

Grantee: Glendale, AZ

Grant: B-08-MN-04-0503

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-04-0503

Grantee Name:

Glendale, AZ

Grant Amount:

\$6,184,112.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$1,873,913.02

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$6,184,112.00

\$6,184,112.00

\$15,936.49

\$1,889,849.51

\$8,588.35

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$927,616.80	\$0.00
Limit on Admin/Planning	\$618,411.20	\$8,588.35
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,546,028.00	\$2,887,375.00

Overall Progress Narrative:

Neighborhood Stabilization Program: Allocation \$6,184,112

NSP-1310-001

Acquisition, (Demolition), Rehabilitation/Redevelopment, Resale: \$2,400,000

· Our NSP partners in this category are Chicanos Por La Causa (CPLC) for \$1.2 million and Habitat for Humanity for \$600,000. They are both currently under contract. We will also utilize \$600,000 internally for our staff to rehabilitate and resell some houses, using our non-profit partners as a holding company. They are actively identifying properties and have made offers on over 100 properties, with limited success. As of April 27, 2010 Habitat for Humanity has 3 properties in escrow.

· The existing competition for obtaining foreclosed homes is extremely intense. Our non profits are working with Bank of America, Fannie Mae, and most recently Wells Fargo, to access the REO properties through their First Look Program. We have streamlined our environmental clearance to 5 days to assist our partners to expedite the funding of the projects.

· We also modified our target acquisition, allowing the private market to absorb as many homes as possible while we also look at substandard dilapidated properties that can be demolished and replaced. These changes will allow us to reach our goals of encumbering all these funds by June or July of 2010.

NSP-1310-002

Financial Mechanisms: \$278,326 (through the public process, we amended our amendment and reallocated \$1,287,375 from financial mechanisms to Senior Housing development)

· There were two customers approved to purchase houses, with one withdrawing from the program. We are actively seeking other buyers. Target date May 2010 (three were moved to the ADDI program).

· We are moving forward with providing mortgage financing through Phoenix NHS for two or three customers, with an encumbrance of up to \$278,326 by July 2010. If we are not successful, we will reallocate the funding to acquisition rehabilitation resale.

NSP-1310-003

Senior Housing Developments: \$2,887,375 (helps meet our 25% very-low-mod, we are currently at 46% very-low mod)

- Native American Connections, \$1,600,000: Review of development agreement completed, waiting for Environmental Review Process, Request for Release of Funds from HUD in order to sign contract. Release date is May 6, 2007, with contract obligation targeted for May, 7, 2010. Actual purchase of property will take place before May 30th, 2010.
- National Farm Workers Service Center, \$1,287,375: Contract was signed March 29th 2010 and the property purchased April 9, 2010. We recorded and expenditure of \$882,921 and drew down the funds in DRGR on April 19, 2010.

NSP-1311-004

NSP Administration: \$614,200

- Continue to carry out pre-development work such as environmental review, outreach, advertising, etc, to help expedite projects and programs.
- Continue to provide training to employees to help us meet the programs oversight requirements and meet goals and objectives.
- We plan to reallocate \$300,000 of these funds towards additional acquisition rehabilitation and resale activity. Our plan is that any funding not allocated or obligated to existing projects will be used to purchase and/or rehabilitate additional properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1310-001 NSP B, Acquisition/Purchase and Rehabilitation	\$0.00	\$2,400,000.00	\$0.00
1310-002 NSP A, Financing Mechanicism	\$0.00	\$278,326.00	\$0.00
1310-003 NSP A, Acquisiton/Purchase and Rehabilitation	\$0.00	\$2,887,375.00	\$0.00
1310-004 NSP F, Adminstration and Planning Costs	\$0.00	\$618,411.00	\$15,936.49
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	NSP-1310-003
Activity Title:	Senior and Special Need Rental Housing

Activity Category:

Acquisition - general

Project Number:

1310-003 NSP A

Projected Start Date:

05/20/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

10/23/2010

Responsible Organization:

City of Glendale

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,287,375.00
Total CDBG Program Funds Budgeted	N/A	\$1,287,375.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,287,375.00	\$1,287,375.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Glendale will use approximately \$1,287,375 of NSP funds to acquire and develop up to 42 one bedroom and 1 two bedroom single garden style apartment of multi-family rental housing. The funds will be used to acquire the land for the project, pay for acquisition cost, project design, and land holding costs, and off-site improvements.

Location Description:

The property is located at 5619 North 67th Avenue.

Activity Progress Narrative:
Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activitiy Category:

Administration

Activity Status:

Planned

Project Number:

1310-004 NSP F

Project Title:

Adminstration and Planning Costs

Projected Start Date:

03/23/2009

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

City of Glendale

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$618,411.00
Total CDBG Program Funds Budgeted	N/A	\$618,411.00
Program Funds Drawdown	\$0.00	\$15,936.49
Obligated CDBG DR Funds	\$586,538.02	\$602,474.51
Expended CDBG DR Funds	\$0.00	\$8,588.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will 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.

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 Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
