

Action Plan

Grantee: Glendale, AZ

Grant: B-08-MN-04-0503

LOCCS Authorized Amount:	\$ 6,184,112.00
Grant Award Amount:	\$ 6,184,112.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 8,656,223.62
Total Budget:	\$ 14,840,335.62

Funding Sources

Funding Source	Funding Type
Housing Urban Development	Other Local Government Funds

Narratives

Areas of Greatest Need:

Recent housing related events throughout Arizona have resulted in foreclosures in well established neighborhoods. In response, our management team proactively created an internal "Foreclosure Task Force," to study the issue and identify potential recommendations to assist individuals and our neighborhoods in mitigating the impact of foreclosure and abandoned homes. This task force is made up of staff from our Code Compliance Department, the Community Services Group, and the Community Partnerships Department (which consists of the Community Revitalization Division, Neighborhood Partnership Office and the Community Housing Division). The group developed an action plan utilizing elements of the Community Development Block Grant Annual Action Plan, and our Council adopted Five-Year Neighborhood Revitalization Strategy as a guide. The action plan was also developed in conjunction with supporting information from a recent Foreclosure Issue Executive Report and data from our recent Strategic Housing Study (completed in August 2008). A crucial part of this plan includes the use of all available resources to minimize the effects of foreclosures on Glendale neighborhoods. Glendale's Annual Action Plan, the Strategic Housing Study, along with this NSP Substantial Amendment to our FY2008-09 Annual Action Plan, are available on our website at www.glendaleaz.com for public review and comment.

Supporting maps and data are attached and part of this submittal.

Distribution and and Uses of Funds:

The City of Glendale was recently notified by HUD that there is a potential allocation of \$6,184,112 in funding through HUD's Neighborhood Stabilization Program (NSP). To determine the population with the greatest needs categories, staff used formula data and risk scores, which were created by HUD to determine the NSP formula allocation to States and Cities. This information along with specific local data, such as bank owned property listings, Code Enforcement Data, and Utility Data was also used to determine need categories.

Based on current data, the following areas meet the three stipulated need categories: neighborhoods within the Downtown Redevelopment Area (43rd - 67th Avenues; Orangewood to Maryland Avenues) and others within the 85301 (census 931.02, 928 block group 1, 3, 4, 5, 6, and 931.01, 930, 929 block group 1, 924, 925, and 926), 85302 (census tracts 923.09, 923.07, and 923.04), and 85303 (census tracts 927.03, 927.13, 927.14, 927.12, and 927.05) zip codes. These are the areas identified as having the greatest need, contain currently available foreclosed properties, and where NSP targeting will produce the highest impact.

HUD produced risk score data and qualifying census tract data that was plotted utilizing our Geographic Information System (GIS) by Glendale's Information and Technology Department. This data shows where potential future foreclosures may occur. Other information gathered from AZ Central DataCentral, Bank Owned Foreclosed Real Estate Listings, Fannie Mae, and Glendale



Department of Code Compliance data, identify the same areas as having a high risk of foreclosures, a high percentage of subprime mortgage related loans, program qualifying census tracts, and existing foreclosed properties. The downtown redevelopment area is located within the 85301 zip code. These areas are likely to face a significant rise in the rate of foreclosures without intervention and prevention measures. Supporting data maps are attached as part of this amendment.

Definitions and Descriptions:

As defined in HUD Docket No. FR-5255-N-01: A structure is blighted when it exhibits objectively determinable sign of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

The property must be dilapidated, beyond repair and/or pose a health or safety risk to the community. The property must:

- Pose a health and/or safety risk to the community and/or
- Result in a blight on the surrounding area and/or

- Meet any of the following conditions as specified by ARS 36-1471:

"Blighted area" means an area, other than a slum area, where sound, municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:

- (a) A dominance of defective or inadequate street layout.
- (b) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
- (c) Unsanitary or unsafe conditions.
- (d) Deterioration of site or other improvements.
- (e) Diversity of ownership.
- (f) Tax or special assessment delinquency exceeding the fair value of the land.
- (g) Defective or unusual conditions of title.
- (h) Improper or obsolete subdivision platting.
- (i) The existence of conditions that endanger life or property by fire and other causes.

Affordable rents will be defined according to Home affordable rent requirements in conjunction with Section 8 rules and regulations.

Low Income Targeting:

Because this group faces particularly difficult challenges in securing financing in this tight credit market, multi-housing rental and/or housing with a rent-to-own component will be pursued to meet this mandatory benchmark. This requirement, along with all others, will be tracked for compliance and reporting purposes.

Acquisition and Relocation:

It is our intent to acquire underperforming, blighted, unoccupied properties in the redevelopment area that were identified in our Strategic Housing Study and develop them into a community contributing property that is safe, decent and sanitary. This will be accomplished by partnering with our non-profit partners. Vacant property can be maintained and held for future development (per adopted development plan) by utilizing an established non-profit holding entity or land bank.

It is our intent to fund the acquisition and redevelopment of approximately fifteen (15) properties via one or multiple non-profit partners. The properties will be marketed and sold to families/individuals at or below 120% of local AMI.

In the unlikely event that occupied properties are acquired, the non-profit partners, with City of Glendale oversight, will follow and comply with the federal Uniform Relocation Act requirements as mandated by federal regulations and NSP/HERA.

In order to meet the requirement that 25% of the funds benefit households whose income does not exceed 50% AMI, the City will use a variety of approaches.

1. Work with non-profit and for profit developers to acquire a foreclosed multi-family property for redevelopment into senior or special needs housing.

1. Partner with current non-profit partners, such as Habitat for Humanity, that have successfully provided affordable housing for families earning less than 50% of AMI currently and in the past. These programs use sweat equity, corporate sponsorship, and community volunteerism to bridge the affordability gap.

Another component will be the possible rental of acquired and rehabilitated residential properties to households whose income does not exceed 50% AMI. The Community Land Trust model, such as the one administered by Newtown Development Corp. falls in part, under this concept.



Public Comment:

The City processed the NSP Substantial Amendment as required by current regulations and has received no comment during the 15 day public comment period. However we did receive several positive comments prior to the beginning of the public comment period and after it. These comments - along with the need in our community – support the City of Glendale's application for NSP funding. The following steps were utilized in the public notification and input process:

Neighborhood Stabilization Program Public Process Calendar

October 16, 2008
 Thursday
 Public Notice (P/N) for 10/28/08 Special CDAC Meeting in The Glendale Star
 *October 23, 2008
 Thursday
 Public Notice (P/N) for 11/06/08 CDAC Meeting in The Glendale Star
 October 28, 2008
 Tuesday 6:30 p.m.
 *Glendale Adult Center Rm. 116
 CDAC Special Meeting (NSP Information/Application Approval)November 6, 2008
 Thursday
 Public Notice (P/N) for 15-day Comment Period on NSP Application in The Glendale Star
 November 6, 2008
 Thursday
 6:30 p.m.
 *Glendale Adult Center Rm. 106
 CDAC Meeting (NSP Information/FY 09-10 Grant Application Books)November 7, 2008
 Friday
 Day 1 - Public Comment Period Begins for NSP Application
 November 22, 2008
 Saturday
 Day 15- Public Comment Period Ends for NSP Application
 November 25, 2008
 Tuesday
 7:00 p.m. Council Chambers
 City Council Evening Meeting - NSP Council Communication - Substantial Amendment Approval
 December 1, 2008Monday
 NSP Application DEADLINE

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1310-001 NSP B	Single Family House Acq/ Rehab/	NSP 1310-002 COG	COG LMMI Activity SF Acq/Rehab/Resale
		NSP-1310-001 CPLC	CPLC Foreclosed Property Acquisition/Rehab
		NSP-1310-002A Habitat	Habitat LH25 SF Acq/Rehab/Resale
1310-002 NSP A	Financing Mechanism	NSP-1310-002	Hombuyer Assistance LH25
		NSP1310-002A	Homebuyer Assistance LMMI
1310-004 NSP F	Administration and Planning Costs	NSP-1310-004	Neighborhood Revitalization Program administration
1310-005-NSP-C	Senior+Housing+Projects+Land+B	1310-005-NSP-C	Land Banking for Cesar Chavez Senior Housing
		1310-005a-NSP-C	Land Banking for Native American Senior Housing
		NSP-1310-003	Senior and Special Needs Land Acquisition
		NSP-1310-003a	Senior Housing Special Needs Land Acquisition
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1310-001 NSP B / Single Family House Acq/ Rehab/ Resale

Grantee Activity Number: NSP 1310-002 COG
Activity Title: COG LMMI Activity SF Acq/Rehab/Resale

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way
Project Title:
 Single Family House Acq/ Rehab/ Resale

Project Number:
 1310-001 NSP B

Projected End Date:
 06/30/2018

Projected Start Date:
 05/20/2009

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,000,000.00
Other Funds: \$ 0.00
Total Funds: \$ 1,000,000.00

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Housing Units	11
# of Properties	11



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

City of Glendale

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Glendale	Local Government	\$ 0.00
City of Glendale2	Local Government	\$
Habitat for Humanity Central Arizona	Non-Profit	\$ 0.00

Location Description:

This activity will be conducted in the 85301, 85302 and 85303 zip codes of Glendale.

Activity Description:

Acquisition of foreclosed homes which will be remodeled and sold to LMMI income qualified household.



Grantee Activity Number: NSP-1310-001 CPLC
Activity Title: CPLC Foreclosed Property Acquisition/Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1310-001 NSP B

Projected Start Date:
 05/20/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Single Family House Acq/ Rehab/ Resale

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,200,001.00
Other Funds: \$ 0.00
Total Funds: \$ 1,200,001.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10	1	5	60.00
# of Households	10	1	5	60.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Chicanos Por la Causa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Chicanos Por la Causa	Non-Profit	\$

Location Description:

This program was targeted in the 85301, 85302, and 85303 zip codes. These areas were the hardest hit in our community by the economic recession and real estate foreclosure crisis.

Activity Description:

The City of Glendale conducted an RFP in the spring of 2010 for partners for Acquisition and Rehabilitation of Foreclosed single family homes in the 85301, 85302 & 85303 area for an NSP1 grant we received. Chicano Por La Causa was awarded \$1,200,000.00 to purchase and rehabilitation of 10 foreclosed homes. In September of 2010 CPCL had purchased 10 homes and spent \$845,173 in acquisition costs. The 10 homes were mostly in the 85303 zip code and less than 15 years old. The majority of the rehabilitation involved minor interior improvements such as paint flooring and minor repair. New energy efficient ac units were installed and the ductwork was sealed for any leaks. In a few houses New Energy Star rated windows were installed to enhance the overall energy performance of the home. All 10 homes were completed renovated by January of 2011. The homes were sold to income eligible buyer during the next year. The average income level of the household whom purchased these homes was \$38,400.00 Program Income generated from these homes was returned to the city and allocated to continue the Acquisition and Rehabilitation of foreclosed homes in the target area.



Grantee Activity Number: NSP-1310-002A Habitat
Activity Title: Habitat LH25 SF Acq/Rehab/Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1310-001 NSP B

Projected Start Date:

05/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Single Family House Acq/ Rehab/ Resale

Projected End Date:

06/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 4,610,779.81

Other Funds

\$ 0.00

Total Funds

\$ 4,610,779.81

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	18	18		100.00
# of Households	18	18		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

18

of Housing Units

18

of Properties

18

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Central Arizona

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Glendale1

Habitat for Humanity Central Arizona

Organization Type

Unknown

Non-Profit

Proposed

\$ 0.00

\$

Funding Source Name

Matching Funds

Funding Amount



Location Description:

This program is targeted in the 85301, 85302 & 85303 zip codes in the City of Glendale. These zip codes were one of the most hard hit areas in our community due to the real estate foreclosures and economic downturn.

Activity Description:

The City of Glendale conducted an RFP in the spring of 2010 for partners for Acquisition and Rehabilitation of Foreclosed single family homes in the 85301, 85302 & 85303 area for an NSP1 grant we received. Habitat for Humanity Central Arizona was awarded \$1,200,000.00 to purchase and rehabilitation of 15 foreclosed homes. From July to September of 2010 habitat had purchased 19 homes and spent \$1,281,718 in acquisition costs. The 19 homes were mostly in the 85301 zip code and over 30 years old. The majority of the rehabilitation involved major interior improvements such as plumbing, electrical, Mechanical and major renovation. New Energy Star ac units were installed and the ductwork was sealed for any leaks. The majority of the homes received New Energy Star rated windows which enhanced the overall energy performance of the home. All 19 homes were completed renovated by March of 2011. All 19 homes were sold to income eligible buyer during the next year. The average income level of the household whom purchased these homes was \$22,300.00. Some of the Program Income generated from these homes was returned to the city and the remainder amount was allocated to Habitat for Humanity to continue the Acquisition and Rehabilitation of foreclosed homes in the target areas. To date we have purchased and renovated a total of 29 houses. Two additional homes are currently under renovation.

Project # / Title: 1310-002 NSP A / Financing Mechanism

Grantee Activity Number: NSP-1310-002
Activity Title: Hombuyer Assistance LH25

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1310-002 NSP A

Projected Start Date:

05/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

06/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Other Funds \$ 0.00

Total Funds \$ 100,000.00



Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Glendale1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Glendale	Local Government	\$ 100,000.00
City of Glendale1	Unknown	\$ 0.00

Location Description:

Glendale recently completed a Comprehensive Strategic Housing Study that identifies where target properties are located by census tract. We also target neighborhoods within Glendale's downtown redevelopment area that have community support. The specific codes are 85301, 85302 and 85303. These zip codes are supported by the HUD data used in creating formula allocation.

Activity Description:

This activity has been used as a financial mechanics for homeownership assistance for down payment assistance or closing costs for eligible homebuyer for NSP 1 and NSP 3 properties available through Habitat for Humanity Central Arizona. We have assisted 13 new homeowners with downpayment and closing costs with this project to date.



Grantee Activity Number: NSP1310-002A
Activity Title: Homebuyer Assistance LMMI

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1310-002 NSP A

Projected Start Date:

05/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

06/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 32,883.52

Other Funds: \$ 0.00

Total Funds: \$ 32,883.52

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10		10	100.00
10		10	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Glendale1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Glendale1

Organization Type

Unknown

Proposed

\$ 32,883.52

Location Description:



The area for this activity will be in the 85301,85302 and 85303 zip codes in Glendale AZ.

Activity Description:

The activity is providing downpayment and closing cost assistance to LMMI qualified home buyers purchasing NSP 1 houses sold through our Acquisition/Rehab/Resale Activity.

Project # / Title: 1310-004 NSP F / Administration and Planning Costs

Grantee Activity Number: NSP-1310-004
Activity Title: Neighborhood Revitalization Program administration

Activity Type:

Administration

Project Number:

1310-004 NSP F

Projected Start Date:

03/23/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration and Planning Costs

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 316,120.66

Other Funds \$ 0.00

Total Funds \$ 316,120.66



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Glendale1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Glendale1	Unknown	\$ 316,120.66

Location Description:

This activity supports administration, monitoring, and oversight of programs and project that address the impact of foreclosed properties on neighborhoods and will target areas that have a high risk score along with supporting data from realtors and the Glendale's Code Enforcement Department.

Activity Description:

This activity continues to be used to support all other activities by providing oversight, monitoring, processing of draw-downs and all other administrative requirement that are required to complete the task assigned to this grant.

Project # / Title: 1310-005-NSP-C / Senior+Housing+Projects+Land+Banking

Grantee Activity Number: 1310-005-NSP-C
Activity Title: Land Banking for Cesar Chavez Senior Housing

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

1310-005-NSP-C

Project Title:

Senior+Housing+Projects+Land+Banking

Projected Start Date:

03/15/2013

Projected End Date:

03/12/2018

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 100,000.00

Other Funds \$ 0.00

Total Funds \$ 100,000.00

Environmental Assessment:



COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Proposed Accomplishments

	Total
# of Multifamily Units	61
# of Housing Units	61
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cesar Chavez Foundation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Cesar Chavez Foundation	Non-Profit	\$ 100,000.00

Location Description:

This project is located at 5614 N 67th Ave, Glendale Az 85301.
The site is located in Census Tract 931.02.

Activity Description:

This property has been placed into land banking due to a shortage of funding available to completed the project. The project is a Senior Housing Development to be developed by Cesar Chavez Foundation. The non profit is exploring a variety funding sources and partners to build this project. The funding set aside is to pay for annual property taxes and lot maintenance. They have applied yearly for Low Income Housing Tax Credit grant but have not been awarded a grant. The non profit will apply again in March 2014 for Low Income Tax Credits though the State of Arizona.



Grantee Activity Number: 1310-005a-NSP-C
Activity Title: Land Banking for Native American Senior Housing

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

1310-005-NSP-C

Projected Start Date:

03/15/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Senior+Housing+Projects+Land+Banking

Projected End Date:

03/15/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 100,000.00

Other Funds

\$ 0.00

Total Funds

\$ 100,000.00

Proposed Accomplishments

of Multifamily Units

Total

48

of Housing Units

48

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Connections

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Connections

Organization Type

Non-Profit

Proposed

\$ 100,000.00

Location Description:



This project is located at 8280 N 59th Ave, Glendale AZ 85302 in Census Block 923.11.

Activity Description:

This Senior Housing project was placed in Land Banking due to a shortfall of secure funds to building the project and the need to have enough funding for the first year of leasing. The non profit has applied for Low Income Housing Tax Credit Grants but has not been successful in receiving any grants awards. The non profit is going to apply again in March 2014 to for another round of Low Income Housing Tax Credits. The expenditures to date have been for annual property taxes and maintenace.



Grantee Activity Number: NSP-1310-003
Activity Title: Senior and Special Needs Land Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

1310-005-NSP-C

Projected Start Date:

05/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Senior+Housing+Projects+Land+Banking

Projected End Date:

10/23/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,016,138.18

Other Funds

\$ 0.00

Total Funds

\$ 1,016,138.18

Proposed Beneficiaries

of Persons

Total

49

Low

49

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Multifamily Units

Total

49

of Housing Units

49

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cear Chavez Foundation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Cear Chavez Foundation

Organization Type

Non-Profit

Proposed

\$

Location Description:



The property is located at 5619 North 67th Avenue Glendale AZ 85302 in census tract 931.02.

Activity Description:

The City of Glendale conducted an RFP in 2009 for Multi-family/Senior Housing proposal for a developer to partner with to acquire foreclosed land to develop an affordable housing rental project. Cesar Chavez foundation was awarded a developer agreement in the amount of \$1,287,375 of NSP funds to acquire and develop a 48 one bedroom and 1 two bedroom single garden style apartment of senior rental housing. In April of 2010 Cesar Chavez Foundation purchased 5.22 acres vacant foreclosed lot located at 5614 N 67th Ave for \$882,921.00 dollars. Once the property was acquired the nonprofit hired Reece Angell and Rowe Architects to design to project. The projected average household income for the typical rental resident is expected to be approximately \$20,000 per year and be below 25% LMI. Earlier in 2013, this project was placed in Landing Banking since it has been challenging to attain all the necessary funding for construction and the first year of operation while during the leasing phase. The non profit has applied for Low Income Housing Tax Credit funing over the last few year however, it has not been a recipient to date. Cesar Chavez foundation is working with the other non profits to obtain the necessary funding to complete this project. The expenditures for this year have been for property taxes and maintenance.



Grantee Activity Number: NSP-1310-003a
Activity Title: Senior Housing Special Needs Land Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

1310-005-NSP-C

Projected Start Date:

04/30/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Senior+Housing+Projects+Land+Banking

Projected End Date:

05/15/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 898,412.45

Other Funds: \$ 0.00

Total Funds: \$ 898,412.45

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
49	49		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

49

49

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Connections

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Connections

Organization Type

Non-Profit

Proposed

\$ 898,412.45



Location Description:

This 4.02 acre lot is located at 8280 N. 59th Ave Glendale AZ 85302 in census tract 923.11.

Activity Description:

In the spring of 2009 the City of Glendale conducted a RFP for proposal for the development of Multi-family/Senior housing affording housing project utilizing NSP 1. Native American Connections was awarded a developer agreement in May 2010. The project consists of purchasing the 4.02 acre foreclosed vacant lot at 8280 N. 59th Ave and building 48 one bedroom and 12 two bedroom affordable senior housing Project. In June of 2010 the site was purchased for \$560,136 dollars. Architectural design for the project was commissioned in August of 2010 and it was awarded to Perlman Architects of Arizona. Earlier this year the project was placed in Land Banking since the funding required to complete the project has been challenging to bring together. The non profit has applied for Low Income Housing Tax Credit funds but the project today has not been an award recipient. Native American Coonection is going to apply again in March 2014 for an the 2014 Low Income Housing Tax Credits. The non profit continues outreach to other non profits to find additional funding to complete the necessary project funding for this Senior Housing Project.

Action Plan Comments:

Reviewer - Approved-No modifications.

Reviewer - AP approved. No changes made.

Reviewer - AP approved. Grantee adjusted activity budgets - \$38,317 from administration to financial mechanism.

Reviewer - AP approved. City adjusted estimated program income to 2 million.

Reviewer - AP reviewed. Estimated PI funds: \$2,000,000 posted to AP. Activity budget goals adjusted - total activity budgets: \$6,691,763.47.

Reviewer - Activity budgets are a little short. Award + PI = total budget of \$8,184,112.00, according to the Fin Rept07b: CUM - Cumulative Data report that I pulled this morning, activity budgets total \$8,132,411.34.

Reviewer - AP reviewed and approved so that Glendale can submit QPR. Activity budgets have been adjusted to accommodate award and projected PI. Upon submission of QPR, Glendale will modify this Action Plan to include detailed activity descriptions, location descriptions, adjustments to addresses and beneficiary data, and responsible organization corrections as requested in previous Action Plan review.

Reviewer - AP reviewed and approved with comments. The Financing Activity, 1301-002, has \$38,444.90 expended. Please modify Action Plan should be modified, Activity Type should be Financing not be Acquisition.



Reviewed the following changes. CPLC Foreclosed Property Acquisition/Rehab, added CPLC as the Responsible Organization, more detailed Activity Description and income levels. Habitat Foreclosed Property Acquisition/Rehab, added Habitat for Humanity as the Responsible Organization, more detailed Activity Description and income levels. Senior and Special Need Rental Housing, added more detailed Activity Description, income levels and Responsible Organization. Native America Connection, added Responsible, detailed Activity Description, location description, income levels.

- Reviewer - City reconciled the projects and activities, and revised was Administration budget.
- Reviewer - AP reviewed and approved. City added land banking activities.
- Reviewer - AP approved; no modifications or changes.
- Reviewer - 1.14.2014 Marilee Hansen: AP approved due to timing of submission of QPR but there are major issues with budgets and activity types. Comments sent to grantee via separate email.
- Reviewer - Action approved due to timing with submission of QPRs. Grantee will revise after the next QPRs are approved.
- Reviewer - 10/24/14 Marilee Hansen: The activities that were originally set up as ownership and rentals that are now land banked need to be canceled in the AP. Land bank activities for each have already been set up so the original activities need to move budgets and any draws to the land bank activity and goals need to all be zero.
- Reviewer - Grantee is aware that some activities need to be collapsed into land bank activities. Changes and DRGR clean up will be done in the next quarter. Comments transmitted to Grantee.
- Reviewer - MH - Many of the activities appear to have been changed back to categories previously revised. Plan rejected for grantee to revise information requested.

- Reviewer - 10/27/15 Marilee Hansen: the plan is approved with major comments.

Action Plan History

Version	Date
B-08-MN-04-0503 AP#1	12/29/2015
B-08-MN-04-0503 AP#2	10/27/2015
B-08-MN-04-0503 AP#3	08/31/2015
B-08-MN-04-0503 AP#4	04/28/2015
B-08-MN-04-0503 AP#5	10/24/2014
B-08-MN-04-0503 AP#6	04/14/2014
B-08-MN-04-0503 AP#7	01/14/2014
B-08-MN-04-0503 AP#8	06/03/2013
B-08-MN-04-0503 AP#9	03/14/2013
B-08-MN-04-0503 AP#10	12/05/2012
B-08-MN-04-0503 AP#11	10/15/2012
B-08-MN-04-0503 AP#12	07/25/2012
B-08-MN-04-0503 AP#13	07/23/2012
B-08-MN-04-0503 AP#14	06/18/2012
B-08-MN-04-0503 AP#15	06/14/2012



B-08-MN-04-0503 AP#16
B-08-MN-04-0503 AP#17
B-08-MN-04-0503 AP#18

04/01/2012
07/11/2011
10/29/2010

