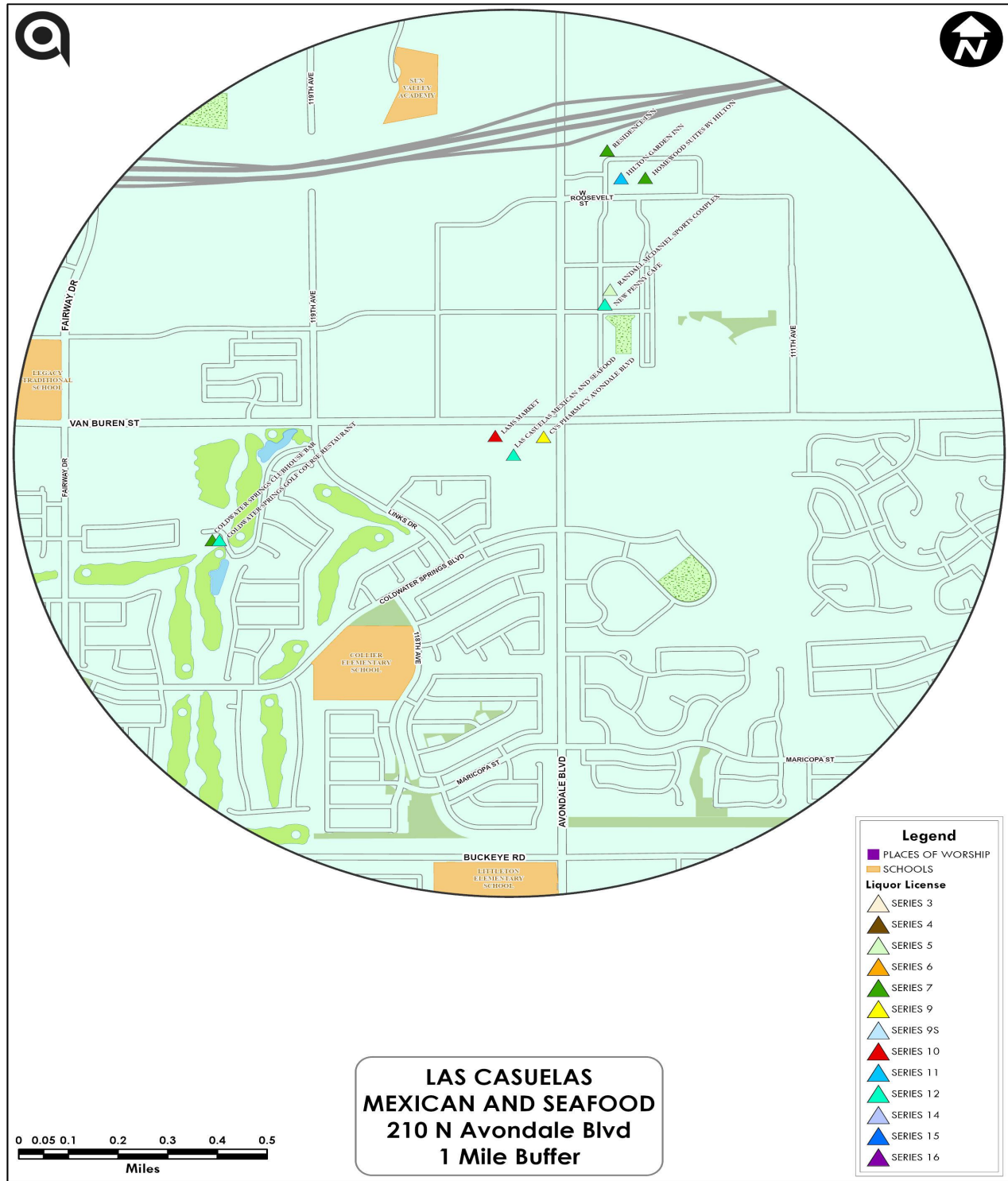
As of this date there have been no further infractions on any of the above establishments. If you should have any questions, you may contact me at (623) 302-2234

Respectfully,

Marita Alicia Esparza

AE Liquor License Consulting Service, LLC (Owner)

GIS MAP



Map Prepared on 2/23/2025 by the Geospatial Services Division of the Information Technology Department

file:///C:/GIS/Maps/LiquorLicense/gis/LasCasuelasMexicanAndSeafood



LICENSE REVIEW FORM

Type of License	12- Restaurant		
Applicant's Name	Juanita Alicia Esparza		
Business Name	Las Casuelas Mexican and Seafood		
Business Address	210 N Avondale Blvd #104 & #105 Avondale AZ 85323		
Department Comments			
☐ Police Department ☒ Development Services		☐ Fire Department ☐ Finance Department	
☒ Approved		☐ Denied	
Joshua T Orton E-Signature Joshua Orton Name		Lead Senior Planner Title Feb 19, 2025 Date	

This license is scheduled for the City Council Meeting on: March 3, 2025

Please complete form by: **Feb 17, 2025**



LICENSE REVIEW FORM

Type of License	12- Restaurant
Applicant's Name	Juanita Alicia Esparza
Business Name	Las Casuelas Mexican and Seafood
Business Address	210 N Avondale Blvd #104 & #105 Avondale AZ 85323
Department Comments	
☐ Police Department ☐ Fire Department ☐ Development Services ☒ Finance Department	
☒ Approved ☐ Denied	
 Elizabeth Villegas (Feb 19, 2025 18:02 MST) E-Signature Elizabeth Villegas Name	Revenue Analyst Title Feb 19, 2025 Date

This license is scheduled for the City Council Meeting on: March 3, 2025

Please complete form by: **Feb 17, 2025**



LICENSE REVIEW FORM

Type of License	12- Restaurant		
Applicant's Name	Juanita Alicia Esparza		
Business Name	Las Casuelas Mexican and Seafood		
Business Address	210 N Avondale Blvd #104 & #105 Avondale AZ 85323		
Department Comments			
☐ Police Department ☐ Development Services		☒ Fire Department ☐ Finance Department	
☒ Approved		☐ Denied	
 Scott Miller (Feb 20, 2025 14:14 MST) E-Signature Scott Miller Name		Fire Marshal Title Feb 20, 2025 Date	

This license is scheduled for the City Council Meeting on: March 3, 2025

Please complete form by: **Feb 17, 2025**

LICENSE REVIEW FORM

Type of License	12- Restaurant
Applicant's Name	Juanita Alicia Esparza
Business Name	Las Casuelas Mexican and Seafood
Business Address	210 N Avondale Blvd #104 & #105 Avondale AZ 85323
Department Comments	
☒ Police Department ☐ Development Services	☐ Fire Department ☐ Finance Department
☒ Approved	☐ Denied
 Varney Lopez (Feb 24, 2025 09:24 MST) E-Signature	Lieutenant Title
Varney Lopez Name	Feb 24, 2025 Date

This license is scheduled for the City Council Meeting on: **March 3, 2025**

Please complete form by: **Feb 17, 2025**

ITEM NUMBER: 4.c.

SUBJECT: Minor Land Division for West-MEC Agua Fria – Application PL-24-0200

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to: a) approve Application PL-24-0200, a request by Dan Auxier with EPS Group, Inc., on behalf of Agua Fria High School District, for approval of a Minor Land Division for West-MEC Agua Fria, located generally north of Western Avenue and west of Dysart Road; and b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The applicant has submitted a request on behalf of the Agua Fria High School District ("the District") for a lot split for a property identified by Assessor's Parcel Number (APN) 500-10-006A. The subject property, located generally north of Western Avenue and west of Dysart Road, was annexed into the City's limits on April 8, 1959, via City Ordinance 99 and is currently zoned R1-6. The subject property is part of Agua Fria High School, and the District wishes to divide the property to create two (2) lots.

DISCUSSION:

The proposed Minor Land Division has been reviewed by the City's contracted Registered Land Surveyor (R.L.S.) and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property. Approval of the proposed Minor Land Division will dedicate an 8-foot public utility easement along the eastern property line adjacent to Dysart Road, a water easement, a sewer easement and an access easement for maintenance of a public sewer manhole. Approval of the Minor Land Division conforms to the boundaries of the Minor Land Division Map certified by the R.L.S. dated February 13, 2025.

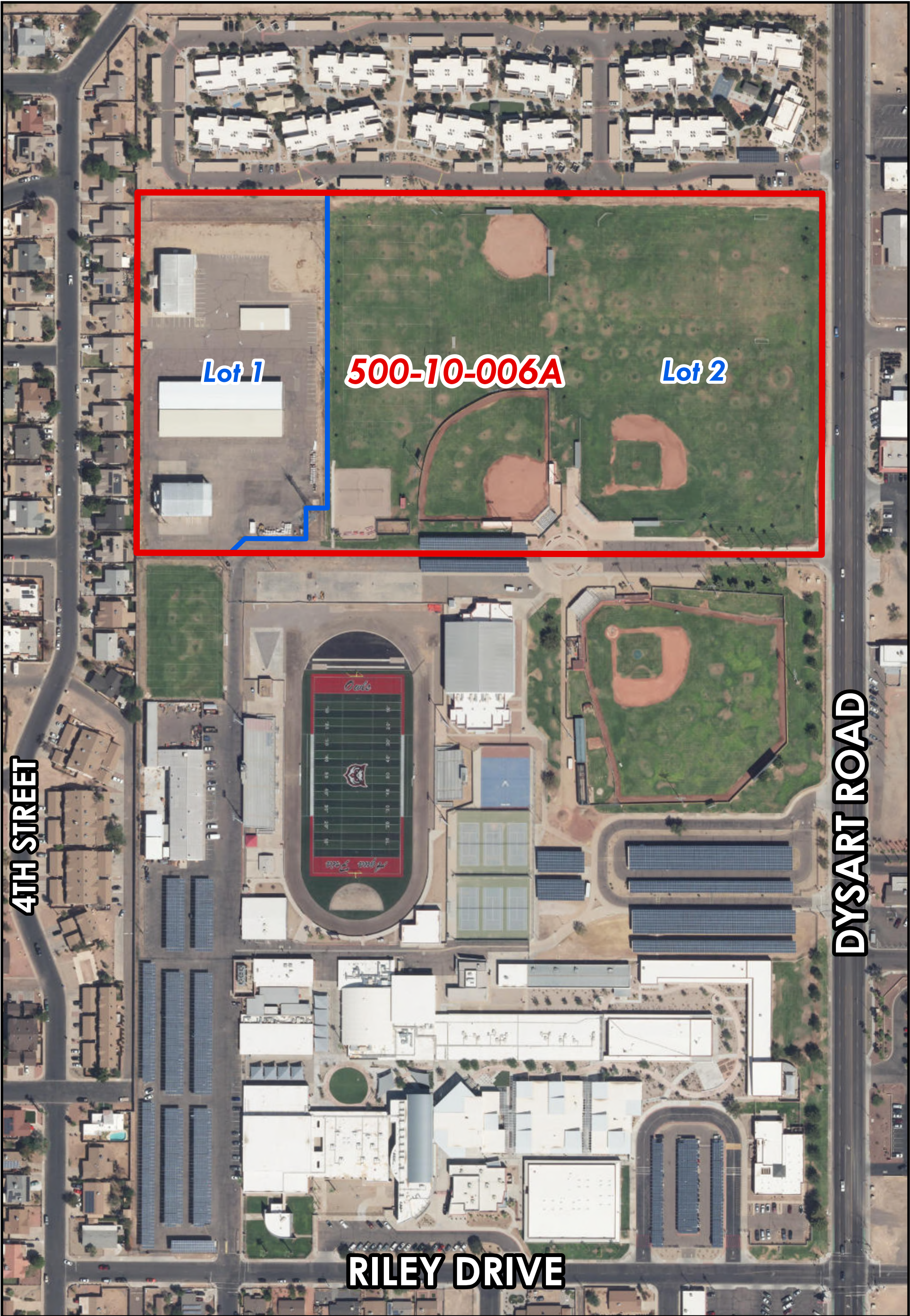
BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council approve Application PL-24-0200, Minor Land Division for West-MEC Agua Fria and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore, Veanette Hanson, Terry Dorschied



Vicinity Map



Avondale



Proposed Lot Boundary



Current Parcel Boundary

Not to Scale



DEDICATION:

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT AGUA FRIA UNION HIGH SCHOOL DISTRICT NO. 216, AN ARIZONA POLITICAL SUBDIVISION, OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WEST-MEC AGUA FRIA", A SUBDIVISION OF A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "WEST-MEC AGUA FRIA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS, AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY.

THE PUBLIC UTILITY EASEMENT (PUE) IS PERPETUAL AND NON-EXCLUSIVE AND IS DEDICATED TO THE CITY OF AVONDALE FOR USE AS SUCH.

THE ACCESS EASEMENT IS GRANTED FOR LOT 1 TO HAVE ACCESS TO PUBLIC RIGHT OF WAY. AN ACCESS EASEMENT IS DEDICATED TO THE CITY OF AVONDALE FOR ACCESS FROM THE RIGHT OF WAY TO THEIR SEWER FACILITIES LOCATED ON LOT 1.

THE PUBLIC MANHOLE SEWER EASEMENT IS INTENDED FOR MAINTENANCE AND ACCESS TO THE MANHOLE AND IS DEDICATED TO THE CITY OF AVONDALE FOR USE AS SUCH.

THE PUBLIC WATER METER EASEMENT IS INTENDED FOR MAINTENANCE AND ACCESS TO THE METER AND IS DEDICATED TO THE CITY OF AVONDALE FOR USE AS SUCH.

THE WATER AND SEWER EASEMENT ACROSS LOT 1 IS INTENDED TO FOR LOT 2 TO HAVE WATER AND SEWER FROM DYSART ROAD.

IN WITNESS WHEREOF: AGUA FRIA UNION HIGH SCHOOL DISTRICT NO. 216, AN ARIZONA POLITICAL SUBDIVISION WHICH ACQUIRED TITLE AS AGUA FRIA UNION HIGH SCHOOL DISTRICT OF MARICOPA COUNTY, ARIZONA, AS OWNER, HAVE HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS DAY OF _____, 20____.

BY: _____

BY: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

NOTES:

- CURRENT PROPERTY WAS ORIGINALLY ACQUIRED UNDER THE NAME AGUA FRIA UNION HIGH SCHOOL DISTRICT OF MARICOPA COUNTY, ARIZONA
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE OWNER.

MINOR LAND DIVISION MAP

FOR
WEST-MEC AGUA FRIA
(Avondale, AZ, 530 E. Riley Drive)

Section 10, Township 1 North & Range 1 West

PARENT LEGAL DESCRIPTION: (APN 500-10-006A)

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT, THE EAST 50 FEET.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. A-150138, HAVING AN EFFECTIVE DATE OF MARCH 29, 2024.

LOT 1 LEGAL DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF AVONDALE 3"BRASS CAP IN A HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A CITY OF AVONDALE 3" BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 10, BEARS NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST (BASIS OF BEARING) A DISTANCE OF 2,646.81 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, 50.00 FEET;

THENCE, CONTINUING ALONG SAID LINE, NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1086.85 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, 173.64 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE, DEPARTING SAID SOUTH LINE, NORTH 0 DEGREES 08 MINUTES 53 SECONDS EAST ALONG THE WEST LINE THEREOF, 660.93 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE, SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE THEREOF, 348.84 FEET;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 0 DEGREES 00 MINUTES 40 SECONDS WEST, 579.48 FEET;

THENCE, NORTH 89 DEGREES 52 MINUTES 38 SECONDS WEST, 39.12 FEET;

THENCE, SOUTH 0 DEGREES 07 MINUTES 22 SECONDS WEST, 56.65 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, 112.56 FEET;

THENCE, SOUTH 45 DEGREES 04 MINUTES 17 SECONDS WEST, 35.31 FEET TO THE POINT OF BEGINNING.

LOT 2 LEGAL DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF AVONDALE 3"BRASS CAP IN A HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A CITY OF AVONDALE 3" BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 10, BEARS NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST (BASIS OF BEARING) A DISTANCE OF 2,646.81 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, 50.00 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, 1086.85 FEET;

THENCE, DEPARTING SAID SOUTH LINE, NORTH 45 DEGREES 04 MINUTES 17 SECONDS EAST, 35.31 FEET;

THENCE, SOUTH 89 DEGREES 51 MINUTES 25 SECONDS EAST, 112.56 FEET;

THENCE, NORTH 0 DEGREES 07 MINUTES 22 SECONDS EAST, 56.65 FEET;

THENCE, SOUTH 89 DEGREES 52 MINUTES 38 SECONDS EAST, 39.12 FEET;

THENCE, NORTH 0 DEGREES 00 MINUTES 40 SECONDS EAST, 579.48 FEET TO THE NORTH LINE THEREOF;

THENCE, ALONG SAID NORTH LINE, SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 909.91 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER;

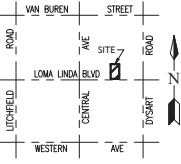
THENCE, DEPARTING SAID NORTH LINE, SOUTH 0 DEGREES 00 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE, 661.67 FEET TO THE POINT OF BEGINNING.

OWNER:

AGUA FRIA UNION HIGH SCHOOL DISTRICT NO. 216, AN ARIZONA POLITICAL SUBDIVISION
530 E. RILEY DRIVE
AVONDALE, AZ 85323
CONTACT: MIKE SHEPARD
PHONE: 623-932-7300
EMAIL: MSHEPARD@AGUAFRIA.ORG

PROPERTY ADDRESS:

530 E. RILEY DRIVE
AVONDALE, AZ 85323



FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2155M, DATED SEPTEMBER 18, 2020 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK:

CITY OF AVONDALE BENCHMARK VANB CENTRAL

FROM THE DYSART ROAD EXIT AT I-10 IN AVONDALE, ARIZONA, TRAVEL SOUTH ON DYSART ROAD 0.9KM TO VAN BUREN STREET. TRAVEL WEST ON VAN BUREN, 800M, TO CENTRAL AVENUE. TRAVEL NORTH ON CENTRAL AVENUE, 110M, TO A COMMERCIAL DRIVEWAY ON THE WEST SIDE OF CENTRAL AVENUE. STATION IS MARKED BY A NOS HORIZONTAL CONTROL DISK, STAMPED VANB CENTRAL 2006, IN A CONCRETE POST, LEVEL WITH GROUND. STATION IS 14M WEST OF THE CENTERLINE OF CENTRAL AVENUE, 9.5M SOUTH OF THE CENTERLINE OF THE COMMERCIAL DRIVEWAY, 7.8M EAST OF THE NORTH END OF A BLOCK WALL AND 1.5M EAST OF A CARSONITE WITNESS MARKER.

ELEVATION: 982.67 (NAVD88)

BASIS OF BEARING:

THE MONUMENT LINE OF DYSART ROAD BETWEEN VAN BUREN STREET AND LOMA LINDA BLVD ALIGNMENT, ALSO BEING THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

THE BEARING OF WHICH IS:

SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST

REFERENCE DOCUMENTS:

- (R1) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 694, PAGE 38, MCR
- (R2) CASA LOMAS UNIT 3, BOOK 222, PAGE 25, MCR
- (R3) AMENDED CASA LOMAS UNIT 2 SUBDIVISION, BOOK 222, PAGE 37, MCR
- (R4) ALTA AGUA FRIA HIGH SCHOOL, BOOK 1483, PAGE 41, MCR
- (R5) TITLE REPORT: PREMIER TITLE AGENCY COMPANY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH AMENDMENT VERSION 3 ORDER NO. A-149433, HAVING AN EFFECTIVE DATE OF AUGUST 26, 2024.

APPROVALS AND ACCEPTANCE OF DEDICATION

APPROVED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, THIS _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST, CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2024. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

JERRY L. DODD, JR REGISTRATION NO. 52139 02/13/2025
REGISTERED LAND SURVEYOR DATE (SEAL)

WEST-MEC AGUA FRIA

COVER SHEET

MINOR LAND DIVISION

52139

JERRY L. DODD, JR.

02/13/2025

06/13/2024

02/13/2025

1 OF 2

24-0087

LEGEND:

- FD MON IN HANDHOLE AS NOTED
- FD MON FLUSH AS NOTED
- ▲ FND PK NAIL W/WASHER AS NOTED
- FND 1/2" REBAR AS NOTED
- SET 1/2" REBAR W/CAP "RLS 52139", UNLESS OTHERWISE NOTED

FND FOUND
MON MONUMENT
BCHH BRASS CAP IN HAND HOLE
BCF BRASS CAP FLUSH
BC BRASS CAP
CLF CHAINLINK FENCE
IP IRON PIPE
C.O.A. CITY OF AVONDALE
G&SRM GILA AND SALT RIVER MERIDIAN
MCR MARICOPA COUNTY RECORDER
DOC DOCUMENT
DKT DOCKET
BK BOOK
PG PAGE
PL PROPERTY LINE
R/W RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
BOUNDARY LINE

PARCEL LINE
LOT LINE
SECTION LINE
MID-SECTION LINE
EASEMENT LINE (SCHEDULE B)

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	
LOT 1	224,790	5.1605	
LOT 2	608,197	13.9623	
Parent Parcel	832,988	19.1228	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°04'17"W	35.31'
L2	N90°00'00"W	19.97'
L3	N90°00'00"E	14.79'
L4	S00°00'00"E	30.30'
L5	N90°00'00"E	155.47'
L6	S00°00'00"E	58.27'
L7	N00°00'00"E	58.22'
L8	N90°00'00"W	155.47'
L9	N00°00'00"E	30.30'
L10	N00°00'00"E	20.00'
L11	N90°00'00"E	20.03'
L12	N88°56'23"W	30.38'
L13	N01°03'37"E	20.00'
L14	S88°56'23"E	30.01'

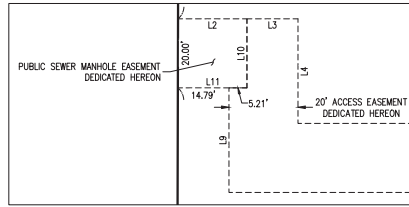
E LOMA LINDA BOULEVARD
(PUBLIC PAVED ROAD)



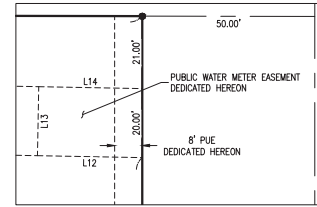
1" = 60'
60 0 60 120
scale feet

N CENTRAL AVENUE
(PUBLIC PAVED ROAD)

CENTER 1/4 CORNER
SEC. 10, T1N, R1W,
BCH RLS 22282



DETAIL 'A'
NTS



DETAIL 'B'
NTS

W VAN BUREN STREET
(PUBLIC PAVED ROAD)

NORTHEAST CORNER
SEC. 10, T1N, R1W,
FND 3" C.O.A. BCHH

NORTH 1/4 CORNER
SEC. 10, T1N, R1W,
FND 3" C.O.A. BCHH

FND PK NAIL W/TAG
ON WALL, TAG ILLEGIBLE
ACCEPTED AND
TAGGED RLS 52139
APN: 500-10-107
SAN LUIS HERRERA LLC

APN: 500-10-108
PINE GROVE RESIDENTIAL
FUNDING 1 LLC

APN: 500-10-025
BOJORQUEZ JOSE LUIS
JR./FRANCISCA

APN: 500-10-024
RUTHERFORD LISA M

APN: 500-10-023
CAROLINA LUNA

APN: 500-10-022
TORRES ANTONIO
M/MAGANA RIMA
G/MOTECUANA G

APN: 500-10-021
PRIETO JOSE A JR

APN: 500-10-020
2018-3 IH BORROWER LP

APN: 500-19-135
GUTIERREZ CAROLINA

APN: 500-19-134
AYTA ROBERT

APN: 500-19-133
GOMEZ MARIA G

APN: 500-19-132
GONZALEZ JESUS RAMIREZ/
MILTA DELIA MEDINA

FND 1/2" REBAR
W/PLASTIC CAP
RLS 16400,
S47°46'43"E 6.80'

APN: 500-10-080
HOUSING AUTHORITY OF
MARICOPA COUNTY

S89°53'26"E 1258.75'

FND 1/2" REBAR
0.2" DOWN, NO I.D.
ACCEPTED AND TAGGED RLS 52139

SEE DETAIL 'B' ABOVE

50' R/W
DOC. 2012-1098684
8' PUE
DEDICATED HEREON

AGUA FRIA UNION
HIGH SCHOOL DISTRICT
APN: 500-10-006A
DOCKET 1750, PAGE 478, MCR
TOTAL LAND AREA PARENT PARCEL:
832,988 Square Feet
19.1228± Acres, more or less

UTILITY EASEMENT
DKT. 6397, PG. 403

20' ACCESS EASEMENT
DEDICATED HEREON

LOT 2

UTILITY EASEMENT
DKT. 6397, PG. 403

ELECTRICAL EASEMENT
DKT. 5229, PG. 159

UTILITY EASEMENT
99-0765167

APN: 500-19-201A
AGA FRIA UNION
HIGH SCHOOL DISTRICT

POC
EAST 1/4 CORNER
SEC. 10, T1N, R1W
FND 3" C.O.A. BCHH

WEST-MEC AGUA FRIA
PLAN SHEET
MINOR LAND DIVISION



06/13/2024

02/13/2025

SHEET NUMBER
2 OF 2

PROJECT NUMBER
24-0087

ITEM NUMBER: 5.a.

SUBJECT: Public Hearing - 2025-2026 HUD Annual Action Plan and Five Year HUD Consolidated Plan (2025-2029)

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Christopher Lopez, Neighborhood & Family Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

PURPOSE:

City Council will hold a public hearing and receive an update on the draft 2025-2026 Annual Action Plan and the 2025-2029 Five Year Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD) as a condition of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding. This item is for discussion only and no action is required at this time.

BACKGROUND:

The federal objective of the Community Development Block Grant (CDBG) program is to "develop viable urban communities by providing decent housing, a suitable living environment and economic opportunities for low- and moderate-income persons." The objective of the HOME program is to "create affordable housing opportunities for low-income persons." Staff is recommending the following goals with respect to CDBG and HOME over the next five years:

Goal 1 - Preserve and Expand Affordable Housing Inventory

Goal 2 - Fund Necessary Public Infrastructure and Facilities

Goal 3 - Support Vital Community Services

Goal 4 - Effective Program Administration

For planning purposes, staff estimate the United States Department of Housing and Urban Development (HUD) will allocate \$716,985 in CDBG funds and \$199,777 in HOME funds (through Maricopa County) to Avondale for Fiscal Year 2025-2026. These estimates assume level funding amounts from the current year and are subject to change pending final allocations from HUD. To be eligible to receive these funds, the City of Avondale must complete and approve the following plans:

- Consolidated Plan - a plan to help the City assess affordable housing and community development needs and market conditions of low- and moderate-income and special needs persons, and to make data-driven, place-based investment decisions to address those needs. This plan is effective from July 1, 2025, to June 30, 2029.

- Annual Action Plan - an annual document that summarizes how the City will use federal funds to meet the goals outlined in the Consolidated Plan. The plan assigns funding from fiscal year 2025-2026 to specific goals. This plan is effective from July 1, 2025, to June 30, 2026.

HUD requires that local governments involve the public in completing these plans. Data gathered from the public participation process provides the basis for the goals and strategies outlined herein. A consultant, Civitas LLC, was hired to undertake the research and development of the Consolidated Plan and Annual Action Plan.

DISCUSSION:

Neighborhood & Family Services (NFS) held an extensive public participation process to receive input for both the Annual Action and Consolidated Plans. The following meetings were held as part of the public participation process:

- Public meeting-NFS Commission meeting, in partnership with our consultant Civitas, LLC-June 26, 2024.
- Public meeting-Interfaith Council Meeting-August 27, 2024.
- Public hearing-NFS Commission Meeting -November 13, 2024
- Public meeting-NFS External Non-Profit Partner Networking Meeting-December 11, 2024.
- Public hearing-Arizona Complete Health Avondale Resource Center-February 19, 2025
- Public comment period-draft Annual Action Plan and Consolidated Plan available on the NFS website, at both city libraries, and City Hall-February 3-March 6, 2025
- Public hearing-City Council Meeting-March 3, 2025

Based on the input received, staff recommends funding the following allocations for the 2025-2026 funding year.

CDBG Activity Allocations (\$716,985 estimated total allocation)

1. Owner Occupied Home Repairs (\$358,493)
2. Public Facilities and Infrastructure (143,397)
3. Public Services-Youth Job Training and Workforce Development (\$71,699)
4. Administration (\$143,397)

HOME Activity Allocations (\$206,370 total allocation)

1. Homebuyer Assistance (\$187,291) and a 25% non-federal match required matching contribution from the City (46,823) for a total allocation of \$234,114
2. Administration (\$12,486)

Note that these allocations are based on funding estimates and subject to change pending final allocations from HUD.

BUDGET IMPACT:

The use of \$187,291 for Homebuyer Assistance in HOME funds will require a 25% non-federal match required matching contribution from the City of Avondale of approximately \$46,823. The match funds are included in the proposed FY2026 budget. CDBG funds do not require a matching contribution.

RECOMMENDATION:

Staff recommends City Council hold a public hearing on the draft 2025-2026 Annual Action Plan and the 2025-2029 Five Year Consolidated Plan, both of which are required by the U.S. Department of Housing and Urban Development (HUD) as a condition of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding.

Contact person for document distribution:



2025-2029 Consolidated Plan

DRAFT

City of Avondale
Housing and Community Development Division
995 E. Riley Drive
Avondale, AZ 85323

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Executive Summary

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

1. Introduction

The City of Avondale, Arizona, receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). 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.

A Consolidated Plan (ConPlan) is a plan that helps communities identify and address housing and community development needs and market conditions, and to make data-driven, placed-based investments. To receive CDBG and HOME Investment Partnerships (HOME) funds, the City is required to complete its 2025-2029 Consolidated Plan and the first Program Year (PY) 2025 Annual Action Plan (AAP) plans. The ConPlan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230 and guiding the use of CDBG funding based on applications to HUD. The first 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 ConPlan. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. The HOME program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not programmed in this AAP as the City is not a direct recipient of HOME funds from HUD.

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: Affordable Housing

Goal - 1A Housing Rehabilitation

Provide financial assistance to rehabilitate existing affordable housing units, ensuring they meet safety and livability standards for low- and moderate-income households.

Priority Need: Public Facilities and Infrastructure

Goal - 2A Public Facilities & Infrastructure Improvements

Upgrade and expand public facilities and infrastructure in low- and moderate-income areas to enhance community accessibility, safety, and quality of life.

Priority Need: Public Services

Goal - 3A Public Services for LMI & Special Need

Provide public supportive services that address the needs of low- to moderate-income persons in the City, and youth and adult employment programs. Funds will also target special need groups as needed such as the elderly, persons with a disability and the homeless.

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 Avondale continues to build upon its past success in utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress towards the strategic goals outlined in its Five-Year Consolidated Plan.

In the first four years of the 2020-2024 Consolidated Plan, Avondale has demonstrated significant progress in addressing critical community development goals. The City has funded the Home Repair Program to assist low- and moderate-income households with emergency repairs and safety improvements. Additionally, Avondale has supported affordable housing initiatives through its partnership with the Maricopa County HOME Consortium, which provides financial assistance for first-time homebuyers and security/utility deposits for eligible residents. The City has also focused on expanding access to vital public services, including programs for youth workforce development, career counseling, and homelessness prevention, ensuring critical support for the community's most vulnerable populations. The City also allocated and expended a significant amount of CDBG funds towards meeting the priority need of Public Facilities and Infrastructure improvements, specifically Donnie Hale and Mountain View Parks and the Sam Garcia Library and Sernas Plaza.

Looking ahead, Avondale will continue to collaborate with public, private, and nonprofit partners to expand access to safe and affordable housing, improve public facilities and infrastructure, and deliver essential public services. Despite the progress made, challenges such as the demand for affordable housing, economic development opportunities, and sustained public improvements in low/moderate-income neighborhoods remain priorities for future planning. The City's achievements are documented in detail in the PY 2023 CAPER, providing a comprehensive assessment of goals met and identifying areas for continued investment and focus. The following is a summary of accomplishments by priority:

Housing:

Avondale made significant progress in housing rehabilitation, completing 11 home repair projects through its Home Repair Program, achieving 55% of its one-year goal and 108% of its five-year goal under the 2020-2024 Consolidated Plan. This achievement demonstrates the City's ongoing commitment to preserving safe and affordable housing for low- and moderate-income households. Additionally, the City leveraged HOME funds to assist first-time homebuyers and renters through direct financial support. Avondale has exceeded its 5-year goal for housing rehabilitation but remains behind in meeting its homebuyer assistance goal.

Public Facilities and Improvements:

Public facility and infrastructure improvements were identified as priorities in Program Year 2023, with significant progress made toward revitalization efforts. The renovation of the Sam Garcia Library and Sernas Plaza, along with new playground equipment and restroom installation at Mountain View Park, are complete. These improvements enhance community spaces and ensure greater accessibility for residents. The City's Façade Improvement Program in Old Town Avondale has procured an architect and general contractor and is working with three Western Avenue businesses to improve storefronts and address health and safety issues.

Public Services:

The City utilized CDBG funds to support essential public service programs, benefiting youth employment, career development, and fair housing education. Notable accomplishments include paid internships for 11 low- to moderate-income youth through the AvITEMP Summer Internship Program, which achieved 100% of its one-year goal. Additionally, 28 individuals received one-on-one career counseling through the Avondale Arizona@Work program, contributing to 83% of the five-year goal for workforce services. The City also continued fair housing education and outreach, reaching 10,156 residents—more than 2,000% of the planned goal. However, public service activities as a whole reached only 11.82% of the program year target, indicating the need for increased outreach and engagement efforts in the final program year.

Homelessness Assistance:

Avondale remains committed to addressing homelessness prevention. The City conducted a homeless needs assessment and hosted a Homelessness Solutions Symposium in February 2024, engaging over 120 stakeholders to discuss regional strategies for addressing homelessness. Additionally, Avondale designed a Security and Utility Deposit Assistance Program to help low-income renters secure stable housing in

Avondale. The City is working closely with Maricopa County to expand its homelessness prevention efforts in the upcoming program year. Through a grant of American Rescue Plan Act funds from Maricopa County, the City has contracted to develop three units of bridge housing with a completion date anticipated in December 2025. Additionally, \$300,000 in HOME American Rescue Plan funds have been pledged for supportive services for the bridge housing tenants. Although Avondale has made strong progress in homelessness outreach and prevention strategies, additional efforts will be necessary to meet direct rental assistance goals.

Economic Development & Business Support:

Avondale actively supports economic growth through programs aimed at business development and job creation. The City funded the Business Façade Improvement Program, assisting three local businesses in Old Town Avondale with storefront renovations. However, only 12, including businesses funded through CARES Act funds, have been assisted out of the 50 planned for the five-year period, achieving just 24% of the overall goal. Because of the increased costs of implementing this program with federal funds and lack of traction, the City is considering a new citywide program and different funding sources to benefit businesses with more than just façade improvements.

Job placement and career counseling services were expanded through the Arizona@Work program, providing critical workforce support to low-income job seekers. Despite these efforts, additional outreach will be required to meet the five-year target.

CARES Act Accomplishments:

The City successfully expended CDBG-CV funds under the CARES Act, addressing pandemic-related needs. These funds supported public services, homelessness prevention, and emergency financial assistance, business façade improvements, and broadband needs all which demonstrate Avondale's adaptability in responding to emergent challenges.

The City of Avondale remains committed to meeting its five-year housing and community development goals. By leveraging partnerships, optimizing resources, and maintaining a focus on community resilience, the City continues to support its most vulnerable populations and advance sustainable growth.

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 MEETINGS AND HEARINGS:

- A public meeting, in partnership with Civitas, LLC-to discuss community development and housing needs assessment was held on June 26th, 2024, at 6:30 at the Arizona Complete Health Avondale Resource Center located at 995 E. Riley Drive Avondale, AZ 85323.
- Public meeting- Interfaith Council Meeting, August 27, 2024, at 8:30 a.m. at the Arizona Complete Health Avondale Resource Center.
- Public hearing- NFS Commission meeting, Wednesday, November 13, 2024, at 6:00 p.m. at the Arizona Complete Health Avondale Resource Center.
- Public meeting - NFS External Non-Profit Partner Networking Meeting- December 11, 2024, at 1:00 p.m. at the Arizona Complete Health Avondale Resource Center.
- Public hearing – on draft Annual Action Plan and Consolidated Plan, February 19, 2025, at 6:00 p.m.at the Arizona Complete Health Avondale Resource Center.
- Public hearing- City Council Meeting, March 3, 2025, at 5:30 p.m.in City Council Chambers on the draft Annual Action Plan and Consolidated Plan.
- Public meeting- City Council Chambers at 5:30 p.m. to approve the PY2025 and the Five-Year Consolidated Plan-March 24, 2025.

PUBLIC COMMENT PERIOD: The City will hold a public comment period from **February 3, 2025 to March 6, 2025** to give citizens an opportunity to review and make comments on the draft Annual Action Plan and the Five-Year Consolidated Plan. The plan can be viewed on the City's website www.avondaleaz.gov/housing, or by phone at 623-333-2726 and at both City libraries.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: The City held a community survey online to gather public input on the housing and community development priority needs in the City of Avondale. The link to the survey can be found at: <https://www.research.net/r/AvondaleCommunity>. The survey was available to the public from June 10, 2024, through January 31, 2025.

The Consortium held a stakeholder survey online to gather public input on the housing and community development priority needs in Maricopa County which includes the City of Avondale. 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: There were no comments at the June 26th, 2024, public hearing.

A summary of comments will be included after the March 3, 2025, 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 hearings 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 City is dedicated to offering meaningful opportunities for residents to express their needs. This plan prioritizes addressing affordable housing and community development—both housing and non-housing—and providing supportive housing and services for individuals experiencing homelessness within the Avondale community. It also includes a comprehensive, coordinated strategy for implementing programs funded by Community Development Block Grants (CDBG) and HOME Investment Partnerships Program (HOME) funds.

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 gauge 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), 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 and other local data sources. Data for map analysis came from the 2018-2022 ACS.

Analysis of Impediments to Fair Housing Choice

The City completed its most recent 2025 Analysis of Impediments to Fair Housing Choice (AI) in conjunction with this ConPlan in Spring of 2025. The AI outlines identified impediments to fair housing choice. The 2025 AI is an analysis of factors that may be potentially preventing access to fair housing choice in the community, and understanding the impediments to fair housing choice is an important step

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in addressing housing needs. The AI helps to provide information to decision makers in the community and assist in guiding the use of grant funds and other resources that target affordable housing. This plan has outlines the goals that will address the identified impediments over the next five years. For a list of identified impediments, see MA-40 Barriers to Affordable Housing.

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	AVONDALE	Neighborhood & Family Services Department

Table 1 – Responsible Agencies

Narrative

The Housing and Community Development Division (HCD) within the City's Neighborhood and Family Services Department is responsible for preparing Avondale's Five-Year Consolidated Plan (ConPlan) and Annual Action Plan (AAP) for CDBG, administering the CDBG funds, and ensuring compliance with federal regulations. Division staff presents a draft of the ConPlan and AAP to the City Council and reports on the status of activities to address affordable housing, community development, and activities to provide fair housing and equal opportunities to residents. City Council approves the AAP and its submittal, plus any substantial amendments, if necessary, to HUD.

The City of Avondale is also a member of the Maricopa County HOME Consortium (HOME Consortium). Maricopa County Human Services Department – Housing and Community Development Division (MCHSD) is the "lead agency" for receiving HOME Investment Partnerships Program (HOME) funds, on behalf of the HOME Consortium. The City of Avondale receives HOME funds as a participating member of the HOME Consortium. Avondale HCD staff coordinate with Maricopa County on Avondale's portion of HOME funds. These projects are approved by City Council each year while the County is the Participating Jurisdiction and is responsible for conducting the citizen participation requirements of the HOME program. Avondale has adopted the HOME citizen participation requirements for the CDBG program.

The City of Avondale's HCD Division is also responsible for the Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG program and provides information regarding HOME-related activities in Avondale to Maricopa County for inclusion in their Five-Year ConPlan, AAP and the CAPER. The City of Avondale's planned utilization of HOME funds is reflected in Maricopa County's ConPlan and AAP.

Consolidated Plan Public Contact Information

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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 Avondale conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and the 2025 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 plans. The City conducted a stakeholder survey and, in collaboration with the Maricopa HOME Consortium, also utilized the Consortium's stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City and the broader 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 Avondale actively engages coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Avondale maintains ongoing relationships with housing providers through collaborative initiatives, such as partnerships within the Maricopa HOME Consortium, development projects, and through its Security and Utility Deposit Program, to support affordable housing and address community needs.

Through the Maricopa Association of Governments (MAG) Continuum of Care (CoC), Avondale collaborates with mental health providers, homeless shelters, service providers, and governmental agencies to assist homeless individuals and families. The City's Homeless Outreach Team facilitates direct outreach and navigation services, connecting individuals experiencing homelessness with workforce opportunities, housing resources, and supportive services. The program also leverages general fund allocations to reserve shelter beds for Avondale residents and provide case management for individuals in need.

To bridge the digital divide, Avondale works with high-speed internet providers and community organizations to enhance connectivity for low- and moderate-income households. The City has been recognized for its digital equity initiatives, including efforts to expand public Wi-Fi and provide digital literacy training. The City recently upgraded and increased the number of hotspots for residents and now offers approximately 75 hotspots through its libraries, including one for internal use for outreach and other off-site activities. The hotspot checks are available to library patrons for 3 weeks and can be renewed if no one has a hold on it. These efforts align with Avondale's broader goal of improving quality

of life for underserved populations by increasing digital access and fostering connectivity. The City also solicited consultation from local organizations and departments such as the local library on the needs and availability of high speed internet for low- to moderate-income households.

The City of Avondale collaborates with agencies focused on emergency preparedness, hazard mitigation, and disaster response to enhance community resilience. Avondale works with the Maricopa County Department of Emergency Management and participates in regional efforts, such as the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan, to strengthen disaster preparedness and recovery strategies. The City also coordinates with organizations like the Maricopa County Community Organizations Active in Disaster (MCCOAD) to streamline response efforts and provide targeted support to vulnerable populations.

To address flood risks and manage water resources, Avondale partners with the Maricopa County Flood Control District to implement projects that mitigate flood hazards, improve stormwater management, and enhance neighborhood safety. These initiatives play a critical role in protecting residents and infrastructure from water-related challenges and ensuring long-term resilience.

Avondale also promotes sustainability and climate resilience through partnerships with the Arizona Municipal Water Users Association, Arizona Department of Environmental Quality (ADEQ), Maricopa County Air Quality Department, and the University of Arizona. These efforts focus on mitigating environmental risks, improving air quality and water resources, and supporting sustainable development and infrastructure improvements across the region. The Arizona Municipal Water Users Association is a non-profit association of 10 municipalities in the Phoenix metro area that advocates for responsible water stewardship that supports economic prosperity. The City also partners each year with the University of Arizona to conduct a “Water Festival,” which is an educational field day event that instills a deeper understanding of Arizona’s water resources for 4th grade students.

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. Avondale collaborates with CoC initiatives and provides funding to agencies that support individuals experiencing homelessness.

The City’s Street Outreach Navigation and Resources (SONAR) Team offers homeless outreach and navigation services, with staff dedicated to building relationships with unsheltered individuals and connecting them to housing and supportive services. Additionally, Avondale participates in the Maricopa

Regional Homeless Management Information System (HMIS), enabling staff to enter and access data, track service delivery, and monitor outcomes for homeless programs.

The CoC has a Coordinated Entry program where homeless or at-risk of homeless persons can access services and emergency housing that meets their unique situation. The Coordinated Entry Program is administered by Keys to Change (formerly known as the Human Services Campus). Keys to Change is a collaborative force of 15 partner organizations with the shared outcome of ending homelessness for the chronically homeless, homeless families with children, veterans and their families and unaccompanied youth every day. The campus is a 13-acre facility that offers complimentary, holistic services to unhoused persons. Local agencies housed at the campus address the Social Determinants of Health including the following services: assessment; physical, mental, and dental health; legal; identification; post office; employment; housing; meals; navigation and housing match; and others.

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 Avondale does not receive federal Emergency Solutions Grant Funds. 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, Avondale ensures resources are allocated effectively to address homelessness within the city and across the county.

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	Agency/Group/Organization	Lutheran Social Services of the Southwest
	Agency/Group/Organization Type	Services – Homeless Outreach Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted in the Stakeholder survey.
2	Agency/Group/Organization	Phoenix Rescue Mission
	Agency/Group/Organization Type	Services-Homeless Outreach Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted in the Stakeholder survey.
3	Agency/Group/Organization	Midwest Food Bank, NFP
	Agency/Group/Organization Type	Services- Homeless Outreach Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted in the Stakeholder survey.
4	Agency/Group/Organization	Assistance League of Phoenix
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the housing and community development needs in the area.
5	Agency/Group/Organization	Sojourner Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the housing and community development needs in the area.
6	Agency/Group/Organization	Community Bridges
	Agency/Group/Organization Type	Services-Public Services

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the housing and community development needs in the area.
7	Agency/Group/Organization	TheaterWorks
	Agency/Group/Organization Type	Other: Arts Camp; Culture
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the housing and community development needs in the area.
8	Agency/Group/Organization	Hichman's Egg Ranch, Inc
	Agency/Group/Organization Type	Business Other: Employee housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the housing and community development needs in the area.
9	Agency/Group/Organization	Housing Authority of Maricopa County
	Agency/Group/Organization Type	Housing PHA Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Open lines of communication are maintained between the City and HAMC. HAMC headquarters are located within the City limits, and HAMC serves Avondale residents with housing needs. Invited to comment on the Annual Action Plan.
10	Agency/Group/Organization	Maricopa Association of Governments
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the agency was conducted through the City's Community Assistance Coordinators. Data obtained and provided through attendance at various MAG Board, Committee, and Subcommittee meetings, requests for information, surveys, strategic planning sessions, etc.
11	Agency/Group/Organization	MARICOPA COUNTY HUMAN SERVICES DEPARTMENT
	Agency/Group/Organization Type	Housing Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the agency was conducted in person through the Maricopa HOME Consortium. Data obtained and provided through monthly Consortium meetings. Participate in the public process for allocating Consortium funding, including CHDO set-asides.
12	Agency/Group/Organization	City of Avondale
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's staff monitors CDBG funded projects and offers referrals to Avondale residents through other interdepartmental providers and City Council citizen referrals.
13	Agency/Group/Organization	Maricopa Regional Continuum of Care

	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - County Other government - Local Publicly Funded Institution/System of Care Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff and clients invited to participate in completing the survey, increasing the likelihood of resident needs being addressed.
14	Agency/Group/Organization	Beat the Heat Relief
	Agency/Group/Organization Type	Services-Homeless Outreach Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the housing and community development needs in the area.
15	Agency/Group/Organization	iHelp
	Agency/Group/Organization Type	Services-Homeless Services-Emergency Shelter

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the homeless housing and community development needs in the area.
16	Agency/Group/Organization	A New Leaf
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the homeless housing and community development needs in the area.
17	Agency/Group/Organization	AviWise
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the homeless housing and community development needs in the area.
18	Agency/Group/Organization	Street Outreach Navigation and Resources
	Agency/Group/Organization Type	Services-Homeless

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted on the homeless housing and community development needs in the area.

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	Avondale goals overlap MAG goals in the areas of funding for the Homeless Management Information System (HMIS) and funding for regional shelters, including related supportive Services
Maricopa HOME Consortium	Maricopa County Human Services Dept.	As a member of the Maricopa HOME Consortium, the City's allocated HOME Program funding is used to achieve goals set by the larger Consortium. Avondale participates with the Consortium to determine affordable housing priorities on a regional basis.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2030 General Plan	City of Avondale	There are several goals and strategies within the City's current General Plan that support the goals of this Annual Action Plan, including: 1. Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs. Policies to achieve this include: • Participate in the activities and efforts of non-government and governmental housing providers and neighborhood organizations. • Continue to implement neighborhood housing assistance programs, • Promote the occupancy of existing, vacant homes, and • Identify new prototypes for quality high-density residential housing. 2. Encourage safe and well-maintained housing, neighborhoods, and buildings that are free from blight. Policies to achieve this include: • Encourage the preservation of locally and culturally significant buildings and sites, including adaptive reuse, • Encourage owner-occupied housing, • Actively enforce the City's Property Maintenance Codes, • Play a lead role by maintaining and continuously improving public spaces within Avondale. • Emphasize the demolition of unoccupied substandard and or blighted buildings, and • Provide development incentives that encourage retrofitting existing, obsolete retail centers.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Historic Avondale Revitalization Plan	City of Avondale	The City's Historic Avondale Revitalization Plan also supports elements within this Annual Action Plan, including: 1. Encourage homeownership opportunities; 2. Increase employment and diversify job base; 3. Strengthen and enhance existing buildings and neighborhoods; 4. Target public investment in infrastructure; and 5. Refine and attract niche or specialty retail businesses.
Avondale Community Sustainability Plan	City of Avondale	The Community Sustainability Plan supports elements within this AAP including the health and safety of residents through resiliency to extreme heat and increasing energy efficiency in homes, both elements that are addressed in our Home Repair Program.

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(I))

In developing the 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan, the City of Avondale engaged with multiple City departments, stakeholders, and regional partners to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations involved collaboration with the Neighborhood & Family Services Department, Public Works Department, and the Economic Development Department.

The Neighborhood & Family Services Department led efforts to gather input from local stakeholders, nonprofits, and housing providers to shape strategies for utilizing Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The Public Works Department provided valuable insights on infrastructure planning and disaster preparedness, including strategies to mitigate flood risks in CDBG-eligible areas. The Economic Development Department contributed feedback on housing and economic development priorities to support workforce housing and address barriers to economic growth for low- and moderate-income households.

Avondale aims to strengthen collaboration with the State of Arizona and neighboring jurisdictions to address shared housing and community development challenges. The City is also committed to enhancing partnerships with broadband providers to bridge the digital divide and exploring opportunities to coordinate discharge planning with institutions serving individuals at risk of homelessness.

The City also collaborated with the Maricopa Association of Governments (MAG) Continuum of Care (CoC) to support regional homeless assistance efforts and coordinated with partners to enhance access to housing resources. Moving forward, Avondale aims to strengthen consultation efforts with the State of Arizona and neighboring municipalities, fostering regional collaboration on housing, homelessness, and community development. The City is also exploring ways to expand 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 Avondale 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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Meeting	Non-targeted/broad community	The meeting was held on June 26th, 2024, at 6:30 to discuss community development and the housing needs assessment at the Arizona Complete Health Avondale Resource Center located at 995 E. Riley Drive Avondale, AZ 85323.	One commissioner asked where childcare fits into the plan. Staff responded that childcare is a public service activity and would be considered.	All comments were accepted.	
2	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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	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.	
4	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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Community Survey	Non-targeted/broad community	The City offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Avondale. See below the link to the survey. https://www.research.net/r/AvondaleCommunity	Full survey results will be provided after the citizen participation process.	All comments were accepted.	
6	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 Avondale. See below the link to the survey. https://www.research.net/r/MaricopaConsortium-Stakeholder	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
	Public Meeting	Non- targeted/broad community Nonprofits	A public meeting was held at the Interfaith Council Meeting on August 27 th at 8:30 a.m. at the Arizona Complete Health Avondale Resource Center to review and discuss the draft plan. Approximately 25 non-profits in attendance in addition to City Council member and City staff.	One respondent asked if you had to be an Avondale resident to complete the survey. Staff responded that non-profit stakeholders are encouraged to complete the survey and directed respondent to the QR code.	All comments 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
	Public Hearing #1	Non-targeted/broad community	NFS Commission meeting, Wednesday, November 13, 2024, at 6:00 p.m. at the Arizona Complete Health Avondale Resource Center.	What is the criteria to select participants for the home repair program? Is the AvITEMP program is only during the summer? Is the DPA limited to funding for just 8 homebuyers? Are workforce services tailored to specific age groups? What is the criteria for selecting which community requests receive funding? What is the duration of the HUD survey?	All comments 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
				How to enhance survey to gather additional feedback? Is it possible to collaborate with high school Career Technical Education (CTE) in building and construction?		
	Public Meeting	Non-targeted/broad community Nonprofits	NFS External Non-Profit External Partner Networking Meeting-Presentation on the draft plans, December 11, 2024, at 1:00 p.m. at the Arizona Complete Health Avondale Resource Center.	There were no comments	All comments 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
	Public Hearing #2	Non- targeted/broad community	On draft Annual Action Plan and Consolidated Plan, February 19, 2025, at 5:00 p.m.at the Arizona Complete Health Avondale Resource Center.	There were no comments	All comments 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
7	Public Hearing #3	Non-targeted/broad community	A public hearing will be held on March 3, 2025, at 5:30 PM at City Council to review and discuss the draft plan.	A summary will be provided after the public hearing.	All comments accepted.	
8	Public Comment Period	Non-targeted/broad community	A 30-day public comment period will be held from February 3, 2025 to March 4, 2025 to afford citizens an opportunity to review and make comments on the draft plan. The plan may be viewed in person at the Arizona Complete Health Avondale Resource Center located at 995 E. Riley Drive, Avondale, AZ 85323. The plan can also be viewed on the City website at: www.avondaleaz.gov/housing , in both City libraries, or by phone at 623-333-2726.	A summary will be provided after the public comment period.	All comments accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Avondale is a member of the Maricopa County HOME Consortium, and as such, much of its housing needs data is captured at the Consortium level in the Consolidated Plan. This overview provides a snapshot of some of those needs, reflecting the broader context in which Avondale's housing challenges are situated.

The City of Avondale, located within the Phoenix metropolitan area, has experienced consistent population growth over the past decade. As of 2022, Avondale's population grew by 18.5% over the last decade, reaching approximately 89,214, according to the American Community Survey 5-Year estimates. Household growth outpaced population growth, with a 28.5% increase, suggesting a trend towards smaller household sizes or an influx of new households. This growth has led to increasing demand for affordable housing, particularly impacting low- and moderate-income (LMI) households. Median home values have increased by 121% over the last decade and median contract rents have seen a 50.6% increase. Housing affordability remains a significant challenge in Avondale, with 26.5% of homeowners with a mortgage and 51.1% of renters considered cost-burdened, spending more than 30% of their income on housing costs. This issue is particularly acute for low-income renters, highlighting the need for more affordable rental options in the city.

Despite a median household income of \$76,496, which is higher than the national average, many Avondale families still struggle with housing costs. The poverty rate of 8.8% among families further underscores the economic challenges faced by a significant portion of the population. These economic pressures contribute to housing problems and the risk of homelessness for vulnerable residents. To address these challenges, Avondale, in collaboration with the Maricopa HOME Consortium, is working on various initiatives to expand affordable housing options and provide support to LMI households. The city's efforts include participating in projects that create new affordable housing units, rehabilitate existing homes, and provide financial assistance to homebuyers and renters.

Avondale's community development needs extend beyond housing. Forty-six percent of residents have a commute time over 30 minutes, indicating many residents may lack job opportunities in closer proximity to their place of residence. Additionally, improving transportation infrastructure may need to be an ongoing priority. Additionally, 12.8% of Avondale residents under 65 years old lack health insurance, indicating a need for expanded healthcare services. The city is also focusing on educational support, with 87.1% of residents having a high school degree or higher. These non-housing community development efforts are crucial in creating a multipronged approach to improving the quality of life for Avondale residents, particularly those in LMI households.

The residents highlighted in a community survey that some of the top housing needs include- affordable housing, homeowner repair, transitional/supportive housing, and home energy efficiency improvements. They also cited needed support for services for seniors or disabled persons and those needing mental health supportive services. Utility assistance, food pantries, affordable afterschool care or summer care, youth services for older children & teens, and job training services/job opportunities were also listed as non-housing needs in by the community.

Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Area Median Income: Annual household median income for the Phoenix-Mesa-Scottsdale, AZ metropolitan statistical area (MSA) is generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD program eligibility.

Extremely low-income household: Households earning 30 percent of AMI or less for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale MSA with an income at 30 percent AMI earned \$31,200 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale MSA with an income at 50 percent AMI earned a maximum of \$51,400 per year.

Low-income households: Households earning 51 to 80 percent AMI for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale MSA with an income at 80 percent AMI earned a maximum of \$82,250.

Middle-income households: Households earning 81 to 120 percent AMI for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale MSA with an income above 80 percent AMI and up to 120 percent AMI earned approximately between \$82,250 and \$121,560 annually.

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

In addition to the housing needs identified in previous sections, the Needs Assessment process has highlighted several non-housing community development needs. These are divided into three areas:

1. Public Facilities
2. Public Improvements
3. Public Services

All of these needs were determined through on-site stakeholder meetings and the 2024 Community Development Survey.

Describe the jurisdiction's need for Public Facilities:

The highest rated need identified in the 2024 Community Development Survey is for Recreation and Community Centers. This is corroborated later in the survey by the identification of a need for programs and services to support youth and seniors.

Greater public investment is needed in spaces and facilities for special needs populations in the City. Specifically, facilities that support people experiencing homelessness are needed to help address the homeless crisis throughout the city. Facilities that support people and families with special needs would also fill an identified gap in service.

Additional health clinics are needed to support the City's growing population, especially the LMI population and those who are homeless or at-risk of homelessness.

How were these needs determined?

Public facility needs were determined based on needs identified by City staff, feedback from residents, participation at community meetings, and local area non-profit feedback. A public survey was conducted to solicit input from citizens and community stakeholders in Avondale. A public hearing was held, as well as a public comment review period, to give citizens an opportunity to review and make comments on the proposed plan. The basis is to improve accessibility for all residents and create a suitable living environment.

Describe the jurisdiction's need for Public Improvements:

The most pressing public improvement need identified in the Community Development Survey is the continued enhancement of broadband and internet access. As part of Avondale's broader infrastructure improvements, expanding reliable broadband access has been identified as critical for ensuring equitable economic opportunities across all communities. While Avondale benefits from multiple high-speed internet providers, and recently upgraded and increased the number of hotspots to 75 for residents, low- and moderate-income neighborhoods often face barriers to affordable, consistent broadband. Addressing these gaps will be a priority in public improvements, helping to bridge the digital divide and enhance access to education, employment, and essential services.

Both libraries have received capital improvements in the last three years. Two parks, Sernas Plaza on Western have also received major renovations. However, the survey still reported a need for renovated and enhanced public parks and capital improvement projects for the city's two public libraries.

The City's traffic infrastructure has several identified weaknesses. Residents would like to see an increase in parking zones as well as the strategic placement of additional speed bumps and traffic lights. There is a need for several right-of-way improvements, including sidewalk repair and street light maintenance. The City needs to implement street modifications to increase accessibility for disabled residents. This need is documented in the current and previous Consolidated Plans. The City has continued to fund public improvement activities, such as ADA ramps in Old Town, as recently as PY 2024.

How were these needs determined?

Public infrastructure needs were determined based on needs identified by City staff, feedback from residents, participation at community meetings, and local area non-profit feedback. A public survey was conducted to solicit input from citizens and community stakeholders in Avondale. A public hearing was held, as well as a public comment review period, to give citizens an opportunity to review and make comments on the proposed plan. The basis is to improve accessibility for all residents and create a suitable living environment.

Describe the jurisdiction's need for Public Services:

The greatest need for public services that was identified in the Needs Assessment process is for an increase in access to grocery stores and healthy food options. Almost two thirds of respondents identified this as an area of greatest need.

There is a gap in services for several distinct groups within the community. Specifically, the survey identifies a strong need for increased mental health supportive services. There is a closely related need to improve outreach services to people experiencing homelessness. The City also needs to increase services for senior citizens and for people with disabilities. Half of respondents identified a need for after school and summer care for school aged children as well as better options for childcare for younger children. In addition, respondents are seeking additional year-round community programming for youth of all ages.

Several needs were identified to specifically help people who are struggling to make ends meet. Respondents identified a need for additional utility assistance. Improved access to food pantries and public transportation would alleviate day to day stresses. For more systemic solutions, the City should provide job training programs and eviction/foreclosure prevention counseling.

Finally, survey respondents identified that resources need to be allocated to improve crime prevention in the city.

How were these needs determined?

Public service needs were determined based on needs identified by City staff, feedback from residents, participation at community meetings, and local area non-profit feedback. A public survey was conducted to solicit input from citizens and community stakeholders in Avondale. A public hearing was held, as well as a public comment review period, to give citizens an opportunity to review and make comments on the proposed plan. The basis is to improve accessibility for all residents and create a suitable living environment.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis provides data that is complementary to the information laid out in the Needs Assessment. It provides insight into what types of private and public housing are available, and the cost and condition of existing housing. Similar to the Needs Assessment, much of the city's data is captured at the Consortium level in the Consolidated Plan. This overview provides a snapshot of some of those needs, reflecting the broader context in which Avondale's housing challenges are situated.

With a population growth of 18.5% and a median income increase of 32.4%, Avondale faces an evolving housing market where affordability is increasingly strained. The rapid increase in home values and rental costs outpaces income growth, causing a housing affordability gap for many moderate-income households.

There has been a 14.5% increase in the total number of housing units in the City in the past 10 years. Single-family, detached structures remain the predominant housing type. Recent data indicates that 60% of residents own their homes. This is a 4% increase since the last report. In 2023, the City issued 816 single-family home permits. This is more than three times the number issued five years ago, prior to the pandemic. The city saw a 121.1% increase in median home values over the past 10 years. There has been a 51% increase in median rent during the same time period.

As much of the city's housing stock is relatively newer, only 25% of owner-occupied units have one or more issues related to the health and safety of the home; however, 51% of renter-occupied units have one or more health and safety issues.

Broadband Needs of Housing occupied by Low-and Moderate-Income Households is also reviewed. Avondale enjoys comprehensive broadband coverage, with the vast majority of the city offering multiple internet service provider options, including in low- and moderate-income areas. However, the affordability of broadband services remains a barrier for some residents, limiting access to education, employment, and essential services.

Lastly, Avondale faces increased risks from natural hazards, particularly due to climate change, which disproportionately affects low- and moderate-income households living in older, vulnerable housing. The city recognizes the need for targeted hazard mitigation strategies, such as retrofitting homes and improving infrastructure, to enhance community resilience. Collaboration with local organizations and state agencies will be essential to develop comprehensive plans that protect these vulnerable populations from severe weather impacts.

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

Introduction

This section provides insight into the non-housing assets and economic atmosphere in the City of Avondale. This section uses information from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS), in addition to other sources. BEA data is only available at the County level and reflects the entirety of Maricopa County. This information can be used to identify areas of concern or sectors that need 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	157	4	0.4%	0.0%	-.4
Arts, Entertainment, Accommodations	3,368	3,089	8.0%	16.0%	8.0
Construction	3,953	992	9.4%	5.1%	-4.3
Education and Health Care Services	8,593	5,291	20.4%	27.4%	7.0
Finance, Insurance, and Real Estate	4,221	569	10.0%	2.9%	-7.1
Information	614	246	1.5%	1.3%	-.2
Manufacturing	2,757	252	6.5%	1.3%	-5.2
Other Services	1,494	313	3.5%	1.6%	-1.9
Professional, Scientific, Management Services	3,478	1,070	8.3%	5.5%	-2.8
Public Administration	2,150	748	5.1%	3.9%	-1.2
Retail Trade	6,706	5,715	15.9%	29.6	13.7
Transportation and Warehousing	4,034	501	9.6%	2.6%	-7.0
Wholesale Trade	586	541	1.4%	2.8%	1.4
Total	42,111	19,331	--	--	--

Table 45 - Business Activity

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

The Business Activity table above compares the number of workers to the number of jobs in the City. At this time, the most recent data set for the number of jobs was from the 2021 Longitudinal Employer-Household Dynamics (LEHD), US Census Bureau.

The table indicates that there are more than twice as many workers in Avondale as there are available jobs. Overall, there are almost 23,000 more workers than jobs. It also indicates that, in many cases, the types of jobs available do not match with workers' skills. The largest gap is in Retail Trade sector. There are also large disconnects in the following areas: "Arts, Entertainment, and Accommodations", "Finance, Insurance, and Real Estate", "Education and Health Care Services", and "Transportation and Warehousing"

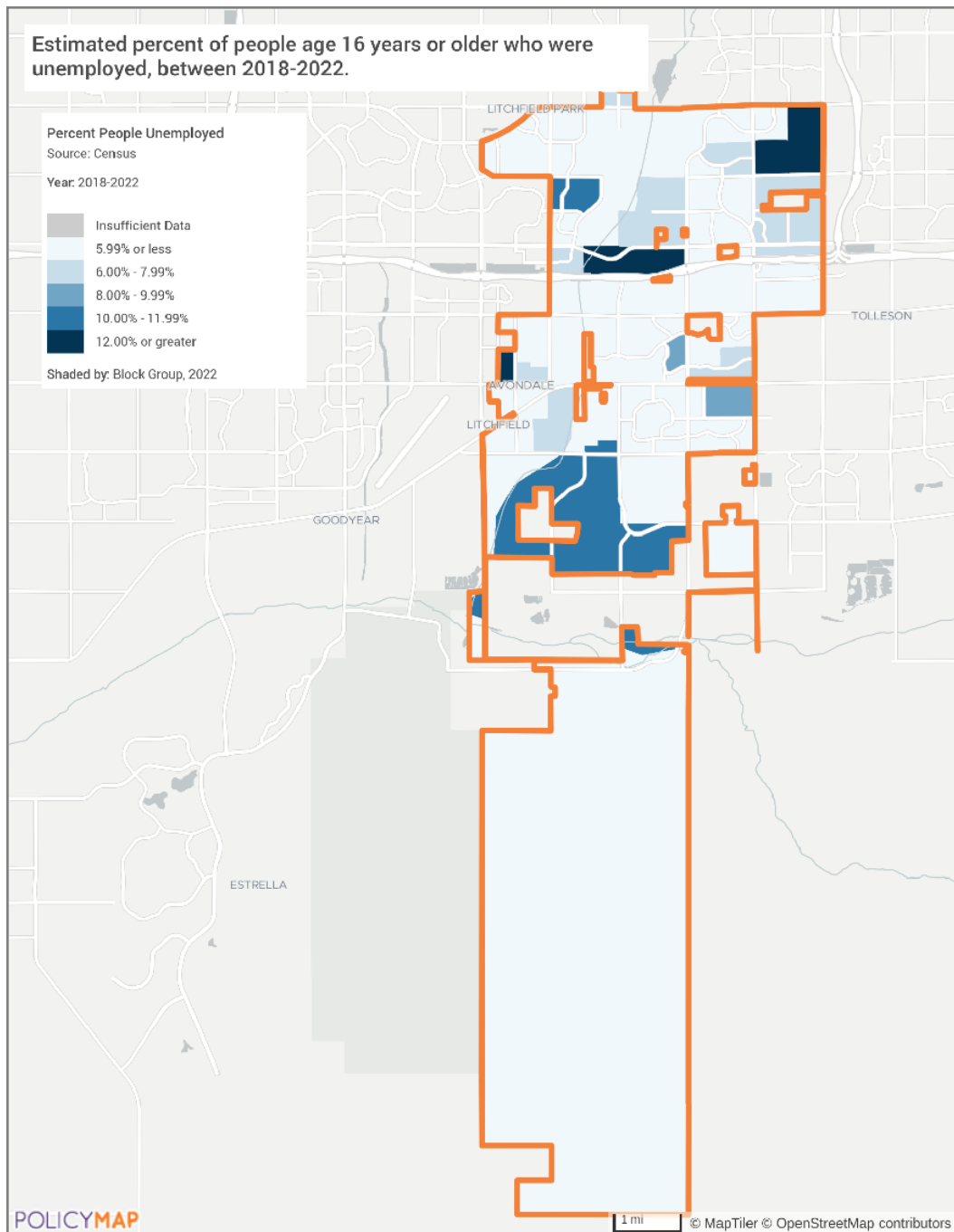
Labor Force

Total Population in the Civilian Labor Force	45,967
Civilian Employed Population 16 years and over	43,767
Unemployment Rate	3.7%
Unemployment Rate for Ages 16-24	11.0%
Unemployment Rate for Ages 25-65	3.9%

Table 46 - Labor Force

Data Source: 2018-2022 ACS

Since the last Consolidated Plan, the total population in the civilian labor force has increased by almost 18% to 45,967. During the same timeframe the overall unemployment rate has dropped from 8.4% to 3.7%. This is somewhat higher than the overall unemployment rate in Maricopa County of 3.3%. The youth unemployment rate of 11% is significantly higher than the overall unemployment rate. The map below indicates that there is a wide variance in employment rates among different tracts in the City and that higher unemployment rates are isolated to several very specific areas within the City.



Percent of People Unemployed

Occupations by Sector	Number of People
Management, business and financial	13,789
Farming, fisheries and forestry occupations	131
Service	6,811
Sales and office	11,104
Construction, extraction, maintenance and repair	4,717
Production, transportation and material moving	7,215

Table 47 – Occupations by Sector

Data Source: 2018-2022 ACS

The table above analyzes occupation by sector. Instead of showing which sectors are most common, as the table at the beginning of this section did, this shows what *type* of jobs are available. For example, the first line of this table (Management, Business and Financial) includes management positions in all types of fields, while in the previous table they were shown in separate categories. Within the City of Avondale, the most common occupation sector is Management, Business, and Financial. The second largest sector is Sales and Office.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,062	54.4%
30-59 Minutes	13,357	34.5%
60 or More Minutes	4,297	11.1%
Total	38,716	100%

Table 48 - Travel Time

Data Source: 2018-2022 ACS

Research indicates that, all things being equal, residents would rather live in the same City as their job. Long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. In Avondale, almost half of all commuters spend more than 30 minutes commuting to work each day, indicating that residents may lack job opportunities within the City.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force				
	Civilian Employed	Unemployed	Unemployment Rate	Not in Labor Force	Labor Participation Rate
Less than high school graduate	4,142	470	10.2%	2157	68.1%
High school graduate (includes equivalency)	9,290	640	6.4%	3559	73.6%
Some college or Associate's degree	13,893	461	3.2%	2717	84.1%
Bachelor's degree or higher	8,410	332	3.8%	1,157	88.3%

Table 49 - Educational Attainment by Employment Status

Data Source: 2018-2022 ACS

Educational attainment is one of the best indicators of economic success, both in attaining a job and receiving a higher wage. In Avondale, the unemployment rate for a person without a high school diploma is 10.2% while the rate for a resident with at least some college experience is less than 4%.

The labor participation rate is also higher for those with higher educational attainment. Only 68% of residents without a high school diploma are in the workforce, compared to more than 88% of residents with a bachelor's degree or higher.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	221	395	343	1,772	1,319
9th to 12th grade, no diploma	1,117	1,191	1,108	1,807	440
High school graduate, GED, or alternative	4,137	4,496	3,253	5,580	2,405
Some college, no degree	2,741	4,229	3,011	4,857	1,508
Associate's degree	692	1,463	1,484	2,045	849
Bachelor's degree	492	2,332	1,711	2,727	976
Graduate or professional degree	45	565	1,398	1,327	376

Table 50 - Educational Attainment by Age

Data 2018-2022 ACS
Source:

There are more than four thousand residents that have less than a 9th grade education, the vast majority of whom are over the age of 45. Fifteen percent of residents do not have a high school diploma or its equivalent. As noted above, education is closely related to employment and residents without a high school diploma may struggle to find stable employment.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$33,871
High school graduate (includes equivalency)	\$41,097
Some college or Associate's degree	\$46,440
Bachelor's degree	\$60,067
Graduate or professional degree	\$81,759

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2018-2022 ACS

Educational Attainment - Median Earnings

The annual wage differences illustrated in the table above can lead to substantial wealth differences over the course of a lifetime. On average, a person with a bachelor's degree will earn 40% more over the course of their career than a person without a bachelor's degree. This statistic does not include the fact that jobs that require a bachelor's degree tend to have benefits like health insurance and paid time off. In addition, higher paying jobs open the potential for investments as well as purchasing a home instead of renting.

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

According to the Business Activity table above, the Education and Health Care Services sector provides the highest percentage of all workers and jobs in the area. Retail Trade and Finance, Insurance and Real Estate are also major employment sectors in Avondale.

Describe the workforce and infrastructure needs of the business community:

The table at the beginning of this section describes business activity and highlights the fact that there are many more workers than there are available jobs in Avondale. Although there are potential job opportunities in the greater Maricopa County area, the City should focus on creating job opportunities for residents. It would be advisable to focus on job development in finance, insurance, real estate, transportation, and warehousing.

The Avondale Community Development Survey highlighted several areas of need in the community's infrastructure. A need for greater access to grocery stores and healthy food options was mentioned by 88% of survey respondents. This is followed by a need for improvement in broadband and internet access, which was mentioned by 58% of respondents. Transportation infrastructure improvement is also a top priority.

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 of Avondale's 2021 Strategic Plan describes development goals that are "aspiring but achievable". These include further real estate development south of the Estrella Mountains and investment in the revitalization of the Historic District.

The 2023 Annual Report describes several projects that are in process that are designed to have measurable economic impact on the City. The WeRIDE micro transit program launched in October 2022. It is an on-demand public transit system designed to serve the southern portion of the City. The Avondale Aquatic Center opened in Summer 2024 on the Civic Center Campus. The Mountain View Community Center was completely remodeled in 2023, and now includes amenities such as activity rooms for playing pool and air hockey, fitness and dance classes, arts and crafts, as well as conference rooms. The City

completed a \$3 million sand volleyball complex, which is designed to help significantly grow the City's youth and amateur sports capabilities. Transportation infrastructure improvement continues to be a top priority. There are several projects underway that include expanding intersections, adding traffic signals, designating dedicated turn lanes, and improving sidewalks.

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

As discussed in previous sections, there are significantly more residents than jobs available in Avondale. Every job sector has a surplus of residents.

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 City's 2023 Annual Report does not highlight any current workforce training initiatives.

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.

Avondale's vision is to be a central hub for innovation, healthcare, advanced manufacturing, and entertainment, driving job creation, revenue generation, workforce development, business retention and expansion and tourism while creating a long-term economic development strategy that leverages land resources effectively through quality investments to increase quality of life and make the community better for the ages. Two of the five key initiatives of the Economic Plan are in line with the Consolidated Plan, specifically job creation and workforce development. The key priority of job creation is to increase quality job opportunities across target sectors by attracting new businesses and supporting the expansion of existing businesses. The key priority of the workforce development initiative is to foster partnerships with educational institutions and businesses to create strong workforce pipelines, especially in healthcare, technology, and advanced manufacturing sectors. It also serves to increase higher educational opportunities and strengthen partnerships with Estrella Mountain Community College, Rio Salado College, UTI, Westmec, and local high schools. Both initiatives can be coordinated with our Workforce Development Coordinator to offer employment opportunities and career advancement opportunities for LMI residents.

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 specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, “substantially higher” is based on the HUD provided standards set in the Needs Assessment. A tract with a housing problem rate of 10% higher than the city average is considered substantially higher. To provide a more nuanced analysis, “cost burden” has been split into renter cost burden and homeowner cost burden.

Citywide Rate

- Overcrowding: 1.8%
- Lack of Complete Plumbing Facilities: 0.6%
- Lack of Complete Kitchen Facilities: 1.0%
- Renter Cost Burden: 50.6%
- Homeowners Cost Burden: 23.1%

Substantial Rate:

- Overcrowding: 11.8%
 - o No areas of concentration
- Lack of Complete Plumbing Facilities: 10.6%
 - o No areas of concentration
- Lack of Complete Kitchen Facilities: 11.0%
 - o No areas of concentration
- Renter Cost Burden: 60.6%
 - o Tract 04013061014 60.93%
 - o Tract 04013082022 70.14%
- Homeowner Cost Burden: 33.1%
 - o Tract 04013082022 43.71%
 - o Tract 04013061200 43.91%

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

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: 3.0%

- Black or African American, non-Hispanic: 10.4%
- Multiracial, non-Hispanic: 3.0%
- Hispanic, all races: 55.3%

Concentration Rate

- Asian, non-Hispanic: 13.0%
- Black or African American, non-Hispanic: 20.4%
- Multiracial, non-Hispanic: 13.0%
- Hispanic, all races: 65.3%

There are three tracts in Avondale with a concentration of low-income households. A family is considered low-income if it earns less than 80% of the area median income. A tract has a concentration of low-income families if the tract median household income is less than 80% of the county median household income. The city median income is \$76,496 and relatively low-income is \$61,197. Using this definition, the following tracts have a concentration of low-income families:

- Tract 04013061200, on the west side of central Avondale - 51%
- Tract 04013061401, on the west side of central Avondale – 55%
- Tract 04013082209, on the east side of central Avondale – 53%

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

In the areas of the City with the disproportionately large number of low-income households the housing market shows some unique characteristics. These areas have a higher number of households in buildings with 50 or more units. The housing stock is older than elsewhere in the City. There are a higher number of households who qualify for Housing Choice Vouchers.

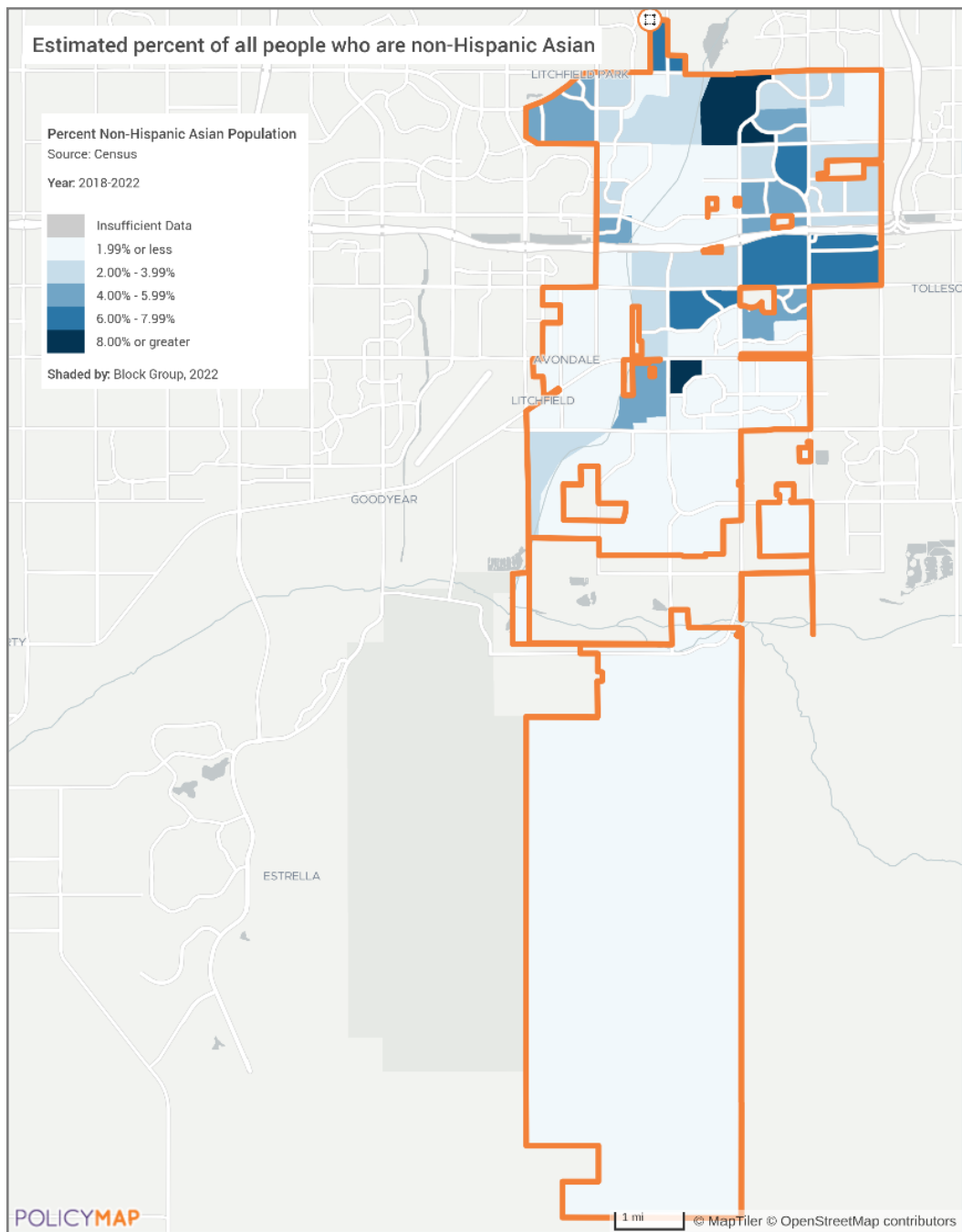
Are there any community assets in these areas/neighborhoods?

There are several community assets within these areas, including the Avondale Resource Center and the Neighborhood & Family Services Department. Other assets in the areas include a variety of non-profit and/or faith-based organizations, to include a homeless shelter and service provider, a public library and public parks, as well as grocery and discount retail stores that accept SNAP.

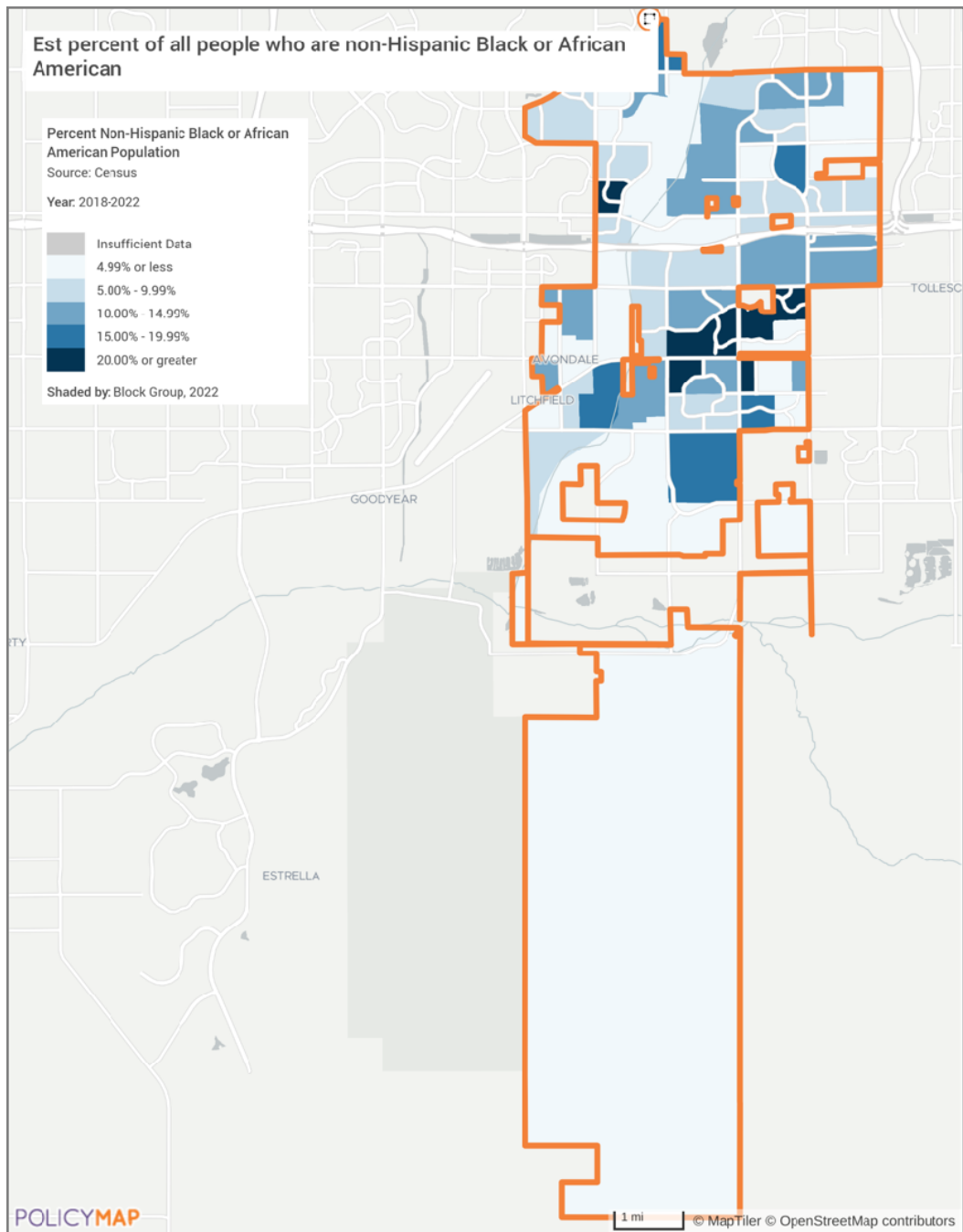
Are there other strategic opportunities in any of these areas?

These community assets present strategic opportunities for low-income residents to improve their quality of life and economic stability. By leveraging the services provided by the Avondale Resource Center and Neighborhood & Family Services Department, individuals can access crucial support for housing, employment, and financial assistance. The presence of non-profit and faith-based organizations, including the homeless shelter, offers additional avenues for support and community engagement. Public amenities like the library and parks provide free educational and recreational resources, while SNAP-accepting grocery and retail stores ensure access to affordable nutrition. By utilizing these interconnected resources

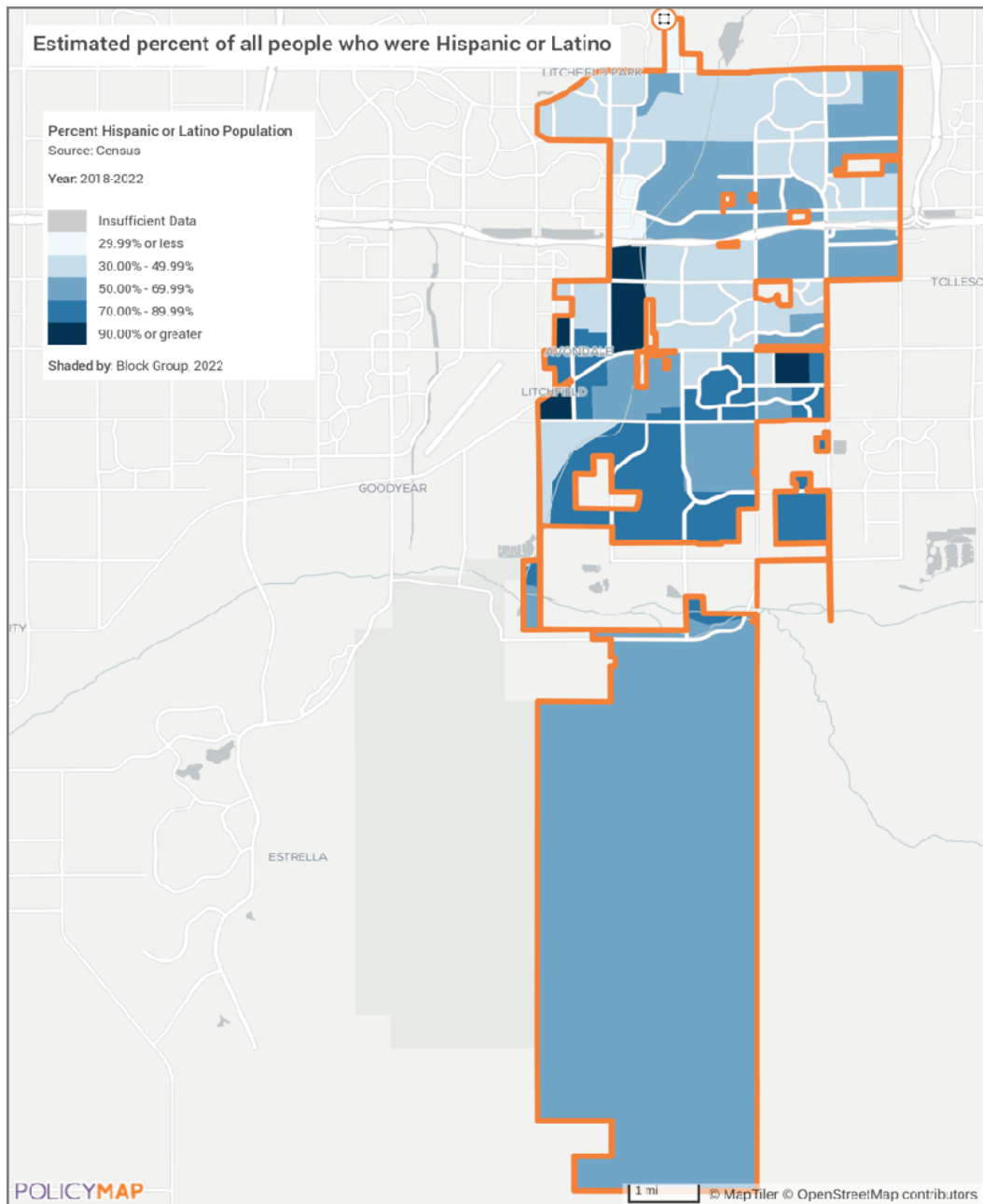
and building relationships with service providers, low-income residents can create a robust support network to address their immediate needs and work towards long-term stability and self-sufficiency.



Concentration Asian, non-Hispanic



Concentration Black, non-Hispanic



Concentration Hispanic, All Races

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.

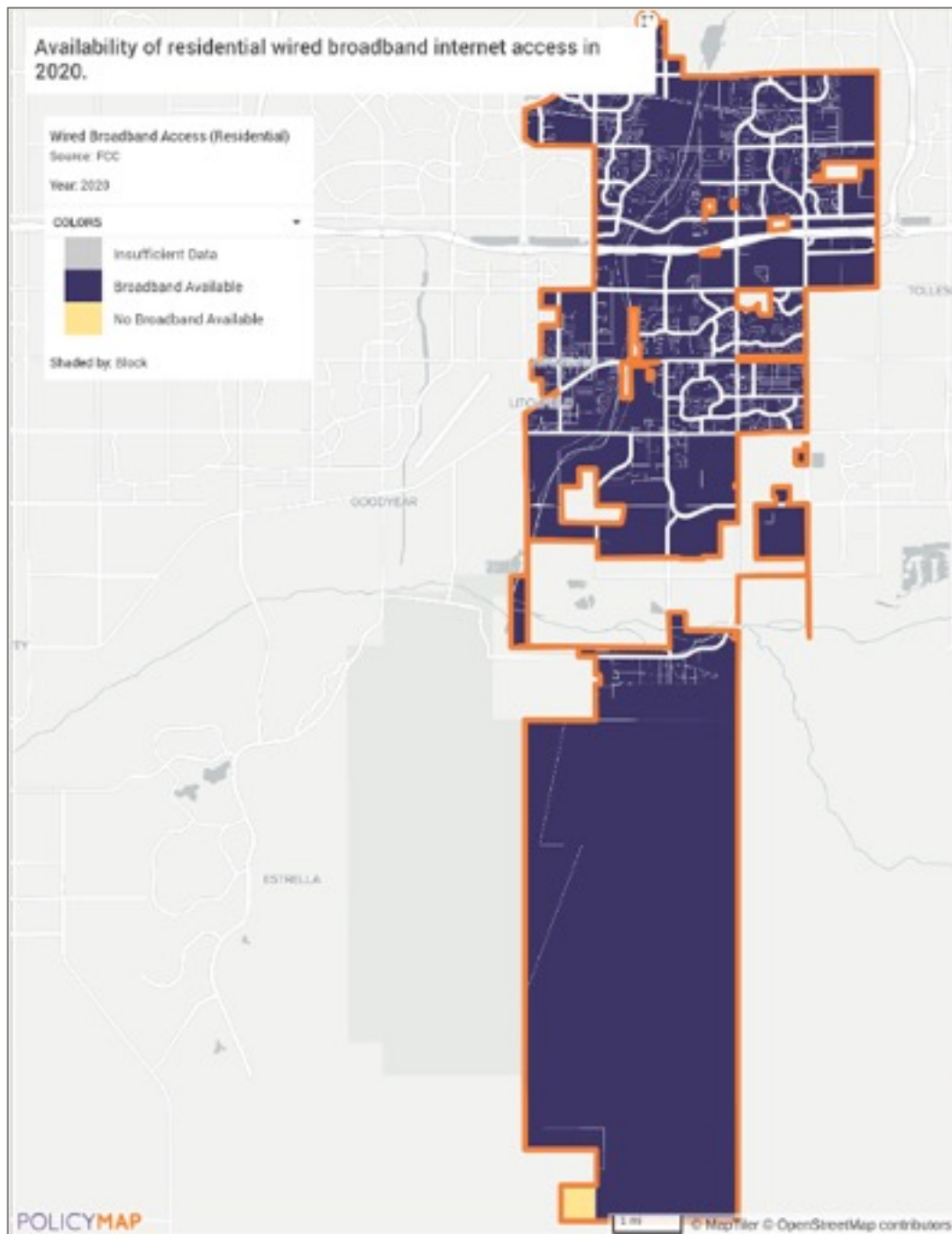
Avondale, Arizona, enjoys comprehensive broadband coverage, with the vast majority of the city offering multiple internet service provider options, including in LMI areas. The average Avondale household has access to three (3) broadband-quality internet service options. According to BroadbandNow.com, Avondale benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, 5G home internet, and DSL. Ninety percent (90%) of Avondale households have an internet connection despite having 99.92% availability according to ISP Reports. Of those households, 78% have fiber, cable, or DSL, 9% have satellite, 0% are still on dial-up, and 3% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The following map illustrates broadband availability throughout Avondale, defined as advertised internet speeds of 768 kilobits per second or higher.

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

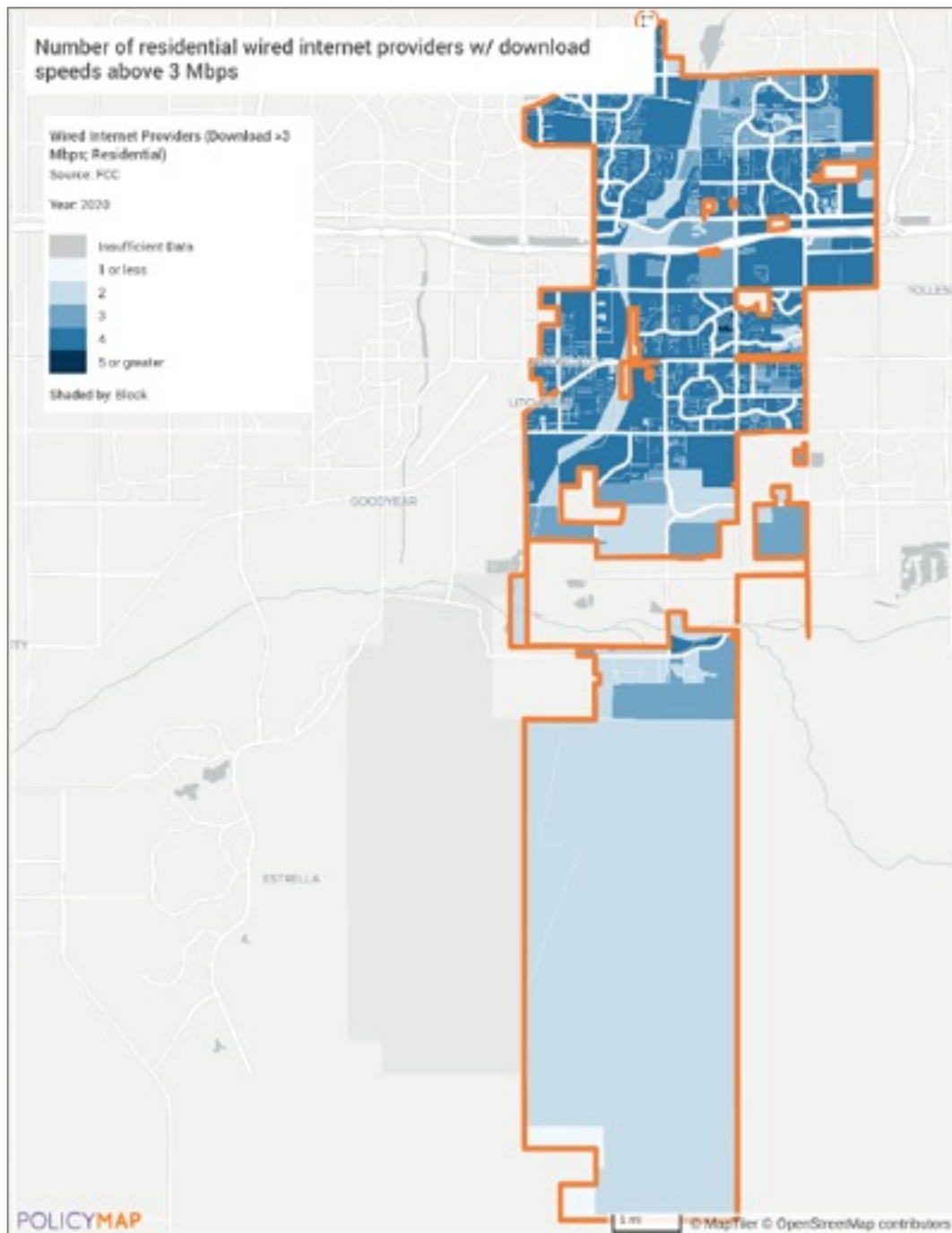
To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Avondale is served by thirteen (13) Internet providers offering residential service. Among these, Cox and CenturyLink stand out as the leading providers in terms of coverage and speed. Internet providers throughout the city include:

- Cox (Cable and Fiber)
- CenturyLink (DSL and Fiber)
- Quantum Fiber (Fiber)
- EarthLink (Fixed Wireless)
- Phoenix Internet (Fixed Wireless)
- Triad Wireless (Fixed Wireless)
- T-Mobile Home Internet (Fixed Wireless)
- Verizon (Fixed Wireless)
- WeLink (Fixed Wireless)
- AirFiber (Fixed Wireless)
- AT&T (Fixed Wireless)
- Viasat Internet (Satellite)
- HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of the City of Avondale has at least three (3) options of high-speed internet with competitive providers. This variety ensures that residents have multiple choices for reliable and affordable internet access throughout the City.



Broadband Access



Highspeed 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.

Avondale, Arizona is historically prone to various natural hazards, including wildfires, dust storms, extreme heat, flooding. The impacts of climate change, such as prolonged periods of extreme heat, heavier precipitation, more severe storms, and extended droughts, are expected to disproportionately affect vulnerable communities. According to the FEMA National Risk Index, Maricopa County, where Avondale is situated, is particularly susceptible to hazards like hail, heat waves, strong winds, lightning, and wildfires.

While Avondale is not a coastal city and unlikely to experience direct coastal effects, rising sea levels and increased storm activity could lead to population displacement from coastal areas. This influx of new residents could drive up housing costs, reduce job availability, and strain local resources. As climate-related hazards pose greater threats to coastal regions, stable inland communities like those in Avondale may see an increase in climate migrants from more vulnerable areas, further impacting state infrastructure, housing, and resources.

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 floods, increase electricity costs, and damage crops. Additionally, rising temperatures may lead to increased electricity usage and costs, placing further demands on the state's energy resources. The City of Avondale, must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

These factors reflect the broader impact of climate change on Avondale's natural hazard profile, affecting public health, infrastructure, and resource management. Proactive measures are essential to mitigate these risks and support community resilience in the face of evolving climate dynamics. Avondale's water conservation initiative offers programs such as leak detection, school presentations, residential landscape classes, indoor and outdoor rebates, and water efficiency checks. Additionally, Governor Katie Hobbs has launched an Extreme Heat Preparedness Plan to improve public safety by enhancing cooling centers, increasing access to heat relief, and protecting vulnerable populations during extreme heat events. These efforts aim to build resilience and ensure community safety in the face of climate-related challenges.

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 residents of owner-occupied and renter households are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. The 2024 America's Rental Housing Study issued by the Joint Center of Housing Studies of Harvard University found a particularly growing threat to property owners and renters to obtain and afford insurance

required to cover potential weather- and climate-related hazards losses due to rising cost of insurance premiums as well as providers declining coverage in high-risk markets. This study also noted the potential increased difficulty for property owners to invest in climate change hardening mitigants due to the slowing growth in operating incomes. According to the 2021 EPA study on Climate Change and Social Vulnerability in the United States, low-income individuals are more likely to live in areas with the highest increases in mortality rates due to climate-driven changes in extreme temperatures as well as the highest rates of labor hour losses for weather-exposed workers. Further, residents in rural communities will naturally have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

FEMA's National Risk Index identifies Avondale as having a relatively low community resilience level, indicating that communities in the city have a lower ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. This is based on six broad categories of community disaster resilience: social, economic, community capital, institutional, infrastructural, and environmental at the county level. Avondale must continuously evaluate and manage its vulnerabilities to enhance climate preparedness. The Governor's Office of Resiliency for Arizona offers a series of resiliency programs and plans that focuses on state-wide initiatives related to climate resilience, energy efficiency, and extreme heat preparedness.

Avondale is committed to educating and preparing the public for multi-hazard mitigation through various channels. These include the Avondale Emergency Management 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. Furthermore, Avondale's deputy chief of Emergency Management, Office Of Public Safety participates in the Department of Emergency Management Family Assistance center in the case of a mass fatality incident.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the City of Avondale's housing and community development plan over the next five years of the 2025-2029 Consolidated Plan. The plan outlines how the City intends to use CDBG funds toward HUD's statutory 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.

Through data analysis in the Needs Assessment and Market Analysis, and a comprehensive citizen participation process that involved input from community residents and local stakeholder organizations, the City was able to identify the priority needs that exist in Avondale. The goals developed in the Strategic Plan address these needs over the next five-year period.

The City of Avondale has several target geographic areas where funding will be directed. Citywide Low/Mod Areas (low/mod block group tracts) and the Western Ave/Old Town, Las Ligas, Cashion neighborhoods have been identified as areas prevalent with low- to moderate-income households, and with disproportionate needs. While the target areas have been identified, it must be noted that the funding from the CDBG programs is available depending on the specifics of the designated activities.

Low/mod block group tracts are defined by HUD as tracts where the residents are at least 51% low- to moderate-income households. These tracts are eligible for activities such as public improvements to neighborhood facilities, parks and community centers or public infrastructure like streets and sidewalks. Direct services such as public services and affordable housing to individuals and families are not necessarily targeted to areas; however, they must meet income qualifications in order to be eligible.

The following are the four (4) priority needs and associated goals identified in the 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: Affordable Housing

1A Housing Rehabilitation

Priority Need: Public Facilities & Infrastructure

2A Public Facilities & Infrastructure Improvements

Priority Need: Public Services

3A Services for LMI and Special Needs

Priority Need: Effective Program Administration

4A Effective Program Administration

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

Geographic Area

Table 4 - Geographic Priority Areas

1	Area Name:	Citywide Low/Mod Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Citywide Low/Mod Areas are low/moderate-income block group tracts located within the boundaries of the City of Avondale. A low/mod block group tract is defined by HUD as an area that is primarily residential and where at least 51 percent of the residents are low- and moderate-income persons.
	Include specific housing and commercial characteristics of this target area.	From 2012 to 2022, Avondale has seen a gradual growth in population and housing development; however, a portion of the housing, primarily South of Interstate 10, was predominately built between 1950 to 1980. An estimated 12% of all owner-occupied units and 14% 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. The median household income in Avondale is \$76,496, an increase of 32% from 2012 to 2022. However, not all areas in the City have experienced this growth equally. There are several tracts on the western border of the City between Papago Freeway and East Lower Buckeye Road with a poverty rate higher than 20%. Likewise, there are also a couple tracts on the eastern border along West Buckeye Road with a poverty rate higher than 20%.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Avondale 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 allowed citizens an opportunity to review and comment on the plan. The Youth & Community Engagement team conducted a survey for youth to gauge their interests and opinions on the type of programs and projects they would like to see in their community. The Parks and Recreation Master Plan was developed in part through public engagement. The creation and development of parks was central to the master plan to enhance the quality of life for residents in the City. The City hosted a Homelessness Resolution Symposium on February 28, 2024. The Symposium brought together key stakeholders, local businesses, community leaders, experts, and individuals directly impacted by homelessness. The goal of the symposium included increasing collaborative efforts and identifying impactful solutions to address homelessness in Avondale.
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	Identify the needs in this target area.	There is a need to expand and improve public infrastructure and public facilities in low/mod areas of Avondale. Public infrastructure expansion and improvements in low/mod areas will revitalize areas that are underserved and invite other investments into the area. ADA improvements to public infrastructure will help to ensure equal access to special needs populations such as the elderly and persons with a disability. Improved access to public facilities help to ensure special need groups are able to benefit from City programs and services. There is a need for supportive public services for low-income residents in the City. These activities such as homeless prevention services and self-sustainable programs are designed to improve the quality of life for low and moderate-income persons. Homeless prevention and services for the homeless are a priority in Avondale. Youth enrichment programs and workforce development are also priorities. Affordable housing preservation is one the highest needs in Avondale. As reported in the NA-10, 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.
	What are the opportunities for improvement in this target area?	Investment towards Citywide Low/Mod Areas and low and moderate-income persons will improve the quality of life for citizens in Avondale.
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in Citywide Low/Mod Areas.
2	Area Name:	Western Ave/Old Town
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

Identify the neighborhood boundaries for this target area.	The Western Ave/Old Town target area is located within four Census block group tracts. The tracts are 040130612001 and 040130612003 running along north of Western Ave, and 040130614011 and 040130614011 to the south.
Include specific housing and commercial characteristics of this target area.	The Western Ave/Old Town is primarily a residential area, with a few commercial retail stores and restaurants. The target area has some of oldest housing units in Avondale. Most of Western Ave/Old Town has a median year built before 1980. This area also has some of the highest poverty rates in the City at over 20%.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Avondale 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 were given to allow citizens an opportunity to review and comment on the plan.
Identify the needs in this target area.	There is a need to expand and improve public infrastructure and public facilities in Western Ave/Old Town. Public infrastructure expansion and improvements along Western Ave will revitalize the area and invite other investments into Old Town. ADA improvements are needed to ensure equal access for the elderly and persons with a disability. Improved access to public facilities help to ensure special need groups are able to benefit from City programs and services. There is a need for supportive public services for low-income residents in Western Ave/Old Town to improve the quality of life for low and moderate-income persons. Homeless prevention and services for the homeless are also a priority. Affordable housing preservation is one the highest needs in Western Ave/Old Town as most of the area has a median year built before 1980.
What are the opportunities for improvement in this target area?	Investment towards the target area and low and moderate-income persons will improve the quality of life for citizens living in Western Ave/Old Town.
Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in Western Ave/Old Town target area.

3	Area Name:	Cashion
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Cashion neighborhood is located within block group tracts 040130822102, 040130822092 and 040130822091 running east and west from S 107 th Ave to S Avondale Blvd between W Buckeye Rd and W Durango St.
	Include specific housing and commercial characteristics of this target area.	In Cashion there is one block group track where the median age of housing is 1962 (040130822092). Poverty is also high in Cashion with most of the area having poverty rates over 20%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Avondale 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 were given to allow citizens an opportunity to review and comment on the plan.
	Identify the needs in this target area.	There is a need to expand and improve public infrastructure and public facilities in the Cashion neighborhood. Public infrastructure expansion and improvements will revitalize the area and invite other investments into the neighborhood. ADA improvements are needed to ensure equal access for the elderly and persons with a disability. Improved access to public facilities help to ensure special need groups are able to benefit from City programs and services. There is a need for supportive public services for low-income residents in the Cashion neighborhood to improve the quality of life for low and moderate-income persons. Homeless prevention and services for the homeless are also a priority. Affordable housing preservation is one the highest needs in this neighborhood as most of the area has a median year built before 1980.

4	What are the opportunities for improvement in this target area?	Investment towards the target area and low and moderate-income persons will improve the quality of life for citizens living in the neighborhood.
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the Cashion target area.
	Area Name:	Las Ligas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Las Ligas neighborhood is located in the northwest corner of block group 040130822081 on the corner of East Lower Buckeye Rd and S El Mirage Rd.
	Include specific housing and commercial characteristics of this target area.	In Las Ligas the median age of housing is 1987, and the poverty rate is 11.4%, which is still higher than the citywide rate. The area is residential and known for its local parks.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Avondale 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 were given to allow citizens an opportunity to review and comment on the plan.

Identify the needs in this target area.	There is a need to expand and improve public infrastructure and public facilities in Las Ligas. Public infrastructure expansion and improvements will revitalize the area and invite other investments into the neighborhood. ADA improvements are needed to ensure equal access for the elderly and persons with a disability. Improved access to public facilities help to ensure special need groups are able to benefit from City programs and services. There is a need for supportive public services for low-income residents in Las Ligas to improve the quality of life for low and moderate-income persons. Homeless prevention and services for the homeless are also a priority.
What are the opportunities for improvement in this target area?	Investment towards the target area and low and moderate-income persons will improve the quality of life for citizens living in the neighborhood.
Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the Las Ligas target area.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The City of Avondale has several target geographic areas where funding will be directed. Citywide Low/Mod Areas and the Western Ave/Old Town, Las Ligas, Cashion neighborhoods have been identified as areas prevalent with low- to moderate-income households, and with disproportionate needs. While the target areas have been identified, it must be noted that the funding from the CDBG programs is available depending on the specifics of the designated activities.

Direct services such as public services and affordable housing rehabilitation benefits are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, 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 subrecipient agencies will complete an application and determine eligibility of the applicant before the activity is initiated.

When there is a need for infrastructure and public facility improvement activities, the planned activities will serve a community or neighborhood. These activities are said 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 most of the residents are low- to moderate-income (or 51%). This applies to Citywide Low/Mod Areas and much of the Western Ave/Old Town target area.

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/>.

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

Priority Needs

Table 5 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Associated Goals	1A Housing Rehabilitation
	Description	Affordable housing is a priority need for low- to-moderate income (LMI) households in Avondale. Housing cost burden is the biggest housing problem in the City, and to compound the issue, LMI and special need households such as the elderly risk losing their homes as they age and become more difficult to maintain. Due to this, there is a need for LMI owner occupied housing rehabilitation; and emergency repairs for senior homeowners which focus on health and safety issues.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to preserve & develop affordable housing was identified. The basis is to create or maintain affordable housing for LMI residents in Avondale. According to the 2018-2022 ACS data, 26.8% of homeowners with a mortgage and 50.6% of renters are cost burdened (paying more than 30% of income towards housing costs).
2	Priority Need Name	Public Facilities & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Associated Goals	2A Public Facilities & Infrastructure Improvements
	Description	There is a need to expand and improve public infrastructure in low/mod areas of Avondale. These needs include ADA compliance for sidewalks and streets. There is also a need to improve access to public facilities that will benefit low/mod areas. Specific needs include improvements to facilities such as parks and community centers throughout the City. The highest rated need identified in the 2024 Community Development Survey is for Recreation and Community Centers, and this is corroborated further the survey by the identification of a need for programs and services to support youth and seniors.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need for public facilities & infrastructure Improvements was identified. The basis is to improve accessibility for all residents and create a suitable living environment. The Parks and Recreation Master Plan identified that the creation and development of parks was central to the master plan to enhance the quality of life for residents in the City.
3	Priority Need Name	Public Services
	Priority Level	High

	Population	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
	Geographic Areas Affected	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Associated Goals	3A Services for LMI and Special Needs
	Description	There is a need for supportive services for LMI and special needs populations in Avondale. Needed public services include emergency assistance, homeless prevention services, and housing services. Public services that will serve special needs populations are elderly programs, services for persons with a disability, victims of domestic violence, and the homeless. This need is also supported by the 2024 Community Development Survey, which identified a need for programs and services for youth and seniors.
	Basis for Relative Priority	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. The Homelessness Resolution Community Discussion and Solutions Symposium brought together key stakeholders, local businesses, community leaders, experts, and those directly impacted by homelessness. Collaboration, coordination, and mobilization of a wide array of services is a need to end homelessness in Avondale.
	4 Priority Need Name	Effective Program Administration
	Priority Level	High

Geographic Areas Affected	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
Population	Extremely Low Low Moderate Non-housing Community Development
Associated Goals	5A Effective Program Administration
Description	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.
Basis for Relative Priority	There is a need to provide effective management of the CDBG grant program that will ensure compliance and regulation 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 Avondale is an entitlement city, as designated by the U.S. Department of Housing and Urban Development (HUD) and receives federal CDBG grant funds under its Community Planning and Development formula allocation programs. These grant funds will support activities that preserve affordable housing and community development programs. In PY 2025, the City estimates it will receive \$716,985 for its CDBG program, based on the previous year's allocation. PY 2025 is the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City anticipates it will receive similar allocation amounts in each year of the Consolidated Plan period.

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	716,985	0	0	716,985	2,867,940	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 6 - Anticipated Resources

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

The City of Avondale will use federal block grant funding, program income (NSP), City general funds (including HOME match), and other incentive programs to address the objectives identified in the AAP. There is no match requirement for CDBG funds, however the City tries to leverage these federal funds with other state or local funds.

Leveraged resources include City General Funds that support homeless services and staffing costs. Funds are also received from Maricopa County to help fund homeless services in the City. These include funding for staff at IHELP, navigation and outreach at Phoenix Rescue Mission, and family navigation services at A New Leaf. CSGB funds also support homeless prevention activities such as family hotel/motel vouchers in Avondale.

The City provides an incentive through reduced development fees to any party that completes residential and/or commercial improvements within the City's designated Infill Development District. Each year, the City allocates up to \$100,000 on a first come, first serve basis to be set aside for the Infill Incentive Program fund. In the last FY, the City received 3 submissions for a total reimbursement of \$21,648. The Infill District largely coincides with the City's designated Revitalization Areas that contain a significant number of LMI residents.

For fiscal year 2025, the City has also allocated \$127,500 in non-federal, general funds for a Contributions Assistance Program, which provides financial support in the form of grants up to \$10,000 to nonprofit organizations in Avondale with initiatives that promote physical and mental health, access to essential healthcare services and support Avondale residents. The non-profit applicants must provide evidence of their ability to generate revenue from sources other than the Contributions Assistance grant funds to demonstrate sustainability and their long-term impact. For fiscal year 2024, a total of 33 nonprofit organizations received awards, amounting to \$200,000 in total funding derived from a combination of general funds and ARPA allocations.

In July 2023, the City received a grant from a local utility company (Arizona Public Service) to enhance the owner-occupied Home Repair Program by providing loaner, portable air conditioning units to qualified applicants for interim cooling during extreme heat. This program contributes to the City's sustainability mission. Through the grant with APS, the City purchased 13 portable A/C units and is successfully loaning them to residents on our Home Repair Program waitlist to provide life-saving heat relief. The City is considering applying for additional funds to collaborate with neighboring cities of Tolleson and Goodyear to expand the 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 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

Most publicly owned land within the City of Avondale is dedicated to specific purposes such as transportation rights-of-way, and other municipal needs. In FY 17/18, the City completed a full property inventory of all City-owned parcels throughout Avondale. Assessment of each parcel for development suitability is complete. The City issued an RFP to redevelop four remaining NSP lots and has contracted with three non-profit affordable housing developers, Newtown CDC, Habitat for Humanity and Trellis, to construct nine single-family homes to be sold to LMI residents.

Discussion

The City received funding from Maricopa County ARPA funds which will be used to develop four lots purchased with NSP funds. The development is for nine single family houses to be sold to persons earning 120% AMI and below. The City has also allocated NSP Program income and HOME Community Housing Development Organization (CHDO) funding through the Maricopa HOME Consortium to supplement the ARPA funds to realize the goals of this infill housing development.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Avondale	Government	Non-homeless special needs Ownership Planning Rental 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
Avondale Police Department	Department	Homelessness	Jurisdiction
Phoenix Rescue Mission	Nonprofit	Homelessness public services	Jurisdiction
Lutheran Social Services of the Southwest	Nonprofit	Homelessness public services	Region
Arizona Complete Health Avondale Resource Center	Nonprofit	Homelessness public services	Jurisdiction
Civic Center Library	Nonprofit	Homelessness public services	Jurisdiction
Sam Garcia Western Ave Library	Nonprofit	Homelessness public services	Jurisdiction
Interdepartmental Homeless Operations Team	Department	Homelessness	Jurisdiction
Bridge Housing	Nonprofit	Homelessness public services	Jurisdiction
AviWise	Nonprofit	Homelessness public services	Jurisdiction
A New Leaf	Nonprofit	Homelessness public services	Jurisdiction

Table 7 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City's Neighborhood and Family Services Department is responsible for administering the City's CDBG program. Department staff also monitor program activities, compliance, and prepares progress reports on the performance of the CDBG program. The City also receives HOME funds through the Maricopa HOME Consortium for affordable housing development and preservation activities.

The strengths of the City's institutional delivery system are the many diverse nonprofits, government departments, and agencies that provide different housing, community development, and homeless prevention services to the residents in the City. These local departments and nonprofit organizations have demonstrated the capacity and ability to work collaboratively to serve residents across all the unique needs as identified in the Strategic Plan. The institutional delivery list covers nonprofit organizations, local public housing authorities, local health agencies, housing providers and developers, members of the homeless Continuum of Care, and other homeless service providers. All the organizations mentioned in the table above are vital to the housing and community development activities that will be implemented in the Consolidated Plan.

However, the primary gap in the institutional delivery system in the City is limited by the amount of resources available, which is the largest barrier to meeting needs.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation			
Other			
Other			

Table 8 - 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 City collaborates and refers to the Maricopa Regional Continuum of Care (CoC), led by the Maricopa Association of Governments, which is the regional body that manages the collaborative efforts of communities and agencies in Maricopa County to plan for the needs of the homeless and access federal funding on behalf of agencies organized to address those needs. Programs addressed by the CoC include transitional housing, permanent supportive housing for persons with disabilities, permanent housing, supportive services, and management of the Homeless Management Information System (HMIS). The City also works with the Phoenix Rescue Mission and Lutheran Social Services.

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 aspects of the work. These groups are represented by those in the community including formerly homeless individuals, homeless services providers, domestic violence providers, criminal justice system, healthcare system, behavioral health system, child welfare system, elected officials, federal homeless grant recipients, local public housing authorities, advocates and private funders.

The CoC has a Coordinated Entry program where homeless or at-risk of homeless persons can access services and emergency housing that meets their unique situation. The Coordinated Entry Program is administered by Keys to Change (formerly known as the Human Services Campus). Keys to Change is a collaborative force of 15 partner organizations with the shared outcome of ending homelessness for the chronically homeless, homeless families with children, veterans and their families and unaccompanied youth every day. The campus is a 13-acre facility that offers complimentary, holistic services to unhoused persons. Local agencies housed at the campus address the Social Determinants of Health including the following services: assessment; physical, mental, and dental health; legal; identification; post office; employment; housing; meals; navigation and housing match; and others.

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

CoC regional services provide a network of care for persons experiencing homelessness. This network utilizes Coordinated Entry to ensure that individuals and families experiencing homelessness are paired with available services within the region.

The Homelessness Resolution Community Discussion and Solutions Symposium brought together key stakeholders, local businesses, community leaders, experts, and those directly impacted by homelessness. Collaboration, coordination and mobilization of a wide array of services is a need to end homelessness in Avondale.

As with the institutional delivery structure, the greatest need is additional resources 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 will help lead collaborative efforts to overcome any gaps to underserved needs in Avondale. For example, the City has developed a nonprofit called the Community Assistance Program to award grants with City general funds to aid nonprofit organizations in their efforts to help people move from relying on private or public assistance to providing for their own needs. The goal of the program is to help nonprofits provide families and individuals meet basic needs to alleviate some of the financial strains. By supporting basic needs and services and increasing literacy, Avondale helps enable individuals and families to continue their upward movement toward self-sufficiency and rise out of poverty. Development of such an organization has the potential to continually increase capacity to serve and meet the needs of vulnerable groups with little access to services. Additionally, the Neighborhood and Family Services Department implemented a Security and Utility Deposit Program to provide move-in costs for income eligible persons. The Department will also continue to work directly with other City Departments to coordinate development and implementation of programs that encompass diverse resident needs as they are identified.

The City is currently developing a 5-year Plan for Homelessness Resolution with the City's SONAR (Street Outreach Navigation And Resources) program, community partners, and insights from the consultant team at Public Works, LLC. This plan will bring together all the service providers and stakeholders in the Avondale and help guide the City's overall Strategic Plan.

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 Housing Rehabilitation	2025	2029	Affordable Housing	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Affordable Housing	CDBG: \$1,792,463	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	2A Public Facilities & Infrastructure Improvements	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Public Facilities & Infrastructure	CDBG: \$716,985	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 10,000 Persons Assisted
3	3A Services for LMI and Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Public Services	CDBG: \$358,493	Public service activities other than LMI Housing Benefit: 1,000 Persons Assisted
4	4A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Effective Program Administration	CDBG: \$716,985	Other: 5

Table 9 – Goals Summary

Goal Descriptions

1	Goal Name	1A Housing Rehabilitation
	Goal Description	The City will fund housing rehabilitation for low- to moderate-income households and emergency repairs for senior homeowners with a focus on health & safety issues.
2	Goal Name	2A Public Facilities & Infrastructure Improvements
	Goal Description	The City will fund activities that improve access to public facilities in low/mod areas. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. The City will also expand and improve public infrastructure in low/mod areas, including activities such as improvements to streets, sidewalks and water/sewer systems.
3	Goal Name	3A Services for LMI and Special Needs
	Goal Description	The City will provide funds for supportive services for low- to moderate-income persons in the City, and youth and adult employment programs. Funds will also target special need groups as needed such as the elderly, persons with a disability and the homeless.
4	Goal Name	4A Effective Program Administration
	Goal Description	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives.

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)

In the 5-Year Strategic Plan, the City estimates it will assist LMI households with affordable housing activities:

Homeowner Housing Rehabilitated: 25 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 of Avondale will continue to manage and operate the Home Repair Program which complies with the Environmental Protection Agency (EPA) regulations for lead-based paint hazards and adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities. The Home Repair Program mitigates lead-based paint hazards and allows LMI households to remain safely in their homes. Contractors and subcontractors follow testing and abatement as necessary. Depending on the square footage and cost of the potential area of disturbance, different levels of mitigation are followed. Homeowners are provided with EPA pamphlet "Protect Your Family from Lead in Your Home" in English or Spanish which explains the hazards of lead-based paint.

All activities will be completed in accordance with Title X of the 1992 Housing and Community Development Act: 1. adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities, and 2. provide information to housing recipients as well as the general public about the hazards of lead-based paint.

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

See above. The City's housing activities fully integrate the provisions of the 1992 Lead-Based Paint Hazard Reduction Act, including:

- Notifying residents of pre-1978 housing of the potential of lead-based paint in their homes;
- Providing information to occupants on the dangers of lead-based paint hazards;
- Completing Lead Risk Assessments and Clearances per EPA and HUD standards; and
- Implementing required interim controls and Lead Safe Practices during abatement and/or lead hazard mitigation.

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 Avondale has decreased from 15.5% in 2012 to 10.7% in 2022. This is a considerable improvement over the ten-year period, and the City remains committed to reducing the number of persons living in poverty 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 Avondale by addressing housing affordability, providing economic development opportunities, neighborhood revitalization and public services. By assisting residents with affordable housing programs, the City will maintain and preserve the affordable housing stock in the City. Economic development activities will help small businesses, especially in target areas such as the historic downtown area. Neighborhood revitalization efforts such as public facilities and infrastructure improvements to low/mod areas will make these areas more accessible to all residents and improve health and safety standards in the area. Public services will be provided to address basic needs and improve the quality of life for LMI residents.

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 work to reduce poverty in Avondale. These goals are to preserve and develop affordable housing through the homeowner occupied rehab for LMI households; public facilities and infrastructure improvements; public services for LMI and special needs; 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

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

1. Notification to subrecipient of scheduled monitoring visit.
2. Entrance conference with subrecipient staff, to explain what will be done during the visit.
3. Review of documents justifying expenditures and work completed or in progress, to determine the quality of the work and whether it complies with regulations and codes.
4. Where appropriate, review of income qualification documents.
5. Exit conference to report tentative conclusions and findings to the subrecipient staff.
6. Written follow-up detailing any problems found and asking for a response explaining how the problems will be corrected.
7. Additional follow-up visits to see that problems have been corrected, when necessary.

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

The City uses its Consolidated Plan goals and objectives as a basis for developing program proposals that are subjected to the public process. Once programs have been vetted by the public process and approved by the City Council, they are implemented in one of three ways:

1. complete implementation by the City;
2. partial implementation by the City with certain components executed by a contractor; and
3. implementation by a subrecipient.

All three methods of execution are governed by an internal or contractual Scope of Work and a Schedule of Completion, whereby each activity in the Scope of Work has a corresponding timeline in the Schedule of Completion. The performance of all parties involved in the execution of a program is monitored according to the Schedule of Completion and a host of remedies outlined in the contract are available to the City maintain adequate progress. Because compliance with federal overlay statutes is detailed in the Scope of Work and Schedule of Completion, the same methodology is used to ensure compliance with program requirements such as environmental reviews, labor standards, etc. To meet overall timeliness of expenditures the schedule of completion for each program is reviewed in the larger context of all

programs to ensure that program progress and therefore program expenditures do not at any given time cause the City to exceed 1.5 times the most recent CDBG allocation in their line of credit.

Annual Action Plan

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

Introduction

The City of Avondale is an entitlement City, as designated by the U.S. Department of Housing and Urban Development (HUD), and receives federal CDBG grant funds under its Community Planning and Development formula allocation programs. These grant funds will support activities that preserve affordable housing and community development programs. In PY 2025, the City estimates it will receive \$716,985 for its CDBG program, based on the previous year's allocation. PY 2025 is the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City anticipates it will receive similar allocation amounts in each year of the Consolidated Plan period.

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	716,985	0	0	716,985	2,867,940	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 10 - Anticipated Resources

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

The City of Avondale will use federal block grant funding, program income (NSP), City general funds (including HOME match), and other incentive programs to address the objectives identified in the AAP. There is no match requirement for CDBG funds, however the City tries to leverage these federal funds with other state or local funds.

Leveraged resources include City General Funds that support homeless services and staffing costs. Funds are also received from Maricopa County to help fund homeless services in the City. These include funding for staff at IHELP, navigation and outreach at Phoenix Rescue Mission, and family navigation services at A New Leaf. CSGB funds also support homeless prevention activities such as family hotel/motel vouchers in Avondale.

The City provides an incentive through reduced development fees to any party that completes residential and/or commercial improvements within the city's designated Infill Development District. Each year, the City allocates up to \$100,000 on a first come, first serve basis to be set aside for the Infill Incentive Program fund. In the last FY, the City received 3 submissions for a total reimbursement of \$21,648. The Infill District largely coincides with the City's designated Revitalization Areas that contain a significant number of LMI residents.

For fiscal year 2025, the City has also allocated \$127,500 in non-federal, general funds for a Contributions Assistance Program, which provides financial support in the form of grants up to \$10,000 to nonprofit organizations in Avondale with initiatives that promote physical and mental health, access to essential healthcare services and support Avondale residents. The non-profit applicants must provide evidence of their ability to generate revenue from sources other than the Contributions Assistance grant funds to demonstrate sustainability and their long-term impact. For fiscal year 2024, a total of 33 nonprofit organizations received awards, amounting to \$200,000 in total funding derived from a combination of general funds and ARPA allocations.

In July 2023, the City received a grant from a local utility company (Arizona Public Service) to enhance the owner-occupied Home Repair Program by providing loaner, portable air conditioning units to qualified applicants for interim cooling during extreme heat. This program contributes to the City's sustainability mission. The City purchased 13 portable A/C units with this program and is successfully loaning them to residents on our Home Repair Program waitlist to provide life-saving heat relief. The City is considering applying for additional funds to collaborate with neighboring cities of Tolleson and Goodyear.

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 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

Most publicly owned land within the City of Avondale is dedicated to specific purposes such as transportation rights-of-way, and other municipal needs. In FY 17/18, the City completed a full property inventory of all City-owned parcels throughout Avondale. Assessment of each parcel for development suitability is complete. The City issued an RFP to redevelop four remaining NSP lots and has contracted with three non-profit affordable housing developers, Newtown CDC, Habitat for Humanity and Trellis, to construct nine single-family homes to be sold to LMI residents.

Discussion

The City received funding from Maricopa County ARPA funds which will be used to develop four lots purchased with NSP funds. The development is for nine single family housing to be sold to persons earning 120% AMI and below. The City will has also allocated NSP Program income and HOME CHDO funding to supplement the ARPA funds to realize the goals of this infill housing development.

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 Housing Rehabilitation	2025	2029	Affordable Housing	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Affordable Housing	CDBG: \$358,493	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	2A Public Facilities & Infrastructure Improvements	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Public Facilities & Infrastructure	CDBG: \$120,561	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
3	3A Services for LMI and Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Public Services	CDBG: \$94,534	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	4A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas	Effective Program Administration	CDBG: \$143,397	Other: 1

Table 11 – Goals Summary

Goal Descriptions

1	Goal Name	1A Housing Rehabilitation
	Goal Description	The City will fund housing rehabilitation for low- to moderate-income households and emergency repairs for senior homeowners with a focus on health & safety issues.
2	Goal Name	2A Public Facilities & Infrastructure Improvements
	Goal Description	The City will fund activities that improve access to public facilities in low/mod areas. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. The City will also expand and improve public infrastructure in low/mod areas, including activities such as improvements to streets, sidewalks and water/sewer systems.
3	Goal Name	3A Services for LMI and Special Needs
	Goal Description	The City will provide funds for supportive services for low- to moderate-income persons in the City, and in particular to youth and adult employment programs. Funds will also target special need groups as needed such as the elderly, persons with a disability and the homeless.
4	Goal Name	4A Effective Program Administration
	Goal Description	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects listed below in this PY 2025 AAP address the community development needs as identified in the strategic plan and a formal citizen participation and consultation process conducted by the City. The projects and programs selected for funding in the program year are described briefly in the following table. CDBG funds have a max 20% cap for admin costs and a 15% cap for public service activities.

Projects

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

Table 12 – Project Information

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

While the City of Avondale has four (4) priority needs, due to funding limitations and priorities not all needs can be addressed in each year of the five-year Strategic Plan. In PY 2025, the City will focus on housing rehabilitation activities and public services for LMI and special need households. The following priorities have been identified.

Public services are a high need, however there is a grant cap of 15% allowed for funding public service activities. Eligible persons must be LMI, and activities may include youth development services, youth workforce program, adult workforce services and services for the elderly and persons with a disability.

Housing rehabilitation for LMI homeowners has also been identified as a high need. Housing rehabilitation activities will involve emergency repairs for LMI and senior homeowners and focus on improving health and safety issues.

Public Infrastructure & Facilities Improvement activities will receive high priority for funding. Eligible project proposals that benefit Low/Mod income areas in the City of Avondale will be considered for funding.

The major obstacle the City faces is the lack of funds to address all priority needs in each annual plan. The City will continue to explore additional funding opportunities through leveraging the resources it currently has.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Program Administration
	Target Area	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Goals Supported	1A Housing Rehabilitation 2A Public Facilities & Infrastructure Improvements 3A Public Services for LMI and Special Needs 4A Effective Program Administration
	Needs Addressed	Affordable Housing Public Facilities & Infrastructure Public Services Effective Program Administration
	Funding	CDBG: \$143,397
	Description	Administration of the CDBG program in PY 2025.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Administration of the CDBG program in PY 2025 (21A).
2	Project Name	CDBG: Public Services
	Target Area	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Goals Supported	3A Public Services for LMI and Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$94,534
	Description	The City will fund vital public services for LMI persons. Funding for public services is capped at 15% of the total grant.
	Target Date	06/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities may include youth services (05D), workforce development services (05Z), elderly services (05A) and homeless programs (05T).
3	Project Name	CDBG: Housing Rehabilitation
	Target Area	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Goals Supported	1A Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$358,493
	Description	The City will fund housing rehabilitation activities for LMI and elderly households with a focus on improving health and safety issues.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 5 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities will include housing rehabilitation activities for LMI households and the elderly (14A).
4	Project Name	CDBG: Public Facilities & Infrastructure
	Target Area	Citywide Low/Mod Areas Western Ave/Old Town Cashion Las Ligas
	Goals Supported	2A Public Facilities & Infrastructure Improvements
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$120,561

Description	This project will provide funding for improvements to public facilities and infrastructure that serve low/mod area residents (LMA).
Target Date	06/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted This activity will serve the low/mod areas Citywide.
Location Description	Citywide, low/mod block group tracts.
Planned Activities	Planned activities may include general or ADA accessibility improvements to public park facilities (03F), neighborhood facilities (03E), streets (03k) and sidewalks (03L).

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 Avondale has four target geographic areas where funding will be directed, which are Citywide Low/Mod Areas, Western Ave/ Old Town, Las Ligas, and Cashion.

Citywide Low/Mod Areas are low/moderate-income block group tracts located within the boundaries of the City of Avondale. A low/mod block group tract is defined by HUD as an area that is primarily residential and where at least 51 percent of the residents are low- and moderate-income persons (see below on how the City determines low/mod block group tracts). Avondale has seen a gradual growth in population and housing development over the past decade, but not all areas have seen similar housing development. An estimated 12% of all owner-occupied units and 14% of renter-occupied were built before 1980 (Source: 2018-2022 ACS), however there is a disproportionately higher percentage of older units in low/mod areas. These housing units will naturally have higher concentrations of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards. There are also several tracts on the western border of the City between Papago Freeway and East Lower Buckeye Road with a poverty rate higher than 20%. Likewise, there are also a couple tracts on the eastern border along West Buckeye Road with a poverty rate higher than 20%.

The Western Ave/Old Town target area, previously Historic Avondale, is located within four Census block group tracts. The tracts are 040130612001 and 040130612003 running along north of Western Ave, and 040130614011 and 040130614011 to the south. The Western Ave/Old Town is primarily a residential area, with a few commercial retail stores and restaurants. The target area has some of oldest housing units in Avondale. Most of Western Ave/Old Town has a median year built before 1980. This area also has some of the highest poverty rates in the City at over 20%.

The Cashion neighborhood is located within block group tracts 040130822102, 040130822092 and 040130822091 running east and west from S 107th Ave to S Avondale Blvd between W Buckeye Rd and W Durango St. There is one block group track where the median age of housing is 1962 (040130822092), and most of the area has poverty rates over 20%.

The Las Ligas neighborhood is located in the northwest corner of block group 040130822081 on the corner of East Lower Buckeye Rd and S El Mirage Rd. The median age of housing is 1987, and the poverty rate is 11.4%. The area is residential and known for its local parks.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Areas	80
Western Ave/Old Town	10
Cashion	5
Las Ligas	5

Table 13 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Avondale has four target geographic areas where funding will be directed. Citywide Low/Mod Areas, and the Western Ave/Old Town, Las Ligas and Cashion neighborhoods have been identified as areas prevalent with low- to moderate-income households, and with disproportionate needs. While the target areas have been identified, it must be noted that the funding from the CDBG programs is available depending on the specifics of the designated activities.

Direct services such as public services and affordable housing rehabilitation benefits are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, 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 subrecipient agencies will complete an application and determine eligibility of the applicant before the activity is initiated.

When there is a need for infrastructure and public facility improvement activities, the planned activities will serve a community or neighborhood. These activities are said 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%). This applies to Citywide Low/Mod Areas and much of the Western Ave/Old Town target area.

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 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 10.1% of the citywide population, and a census tract is considered a concentration if 20.1% of the population is part of this racial group. There is

one tract with a concentration (04013082027) on the eastern border of the City running along south of Papago Freeway.

Asian, non-Hispanic: Approximately 2.9% of the City population identifies as Asian. A census tract is considered a concentration if 12.9% of the population is part of this racial group. There is one tract with a concentration (04013082019) on the northern border of the City.

Hispanic: Hispanics comprise 55.3% of the City's population, and a census tract is considered a concentration if 65.3% 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.

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 Avondale. According to the 2018-2022 ACS 5-Year Estimates, the MHI in the City is \$76,496. A tract is considered to have a low-income concentration if the MHI is \$61,197 or less. There are four (4) tracts with a concentration of low-income households: 04013061200, 04013061401, 04013082022, and 04013082209.

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

Introduction

As described in the five-year Strategic Plan, there are a variety of obstacles in meeting underserved needs in Avondale. These include a growing need for services as the community expands, a lack of availability of accessible and affordable housing, the increased cost of housing, gaps in affordability of owner-occupied and rental housing for populations at specific income levels, decreasing federal and state funding, and increased compliance and technical skills required for administering the funds.

The City of Avondale takes a multipronged approach to improve the quality of life of residents, particularly to LMI households, those with special needs and the homeless by expanding programs related to housing assistance, human services, and economic opportunity. The other actions in this section describe additional steps the City will take to meet the needs of residents in Avondale.

Actions planned to address obstacles to meeting underserved needs

The City of Avondale will take the following actions to meet the needs of underserved populations:

- 1) The City will continue to operate its successful programs, such as Community Action Program, Women Infants and Children, Helping Families in Need, Contributions Assistance and the myriad other human services programs operated through Neighborhood and Family Services.
- 2) The City will continue to partner with Maricopa County Workforce Development to provide employment services for low- to moderate-income individuals.
- 3) The City will continue to fund its Homelessness Services Division to help those experiencing homelessness.
- 4) The City will increase affordable housing opportunities through the development of single-family homes on infill vacant lots.
- 5) The City will continue to allocate funds for Security and Utility Deposit Assistance program for LMI renters.
- 6) The City will continue to offer the Infill Incentive Program to incentivize new developments.

Actions planned to foster and maintain affordable housing

Avondale will support and fund the preservation of affordable housing with CDBG funds to the Home Repair Program. This program will help to maintain affordable housing in Avondale through housing

rehabilitation activities for LMI and elderly households.

Additionally, the Infill Incentive Program will continue to be made available to incentivize new housing developments. The goal is to increase affordable housing opportunities through the development of single-family homes on infill vacant lots.

Actions planned to reduce lead-based paint hazards

The City will continue to operate the Home Repair Program which complies with the Environmental Protection Agency (EPA) regulations for lead-based paint and adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities. The Home Repair Program mitigates lead-based paint hazards and allows LMI households to remain safely in their homes. Contractors and subcontractors follow testing and abatement as necessary. Depending on the square footage and cost of the potential area of disturbance, different levels of mitigation are followed. Homeowners are provided with EPA pamphlet “Protect Your Family from Lead in Your Home” in English or Spanish which explains the hazards of lead-based paint. The program is the primary way the City will address lead-based paint hazards in Avondale.

All activities will be completed in accordance with Title X of the 1992 Housing and Community Development Act: 1. adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities, and 2. provide information to housing recipients as well as the general public about the hazards of lead-based paint.

Actions planned to reduce the number of poverty-level families

The activities described in this plan will work directly to reduce the number of poverty-level families in Avondale. The City will support agencies and initiatives aimed at reducing the number of poverty-level individuals and families through public services, housing rehabilitation activities and public improvements that help to revitalize low/mod areas.

Avondale will support employment opportunities to individuals seeking employment in Avondale through the Avi-Temp Internship program and the AZ@Work program. Additionally, the City will continue to explore different ways to reach out to contractors and educate them on Section 3 requirements and the benefits of being a Section 3 contractor.

Avondale will continue to form and develop internal and external partnerships to meet the needs of underserved populations, enhance capacity to deliver services and reduce the number of households living in poverty through the City’s partnership with the Arizona Complete Health Avondale Resource Center and the human service agencies housed in the Center.

Avondale will award grants through the Community Assistance Program to aid nonprofit organizations in their efforts to help people move from relying on private or public assistance to providing for their own

needs. If basic needs can be met and other supportive services can be provided some of the financial strain on families may be alleviated and or avoided. Without assistance, unanticipated costs often make it difficult for families to maintain a budget or pay other necessary bills, resulting in the loss of time worked, or even worse, evictions or foreclosures. By supporting basic needs and services and increasing literacy, Avondale helps enable individuals and families to continue their upward movement toward self-sufficiency and rise out of poverty.

Actions planned to develop institutional structure

Avondale is a City in Maricopa County, Arizona, adjacent to Phoenix. It was incorporated in 1946, and has a population of approximately 90,000, and encompasses an area of 47.87 square miles. More than half of the population identifies as Hispanic. Avondale operates under the Council-Manager form of government, in accordance with its Charter. Legislative authority is vested in a seven-member City Council consisting of a Mayor and six Council Members elected at-large for a term of four years. The Mayor and Council appoint the City Manager and such other officers deemed necessary and proper for the orderly government and administration of the affairs of the City, as prescribed by the constitution and applicable laws, and ordinances. The Neighborhood and Family Services Department, Housing and Community Development Division is responsible for administering the CDBG program.

No visible gaps were found in the institutional delivery system. Avondale will continue to facilitate and foster relationships through its partnership with the Arizona Complete Health Avondale Resource Center to strengthen public service, work with other local jurisdictions and organizations to improve the community, and participate in regional efforts that allow for information sharing and dialogue concerning affordable housing and special needs populations including those at-risk of homelessness

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

The City will also continue to provide funding to the Contributions Assistance Program to fund area service providers. The non-profit recipients of the program allocated for PY 2025 is in the grantee unique appendices in the AD-25.

Discussion

The City will continue to form and develop internal and external partnerships to meet the needs of underserved populations, enhance capacity to deliver services and reduce the number of households living in poverty in its continued operation of the Arizona Complete Health Avondale Resource Center. The City continues to operate its owner-occupied Home Repair Program to mitigate lead-based paint hazards, increase unit accessibility to the disabled, and allow LMI homeowners to remain in their homes. The City's Home Repair Program provides funding for LMI and elderly families to maintain their

homes.

The City will also continue to provide the Contributions Assistance Program funding to area service providers and will operate the Arizona Complete Health Avondale Resource Center. The program provides general fund grants to area non-profits that provide human services to Avondale residents.

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 does not anticipate generating any program income from CDBG activities in PY 2025.

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

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

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

Other CDBG Requirements

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

ITEM NUMBER: 5.b.

SUBJECT: Resolution 1008-0325 - Notice of Intent to Modify Water and Sewer Rates

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

The proposed utility rates are related to the following Avondale Strategic Outcome Areas:

- Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government. The proposed rates will ensure safe and secure utility services and will proactively maintain and replace infrastructure.
 - Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources. The proposed rates will help ensure continued access to safe and secure water and sewer services, which is vital to public health and safety.
 - Natural Resources and Open Spaces - Avondale recognizes the value of its natural resources and promotes environmental sustainability and conservation in its operations, activities, and planning. The proposed rates continue a tiered rate structure to provide affordable water for basic usage and promote water conservation.
-

PURPOSE:

City Council will consider a request to adopt Resolution 1008-0325, providing a notice of intent to increase water and wastewater user charges and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The city operates three utilities; water, sewer, and solid waste. These utilities operate as enterprises, with the utility rates charged to residents and businesses needing to cover the costs of operating each utility. These utility rates must be periodically evaluated to ensure the utilities can cover their costs and remain fiscally sustainable. City Council last adopted utility rates in June 2023.

Per A.R.S. 9-511.01, at least 60 days prior to when council votes on proposed water and sewer rate changes, council must approve a Notice of Intent which sets the date and time for a public hearing and council action on the rates. The Notice of Intent does not commit the city to a particular rate recommendation. The Notice of Intent would set the Public Hearing on water and sewer rates for May 5, 2023. Solid Waste rates do not require

a notice of intent.

DISCUSSION:

Water - The Water utility serves approximately 28,000 customers. The financial policies of the city call for the water utility to maintain a fund balance of 6 months of the operating budget of the previous year. The last rate increase for water was effective January 1, 2025. The water utility faces expenditure pressures from increasing water commodity costs, increased capital costs and normal inflation. Additionally, the city is facing stringent regulations from the federal government related to per- and polyfluoralkyl substances (PFAS) and is seeking to secure additional water rights. City staff evaluated the utility's financial projection and recommends increasing current water rates. For January 1, 2026, the recommendation is to increase rates by 6.7%, add a 7.5% surcharge dedicated for water treatment to address PFAS, and a 6.2% surcharge dedicated to securing additional water rights and cover increases in water commodity purchase costs. For January 1, 2027, staff recommends increasing rates an additional 6.1%. Staff anticipates that an average customer consuming nine thousand gallons of water per month will see an increase of approximately \$6.82 per month starting January 1, 2026. Other customers may see differing results based on their consumption patterns.

Sewer - The Sewer utility serves approximately 26,000 customers. The financial policies of the city call for the sewer utility to maintain a fund balance of 6 months of the operating budget of the previous year. The last rate increase for Sewer was effective January 1, 2025. The sewer utility faces expenditure pressures from increasing costs for electricity and chemicals for water treatment, the cost of aging infrastructure, and the cost of adding additional infrastructure to meet the needs of growth, including anticipated debt service for expansion of the wastewater treatment plant. City staff evaluated the utility's financial projection and recommends increasing current sewer rates by 2.0% in January 1, 2026 and 2.0% on January 1, 2027. Staff anticipates that an average customer consuming nine thousand gallons of water per month that sends 8,000 gallons to the sewer system during the winter months will see an increase of approximately \$0.90 per month starting January 1, 2026. Other customers may see differing results based on their consumption patterns.

Solid Waste - The Solid Waste utility serves approximately 25,800 customers (no commercial customers). The financial policies of the city call for the solid waste utility to maintain a fund balance of 4 months of the operating budget of the previous year. The last rate increase for solid waste was effective July 1, 2024. The solid waste utility faces expenditure pressures from increasing costs for diesel, landfill fees, vehicle maintenance and replacement, vehicle acquisition to meet the needs of growth and other inflationary pressures. City staff evaluated the utility's financial projection and recommends increasing current solid waste rates for a typical household with one trash and one recycling can by \$1.60 to \$28.60 per month in July 1, 2025 and by \$1.75 to \$30.35 per month on July 1, 2026.

Notice of Intent - State statute (ARS 9-511.01) sets a process for modifying water and sewer utility rates. Adopting the Notice of Intent sets the date and time of the public hearing on utility rates required prior to council action on water and sewer rates, currently planned for May 5, 2025. Solid waste rates do not require a notice of intent. The formal process laid out in state statute is below.

- At least 60 days prior to public hearing on rates: adopt Notice of Intent setting date and time of public hearing on utility rates.
- At least 30 days prior to public hearing: prepare a written report supporting the proposed rates and cash flow projection. Report must be posted to website and filed with the City Clerk's Office.
- At least 20 days prior to public hearing: publish in newspaper of general circulation the Notice of Intent showing the day and time of the public hearing.
- Hold a public hearing on the proposed utility rate changes.
- After public hearing, council may vote on the proposed utility rate changes.
- At least 30 days after council approval of water and sewer rates, revised utility rates become effective.

BUDGET IMPACT:

The proposed rate recommendation will help ensure the water and sewer utilities remain fiscally sustainable. Future capital projects and additional funding for operations are contingent on increased utility rates. The Notice of Intent is part of the formal process to modify utility rates, but the action on the notice itself has no budget impact.

RECOMMENDATION:

Staff recommends that Council adopt a Resolution providing a Notice of Intent to Modify Water and Sewer Rates, which will set forth a date and time for a public hearing on utility rates for May 5, 2025.

Contact person for document distribution:

RESOLUTION NO. 1008-0325

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, ADOPTING A NOTICE OF INTENT TO INCREASE WATER AND WASTEWATER USER CHARGES AND TO ADOPT TWO NEW RATE COMPONENTS FOR THE WATER UTILITY, SETTING A PUBLIC HEARING ON THE PROPOSED INCREASES AND FILING A WRITTEN REPORT SUPPORTING THE PROPOSED INCREASES WITH THE CITY CLERK.

WHEREAS, pursuant to the provisions of ARIZ. REV. STAT. § 9-511.01, the Council of the City of Avondale (the “City Council”) may increase water and wastewater rates if (i) a written report supporting the increased rate or rate component, fee or service charge has been prepared and made available to the public by filing a copy in the office of the City Clerk at least 30 days before the public hearing, (ii) a notice of intention to increase water or wastewater rates or rate components has been adopted, (iii) a public hearing is held on the proposed increase, which shall be held at least sixty days after adoption of the notice of intention and (iv) a copy of the notice of intention showing the date, time and place of such hearing is published in a newspaper of general circulation within the boundaries of the municipality not less than 20 days before the public hearing date; and

WHEREAS, City Staff has (i) performed a revenue sufficiency and cost of service analysis, (ii) determined that the City of Avondale’s water and wastewater rates or rate components need to be increased and that new components need to be included in the rate for the water utility and (iii) documented their findings in a written report (the “Report”); and

WHEREAS, a copy of the Report will be filed with the City Clerk at least 30 days before the public hearing, and made available to the public; and

WHEREAS, the City Council desires to declare its intention to increase rates consistent with the findings of the Report; and

WHEREAS, a public hearing will be held to receive input from Avondale citizens regarding possible increases in water and wastewater user charges and to include new components in the rate for the water utility; and

WHEREAS, a copy of this Resolution/Notice of Intention, showing the date, time and place of such hearing, will be published in a newspaper of general circulation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. Upon adoption, this Resolution shall serve as the Notice of Intention to increase water and wastewater user charges and to add the following new rate components to the rate for the water utility:

- a. A rate component for water resources to provide funding for the development of additional water resources for the benefit of the water utility system. The rate component shall be titled as the “Water Resources Component”, and
- b. A rate component for costs incurred to meet all current and future water quality standards applicable to and benefitting the water utility system. The rate component shall be titled as the “Water Treatment Component”.

SECTION 3. A public hearing on the proposed increases and the addition of the rate components as outlined in Section 2 shall be held before the City Council on May 5, 2025, at 6:00 p.m. in the Council Chambers of the Avondale Civic Center, 11465 West Civic Center Drive, Avondale, Arizona.

SECTION 4. The Report supporting the proposed increases in water and wastewater user charges and the inclusion of the rate components as outlined in Section 2 shall remain in the office of the City Clerk and posted to the website for public use and inspection.

SECTION 5. City Staff is hereby directed to publish a copy of this Notice in a newspaper of general circulation in the City not less than 20 days prior to May 5, 2025.

SECTION 6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, March 3, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

ITEM NUMBER: 5.c.

SUBJECT: Short-Term Rental Update

MEETING DATE: 3/3/2025

TO: Mayor and Council

FROM: Renee Weatherless, Director, Finance & Budget

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources.

The purpose of a short-term rental ordinance is to increase the public's health and safety.

PURPOSE:

City staff will provide an update on the short-term rental licensing program. This item is for discussion and feedback only; no Council action will be taken at this time.

BACKGROUND:

Arizona Revised Statute §9-500.39 allows limited municipal regulation of short-term rentals or vacation rentals. On 10/23/2023, Ordinance # 2060-1023 was passed providing regulation for short-term rentals, including licensing requirements. This ordinance became effective on 2/1/2024. In addition to obtaining a license from the City and paying the \$250 annual fee, short-term rental owners are required to:

- Follow all local laws and regulations
- Provide emergency contact information
- Maintain \$500,000 liability insurance (often provided by online marketplace)
- Perform guest background checks (often provided by online marketplace)
- Provide neighbor notifications

Non-compliance penalties range from \$500 to \$3,500, with a possible license suspension for repeated offenses.

DISCUSSION:

City staff will present an update on the short-term rental licensing and enforcement efforts. As of February 13, 2025, 117 of the 205 identified short-term rental properties in Avondale are licensed.

BUDGET IMPACT:

This presentation is to provide information and has no budget impact.

RECOMMENDATION:

For informational purpose only.

Contact person for document distribution: