



**Chandler · Arizona**  
Where Values Make The Difference

#13  
MAY 12 2016  
Chandler  
  
2010

**MEMORANDUM NEIGHBORHOOD RESOURCES - COUNCIL MEMO NO. CNS16-132**

**DATE:** MAY 12, 2016

**TO:** MAYOR AND CITY COUNCIL

**THRU:** MARSHA REED, CITY MANAGER *MR*  
NACHIE MARQUEZ, ASSISTANT CITY MANAGER *NM*  
LEAH POWELL, ACTING HOUSING & REDEVELOPMENT MANAGER *LP*

**FROM:** BARBARA BELLAMY, CDBG PROGRAM SUPERVISOR *BB*

**SUBJECT:** RESOLUTION NO. 4946 AUTHORIZING THE CITY MANAGER TO EXECUTE AND SUBMIT ALL RELATED DOCUMENTS FOR AN APPLICATION FOR AND USE OF FISCAL YEAR 2016-2017 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS FROM THE CRANSTON-GONZALEZ NATIONAL AFFORDABLE HOUSING ACT THROUGH THE MARICOPA COUNTY CONSORTIUM

HHSC AND STAFF RECOMMENDATION: Mayor and City Council are requested to pass and adopt Resolution No. 4946 authorizing the City Manager to execute and submit all related documents for an application for and use of Fiscal Year 2016-2017 Home Investment Partnership Program (HOME) funds from the Cranston-Gonzalez National Affordable Housing Act through the Maricopa County Consortium.

BACKGROUND: The City of Chandler receives federal HOME funds annually from the U.S. Department of Housing and Urban Development (HUD) through the Maricopa HOME Consortium. A total of \$299,853 is available for allocation for Fiscal Year 2016-2017. Of the \$299,853 available, the City will utilize \$18,741 for program administration, leaving a balance of \$281,112 for allocation to affordable housing program providers. Eligible housing activities for HOME funds include: homeowner rehabilitation, homebuyer activities, rental housing activities and Tenant Based Rental Assistance (TBRA).

Staff announced the availability of HOME funding to area housing nonprofit organizations and a Request for Proposal was issued seeking proposals for HOME eligible activities. Three applications for funding were received totaling \$670,000.

DISCUSSION:  
Based on staff input, a review of the proposals and a presentation by each applicant, the Housing and Human Services Commission (HHSC) made funding recommendations. These

recommendations were finalized at a Public Hearing held by the HHSC at their meeting on March 23, 2016. The City's Fiscal Year 2016-2017 HOME program descriptions, as well as the Housing and Human Services Commission funding recommendations are attached.

RECOMMENDATION: Mayor and City Council are requested to pass and adopt Resolution No. 4946 authorizing the City Manager to execute and submit all related documents for an application for and use of Fiscal Year 2016-2017 Home Investment Partnership Program (HOME) funds from the Cranston-Gonzalez National Affordable Housing Act through the Maricopa County Consortium.

Attachments: A - Resolution Number 4946  
B - Fiscal Year 2016-2017 HOME Program Descriptions and Funding Recommendations

## RESOLUTION NO. 4946

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND APPROVING AN APPLICATION FOR AND USE OF FISCAL YEAR 2016-2017 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS FROM THE CRANSTON-GONZALEZ NATIONAL AFFORDABLE HOUSING ACT PROVIDED THROUGH THE MARICOPA COUNTY CONSORTIUM.

WHEREAS, the City of Chandler anticipates receiving a Fiscal Year 2016-2017 annual allocation through the Maricopa County Consortium by its entitlement from the U.S. Department of Housing and Urban Development to use for the City's Fiscal Year 2016-2017 HOME Program; and

WHEREAS, Title II of the Cranston-Gonzalez National Affordable Housing Act (the "Act") makes available funds in Fiscal Year 2016-2017 to assist the City of Chandler in creating a more viable community; and

WHEREAS, decent, safe, affordable housing is at the core of family stability and strong neighborhoods; and

WHEREAS, since 1982, the HOME program has expanded the supply of decent, safe, affordable housing; strengthened public-private partnerships; improved the lives of low-and moderate-income people; and strengthened neighborhoods; and

WHEREAS, the HOME program provides no interest loans and/or grants for the rehabilitation of existing low income homeowner properties; and

WHEREAS, the HOME program is cost effective and strengthens public-private partnerships by leveraging additional private resources to HOME projects; and

WHEREAS, the City Council has examined the proposed program and received input from citizens of the community in public hearings, and has deliberated on the needs, goals, and programs specified for Community Development funding; and

WHEREAS, City staff has prepared an Annual Action Plan for the use of Community Development resources for Fiscal Year 2016-2017;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Chandler, Maricopa County, Arizona, as follows:

Section 1. The Mayor of the City of Chandler is hereby authorized and approved to make, on behalf of the City, the submittal of an application to the U.S. Department of Housing and Urban Development, through the Maricopa County Consortium, for funds for the City's HOME program for Fiscal Year 2016-2017.

Section 2. The City Manager of the City of Chandler, or the City Manager's designee, is hereby authorized and directed: (a) to submit with the application all documents, submissions, plans and materials required by the Act; and (b) to prepare, submit, negotiate and execute all contracts for services and use of the funds to be made available to the City under Title II of the Act for financing and implementation of all referenced City programs and projects.

Section 3. The City Manager, or the City Manager's designee, is hereby authorized to provide required policy and administrative assurances including civil rights, equal opportunity, citizen participation, relocation and property acquisition policy, environmental assurances, labor standards, and others as may be specified under federal law in 24 CFR Part 92, Subpart K, Section 92.504 (c) (2) HOME Investment Partnerships Program.

Section 4. The City Manager, or the City Manager's designee, is hereby authorized to take those actions necessary and prudent to implement the City's HOME program for Fiscal Year 2016-2017, including, but not limited to, the signing of contracts, the expenditure of funds, the hiring of personnel and/or contractors, the scheduling of activities, the establishment of procedures for monitoring and evaluation of program activities and other steps necessary to insure that the HOME program can be carried out in a timely and effective manner, including but not limited to the establishment of administrative procedures not inconsistent with federal, state or local law.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above foregoing Resolution No. 4946 was duly passed and adopted by the City Council of the City of Chandler, Arizona at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

## ATTACHMENT B

### CITY OF CHANDLER FY 2016-2017 HOME INVESTMENT PARTNERSHIP PROGRAM PROGRAM DESCRIPTIONS & FUNDING RECOMMENDATIONS

#### **City of Chandler Housing & Redevelopment – Tenant Based Rental Assistance (TBRA)**

Funding Request: \$90,000

**Recommendation: \$90,000**

Persons Served: 15 Chandler individuals

Funding requested is to provide a Tenant Based Rental Assistance (TBRA) program for individuals and families experiencing homelessness in Chandler. The program will continue the rental assistance program implemented in 2012 to assist the homeless. Beginning July 1, 2015, administration of the program transitioned from Community Bridges Inc., to the City's Housing and Redevelopment Division. TBRA rental assistance will be linked with CDBG funded case management and supportive services for TBRA clients. Up to 15 homeless clients will be provided direct rental and utility deposit assistance to maintain affordable housing.

#### **Habitat for Humanity of Central Arizona – Housing Reconstruction**

Funding Request: \$200,000

**Recommendation: \$191,112**

Households Served: 2 households

The funding request is to reconstruct two owner-occupied homes that require repairs beyond the maximum dollar limits allowed through the City's housing rehabilitation program. Houses assisted will be typically over 50 years old and located in older low and moderate income neighborhoods. Habitat is uniquely qualified to administer reconstruction activities because as a general contractor and housing developer, they have experience managing all aspects of home building and mortgage servicing. The program provides up to \$75,000 in HOME-assistance per household and Habitat funds the difference between the \$75,000 HOME-assistance and the total development costs, and a 0% interest mortgage to qualified buyers. The recommended HOME allocation includes \$41,112 for temporary relocation which the City administers and pays for from the allocation. Habitat has significant experience developing affordable housing.

#### **Newtown CDC – Community Land Trust, First Time Homebuyers Program**

Funding Request: \$380,000

**Recommendation: \$0**

Households Served: 4 first time homebuyers

The funding requested is to provide affordable homeownership opportunities for up to four Chandler low income first time homebuyers who are priced out of the current housing market. Eligible buyers must complete homebuyer education classes and homeownership counseling. They also must attend an orientation where the ground lease, resale restrictions, shared equity and other provisions of the Community Land Trust (CLT) program are fully explained. The CLT ground lease contains resale restrictions required by HOME program guidelines. Properties must be kept as the homebuyer's principal place of residency and only households with incomes below 80% of the Area Median Income (AMI) are eligible to purchase a Newtown home. The ground lease gives Newtown the right of first refusal and includes a shared appreciation provision to ensure the CLT homes remain affordable.