

**Grantee: Glendale, AZ**

**Grant: B-08-MN-04-0503**

**January 1, 2012 thru March 31, 2012 Performance Report**

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**Grant Number:**

B-08-MN-04-0503

**Obligation Date:****Award Date:****Grantee Name:**

Glendale, AZ

**Contract End Date:**

03/23/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$6,184,112.00

**Grant Status:**

Active

**QPR Contact:**

Mona Francis

**Estimated PI/RL Funds:**

\$621,465.32

**Total Budget:**

\$6,805,577.32

## Disasters:

### Declaration Number

No Disasters Found

## 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](http://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 &ndash 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 &ndash 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 &ndash NSP Council Communication &ndash Substantial Amendment Approval  
December 1, 2008Monday  
NSP Application DEADLINE

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,184,112.00
<b>Total Budget</b>	\$0.00	\$6,184,112.00
<b>Total Obligated</b>	\$0.00	\$6,184,112.00
<b>Total Funds Drawdown</b>	\$0.00	\$4,768,980.54
<b>Program Funds Drawdown</b>	\$0.00	\$4,441,234.61
<b>Program Income Drawdown</b>	\$0.00	\$327,745.93
<b>Program Income Received</b>	\$0.00	\$621,465.32
<b>Total Funds Expended</b>	\$0.00	\$4,748,483.47
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$144,965.81
Limit on State Admin	\$0.00	\$144,965.81

## 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:

Thru partnership with non-profits the projects listed above are moving forward. Foreclosed properties have been purchased and rehabilitated and are in the process of being sold to eligible clients.

## 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	\$3,000,000.00	\$2,556,644.30
1310-002 NSP A, Financing Mechanicisim	\$0.00	\$0.00	\$0.00
1310-002 NSP A, Financing Mechanism	\$0.00	\$0.00	\$0.00
1310-003 NSP A, Acquisiton/Purchase and Rehabilitation	\$0.00	\$2,887,375.00	\$1,739,624.50
1310-004 NSP F, Administration and Planning Costs	\$0.00	\$296,737.00	\$144,965.81
1310-004 NSP F, Adminstration and Planning Costs	\$0.00	\$296,737.00	\$144,965.81



## Activities

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

**Activity Category:**

Acquisition - general

**Project Number:**

1310-001 NSP B

**Projected Start Date:**

05/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Purchase and Rehabilitation

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Glendale

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2012**

N/A

**To Date**

\$1,200,000.00

**Total Budget**

\$0.00

\$1,200,000.00

**Total Obligated**

\$0.00

\$1,200,000.00

**Total Funds Drawdown**

\$0.00

\$1,143,776.21

**Program Funds Drawdown**

\$0.00

\$962,129.42

**Program Income Drawdown**

\$0.00

\$181,646.79

**Program Income Received**

\$0.00

\$223,177.76

**Total Funds Expended**

\$0.00

\$1,143,776.21

City of Glendale

\$0.00

\$1,143,776.21

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

All properties have been purchased are currently under contract for Rehabilitation.

### Location Description:

7317 N. 69th Ave.  
6942 N 74th Avenue  
8824 N. 65th Ave.  
6832 w. Citrus Way  
8566 N. 63rd drive  
7051 W. Gardenia  
7401 W. rancho Drive  
6912 W. 72nd Drive  
5524 N. 67th Drive  
7219 N. 73rd. drive

### Activity Progress Narrative:



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	20/10
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/10
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	30/10
# of Singlefamily Units	0	30/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	2/0	6/0	100.00
# Owner Households	0	0	0	4/0	2/0	6/0	100.00

## 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	

<b>Grantee Activity Number:</b>	<b>NSP-1310-001habitat</b>
<b>Activity Title:</b>	<b>Habitat Foreclosed Property Acquisition/Rehab</b>

**Activity Category:**

Acquisition - general

**Project Number:**

1310-001 NSP B

**Projected Start Date:**

05/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Purchase and Rehabilitation

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Glendale

**Overall**
**Total Projected Budget from All Sources**
**Jan 1 thru Mar 31, 2012**

N/A

**To Date**

\$1,800,000.00

**Total Budget**

\$0.00

\$1,800,000.00

**Total Obligated**

\$0.00

\$1,800,000.00

**Total Funds Drawdown**

\$0.00

\$1,740,614.02

**Program Funds Drawdown**

\$0.00

\$1,594,514.88

**Program Income Drawdown**

\$0.00

\$146,099.14

**Program Income Received**

\$0.00

\$336,144.59

**Total Funds Expended**

\$0.00

\$1,737,609.33

City of Glendale

\$0.00

\$1,283,328.10

City of Glendale

\$0.00

\$454,281.23

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

All properties have been purchased and currently under rehabilitation.

**Location Description:**

6036 w. Rose Lane 5411 N. 79th Ave  
 6112 W. Palmaria 4509 West Carpm Street  
 8921 n. 56th Ave. 7364 West Vermont Ave.  
 4913 W. Mclellan 6732 North 73rd Ave.  
 6320 West Delmonic Lane 6961 West Solano Drive North  
 5612 Northview 6444 West Lawrence Lane  
 6425 W. Missouri Ave.  
 6207 w. Cavaleir dr.  
 4570 W. Onyx Ave.  
 7501 n. 61st Ave.  
 7579 N. oregon Ave.  
 6619 W. Mountainview  
 4926 West Citrus Way

**Activity Progress Narrative:**

All properties are being sold to eligible clients under this program.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	60/19
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	26	52/0
Total acquisition compensation to	0	39/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	26	99/19
# of Singlefamily Units	26	99/19

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	25	26	19/0	40/0	59/0	100.00
# Owner Households	1	25	26	19/0	40/0	59/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Housing Urban Developent	\$0.00
Total Other Funding Sources	\$0.00