

AMENDMENT No. 4 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF CHANDLER

- I. Maricopa County ("County") administered by its Human Services Department and the City of Chandler ("City") entered into a financial Intergovernmental Agreement ("Agreement") on or about February 15, 2017. The purpose of the Agreement is for the City to provide 1) single-family owner-occupied housing reconstruction and, 2) tenant based rental assistance. The County provided the City with \$299,853 in 2016 HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Agreement term is July 1, 2016 through February 15, 2019. Expenditures for the Agreement activities shall be reimburseable through February 15, 2019. The County and the City may be referred to individually as the "Party" and collectively referred to as "Parties."

The Parties executed Administrative Change Order No. 1 on or about May 23, 2017 to revise the Activity Budget Summary. The Change Order did not impact the overall budget of the Agreement.

The Parties executed Amendment No. 1 on or about February 13, 2018. The Amendment extended the term of the Agreement from February 15, 2019 through September 30, 2021. The County provided the City an increase in funding in the amount of \$298,870 PY17 HOME funds. The Amendment added two (2) Work Statements 2017a, and Work Statement 2017b which addressed the following:

- 2017a Work Statement – the City to acquire, rehabilitate and resell a single family home. The County provided the City with \$100,652 for this activity. The expenditure time frame is through September 30, 2021.
- 2017b Work Statement – the City to provide tenant based rental assistance and administration costs and increase the number of households assisted by 20. The County provided the City with \$198,218 for this activity. The expenditure time frame expire September 30, 2021. The Agreement funding amount increased to \$598,723.

The Parties executed Administrative Change Order No. 2 on or about February 26, 2018 to revise the Activity Budget Summary. The Change Order did not impact the overall budget of the Agreement.

The Parties executed Amendment No. 2 on or about October 18, 2018. The County provided the City an increase in funding in the amount of \$421,957 PY18 HOME funds. The Amendment added two (2) Work Statements 2018 A, and Work Statement 2018 B which addressed the following:

- 2018 A Work Statement - the City to acquire, rehabilitate and resell a single family home . The County provided the City with \$189,473. The expenditure term for this Work Statement shall expire on September 30, 2022.

- 2018 B Work Statement - the City to provide tenant based rental assistance. The County will provided the City with \$232,484. The expenditure term for this Work Statement shall expire on September 30, 2022. The Agreement funding amount increased to \$1,020,680.

The Parties executed Amendment No. 3 on or about April 28, 2020. The County provided the City an increase in funding in the amount of \$370,876.29 PY 2019 HOME funds. The Amendment added two (2) Work Statements 2019 A, and Work Statement 2019 B which addressed the following:

- 2019 A Work Statement - the City to acquire, rehabilitate and resell a single-family home . The County provided the City with \$141,585. The expenditure term for this Work Statement shall expire on September 30, 2022.
- 2019 B Work Statement - the City to expand the tenant based rental assistance program. The County will provided the City with \$229,291.29. The City shall utilize \$60,468.73 of Program Income and recaptured funds for this Work Stament The expenditure term for this Work Statement shall expire on September 30, 2023. The Agreement funding amount increased to \$1,391,556.29.

II. The Parties agree to enter into this Amendment No. 4 to the Agreement to amend the Agreement as follows:

A. Change Lead Agency Maricopa County
Representative: Shawn Pierce, Deputy Director Human Services Department
Phone: 602-506-5006
E-Mail: shawn.pierce@maricopa.gov
Address: 234 North Central, 3rd Floor Phoenix AZ 85004

B. Revise Section 3 (Work Statement) to address the following paragraphs:

1. Add an additional Work Statement hereinafter referred to as "2020 & 2021 Work Statement A" attached and incorporated into the Agreement. The City shall purchase and rehabilitate single-family homes for low-income first-time homebuyers. The County shall provide the City with Program Year 2020 and 2021 funding in a not-to exceed amount of \$307,781 HOME funds through the HUD funds under the ALN 14.239. All work performed, or costs incurred expenses shall be reimbursable through September 30, 2025. The funding for this Work Statement activities includes:
 - \$200,000 PY2020
 - \$107,781 PY2021
2. Add an additional Work Statement hereinafter referred to as "Work Statement 2021 HOME-ARP" attached and incorporated into the Agreement. The City shall provide development of affordable rental housing to qualifying populations defined by HUD Notice CPD-21-10 pages 3-8. The County shall provide the City with HOME ARP funding in a not-to exceed amount of \$1,717,654 through HUD under ALN 14.239. All work performed, or costs incurred expenses shall be reimbursable through September 30, 2025. The funding for Work Statement activities include:
 - \$1,717,654 HOME ARP

3. Add an additional Work Statement hereinafter referred to as “2020, 2021 & 2022 Work Statement B TBRA” attached and incorporated into the Agreement. The City shall provide tenant based rental assistance to individuals and households in need. The County shall provide the City with Program Year 2020, 2021 and 2022 funding in a not-to exceed amount of \$407,331 HOME funds through HUD under ALN 14.239. All work performed, or costs incurred expenses shall be reimbursable through September 30, 2025. The City shall contribute \$195,906.74 in Program Income (PY2020 \$25,051.64, PY 2021 \$62,082.99 and PY 2022 \$108,772.11) towards Work Statement activities. The County funding for this Work Statement activities includes:
 - \$210,705 PY2020
 - \$25,618 PY2021
 - \$171,008 PY2022
4. Add an additional Work Statement hereinafter referred to as “2021 & 2022 Work Statement C” attached and incorporated into the Agreement. The City shall purchase and rehabilitate single-family homes for affordable rental. The County shall provide the City with Program Year 2021 and 2022 funding in a not-to exceed amount of \$558,482 HOME funds through HUD funds, under ALN 14.239. All work performed, or costs incurred expenses shall be reimbursable through September 30, 2025. The funding for this Work Statement activities includes:
 - \$276,482 PY2021
 - \$282,000 PY2022
- C. The Agreement funding amount shall be increased by \$2,991,248 from \$1,391,556.29 to \$4,382,804.29 and shall consist of the following fund sources:
 - \$1,717,654 – HOME ARP
 - \$2,665,150.29 – HOME funds
- III. Section II above contains all the changes made by this Amendment No. 4. All other terms and conditions of the Agreement and previously approved amendments shall remain the same and unchanged and in full force and effect as executed by the Parties.
- IV. The Parties have authorized the undersigned to execute this Amendment No. 4 on their behalf, and it shall be effective upon approval and signature by both Parties.

[Signatures contained in following page]

IN WITNESS THEREOF, the Parties have signed this Amendment:

APPROVED BY:
CITY OF CHANDLER

APPROVED BY:
MARICOPA COUNTY

Kevin Hartke Date
Mayor

Clint Hickman Date
Chairman Board of Supervisors

Attested To:

Attested To:

City Clerk Date

Juanita Garza, Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 9-240 and 11-952, THIS AMENDMENT NO. 4 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF CHANDLER UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 4 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

City Attorney Date
DMG

Deputy County Attorney Date

MARICOPA COUNTY
Work Statement A - Acquisition and Rehabilitation for Resale of Single Family Homes
HOME Investment Partnerships Program
Program Year 2020 and 2021

Consortium Member: City of Chandler, Arizona
Funding: PY 2020 \$200,000
 PY 2021 \$107,781
Activity Type: Homebuyer
Project: Acquisition and Rehabilitation for Resale of Single Family Homes
Type of Property: Single-Family

1. FUNDING:

PROGRAM YEAR	ENTITLEMENT	ADMINISTRATION	PROGRAM INCOME (PI) (non-reimbursable, IDIS draw only)	TOTAL BUDGET
PY 2020	\$200,000	\$0	\$0	\$200,000
PY 2021	\$107,781	\$0	\$0	\$107,781

2. DETAILED SCOPE OF WORK

- 2.1. Project Description: The City of Chandler will contract with Newtown Community Development Corporation (Newtown CDC), acting in the capacity of a developer to acquire and rehabilitate one (1) single-family home in the City of Chandler for PY 2020 and one (1) single family home for PY 2021. Due to rising construction costs, the developer will only have the capacity to acquire two homes, instead of the 3 that were submitted with the original proposal. This project is a scattered-site single-family homeownership project. The Parties agree to execute an addendum at the time the property is identified. An Addendum to this Agreement identifying individual properties by street address for participation in the City's Community Land Trust Program (CLT) will be executed before funding is made available regarding each property. Funds will be paid to Newtown CDC only after it has met the commitment requirements as set forth in 24 C.F.R. § 92.2 (1) and (2), respectively, and is prepared to commence rehabilitation within twelve months.
- 2.2. Funds for rehabilitation are obligated by completing a detailed set of specifications (work write-up) and completing a detailed rehabilitation cost estimate based upon those specifications. The cost estimate may include a contingency for construction change orders. The City of Chandler must inspect each property prior to occupancy and at project completion to ensure compliance with applicable standards and codes. Each property must be free from any defects that pose a danger to the health and safety of occupants and must meet written rehabilitation standards and local codes and ordinances at project completion. Copies of the final inspection report must be retained in the project files and submitted to the County upon submitting a completion report.

When the property is re-sold to a new low-income homebuyer, Newtown CDC will self-certify to the City that the property meets health and safety standards, written rehabilitation standards, and local codes and ordinances.

- 2.3. Completed homes will be sold to eligible low-income first-time homebuyers. Properties will be acquired using Newtown CDC's line credit, following completion of environmental review requirements.
- 2.4. In addition to the requirements set forth in Section 4 (Compensation), Newtown CDC will execute a Deed of Trust and Note naming the City of Chandler as the Beneficiary in order to secure any funds provided to Newtown CDC as reimbursement for acquisition costs.
- 2.5. Upon sale of the property to an eligible buyer, the City of Chandler will provide a Deed of Release and Re-conveyance (By Beneficiary) for the secured acquisition funds.
- 2.6. Resale provisions will be used to ensure compliance with the period of affordability required by HUD at 92.254 of the HOME regulations. The affordability restrictions shall be secured by a Community Land Trust (CLT) Ground Lease and a Declaration of Affirmative Land Use Restrictions.
- 2.7. Completed units shall be sold through the Newtown CLT program and under which the buyer shall purchase only the improvements and shall enter a 99-year CLT Ground Lease with Newtown CDC. The CLT Ground Lease shall contain provisions that require that the housing to be used as the buyer's principal residence. The Ground Lease also shall restrict resale/ transfer only to Low-Income buyers. In addition, the CLT Ground Lease shall contain a shared appreciation provision that limits the sale price of the housing and helps ensure affordability for future buyers. A Memorandum of Ground Lease and Right of First Refusal shall be recorded. A "Performance" Deed of Trust also shall be recorded with Newtown CDC as the beneficiary; this is to ensure that Newtown CDC is notified in the event the owner of the home attempts to refinance or transfer the property.
- 2.8. The shared appreciation provision shall conform to Maricopa HOME Consortium's Recapture/Resale Provisions. "Fair Return" for leasehold properties is defined as the lessee's purchase price, plus 25% of the lessee's share of the increase in leasehold value at time of resale based on a leasehold valuation performed by a duly licensed appraiser.
- 2.9. Upon sale to an eligible buyer, a Declaration of Affirmative Land Use Restrictive Covenant for HOME Project shall be executed between Newtown CDC and the City of Chandler and recorded against the land to secure the Period of Affordability as required by HUD. The Period of Affordability shall be based on the total amount of HOME funds invested in the housing. Eligible buyers will be required to complete an approved homebuyer education class and homeownership counseling. Eligible buyers also will be required to complete a CLT orientation, at which time the ground lease, resale restrictions, shared equity, and all other provisions of the CLT program shall be fully explained.

- 2.10. Project Purpose: The Project will create homeownership opportunities for a low- to moderate-income household that is rated as a high priority in the Consolidated Plan.
- 2.11. Project Beneficiaries: One (1) first-time homebuyers for PY 2020 and one (1) first-time homebuyer for PY 2021 at or below 80% of the area median income will benefit from this Project. Beneficiaries' income eligibility will be verified by Newtown CDC and will comply with 24 C.F.R. §. 92.203(d)(1).
- 2.12. Eligible buyers will be required to complete an approved homebuyer education class and homeownership counseling.
- 2.13. Project Staff: Newtown CDC shall maintain staff qualified to perform the duties of the project. Newtown CDC shall immediately notify the City of Chandler regarding any changes in staff committed to the project. The City of Chandler reserves the right to review the qualifications of new staff committed to the project after the execution of this Agreement. The City of Chandler will be responsible for all communications with the Maricopa HOME Consortium, providing all updates and as needed reporting. In addition, any complaints will be the responsibility of the City of Chandler.
- 2.14. Subcontractors: Newtown CDC will oversee every aspect of the project. This oversight includes, but is not limited to, day-to-day operations; preparing budgets; managing the budget, timeline, and change orders; issuing a Request for Proposal and selecting the general contractor and Subcontractors. Newtown CDC shall select Subcontractors in accordance with the Administrative Requirements of this Agreement. Newtown CDC shall contract with responsible and qualified Subcontractors to perform the duties of the project. Newtown CDC shall verify the qualifications of each Subcontractor through license verification, references, and SAM.gov.
- 2.15. Project Affordability: The family or individual acquiring the housing must qualify as low-income, as defined in 24 C.F.R. § 5.609, and maintain the housing as the principal residence throughout the period of affordability, which shall be for a period of 15 years from the date that the completion report is entered into HUD's Integrated Disbursement and Information System (IDIS). Resale provisions will be used to ensure compliance with the period of affordability required by HUD at 24 C.F.R. § 92.254 of the HOME regulations.
- 2.16. Upon sale to an eligible buyer, a Declaration of Affirmative Land Use Restrictions (LURA) will be executed to secure the Period of Affordability and require the housing to be used as the buyer's principal residence, as required by HUD. The LURA will include a due on sale clause to ensure that funds are recaptured if the property is sold during the Affordability Period.

3. OBJECTIVES AND OUTCOMES:

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single-Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☒ Homebuyer Activities, Acq/Rehab of rental housing, Acq/New Construction of rental housing, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

4. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/ RESOURCES	OUTPUTS		OUTCOMES	OBJECTIVES
	ACTIVITIES	PARTICIPATION		
Development Staff, Funding and Contractors	Acquire and rehabilitate two (2) units of Affordable Housing to be held in the CLT	PY 2020: One (1) Households PY 2021: One (1) Household	Increased affordable housing for a low-income family. Increased homeownership. Improved neighborhoods and quality of life.	Decent and affordable housing

5. PERFORMANCE REPORTING GOALS/TIMELINE OF ACTIVITIES:

MILESTONES: Tasks to be Performed	PY 2020 COMPLETION DATE	PY 2021 COMPLETION DATE
Application/market study		
Execute Intergovernmental Agreement between Maricopa County, City of Chandler and Newtown CDC	6/30/2023	6/30/2023
City of Chandler Executes Developer Agreement with Newtown CDC	10/31/23	10/31/23
Environmental Review approval	01/01/24	01/01/24
Acquisition of properties	02/01/24	02/01/24
RFP for rehabilitation activities	04/30/24	04/30/24
Homeownership counseling/buyer preparation	07/15/24	07/15/24
Rehabilitation	08/31/25	08/31/25
Sale of Unit	9/30/25	9/30/25
Homebuyer financing secured	7/30/25	7/30/25

Expend Proceeds	9/30/25	9/30/25
Final Close-out /Project Completion Form	9/30/25	9/30/25

Any change to the Timeline will need to be approved by the County.

6. ACTIVITY BUDGET SUMMARY:

ACTIVITY	PY 2020 HOME FUNDS	PY 2021 HOME FUNDS	OTHER RESOURCES Table 7 & 8	TOTAL ACTIVITY BUDGET
Acquisition	\$200,000	\$107,781	\$492,219	\$800,000
Rehabilitation	\$0	\$0	\$100,000	\$100,000
Developer Fee	\$0	\$0	\$90,800	\$90,800
Closing costs	\$0	\$0	\$4,000	\$4,000
Other Soft Costs	\$0	\$0	\$4,200	\$4,200
Administration-City of Chandler	\$0	\$0	\$0	\$0
TOTALS	\$200,000	\$107,781	\$691,219	\$999,000

Note: A total of \$3,000 per activity will be withheld as retainage from the total amount of HOME funds obligated to each activity until a completion report is submitted to the County.

7. SOURCE AND AMOUNT OF OTHER RESOURCES:

OTHER RESOURCES	AMOUNT
Newtown Private Funds	\$691,219

8. ACTIVITY MATCH:

AMOUNT	FORM OF MATCH	SOURCE
\$76,945.25	WISH	Federal Home Loan Bank of San Francisco

Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of each request for payment.

9. SALES PRICE:

- 9.1 To ensure the homes are affordable for the target income group, the sales price shall be calculated so that each buyer's monthly housing expenses (including principal, interest, property taxes, and home insurance) does not exceed 35% of the buyer's gross monthly household income, unless there are documented compensating factors. In addition, the housing will have an initial purchase price or estimated after rehabilitation that does not exceed 95% of the median purchase price for the area, as described in 24 C.F.R. § 92.254 (a)(2). Refer to Attachment 3 to this Agreement.
- 9.2 The buyer must obtain a mortgage loan with a fixed term and interest rate and lender fees may not exceed 5% of the mortgage amount. The income of the buyer shall be determined according to the requirements at 24 C.F.R. § 92.203.

10. PROGRAM INCOME:

All proceeds generated from the development activities shall be considered Program Income and subject to the Program Income requirements set forth in HOME Program regulations as defined in 24 C.F.R. § 92. Program Income shall be retained and expended by Newtown CDC for the acquisition and rehabilitation of additional properties under this Agreement. Program Income shall be tracked by Newtown CDC and reported to the City of Chandler with each Request for Reimbursement and at the request of the City of Chandler.

11. CONVERSION TO RENTAL:

If the home has not been sold to an eligible homebuyer within nine (9) months after the receipt of a Certificate of Occupancy, then it must be converted to a HOME rental unit that complies with all HOME requirements for the period of affordability applicable to such rental units, according to 24 C.F.R. § 92.254(a)(3). If the vacant property is not converted, then HOME funds must be repaid to the City of Chandler.

MARICOPA COUNTY
Work Statement 2021 HOME-ARP
HOME Investment Partnerships Program – American Rescue Plan
Program Year 2021 HOME-ARP

Consortium Member: City of Chandler, Arizona
HOME-ARP Funds: \$1,717,654 (\$1,578,385 from entitlement and \$139,269 from admin)
Activity Type: Development of Affordable Rental Housing
Activity Name: Villas on McQueen

1. FUNDING:

HOME-ARP	HOME-ARP ADMIN	TOTAL
\$1,578,385	\$139,269	\$1,717,654

2. DETAILED SCOPE OF WORK:

- 2.1. City of Chandler will be transforming public housing inventory into new, updated and expanded affordable housing opportunities for Chandler residents. The Villas on McQueen project will allow for the construction of 157 new units through HUD's Rental Assistance Demonstration ("RAD") program. Villas on McQueen will jumpstart the master redevelopment plan for the City of Chandler's conversion of their public housing portfolio to new, high-quality housing that will become a significant asset for low and moderate-income renters who are seeking an environmentally and economically sustainable housing option with on-site resident services.
- 2.2. The Project will include 78 Project Based Vouchers and 79 additional affordable housing units that will serve qualifying populations defined by HUD Notice CPD-21-10 pages 3-8. Villas on McQueen will be developed on existing 4.54 acres of land owned by the City of Chandler and will be contributed to the partnership by the City through a long-term ground lease as part of a comprehensive revitalization strategy.
- 2.3. Villas on McQueen is located at Southeast Corner of McQueen Road and Chandler Boulevard.
- 2.4. All HOME-ARP activities will follow the guidance provided in Notice CPD-21-10: Requirements for Use of Funds in the HOME-ARP Program.

3. ACTIVITY GOALS:

Activity Goal	ACTIVITY GOALS			
	Development of Affordable Rental Housing	Supportive Services	Acquisition and Development of Non-Congregate Shelters	Tenant Based Rental Assistance
Estimated Number of New Units/ Beds Developed	6			
Estimated Number of Households to Benefit	16			

4. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	ACTIVITIES In order to address the issue, the subrecipient will conduct the following activities:	OUTPUTS Once completed, these activities will produce the following:	OUTCOMES When completed, these activities will lead to the following changes:	IMPACT Long term changes:
New construction of rental housing units				

5. QUALIFIED POPULATIONS OF PROPOSED BENEFICIARIES:

Qualified Populations	Number Individuals	Number of Families
Homeless		
At Risk of Homelessness	27	
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking		
Other Populations: (1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness		
Other Populations: (2) At Greatest Risk of Housing Instability		
Veterans and Families that include a Veteran Family Member (that meet one of the preceding populations)	5	
TOTAL	32	

(Only required for Development of Affordable Housing)

HOME-ARP Rental Housing Occupancy Requirements	Number of Units	Total Number of Units	Percentage of Units
HOME-ARP Units assisted based on status as qualifying household (Minimum 70%)			
HOME-ARP Units assisted based on income eligibility (not to exceed 30%)	6		
TOTAL	6		100%

6. PREFERENCES AMONG QUALIFYING POPULATIONS, REFERRAL METHODS, AND SUBPOPULATIONS:

- 6.1. Identify the intent to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:
- 6.2. Referral Methods for Project or Activity: The PHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. The PHA currently has waiting lists for the following PBV projects: Proposed new project through RAD transfer of assistance to Villas on McQueen located on McQueen and Chandler Blvd.
- 6.3. Waitlist Procedures: Applicants who will occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units.

7. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Environmental Review	Jan 2023	July 2023
Authority to Use Grant Funds		Aug 2023
Plans Submitted to Municipality		June 2023
Building Permits Issued		Feb 2024
Construction Loan (Closing Date)		Feb 2024
Partnership Loan Closing		Feb 2024
Construction Begins		Feb 2024
Construction 50% Complete		Dec 2024
Construction 75% Complete		June 2025
Certificate of Occupancy		Oct 2025

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

8. ACTIVITY BUDGET SUMMARY (estimated):

COSTS	HOME-ARP FUNDS	HOME-ARP ADMIN	Additional Sources* (defined in Table 9)	TOTAL COST
Construction Cost	\$1,000,000	\$139,269*	\$37,323,253	\$38,323,253
Soft Cost	\$578,385	\$0	\$14,960,268	\$15,538,653
Financing Fees	\$0	\$0	\$236,000	\$236,000
Reserves	\$0	\$0	\$1,486,588	\$1,486,588
TOTAL	\$1,578,385	\$139,269	\$54,006,109	\$55,584,494

- *HOME Admin funds of \$139,269 not included in the total construction cost

9. SOURCE AND AMOUNT OF OTHER RESOURCES (estimated):

FUNDING AGENCY	CASH/LOAN AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
Maricopa County – ARPA	\$5,000,000	
Chandler HOME ARPA	\$1,578,385	
Chandler HOME Funds	\$400,000	
LIHTC Federal/State	\$25,497,450	
First Mortgage	\$20,000,000	
ADOH NHTF	\$3,000,000	
Def Dev Fee	\$108,659	
TOTAL	\$55,584,494	

10. MATCH:

Matching Contribution Requirements. The requirements of 24 CFR 92.218 through 24 CFR 92.222 and any other requirements for matching contributions in 24 CFR part 92 shall not apply to HOME-ARP funds, as subsection (c)(1) of ARP states that the underlying statutory requirement at section 220 of NAHA (42 U.S.C. 12750) does not apply to HOME-ARP funds.

11. ADDITIONAL PROJECT OR ACTIVITY INFORMATION: (If applicable)

MARICOPA COUNTY
Work Statement B - TBRA
HOME Investment Partnerships Program
Program Year 2020, 2021, and 2022

Consortium Member: City of Chandler, Arizona
Project: Tenant Based Rental Assistance and HOME Administration
Funding: PY 2020 \$210,705 (\$185,036 from EN and \$25,669 AD)
 PY 2021 \$25,618 (\$25,618 from AD)
 PY 2022 \$171,008 (\$142,695 from EN and \$28,313 AD)
Type of Property: Rental

1. FUNDING:

PROGRAM YEAR	ENTITLEMENT (EN)	ADMINISTRATION (AD)	PROGRAM INCOME (PI) (non-reimbursable, IDIS draw only)	TOTAL BUDGET
PY 2020	\$185,036	\$25,669	\$25,051.64	\$235,756.64
PY 2021	\$0	\$25,618	\$62,082.99	\$87,700.99
PY 2022	\$142,695	\$28,313	\$108,772.11	\$279,780.11

2. DETAILED SCOPE OF WORK:

Include the following-

1. Consolidated Plan goals as it relates to this activity:
 - High
2. Type of assistance/activity to be provided with HOME funds:
 - Tenant Based Rental Assistance
 - Administration

3. OBJECTIVES AND OUTCOMES (Check appropriate box below.):

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single Family Housing Rehab and Emergency Rehab	☒ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, TBRA, Expansion of assisted rental units	☐ Housing Activities in a targeted revitalization area

4. PERFORMANCE INDICATORS:

The City of Chandler Housing and Redevelopment Division will administer the Tenant Based Rental Assistance Program. Through this effort, homelessness will be prevented

by providing decent, affordable rental housing for individuals and households in need. This will result in self-sufficiency and housing stabilization, as well as an understanding of the underlying issues that contributed to loss of housing.

5. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	Number of Households PY 2020	Number of Households PY 2022	Total Number of Units	Number of <u>HOME Assisted</u> Units in program (if rental)
Households at or below 50%	22	12		
Households at or below 60%				
Households at or below 80%				
TOTAL	22	12		

6. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population. Set-asides will be enforced through contract provisions.

Priority Populations	No. of Units PY 2020	No. of Units PY 2022	Total
Elderly			
Physically Disabled			
Other Priority Populations: Veterans			
Homeless	22	12	34

7. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>TBRA MILESTONES</u>	PY 2020 COMPLETION DATE	PY 2022 COMPLETION DATE
HOME Contract Amendment signed by City	07/15/23	07/15/23
Environmental Program Clearance	07/15/2020	07/15/2020
Application Intake-Certification of Income Eligibility	Ongoing program	Ongoing program
Application Review	Ongoing program	Ongoing program
Initial HQS Property Inspection	Prior to leasing and annually throughout Lead Term	Prior to leasing and annually throughout Lead Term
Home Set up Report to County	07/15/23	07/15/25

Unit Occupied by Low/Moderate Income Person/Family	Throughout Contract Term	Throughout Contract Term
Completion Report submitted to City	07/15/25	07/15/27

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

8. ACTIVITY BUDGET SUMMARY:

TBRA ACTIVITIES	2020 HOME FUNDS	2021 HOME FUNDS	2022 HOME FUNDS	Additional Sources (defined in Table 9 & 10 below)	TOTAL COST
RENTAL COSTS					
Monthly Rent; Utility Costs; Sec. Dep; Utility Deposits	\$185,036	\$0	\$142,695	\$195,906.74	\$523,637.74
HOME ADMINISTRATION	\$25,669	\$25,618	\$28,313	\$0	\$79,600
TOTAL	\$210,705	\$25,618	\$171,008	\$195,906.74	\$603,237.74

Administration (AD) funds to be expended by the City of Chandler for overall HOME program administration.

9. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
City of Chandler Program Income PY 2020	\$25,051.64	
City of Chandler Program Income PY 2021	\$62,082.99	
City of Chandler Program Income PY 2022	\$108,772.11	
TOTAL	\$195,906.74	

10. MATCH:

Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s). Match Logs must be submitted annual by June 30th of each year.

TYPE	SOURCE/FUNDING AGENCY General Fund	TOTAL
Cash or cash equivalents from a non-federal source	General Funds	\$81,933
TOTALS		

MARICOPA COUNTY
Work Statement C - Acquisition and/or Rehabilitation of Single-Family Rental Housing
HOME Investment Partnerships Program
Program Year 2021 and 2022

Consortium Member: City of Chandler, Arizona
Activity Type: Homebuyer
Project: Acquisition and/or Rehabilitation of Single-Family Rental Housing
Funding: PY 2021 (\$276,482 from EN)
 PY 2022 (\$282,000 from EN)
Type of Property: Single Family

1. FUNDING:

PROGRAM YEAR	ENTITLEMENT	ADMINISTRATION	TOTAL BUDGET
PY 2021	\$276,482	\$0	\$276,482
PY 2022	\$282,000	\$0	\$282,000

2. DETAILED SCOPE OF WORK

- 2.1. The City of Chandler will contract with Affordable Rental Movement of Save the Family Foundation of Arizona (A.R.M.), acting in the capacity of a developer to purchase and rehabilitate one (1) new permanent affordable rental home in the City of Chandler for PY 2021 and one (1) new permanent affordable rental home in the City of Chandler for PY 2022. The Parties agree to execute an addendum at the time the property is identified. An Addendum to this Agreement identifying individual properties by street address will be executed before funding is made available regarding each property. Funds will be paid to A.R.M. only after it has met the commitment requirements as set forth in 24 C.F.R. § 92.2 (1) and (2), respectively, and is prepared to commence rehabilitation within twelve months.
- 2.2. Funds for rehabilitation are obligated by completing a detailed set of specifications (work write-up) and completing a detailed rehabilitation cost estimate based upon those specifications. The cost estimate may include a contingency for construction change orders. The City of Chandler must inspect each property prior to occupancy and at project completion to ensure compliance with applicable standards and codes. Each property must be free from any defects that pose a danger to the health and safety of occupants and must meet written rehabilitation standards and local codes and ordinances at project completion. Copies of the final inspection report must be retained in the project files and submitted to the County.
- 2.3. A.R.M. will utilize HOME funds for the purchase and minor rehabilitation of one home to be rented for income eligible residents. A.R.M. will ensure that eligible

beneficiaries do not exceed the current Maricopa County HOME Income Limits. A.R.M. will not exceed the annual HOME Rent Limits, including utilities.

- 2.4. A.R.M. currently has 16 permanent affordable rental homes. Affordable rental property is a high priority goal in the City of Chandler's Consolidated Plan.
- 2.5. Type of assistance/activity to be provided with HOME funds: Acquisition and Rehabilitation of Rental Housing and the creation of a permanent, affordable rental home.
- 2.6. Methods and instruments used for ensuring affordability: Recapture provision. The HOME funds will be secured by a Affirmative Land Use Restrictive Agreement (LURA), Deed of Trust and Promissory Note naming the City of Chandler as the Beneficiary in order to secure any funds provided as reimbursement for acquisition costs. The County utilizes a recapture provision that will require the HOME funds to be repaid in full by either A.R.M. or the City if the unit is determined to be no longer eligible. Funds to be repaid will be based on the entire amount of HOME subsidy that was originally used to purchase and rehabilitate the unit. All units are secured by a LURA, Deed of Trust and Promissory Note.
- 2.7. Anticipated use of Program Income: No Program Income is anticipated.

3. OBJECTIVES AND OUTCOMES:

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single-Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☒ Homebuyer Activities, Acquisition/Rehab of rental housing, acquisition/New Construction of rental housing, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

4. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/RESOURCES	ACTIVITIES	OUTPUTS	OUTCOMES	IMPACT
In order to accomplish proposed activities, the Subrecipient will need the following:	In order to address the issue, the Subrecipient will conduct the following activities:	Once completed, these activities will produce the following:	When completed, these activities will lead to the following changes:	Long term changes:

HOME funding	Purchase and rehabilitate two single family unit homes for a household at or below 60% of the Area Median Income	Expand affordable housing opportunities	Safe and decent housing for a low-income household.	Stable neighborhoods
--------------	--	---	---	----------------------

5. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units	Number of HOME Assisted Units in program (if rental)
Households at or below 50%			
Households at or below 60%	2	2	2
Households at or below 80%			
TOTAL	2	2	2

6. PRIORITY POPULATION:

Complete the table below only if the Activity will specifically set-aside units for a priority population. Set-asides will be enforced through contract provisions.

Priority Populations	No. of Units
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	
Homeless	

7. PERFORMANCE REPORTING GOALS/TIMELINE OF ACTIVITIES:

<u>PY 2021 MILESTONES</u>	<u>COMPLETION DATE</u>	<u>PY 2022 MILESTONES</u>	<u>COMPLETION DATE</u>
HOME Amendment signed by City of Chandler	07/15/23	HOME Amendment signed by City of Chandler	07/15/23
City of Chandler's Developer Agreement with A.R.M. of Save the Family	09/01/23	City's Developer Agreement with A.R.M. of Save the Family	09/01/23
Market Study	10/01/23	Market Study	10/01/24
Underwriting	11/15/23	Underwriting	11/15/24
Secure Financing	12/01/23	Secure Financing	12/01/24
Environmental Review	01/15/24	Environmental Review	01/15/25
Obtain Site Control	02/01/24	Obtain Site Control	02/01/25
Work write-ups and bid selection	2/15/24	Work write-ups and bid selection	2/15/25
Rehabilitation Complete	3/1/24	Rehabilitation Complete	3/1/25

Final Close-out/Project Completion Form Submitted to the City	04/15/24	Final Close-out/Project Completion Form Submitted to the City	04/15/25
---	----------	---	----------

Any change to the Timeline will need to be approved by the County

8. ACTIVITY BUDGET SUMMARY:

ACTIVITY	PY 2021 HOME FUNDS	PY 2022 HOME FUNDS	OTHER RESOURCES (9 & 10)	TOTAL ACTIVITY BUDGET
Acquisition/Rehabilitation	\$258,982	\$264,500	\$0	\$523,482
Developer Fees	\$17,500	\$17,500	\$0	\$35,000
TOTALS	\$276,482	\$282,000	\$0	\$558,482

9. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	AMOUNT	VOLUNTEER/IN-KIND AMOUNT
American Rescue Plan Act (ARPA) Funding	\$400,000 (\$200,000 per acquisition)	

10. ACTIVITY MATCH:

AMOUNT	FORM OF MATCH	SOURCE
\$139,620.50	Loan	Maricopa County Human Services Department's Federal Home Loan Bank

Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of each request for payment