

# Action Plan

**Grantee: Glendale, AZ**

**Grant: B-11-MN-04-0503**

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<b>LOCCS Authorized Amount:</b>	\$ 3,718,377.00
<b>Grant Award Amount:</b>	\$ 3,718,377.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,540,000.00
<b>Total Budget:</b>	\$ 5,258,377.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The funds will be used as identified above for the activities which are listed as follows:

- A. Foreclosed Property Acquisition and Rehabilitation \$1,296,540.
- B. Slum and Blight/ Low Moderate area \$250,000
- C. Multi-housing Acquisition and Rehabilitation \$1,800,000
- D. Administration \$371,837.00

The funds will be distributed and used as listed.

### How Fund Use Addresses Market Conditions:

The funds will address the market conditions by targeting the areas of greatest need as identified by a City of Glendale housing analysis and also information received from Housing Urban Development that focused on the communities of greatest needs. Due to the economic downfall specific communities identified by these sources have continued to show high foreclosure rates. The targeted communities are in the 85301, 85302, 85303 areas.

### Ensuring Continued Affordability:

The method used to ensure affordability includes issuing promissory notes and deeds of trust filed with county recorder's office that spell out the terms of the investment. This lien ensures the period of affordability and will allow city to recover investments if property is sold. The affordability period utilized by HOME is being applied.

### Definition of Blighted Structure:

A structure is blighted when it exhibits signs of deterioration that constitute a threat to human health safety and public welfare.

### Definition of Affordable Rents:

Affordable rents will be defined according to our current Home Investments Partnership Program requirements in conjunction with Section 8 rules and regulations.



**Housing Rehabilitation/New Construction Standards:**

The city has adopted the 2012 International Building Codes and other related codes and ordinances.

**Vicinity Hiring:**

The city will require that all federal regulation are adhered to such as section 3 which promote vicinity hiring.

**Procedures for Preferences for Affordable Rental Dev.:**

The method used to determine the affordable multi-family unit that will be selected for rehabilitation is Request for Proposal. This method will be used to find best project and partners.

**Grantee Contact Information:**

The grantee contact information is listed as follows;

Gilbert Lopez Administrator  
Mona Francis Grant Supervisor  
Charyn Elrich-Palmisano

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
1311--01-03	Multi-housing acquisition	1311-E2-03	Multi-Housing Acquisition and Rehab/Redev.
1311-04-Admin	Administration	1311-04-Admin	Adminstration
1311-B1-01	Acquisition-General	1311-B1-01	Acquisition and Rehabilitation
1311-d-02	Clearance and Demolition	1311-D-02	Demolition of Blighter Structures
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 1311--01-03 / Multi-housing acquisition

**Grantee Activity Number:** 1311-E2-03  
**Activity Title:** Multi-Housing Acquisition and Rehab/Redev.

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 1311--01-03

**Projected Start Date:**  
 06/15/2011

**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:**

Completed

**Project Title:**

Multi-housing acquisition

**Projected End Date:**

06/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,195,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,195,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments	Total
# of Multifamily Units	95
# of Housing Units	95
# of Elevated Structures	13
# of Substantially Rehabilitated Units	13
Activity funds eligible for DREF (Ike Only)	
#Sites re-used	13
#Units with bus/rail access	13
#Low flow showerheads	13
#Units with solar panels	13
#Dishwashers replaced	13
#Clothes washers replaced	13



#Refrigerators replaced	13
#Light Fixtures (indoors) replaced	13
#Replaced hot water heaters	13
#Replaced thermostats	13
#Efficient AC added/replaced	13
#High efficiency heating plants	13
#Additional Attic/Roof Insulation	13
# of Properties	1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Gorman & Compnay, Inc

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Gorman & Compnay, Inc	For Profit	\$ 2,195,000.00

**Location Description:**

This multi family project is located at 6738 N. 45th Ave Glenale AZ 85301. The apartment complex is called Norwood Village and was rename Ironwood Village.

**Activity Description:**

This activity involves the purchase of a an exisitng foeclosed 115 unit apartment complex from Fannie Mae for affordable residential housing. The complex is comprised of two unit which will be rennovated and rehabilitated to current IBC code standards. The untis will also be proved with LEED Gold standard energy efficieny upgrades. Finally the 1 & 2 bedroom units will be combined to provide 3 bedroom units for larger families. Once the conversion is completed there will be a total of 95 affordable 2 & 3 bedrrom units. The project was purchased in February 2012 and renovation began in january 2013. Construction for Phase I was completed in December 2013. Phase II started in January 2014 and completion of is explected in August 2014. The remaining 82 units have been assisted with funds provided by the State of Arizona through their NSP program and will be reported through their NSP Action Plan. by the state of

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**Project # / Title: 1311-04-Admin / Administration**

**Grantee Activity Number: 1311-04-Admin**  
**Activity Title: Adminstration**

**Activitiy Type:**

**Activity Status:**



Administration

**Project Number:**

1311-04-Admin

**Projected Start Date:**

03/28/2011

**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

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/28/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 107,688.95

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 107,688.95

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

City of Glendale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Glendale2

**Organization Type**

Local Government

**Proposed Budget**

\$ 107,688.95

**Location Description:**

The City of Glendale Community Revitalization staff will administer this program.

**Activity Description:**

The activity supports the administration, monitoring and oversight of the programs and projects 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 Glendale Code enforcement Department.



The expected benefits to income qualified families or an individual is quality housing and homeownership and stable neighborhoods. It is anticipated that some projects initiated under this section will provide housing for families or individuals earning at or below 50% of AMI.

**Project # / Title: 1311-B1-01 / Acquisition-General**

**Grantee Activity Number: 1311-B1-01**  
**Activity Title: Acquisition and Rehabilitation**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 1311-B1-01

**Projected Start Date:**  
 05/21/2011

**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:**  
 Acquisition-General

**Projected End Date:**  
 05/21/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,296,540.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,296,540.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	11	4	3	63.64
<b># of Households</b>	11	4	3	63.64

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	11
<b># of Housing Units</b>	11
<b># of Elevated Structures</b>	
<b># of Substantially Rehabilitated Units</b>	
<b># ELI Households (0-30% AMI)</b>	

**Activity funds eligible for DREF (Ike Only)**

#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	11
#Low flow toilets	11
#Units with solar panels	
#Dishwashers replaced	11
#Clothes washers replaced	
#Refrigerators replaced	11
#Light fixtures (outdoors) replaced	11
#Light Fixtures (indoors) replaced	11
#Replaced hot water heaters	11
#Replaced thermostats	11
#Efficient AC added/replaced	11
#High efficiency heating plants	
#Additional Attic/Roof Insulation	10
#Energy Star Replacement Windows	11
# of Properties	11

**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	Organization Type	Proposed Budget
Habitat for Humanity Central Arizona	Non-Profit	\$ 2,296,540.00

**Location Description:**

The location for this project target area is in the 85301 85302, and 85303 zip codes. When NSP 3 was released the plan only targeted the 85301 zip code because it was an area which had the highest number of foreclosures in our community. However, as the real estate market improved and foreclosed properties became harder to acquire, HUD approved in February 2013 the expansion of the target area to include zip codes 85302 and 85303.

**Activity Description:**

The funds will be used to fund acquisition and redevelopment of approximately 10 single family foreclosed residential properties using Habitat for Humanity Central Arizona a key non-profit partner selected through a RFP process. The properties will be completely renovated and sold to families/individuals at or below 120% of local AMI. To date ten houses have been purchased and have been sold or are eligible for sale. In March of 2014 we meet the NSP 3 expenditure of 100% of our grant allocation. The program continues to operate off of program income generated through the sale of these renovated properties.



**Project # / Title: 1311-d-02 / Clearance and Demolition**

**Grantee Activity Number: 1311-D-02**  
**Activity Title: Demolition of Blighter Structures**

**Activity Type:**

Clearance and Demolition

**Project Number:**

1311-d-02

**Projected Start Date:**

05/23/2011

**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 (Census)

**Activity Status:**

Under Way

**Project Title:**

Clearance and Demolition

**Projected End Date:**

05/23/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 180,148.05

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 180,148.05

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

10

# of Housing Units

10

Activity funds eligible for DREF (Ike Only)

# of Non-business Organizations benefitting

# of Businesses

# of public facilities

# of buildings (non-residential)

1

# of Properties

10

<b>LMI%:</b>	37.45
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**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Glendale2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Glendale2	Local Government	\$ 180,148.05

**Location Description:**

This program has targeted blighted and dilapated structures in the 85301, 85302, 85303 zip codes. The target area was the hardest hit by the economic down turn and real estate foreclosure crisis.

**Activity Description:**

The is activity will be used to demolish 10 qualifying blighted structures as part of this program for future redevelopment. During this quarter we have completed two demolitions.

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**Action Plan Comments:**

- Reviewer - AP approved. RFP process completed, City updated responsible organization data in preparation for a draw.
- Reviewer - AP approved. Please confirm the address of 1311--01-03/Multi-Facility. QPR states 47th Ave South of Glendale, North of Octillo.
- Reviewer - AP reviewed and approved.
- Reviewer - 1/17/14 The NSP3 target areas should be described in detail in the section "Distribution and Uses of Funds" including the NSP3 mapping tool neighborhood ID numbers.
- Reviewer - 7/17/14 Marilee Hansen: Plan rejected for grantee to adjust proposed budgets to match up with activity budget.
- Reviewer - 7/24/14 Marilee Hansen: Plan approved to allow grantee to submit QPR on time but must be revised after QPR is approved.
- Reviewer - MH- plan rejected to allow grantee to make changes noted under activity comments.
- Reviewer - 8/25/15 Marilee Hansen: Plan approved with comments. One activity does not have the proposed budget. This may be a DRGR issue with translating into PDF format. Investigating.



## Action Plan History

Version	Date
B-11-MN-04-0503 AP#1	06/24/2011
B-11-MN-04-0503 AP#2	03/26/2012
B-11-MN-04-0503 AP#3	01/29/2013
B-11-MN-04-0503 AP#4	01/29/2013
B-11-MN-04-0503 AP#5	01/17/2014
B-11-MN-04-0503 AP#6	04/28/2014
B-11-MN-04-0503 AP#7	07/24/2014
B-11-MN-04-0503 AP#8	10/25/2014
B-11-MN-04-0503 AP#9	08/25/2015
B-11-MN-04-0503 AP#10	08/31/2017

