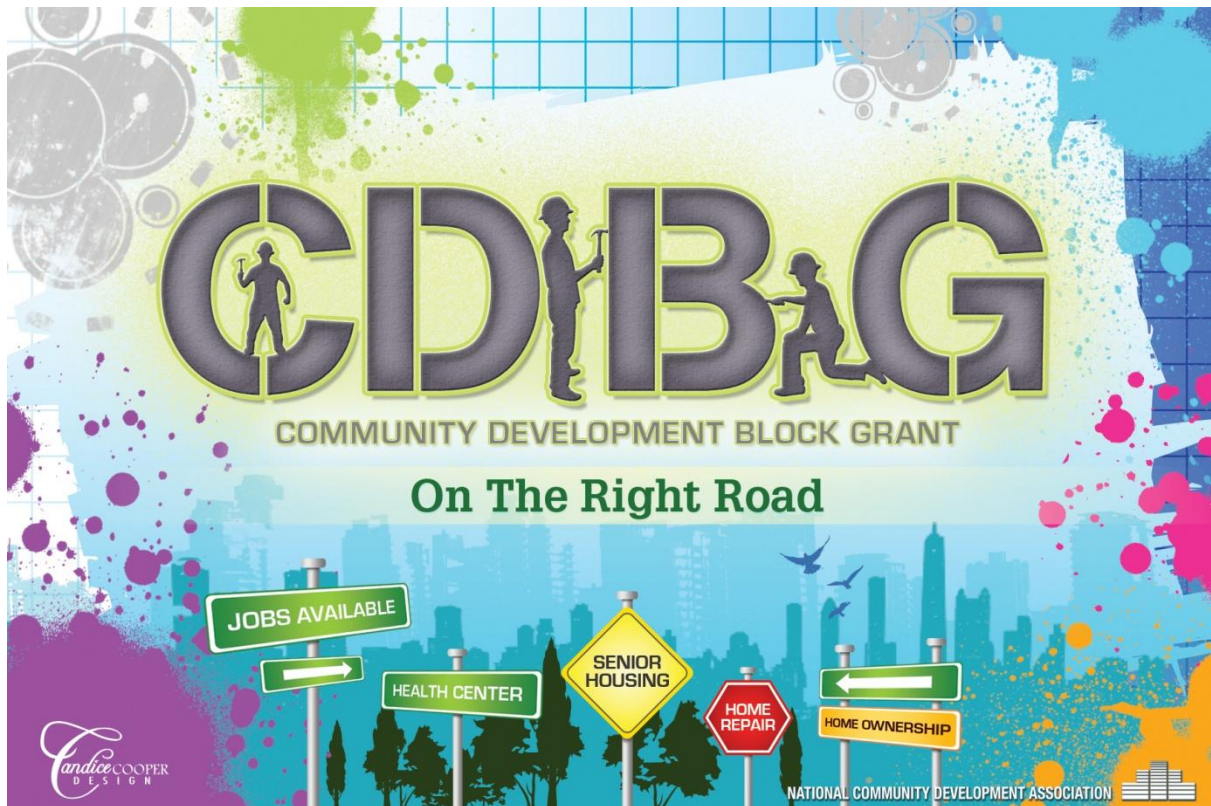


City of Glendale

Neighborhood Stabilization Program (NSP) III Substantial Amendment

Annual Action Plan FY 2010-2011



**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier
			3. DATE RECEIVED BY STATE	State Application Identifier
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION				
Legal Name: City of Glendale, Arizona		Organizational Unit: Department: Community Partnerships		
Organizational DUNS: 077523579		Division: Community Revitalization		
Address: Street: 6829 North 58 Drive, Suite 104 City: Glendale County: Maricopa State: Arizona Country:		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr. First Name: Gilbert Middle Name: Last Name: Lopez Suffix:		
Zip Code: 85301		Email: glopez@glendaleaz.com		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 8 6 - 6 0 0 0 2 4 7		Phone Number (give area code) (623) 930-3670		Fax Number (give area code) (623) 435-8594
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Labor Management Cooperation Program 1 4 - 2 1 8		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development (HUD)		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Glendale, Arizona		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: City of Glendale, Arizona, Neighborhood Stabilization Program III Substantial Amendment		
13. PROPOSED PROJECT Start Date: May 1, 2011 Ending Date: 7/30/2013		14. CONGRESSIONAL DISTRICTS OF: a. Applicant AZ-02 & AZ-04 b. Project AZ-02 & AZ-04		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 3,718,377 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant	\$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
e. Other	\$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income	\$ ⁰⁰			
g. TOTAL	\$ 3,718,377 ⁰⁰			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix Mr.	First Name Horatio	Middle Name		
Last Name Skeete		Suffix		
b. Title Assistant City Manager		c. Telephone Number (give area code) (623) 930-2870		
d. Signature of Authorized Representative <i>Horatio Skeete</i>		e. Date Signed 2-23-11		

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information for Glendale, Arizona	
Name (Last, First)	Lopez, Gilbert
Email Address	glopez@glendaleaz.com
Phone Number	623-930-3670
Mailing Address	City of Glendale Community Revitalization Division 6829 N. 58 th Drive, Suite 104 Glendale, AZ 85301

2. Areas of Greatest Need

Map Submission

The map data generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

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 from our Annual Action Plan, and our Five-Year Neighborhood Revitalization Strategy. Glendale's Annual Action Plan, the Strategic Housing Study, along with the original NSP Substantial Amendment to our FY2008-09 Annual Action Plan, and now this NSP 3 Substantial Amendment to our FY2010-11 Annual Action Plan are available on our website at www.glendaleaz.com for public review and comment.

We utilized a variety of data to identify need, which includes Code Compliance data on vacant homes, and subscription service, NetValueCentral, that provides accurate real time data on foreclosures in targeted areas. This information was combined with the HUD User mapping system data to verify that the areas under consideration have an NSP 3 needs score above the minimum threshold of 17. The areas selected also have a high level of established local community support, verified by our Neighborhood Partnerships Office.

Supporting data is attached and part of this submittal.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

As stated above, the original NSP program data along with relevant information from our other federal programs, such as HOME and CDBG, combined with our ongoing dialogue with neighborhood groups, provided valuable information on need and local support. The distribution of funds is based on community need as identified by our public process, our recent, strategic housing study, and input from community leaders. This information was weighed against the regulatory requirements and follows our original NSP application funding distribution design.

In originally determining the population with the greatest needs categories, staff used formula data and risk scores, which were created by HUD to determine the original 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.

In the original NSP application, 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 which were identified as having the greatest need, containing available foreclosed properties, and where NSP targeting would produce the highest impact.

Staff reviewed and updated the information originally used and took into consideration other Glendale initiatives that also provide targeted resources in selecting specific target areas. The Glendale Centerline is a comprehensive plan that incorporates a variety of resources to continue the revitalization of the Glendale Avenue corridor within our downtown. This corridor also incorporates our redevelopment area, along with the City Center Master Plan.

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.

Four neighborhoods were selected to target NSP 3 funding that along with other resources and local community support will, yield the greatest positive impact. These are The Heart of Glendale, East Catlin Court, Orchard Glen, and Cavalier Dale (see attached maps). The Demolition of Blighted Structures and the Multi-Housing Acquisition and Rehabilitation/Redevelopment activities will be carried out in the proximity of the Centerline area, North and South of Glendale Avenue, within the 85301 zip code and/or within the areas targeted by the mapping system.

These areas are likely to continue to face a rise in the rate of foreclosures without intervention and prevention measures, but on the positive side, have seen some improvement because of grass roots community support and additional resources.

Supporting data is attached as part of this amendment.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	<p>A structure is blighted when it exhibits objectively determinable signs 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:</p> <ul style="list-style-type: none"> • 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: <p>"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:</p> <ul style="list-style-type: none"> (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	<p>Affordable rents will be defined according to our current Home Investment Partnerships Program requirements in conjunction with Section 8 rules and regulations. The HOME program requirements are being utilized as a minimum standard (safe harbor). These units will be used to provide affordable housing to people at or below 50% of area median income.</p>

Descriptions

Term	Definition
Long-Term Affordability	<p>Housing assisted with NSP 3 funds will have a promissory note and deed of trust filed with the county recorder's office that spells out the terms of the investment. The lien ensures the period of affordability and will allow the City to recover its investment in the event that the property transfers to a new owner within the designated time period. The affordability period utilized by HOME program is being applied as a minimum standard.</p>
Housing Rehabilitation Standards	<p>The City has adopted the International Building Codes and other related codes and ordinances. As a member of the Maricopa HOME Consortium, the City of Glendale also helped develop, and adopted the Consortium's Housing Rehabilitation Standards. As with our current housing rehabilitation programs, structures acquired and rehabilitated as part of the Neighborhood Stabilization</p>

	Program will meet or exceed the minimum standards called for by these codes. These include energy efficiency standards, such as the energy star requirements.
Vicinity Hiring	The City of Glendale will carry out vicinity hiring to the greatest extent feasible. The City has created a working group within the Community Partnerships Department to increase the effectiveness of Section three across all programs administered by the department. <u>This same group will be tasked with ensuring that Vicinity Hiring is implemented and applied to the target areas as required by NSP 3.</u> This group includes staff from Community Housing, Neighborhood Partnerships, and Community Revitalization Division. Neighborhood hiring priorities will be followed by collaborating with local contractors and businesses. As with Section 3, outreach to our Public Housing and Section 8 residents along with publicity by flier or news media in highest need neighborhoods will be used.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.
Response: Total low-income set-aside percentage (must be no less than 25 percent): 48% Total funds set aside for low-income individuals = \$1,800,000.00

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.
Response: Because this group continues to face particularly difficult challenges in securing financing in this tight credit market, multi-housing rental (activity 3) and/or housing with a rent-to-own component (activity 1) will be pursued to meet this mandatory benchmark. This approach was the most successful when compared to alternatives, such as deep subsidy purchase alternatives pursued by other municipalities. As required these projects will have safeguards built into development agreements, deeds of trust and liens securing the periods of affordability, per the HOME program, and the investment of NSP 3 funds. These projects will be tracked for compliance and reporting purposes.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	We intend to demolish <u>vacant</u> substandard, blighted units only,
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	and not trigger URA.
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	Any units (possibly 10) demolished will be vacant, substandard, and blighted. The goal is to rebuild housing for NSP 3 qualifying citizens.
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	Under activity 2, we have allocated up to \$250,000 for the demolition of Vacant, blighted, non-repairable properties that will not trigger the Uniform Relocation Act.
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	As part of our 25% low income targeting, We estimate 40 multi housing units, will be available as rental or single family homeownership.

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.	
Response: The City processed the NSP 3 Substantial Amendment as required by regulation and is soliciting comment during the 15 day public comment period. However we did receive several positive comments prior to the beginning of the public comment period. These comments - along with the need in our community – support the City of Glendale’s application for NSP 3 funding. The following steps were utilized in the public notification and input process:	
Neighborhood Stabilization 3 Program Public Process Calendar	
December 16, 2010	CDAC Meeting NSP 3 Application Information (Consensual Approval to apply granted in September 23, 2010)
December 23, 2010	Public Notice (P/N) for 15 Day Public Comment Period for NSP 3 Draft Plan in The Glendale Star
December 30, 2010	Public Notice (P/N) for 15 Day Public Comment Period for NSP 3 Draft Plan in The Glendale Star
January	NSP 3 Draft Plan Displayed in Five Glendale Locations:

7, 2011	<p style="text-align: center;"><u>PUBLIC COMMENTS</u></p> <p>Copies of the proposed amendment will be available for review from <u>Friday, January 7, 2011, through Monday, January 24, 2011</u>, at the following city locations (city department office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday):</p> <ol style="list-style-type: none"> 1. Reference desk of the Glendale Main Public Library, 5959 W. Brown Street 2. Reference desk of the Velma Teague Branch Library, 7010 North 58th Avenue 3. Reference desk of the Foothills Branch Library, 19055 N. 57th Avenue 4. Community Revitalization Division, 6829 N. 58th Drive, Suite 104 5. Glendale Community Housing Administrative Office, 6842 N. 61st Avenue <p>The NSP 3 Substantial Amendment to the FY 2010-2014 Consolidated Plan and FY2010-2011 Annual Action Plan can be reviewed online at the City of Glendale website as follows: http://www.glendaleaz.com/CommunityPartnerships/PlansandAssessments.cfm and click on <u>Fiscal Year 2010-2011 NSP Substantial Amendment to the Consolidated Plan and Annual Action Plan</u> under the heading Annual Action Plan (AAP) and Consolidated Plan (Con-Plan).</p>
January 7, 2011	Day 1 – Public Comment Period Begins for NSP 3 Application
January 19, 2011	CDAC Meeting, NSP 3 Public Hearing
January 24, 2011	Day 15- Public Comment Period Ends for NSP 3 Application
February 22, 2011	City Council Evening Meeting – NSP 3 Council Communication – Substantial Amendment Approval
March 1, 2011	NSP Application DEADLINE

Summary of Public Comments Received.

The City did not receive any public comment during the public hearings, on the website, by mail, or verbally, during the 15 day mandatory public comment period. The Community Development Advisory Committee members provided positive comments as part of the process.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).)

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Foreclosed Property Acquisition and Rehabilitation Program
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	The activities under NSP 3 are acquisition, disposition, clearance and demolition, homeownership assistance, construction of housing, residential rehabilitation, acquisition rehabilitation, and resale.
National Objective	(LMC) The activities described will meet the LMMH and LMMC (required counseling) national objectives under NSP. The LMMA objective will be met when providing acquisition and demolition activities. These are as defined under the NSP Notice or CDBG if not covered.
Activity Description	<p>It is our intent to acquire underperforming, blighted, <u>unoccupied</u> 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. This will help stabilize neighborhoods by addressing blighting conditions and substandard housing.</p> <p>It is our intent to fund the acquisition and redevelopment activity 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. Applicable loans will, at a minimum, follow FHA underwriting guidelines or established City of Glendale Finance and Loan Standards. Interest rates will be at or below market, with individuals applying for assistance being reviewed by our internal finance review team, using established criteria to set interest rates, loan amounts, and terms. For example, one our partners Neighborhood Housing Services of Phoenix (NHS), is currently providing a first mortgage with a fixed interest rate of 5%.</p>

	<p>Established periods of affordability, per the HOME program, and recapture or resale provisions will ensure long term affordability.</p> <p>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 3.</p> <p>Section 3 and Vicinity hiring, to the maximum extent feasible, will be implemented as stated under descriptions.</p>
<p>Location Description</p>	<p>Glendale recently completed a comprehensive Strategic Housing Study that identifies where target properties are located by census tract. We also would target neighborhoods within our downtown redevelopment area that have community support. The specific zip codes are 85301, 85302, and 85303. These zip codes are supported by the HUD data used in creating the formula allocations, and foreclosure data from Arizona Central and the Arizona Multiple Listing Service. Additional local data will be combined with HUD supplied risk score, number of subprime loans, and other data to further target funding.</p> <p>In the original NSP application, 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 which were identified as having the greatest need, containing available foreclosed properties, and where NSP targeting would produce the highest impact.</p> <p>Staff reviewed and updated the information originally used and took into consideration other Glendale initiatives that also provide additional resources, in selecting specific target areas. The Glendale Centerline is a comprehensive plan that incorporates a variety of resources to continue the revitalization of the Glendale Avenue corridor within our downtown. This corridor also incorporates our redevelopment area, along with the City Center Master Plan.</p> <p>Other information gathered from NetValueCentral, 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.</p> <p>Four neighborhoods were selected to target NSP 3 funding that along with other resources and local community support will, yield the greatest impact. These are called the Heart of Glendale, East Catlin Court, Orchard Glen, and</p>

	<p>Cavalier Dale. These are supported by the NSP 3 mapping tool.</p> <p>These areas are likely to continue to face a rise in the rate of foreclosures without intervention and prevention measures, but on the positive side, have seen some improvement because of grass roots community support and additional resources.</p> <p>Supporting data is attached as part of this amendment.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,296,540.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$1,296,540.00	
Performance Measures	<p>Goal: Remove/rehabilitate blighting influences and vacant structures caused by foreclosures</p> <p>Output/Measures: The target under this category is approximately <u>15</u> homes purchased, rehabilitated, and resold.</p> <p>Outcome: Stabilize and Improve Neighborhoods</p>	
Projected Start Date	<p>A Request for Proposal (RFP) or other approved procurement process will be utilized to find the best projects and partners. This effort will be initiated as soon as allowable under the regulations. We anticipate award of contract and actual implementation to begin soon after May 1, 2011. The projected start day is contingent upon when funds are received and the completion of Environmental Review.</p>	
Projected End Date	<p>All activity will continue through the commitment deadline and continue to be reinvested into NSP 3 activities or as allowed by NSP 3 regulations. The current anticipated end date is March 31, 2013. But if applicable, we intend to apply to HUD for a waiver to continue the use of the funding to address community needs as allowed by regulation.</p>	
Responsible Organization	Name	City of Glendale, Community Partnerships Department
	Location	6829 N. 58th Drive, Suite 104 Glendale, AZ 85301
	Administrator Contact Info	Gilbert Lopez, Revitalization Administrator , 623-930-3670 glopez@glendaleaz.com

Activity Number 2	
Activity Name	Demolition of Blighted Structures
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input checked="" type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment

CDBG Activity or Activities	Demolition	
National Objective	Slum and Blight (SB)/ Low Mod Area (LMA)	
Activity Description	Demolitions: We anticipate demolishing <u>10</u> qualifying blighted structures as part of this program for future redevelopment. These will be vacant, non-repairable and deteriorated structures meeting the definition of blight. This will help neighborhoods by removing blighting influences and providing vacant lots for quality housing redevelopment, as described in activity 1.	
Location Description	<p>Glendale comprehensive Strategic Housing Study identifies where target properties are located by census tract. We will target neighborhoods within our downtown redevelopment and Centerline area that have community support. The specific zip code is 85301. These zip codes are supported by the HUD data used in creating the formula allocations, and foreclosure data from Arizona Central and the Arizona Multiple Listing Service. Additional local data will be combined with HUD supplied risk score, number of subprime loans, and other data to further target funding.</p> <p>Under our original NSP application, 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.</p> <p>The four neighborhoods identified using the NSP 3 mapping system will be looked at first for potential demolitions.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$250,000.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$250,000.00	
Performance Measures	<p>Goal: Remove blighting influences and vacant structures</p> <p>Output/Measures: Demolish 10 unoccupied blighted structures in designated target areas.</p> <p>Outcome: Stabilize and Improve Neighborhoods</p>	
Projected Start Date	A Request for Proposal (RFP) or other approved procurement process will be utilized to find the best projects and partners. This effort will be initiated as soon as allowable under the regulations. We anticipate award of contract and actual implementation to begin soon after May 1, 2011. The projected start date is contingent upon when funds are received and the completion of Environmental Review.	
Projected End Date	All activity will continue through the commitment deadline and continue to be reinvested into NSP 3 activities or as allowed by regulation. The current	

	anticipated end date is July 30, 2013.	
Responsible Organization	Name	City of Glendale, Community Partnerships Department
	Location	6829 N. 58 th Drive, Suite 104 Glendale, AZ 85301
	Administrator Contact Info	Gilbert Lopez, Revitalization Administrator , 623-930-3670 glopez@glendaleaz.com

Activity Number 3		
Activity Name	Multi-Housing Acquisition and Rehabilitation/Redevelopment	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	The activities under NSP 3 are acquisition, potential partial clearance and demolition to rehabilitate and/or redevelop multi-housing property(s).	
National Objective	The activities described will meet the LMA and LMC national objectives under NSP 3.	
Activity Description	<p>One area of greatest need includes quality affordable housing for families as identified by our Strategic Housing Study. It is anticipated that a minimum of <u>40</u> units of rental housing will be created through this partnership to acquire and redevelop foreclosed, underperforming and/or vacant, rental properties. This category will utilize over 25% of NSP funds required to serve those making 50% or less of area median income. A Request for Proposal (RFP) or other approved procurement process will be utilized to find the best projects and partners.</p> <p>The HOME program period of affordability will be utilized as a minimum standard, with longer terms being the target during project negotiations and award as part of the RFP process.</p> <p>Section 3 and Vicinity hiring, to the maximum extent feasible, will be implemented as stated under descriptions.</p>	
Location Description	Glendale recently completed a comprehensive Strategic Housing Study that identifies where target properties are located by census tract. We also would target neighborhoods within our Centerline Initiative, which includes the downtown redevelopment area, which also have community support. The specific zip code is 85301, but can include properties in close proximity as identified by the NSP 3 mapping tool. The zip code is supported by the HUD data used in creating the formula allocations for NSP. Specific areas within 85301 are identified by the NSP 3 mapping system and are attached.	
Budget	Source of Funding	Dollar Amount

	NSP3	\$1,800,000.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity		\$1,800,000.00
Performance Measures	<p>Goal: Remove blighting influences and rehabilitate and/or redevelop substandard housing.</p> <p>Output/Measures: It is anticipated that a minimum of <u>40</u> units of housing for families at 50% of below of area median will be created through this partnership to acquire and redevelop foreclosed vacant property or underperforming, existing rental properties. This category will utilize over 25% of NSP 3 funds that meet our target of providing families making 50% or less of area median income, with safe, decent, sanitary housing.</p> <p>Outcome: Stabilize and Improve Neighborhoods</p>	
Projected Start Date	<p>A Request for Proposal (RFP) or other approved procurement process will be utilized to find the best projects and partners. This effort will be initiated as soon as allowable under the regulations. We anticipate award of contract and actual implementation to begin soon after HUD provides and executes the grant contract. Anticipated date is May 1, 2011</p>	
Projected End Date	<p>All activity will continue through the commitment deadline and continue to be reinvested into NSP 3 activities or as allowed by NSP 3 regulations. The current anticipated end date is March 31, 2013.</p>	
Responsible Organization	Name	City of Glendale, Community Partnerships Department
	Location	6829 N. 58th Drive, Suite 104 Glendale, AZ 85301
	Administrator Contact Info	Gilbert Lopez, Revitalization Administrator , 623-930-3670 glopez@glendaleaz.com

Activity Number 4											
Activity Name	Neighborhood Stabilization Program 3 Administration and Pre-Award Costs.										
Use	<p>Select all that apply:</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td>Eligible Use A: Financing Mechanisms</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use B: Acquisition and Rehabilitation</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use C: Land Banking</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use D: Demolition</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use E: Redevelopment</td> </tr> </table>	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation	<input type="checkbox"/>	Eligible Use C: Land Banking	<input type="checkbox"/>	Eligible Use D: Demolition	<input type="checkbox"/>	Eligible Use E: Redevelopment
<input type="checkbox"/>	Eligible Use A: Financing Mechanisms										
<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation										
<input type="checkbox"/>	Eligible Use C: Land Banking										
<input type="checkbox"/>	Eligible Use D: Demolition										
<input type="checkbox"/>	Eligible Use E: Redevelopment										
CDBG Activity or Activities	<p>The activities under NSP 3 are General Program and NSP 3 Administration, Public Information, Planning, Pre-award Costs, and administration costs for the following activities under NSP 3 which include, but are not limited to, acquisition, clearance and demolition, homeownership assistance, construction of housing, residential rehabilitation, and acquisition rehabilitation.</p>										

National Objective	The administrative and pre-award costs will support activities that will meet the LMMH and LMMC (required counseling) national objectives under NSP 3. The LMMH objective will be met when providing acquisition and demolition activities. These are as defined under the NSP 3 Notice or under CDBG if not covered.	
Activity Description	<p>This activity supports the administration, monitoring and oversight of 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 the Glendale's Code Enforcement Department.</p> <p>The expected benefit to income qualified families or an individual is quality housing and homeownership and stable neighborhoods.</p> <p>It is anticipated that some projects initiated under this section will provide housing to families or individuals earning at or below 50% of AMI.</p>	
Location Description	<p>Glendale recently completed a comprehensive Strategic Housing Study that identifies where target properties are located by census tract. We also would target neighborhoods within our downtown redevelopment area that have community support. The specific zip codes are 85301, 85302, and 85303. These zip codes are supported by the HUD data used in creating the formula allocations.</p> <p>Within 85301, four neighborhoods were selected to target NSP 3 funding, that along with other resources and local community support will, yield the greatest neighborhood housing impact. These are called the Heart of Glendale, East Catlin Court, Orchard Glen, and Cavalier Dale. These are supported by the NSP 3 mapping tool.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$371,837.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$371,837.00	
Performance Measures	<p>Goal: Properly Administer NSP 3</p> <p>Output/Measures: It is anticipated that the City of Glendale, Arizona will meet or exceed its goals and objectives identified in each activity funded under the NSP 3, and utilize less than the 10% allowed for administration.</p> <p>Outcome: Stabilize and Improve Neighborhoods</p>	
Projected Start Date	The City of Glendale, Arizona was notified by HUD through e-mail and officially by mail to the Mayor, that NSP 3 funding had been allocated to the City to address the effects of foreclosed and abandoned properties. The letter also provided the application deadline date, being March 1, 2011. It also referred to the Annual Action Plan Amendment process as the vehicle HUD had identified to apply for the funds and reiterated NSP 3's close relationship to the CDBG program and its regulations. Upon successful	

	<p>application, upfront costs to prepare and process the amendment, train staff, implement and administer the program, are eligible for reimbursement under the pre-award component of NSP 3. Staff had begun preliminary research into the Dodd-Frank Wall Street Reform Act of 2010 which created NSP.</p> <p>Pre-award, Environmental, and Administration costs are exempt activities under NEPA Environmental Review regulations for both NSP and CDBG.</p> <p>A Request for Proposal (RFP) or other approved procurement process will be utilized to find the best projects and partners. This effort will be initiated as soon as allowable under the regulations. We anticipate award of contract and actual implementation to begin soon after May, 2011. The projected start day is contingent upon when funds are received and the completion of Environmental Review.</p>	
Projected End Date	<p>All activity will continue through the commitment deadline and continue to be reinvested into NSP activities or as allowed by NSP regulations. The current anticipated end date is March 31, 2013, but if necessary, we intend to apply to HUD for a waiver to continue the use of the funding to address community needs as allowed by regulation.</p>	
Responsible Organization	Name	City of Glendale, Community Partnerships Department
	Location	6829 N. 58 th Drive, Suite 104 Glendale, AZ 85301
	Administrator Contact Info	Gilbert Lopez, Revitalization Administrator , 623-930-3670 glopez@glendaleaz.com

8. Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the

legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.



Signature/Authorized Official

2-23-11
Date

Assistant City Manager
Title

AFFIDAVIT OF PUBLICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

I, Carolyn Castillo of
THE GLENDALE STAR

A newspaper of general circulation published and printed in the city of Glendale, County of Maricopa, State of Arizona, do solemnly swear that a copy of the notice, in the matter of

PUBLIC NOTICE
Neighborhood Stabilization Program III
Substantial Amendment to the City of
Glendale's Fiscal Yr, 2010-2014 and
Fiscal Year 2010-2011 Community
Development Block Grant Annual Plan
City of Glendale

As per clipping attached, was published weekly in the regular and entire edition of the said newspaper, and not in any supplement hereof, for a period of 3 consecutive week(s), as follows, to-wit:

12/30/10
01/06/11
01/13/11

(s) Carolyn Castillo

Subscribed and sworn to before me, this 13th day of January (year) 2011.

(s) [Signature]
Notary Public

My commission expires:



Neighborhood ID: 9298797

NSP3 Planning Data

Grantee ID: 0401860E

Grantee State: AZ

Grantee Name: GLENDALE

Grantee Address: 6829 n 58th drive glendale az 85301

Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: area south of glendale ave

Date:2010-12-13 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19.88

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 13018

Neighborhood ID: 2400482

NSP3 Planning Data

Grantee ID: 0401860E,0401300C

Grantee State: AZ

Grantee Name: GLENDALE,MARICOPA COUNTY

Grantee Address: 6829 n 58th drive glendale az 85301

Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: area north of glendale az

Date:2010-12-13 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19.05

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 8954

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 80.36

Percent Persons Less than 80% AMI: 59.95

Neighborhood ID: 4361541

NSP3 Planning Data

Grantee ID: 0401860E

Grantee State: AZ

Grantee Name: GLENDALE

Grantee Address: 6829 n 58th drive glendale az 85301

Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: glendale to ocotillo 63rd to 67th

Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 523

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 93.4

Percent Persons Less than 80% AMI: 77.8

Neighborhood ID: 6143524

NSP3 Planning Data

Grantee ID: 0401860E

Grantee State: AZ

Grantee Name: GLENDALE

Grantee Address: 6829 n 58th drive glendale az 85301

Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: orangewood to glendale 57th ave to 53rd ave

Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 655

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 93.21

Percent Persons Less than 80% AMI: 75.74

Neighborhood ID: 8975250

NSP3 Planning Data

Grantee ID: 0401860E
Grantee State: AZ
Grantee Name: GLENDALE
Grantee Address: 6829 n 58th drive glendale az 85301
Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: Orchard Glen
Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 791

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 90.4
Percent Persons Less than 80% AMI: 72.3

Neighborhood ID: 3037689

NSP3 Planning Data

Grantee ID: 0401860E
Grantee State: AZ
Grantee Name: GLENDALE
Grantee Address: 6829 n 58th drive glendale az 85301
Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: Heart of Glendale
Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 634

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 87.57
Percent Persons Less than 80% AMI: 77.24

Neighborhood ID: 6762329

NSP3 Planning Data

Grantee ID: 0401860E

Grantee State: AZ

Grantee Name: GLENDALE

Grantee Address: 6829 n 58th drive glendale az 85301

Grantee Email: cpalmisano@glendaleaz.com

Neighborhood Name: 51st to 43rd Glendale to Maryland

Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2243

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 86.61

Percent Persons Less than 80% AMI: 65