

WHEN RECORDED, RETURN TO:

City of Glendale
City Clerk
5850 West Glendale Avenue
Glendale, Arizona 85301

DEVELOPER AGREEMENT FOR MULTI-FAMILY RENTAL DEVELOPMENT UNDER THE
HOME INVESTMENT PARTNERSHIPS PROGRAM AND THE COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

FY 2022-23

This Developer Agreement for the multi-family rental development project known as _____
_____ (“Project”) under the Home Investment Partnerships Program and the Community Development
Block Grant Program (“Agreement”) is entered into this _____ day of _____, 2023 by and
between the City of Glendale, an Arizona municipal corporation (“City”), and Glendale Leased Housing
Associates I, LLLP, a Minnesota Limited Liability Limited Partnership (“Developer”).

RECITALS

WHEREAS, the City has applied for and received federal funds pursuant to the HOME Investment
Partnerships Act at title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, 42
U.S.C. 12701, *et seq.* (“HOME Program”) to assist low-income persons and families in obtaining decent and
affordable rental housing opportunities;

WHEREAS, the Maricopa County HOME Consortium administers the HOME Program in Maricopa
County, Arizona;

WHEREAS, the City has received an allocation of \$764,833 of FY 2022-23 HOME funds from the
Maricopa County HOME Consortium from a direct entitlement made by the U.S. Department of Housing
and Urban Development (“HUD”);

WHEREAS, City has entered into a grant agreement with the United States Department of Housing and
Urban Development (“HUD”) for financial assistance to conduct the Community Development Block Grant
 (“CDBG”) pursuant to the Housing and Community Development Act of 1974, as amended, and 24 C.F.R.
Part 570, and the Rules and Regulations of HUD governing the conduct of CDBG programs, found at Title
24 of the Code of Federal Regulations (“CFR”), as amended, (the “Rules and Regulations”);

WHEREAS, the City has received an allocation of \$2,368,223 of FY 2022-23 CDBG funds from by the U.S.
Department of Housing and Urban Development (“HUD”);

WHEREAS, Glendale Leased Housing Associates I, LLLP, is a for-profit limited liability limited partnership
that has applied for HOME and CDBG Program funds from the City to be used by Developer to assist the
City to assist low-income persons and families in obtaining decent and affordable housing opportunities;

WHEREAS, the City believes that the activities of the Developer described in the Project comply with the
requirements of the HOME and CDBG Program regulations;

WHEREAS, it is necessary that the City and Developer enter into an Agreement for the implementation of
eligible activities; and

WHEREAS, the City desires to enter into this Agreement and provide Developer with **\$235,167.00 in
CDBG** and **\$264,833.00 in HOME** Program funds for a combined value of **\$500,000.00** in federal HUD

funds (collectively known “Program Funds”) to reimburse Developer for the costs of purchasing the land upon which the Project is to be constructed.

The Parties enter into the following agreement:

AGREEMENT

- 1 **HOME Written Agreement.** Pursuant to 24 CFR § 92.504, the City and Developer enter into this HOME Written Agreement to secure HOME and CDBG Program funds in the development of the Project, an affordable multi-family rental development in the City of Glendale.
- 2 **Consistency with Home Investment Partnerships Program Requirements.** As CDBG Program regulations at 24 C.F.R. 570 do not address ongoing affordability, tenant selection criteria, lease terms and other requirements related to development of new rental units, the City and Developer agree to adhere to requirements stipulated in the Home Investment Partnerships Program regulations at 24 CFR 92, as further notated in this Agreement unless otherwise indicated.
- 3 **Agreement Amount.** The City shall provide financial assistance in an amount not to exceed **\$235,167.00 in CDBG funds** and **\$264,833.00 in HOME funds** for a combined total of **\$500,000.00** in Program Funds subject to the terms of this Agreement and subject to the availability of federal funds. Providing this Agreement amount constitutes the City's entire participation and obligation in the performance and completion of all work to be performed under this Agreement.
- 4 **Matching Contribution.** The City currently holds sufficient matching funds from other sources and will not require Developer to contribute matching funds through this Agreement.
- 5 **Use of funds.** Developer, in close coordination with the City, will perform all professional, technical and construction services necessary to provide new construction of multi-family rental units as detailed in **Exhibit A**.
- 6 **Affordability.** The Project is subject to ongoing compliance requirements of the HOME Program for the length of the affordability period identified in 24 C.F.R. § 92.252. The affordability period begins once the Maricopa County HOME Consortium records the close of the Project in the Integrated Disbursement Information System (“IDIS”), a nationwide database providing HUD with current information regarding the HOME Program activities underway across the nation, including funding data. To document initial and ongoing unit affordability, Developer shall create and submit an Affordability Compliance Management Plan to the City for approval thirty days prior to the initial rent-up of HOME-assisted units. This Plan must provide procedures as to how Developer will comply with the provisions in this Section 5 of the Agreement.
 - 6.1 **Rent limitations.** Pursuant to 24 CFR 92.252 (a), initial rents of HOME-assisted units shall not exceed the HOME High Rents provided by HUD and in effect at the time of initial occupancy and each year thereafter. The value of these rents accommodates the cost of utilities. Developer shall provide the City will a list of utilities provided at the project site, as well as the provider of those services. The City will determine the Utility Allowance Schedule prior to initial occupancy, and annually thereafter during the period of affordability.
 - 6.2 **Initial rent schedule and utility allowances.** The City will provide Developer with the HOME rent schedule and approved Utility allowance schedule prior to initial marketing of HOME-assisted units, and annually thereafter during the period of affordability as revised by HUD.
 - 6.3 **Period of Affordability.** Developer agrees that assisted units remain affordable and subject to the affordability requirements of 24 CFR 92.252 (e) and contained in this Agreement. The City and Developer agree that the period of affordability applicable to these assisted units is **20 years** from the date established in the first paragraph of this Section 5.
 - 6.4 **Subsequent Rents During Period of Affordability.** City and Developer agree that HOME rents established at the time of initial occupancy represent a floor in the rent that can be charged during the period of affordability established herein despite adjustments to Fair Market Rents and median household incomes made by HUD. The City will provide Developer with updated HOME rents within 30 days of their availability and publication by

HUD. Developer will provide City with documentation of rents and occupancy on an annual basis in compliance with ongoing affordability requirements. Developer agrees that changes in HOME rents will not affect existing leases in effect at the time of publication of new HOME rents, and will provide tenants written notice of rent increases no later than 30 days before the expiration of existing leases.

- 6.5 **Adjustment of HOME rent.** If, during the period of affordability, Developer's analysis of the project's financial viability is in jeopardy due to HUD's changes in Fair Market Rents or median household income, Developer will notify the City within 30 days to determine if an appeal to HUD is justified and necessary. If, in the sole discretion of the City, that such an appeal is justified and necessary, Developer will cooperate with the City to provide all necessary documentation and rationale as the basis of the appeal. The City will facilitate the appeal process on behalf of Developer.
- 6.6 **Tenant Income.** In order for the Project to be eligible for HOME Program assistance, tenants occupying HOME-assisted units must have a gross annual household income that does not exceed 60% percent of area median income ("AMI"), adjusted for household size. Verification of household income must be conducted by Developer in accordance with 24 C.F.R. § 92.203.
- 6.7 **Over-income Tenants.** If, during the annual requalification process stipulated in 24 C.F.R. § 92.203 a tenant is determined to be over income, the Developer will designate the next available comparable unit as a floating HOME-assisted unit and apply all HOME regulatory requirements and those of this Agreement to that unit. The parties acknowledge that the Federal Low-Income Housing Tax Credit ("LIHTC") program and the HOME program are both providing funding for the construction of the Project. As both programs have separate guidelines, if the guidelines of the programs conflict, but do not prevent co-existence of the guidelines on the Project, then the most restrictive guidelines will control the operation and use of the three (3) HOME-assisted units. Developer will notify the City of any requirements of LIHTC that conflict with the requirements of this Agreement; the parties agree to take reasonable steps to remedy such conflicts if possible and necessary.
- 6.8 **Fixed and Floating Units.** Developer and City agree that assisted units will be floating. Developer will determine and verify income eligibility of tenants for the assisted units, and will constitute one (1) one-bedroom unit, one (1) two-bedroom unit, and one (1) three-bedroom unit for a total of three assisted units. Units must be comparable in square footage, amenities and number of bedrooms to non-assisted units. This comparability of units will apply to all subsequent tenants after initial occupancy to maintain unit conformity through the period of affordability.
- 6.9 **Tenant Selection.** Developer shall adopt, adhere to and submit to the City for review and approval written tenant selection policies and procedures that comply with the requirements of 24 CFR 92.253 (d), including: 1. limitation of tenancy to those households at or below 60% of area median income, as established and revised annually by HUD; 2. basis for selection related to the prospective tenant's reasonable ability to fulfill the terms of the lease agreement; 3. description of eligibility or preference criteria for certain population segments (as applicable) that is in full compliance with the non-discrimination requirements established in 24 CFR 92.350; 4. acceptance of Section 8 or HOME Tenant-Based Rental Assistance recipients as potential tenants; 5. Provision of a wait-list based on the chronological order of receipt of applications; and 6. Prompt written notification for rejection of a tenant's application and the reason(s) for the rejection.
- 6.10 **Lease Requirements**
- 6.10.1 Developer and Tenant must enter into a written lease agreement of not less than one year unless a shorter period is mutually agreed upon and specified in the lease.
- 6.10.2 Developer agrees that all lease agreements shall not contain any of the prohibited terms of 24 CFR 92.253 (b), as provided in Exhibit G of this Agreement.

- 7 **Maximum Per Unit Subsidy.** Developer will ensure that total Program Funds invested in the project will not exceed the per-unit dollar limitations established under section 221(d) (3) (ii) of the National Housing Act (12 U.S.C. 17151 (d) (3) (ii)).
- 8 **Property Standards During Development.** Developer will ensure that all units constructed will meet the property standards set forth in 24 CFR 92.251 at the time of project completion and throughout the period of affordability as provided for in Section 5.3 contained herein.
- 8.1 Developer covenants that upon completion of construction the Project will comply with all applicable State and local codes and ordinances.
- 8.2 Developer covenants that upon completion of construction, the Project will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) as promulgated by 24 CFR 8, Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) as promulgated by 28 CFR 35 and 36, and the Fair Housing Act (42 U.S.C. 3601-3619) as promulgated by 24 CFR 100.201 and 205.
- 8.3 Developer will provide all documentation to City upon request in compliance of this section, including, but not limited to: construction cost estimates, contracts, inspection records and financial records.
- 9 **Ongoing Property Standards**
- 9.1 Developer shall ensure that the assisted units continue to remain safe, decent and sanitary throughout the period of affordability. At a minimum, assisted units must comply with HUD Housing Quality Standards (HQS) applicable to the Section 8 Housing Choice Voucher Program.
- 9.2 The City will inspect, using HUD-prescribed instruments, each assisted unit, at least once annually to document compliance with these property standards.
- 9.3 The City will provide ample notice to Developer to facilitate the inspection of each assisted unit.
- 9.4 In the event of non-compliance, the City will provide written notification of the violation to the Developer, and provide for a 30-day cure period, at which time, the Developer will notify the City of completion of repairs, and schedule a reinspection.
- 9.5 Violations that, in the City's sole discretion, constitute an immediate threat to the health or safety of occupants, shall allow the City to require a shorter cure period.
- 9.6 Deficient units shall be re-inspected as many times as is necessary to ensure that all identified violations have been corrected to the standards required in 24 CFR 92.251 (f).
- 10 **Conditions of Religious Organizations.**
- 10.1 Organizations that are religious or faith-based are eligible, on the same basis as any other organization, to participate in the HOME Program. Neither the federal government nor a state or local government receiving funds under the HOME Program will discriminate against an organization on the basis of the organization's religious character or affiliation.
- 10.2 Organizations that are directly funded under the HOME Program may not engage in inherently religious activities, such as worship, religious instruction, or proselytization, as part of the assistance funded under this section.
- 10.3 If an organization conducts such activities, the activities must be offered separately, in time or location, from the assistance funded under this part, and participation must be voluntary for the beneficiaries of the assistance provided.
- 10.4 The completed Project must be used exclusively by the owner entity for secular purposes, available to all persons regardless of religion. In particular, there must be no religious or membership criteria for tenants of the Property.
- 10.5 An organization that participates in the HOME Program will not, in providing HOME Program assistance, discriminate against a Program beneficiary or prospective Program beneficiary on the basis of religion, religious belief or lack thereof.
- 10.6 The City will assure that any use of Program Funds by a religious organization, when commingled with funds of the religious organization, meet the requirements of 24 C.F.R. § 92.257.

- 11 **Non-Discrimination.** In the selection of Tenants, Developer will comply with all non-discrimination requirements of 24 C.F.R. § 92.350. Developer agrees to post notices containing this policy against discrimination in conspicuous places available to applicants for employment and employees. All solicitations or advertisements for employees, placed by or on the behalf of Developer, will state that all qualified applicants will receive consideration for employment without regard to race, color, religion, disability, sex, national origin, financial status, age, sexual orientation, gender identity, or marital status.
- 12 **Nondiscrimination and Equal Employment Opportunity.**
- 12.1 Developer will not discriminate against any employee or applicant for employment because of race, color, religion, sex, disability, national origin, financial status, age, sexual orientation, gender identity, or marital status. Such action will include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City's Representative setting forth the provisions of this nondiscrimination clause.
- 12.2 Developer will, in all solicitations or advertisements for employees placed by or on behalf of Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, national origin, financial status, age, sexual orientation, gender identity, or marital status.
- 12.3 Developer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the City's Representative, advising the labor union or worker's representative of Developer's commitments under Executive Order No. 11246 of September 24, 1965, and will post copies of the notice in conspicuous places available to employees and applicants for employment.
- 12.4 Developer will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 13 **Intentionally Omitted.**
- 14 **Debarment and Suspension.** As required by 24 C.F.R. Part 24.1, federal funds will not be used directly or indirectly to employ, award contracts to, or otherwise engage the services of, or fund any contractor, subcontractor, developer, business, consultant or any entity during any period of debarment, suspension, or placement in ineligibility status, including the beneficiary of HOME and CDBG Program investment.
- 15 **Drug Free Workplace.** Developer agrees to make diligent efforts to comply with 24 C.F.R. Part 24, Subpart F, as described in Attachment J of this Agreement.
- 16 **Affirmative Marketing & Minority Outreach.** Developer must adopt affirmative marketing procedures and requirements for HOME Program-assisted housing containing five (5) or more housing units. "Affirmative marketing procedures" will consist of actions to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the housing market area to the available housing and will comply with the requirements and procedures of 24 C.F.R. § 92.351.
- 17 **Environmental Review.** No Program Funds may be encumbered until the City has completed an Environment Review pursuant to the provisions of the National Environmental Policy Act of 1969 ("NEPA") and the related authorities listed in HUD's implementing regulations at 24 C.F.R. § 50.1, *et seq.* and 24 C.R.F. § 58.1, *et seq.* Until the Environment Review is complete, and a Release of Funds obtained from HUD, Developer will not undertake or commit any Program Funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction prior to environmental clearance. The results of the Environmental Review may result in a decision to proceed with, modify or cancel the Project.
- 18 **Displacement, Relocation, and Acquisition.**
- 18.1 Developer must ensure that it has taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of the Project.

- 18.2 Developer will consult the City prior to proceeding with any Project activity with Program Funds that may cause temporary or permanent displacement of the beneficiary of HOME Program investment. Such consultation shall assure compliance with appropriate relocation requirements of 24 C.F.R. § 92.353 in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”) (42 U.S.C. §§ 4201-4655) and implementing regulations at 49 C.F.R. Part 24, as amended and the Fair Housing Act (42 U.S.C. §§ 3601-19).
- 18.3 The Project is subject to the requirements of the Housing and Community Development Act of 1974, and implementing regulation at 24 C.F.R. § 570. This includes the section 104 (d) requirements to provide relocation assistance and replace low- and moderate-income housing as described at 24 C.F.R. § 570.606(c).
- 18.4 The acquisition of the site is subject to the URA and the requirements of 49 C.F.R. Part 24.1, *et seq.*

19 Labor Requirements.

- 19.1 Federal regulation 24 C.F.R. § 92.354 requires that any contract for the construction (rehabilitation or new construction) of affordable housing with 12 or more units assisted with funds made available under the HOME Program must contain a provision requiring that the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. §§ 276a-5), will be paid to all laborers and mechanics employed in the development of affordable housing involved. Such agreements must also be subject to the overtime provisions, as applicable, to the Work Hours and Safety Standards Act (40 U.S.C. §§ 327-332).
- 19.2 Developer will comply with regulations issued under Federal Laws and Regulations pertaining to labor standards and HUD handbook 1344.1 (Federal Labor Standards Compliance in Housing and Community Development Programs), as applicable.
- 19.3 Developer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the City and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and order

20 Labor, Training & Business Opportunity (Section 3)

- 20.1 It is agreed that performance under this Agreement is on a Project assisted under a program providing direct federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. § 1701u), as well as any and all applicable amendments thereto. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be provided to low and moderate income residents of the Project area, and that contracts, to the greatest extent feasible, for work in connection with the Project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the Project area.
- 20.2 Developer will comply with the regulations issued pursuant thereto by HUD as set forth in Title 24 of the Code of Federal Regulations and all applicable rules and orders of HUD issued there under as well as any and all applicable amendments thereto prior to the execution of this Agreement as well as during the term of this Agreement. Developer certifies and agrees that it is under no contractual or other disability, which would prevent it from complying with these requirements as well as any and all applicable amendments thereto.
- 20.3 In construction contracts of \$100,000 or more, Developer will include a clause that in every subcontract performing work in connection with the Project and will, at the direction of the City, take appropriate action under 24 C.F.R. Part 135. Developer will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under Title 24 of the Code of Federal Regulations and will not enter into any subcontract unless the subcontractor has first provided it with a preliminary

statement of ability to comply with these requirements as well as with any and all applicable amendments thereto.

- 20.4 Compliance with the provisions of Section 3, the regulations set forth in Title 24 of the Code of Federal Regulations and all applicable rules and orders of HUD issued thereunder is a condition precedent to federal financial assistance being provided to and continuing to be provided to the Developer. Such compliance will be binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements will subject Developer or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by Title 24 of the Code of Federal Regulations, as amended, and may be cause to terminate this Agreement.

21 Conflict.

- 21.1 Developer acknowledges this Agreement is subject to A.R.S. § 38-511, which allows for cancellation of this Agreement in the event any person who is significantly involved in initiating, negotiating, securing, drafting, or creating the Agreement on City's behalf is also an employee, agent, or consultant of any other party to this Agreement.
- 21.2 Developer agrees to abide by the provisions of 24 C.F.R. § 92.356 with respect to conflicts of interest, and covenants that no person who exercises or have exercised any functions or responsibilities with respect to activities assisted with Program Funds or who are in a position to participate in a decision making process or gain any inside information with regard to these activities, may obtain a financial interest or benefit from the Project, or have an interest in any contract, subcontract or agreement with respect thereto, or proceeds derived from the Project, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.
- 21.3 Developer covenants that no person on its Board of Directors or any member of its staff has an identity of interest with any person or entities that might benefit directly or indirectly financially from this Agreement.
- 21.4 Developer further covenants that in the performance of this Agreement no person, having such a financial interest and/or influence with regard to the Project, will be employed or retained by Developer.
- 21.5 No owner, developer or sponsor of a project assisted with Program Funds (or officer, employee, agent or consultant of the owner, developer or sponsor) whether private, for profit or nonprofit (when acting as an owner, developer or sponsor) may occupy a HOME Program-assisted affordable housing unit in the Project. This provision does not apply to an individual who receives Program Funds to acquire or rehabilitate his or her principle residence or to an employee or agent of the owner or developer of a rental housing project who occupies a housing unit as the Project manager or maintenance worker.
- 21.6 If such conflict as outlined above does exist, Developer is bound to disclose officially in writing, on Developer's letterhead, the nature and extent of that conflict prior to execution of this Agreement, or if discovered subsequently, to disclose such conflict as soon as it occurs or is known.
- 21.7 Exceptions to above requirements are allowed under certain circumstances in accordance with 24 C.F.R. §§ 92.356(d), (e) and (f)(2). Requests for exceptions must be made to the City who, after determination as to whether an exception request is warranted, will render a decision and/or seek the approval of HUD to render a decision.

22 Records and Reports.

- 22.1 The City reserves the right to inspect, monitor, and observe work and services performed by Developer at any and all reasonable times.
- 22.2 The City reserves the right to audit the records of Developer any time during the performance of this Agreement and for a period of six (6) years after the period of affordability has been satisfied under this Agreement.
- 22.3 Developer will provide the City with a copy of their single audit and management letter pursuant to the requirements of 2 CFR 200 annually, but no later than 30 days after completion of single audit.

- 22.4 Access will be immediately granted to the City, HUD, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of Developer or its contractors which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.
- 23 Enforcement of the Agreement.**
- 23.1 The City will enforce this Agreement in accordance with 24 C.F.R. § 85.43, by suspension or termination of the Agreement should Developer fail to comply with any term of the Agreement, or for convenience in accordance with 24 C.F.R. § 85.44.
- 23.2 Developer acknowledges and agrees that it will be subject to sanctions set forth in HOME Program Regulation 24 C.F.R. Part 92, if determined to be applicable by the City.
- 23.3 The parties hereto agree that this Agreement will be construed and enforced according to the laws of the State of Arizona and all applicable federal laws and regulations.
- 23.4 The City will secure its interest in this Agreement as required by the HOME Program with a Deed of Trust (Exhibit H), a Promissory Note (Exhibit I) and a Declaration of Covenants, Conditions, and Restrictions recorded separately and concurrently with this Agreement.
- 24 Disbursement of Funds**
- 24.1 Project expenses will be paid based on invoices for actual expenses paid. All such expenses will be in conformance to the approved Project Budget. Developer or its contractor (pursuant to the construction contract) will be responsible for any cost overruns.
- 24.2 Developer covenants that all expenditures will comply with 2 CFR 200, and will be allowable, allocable and reasonable. The City reserves the right to inspect records and Project sites to determine that reimbursement and compensation requests meet the terms of 2 CFR 200. The City also reserves the right to hold payment until adequate documentation has been provided and reviewed.
- 24.3 The Program Funds designated for the Project pursuant to this Agreement shall be deposited into escrow at or before closing on the Project, and will be released at closing to reimburse Developer for the costs of purchasing the land upon which the Project is to be constructed.
- 24.4 Developer will be monitored by the City for compliance with the regulations of 24 C.F.R. § 92.252(a) (4) for the affordability period specified herein. Developer will provide reports and access to Project files as requested by the City during the construction of the Project and for six (6) years after completion and closeout of the Agreement or during the affordability period, whichever is longer.
- 25 Duration of the Agreement.** This Agreement shall be effective for 24 months commencing on the date of this Agreement and expiring on **DATE** unless sooner terminated pursuant to the provisions contained herein.
- 26 Procurement Standards.**
- 26.1 Developer will comply with local procurement requirements as listed in the Additional Requirements as further described in **Exhibit L**.
- 26.2 Developer will establish procurement procedures to ensure that materials and services are obtained in a cost-effective manner. When procuring services to be provided under this Agreement, Developer will comply, at a minimum, with the nonprofit procurement standards at 24 C.F.R. §§ 84.40-48.
- 26.3 Any Developer that can be considered to be a religious organization will abide by all portions of 24 C.F.R. § 92.257.
- 27 Uniform Administrative Requirements.** To the extent applicable to a nongovernmental recipient of federal funds, Developer will comply with 2 CFR 200, as amended, the Davis-Bacon Act (40 U.S.C. 276a *et seq.*), as amended, and as supplemented by Department of Labor regulations (29 C.F.R. Part 5, as amended), the Copeland Anti-Kickback Act (18 U.S.C. 874), as amended, and as supplemented by Department of Labor regulations (29 C.F.R. Part 3, as amended), the Agreement Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*), as amended, and as supplemented by Department of Labor regulations (29 C.F.R. Part 5, as amended); Executive Order 11246 (Equal Opportunity), as amended, and as supplemented by Department of Labor regulations (41 C.F.R.,

chapter 60, as amended); and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601 *et seq.*, as amended and Section 104(d) of the Act), and in accordance with 24 C.F.R. Part 42, as amended.

28 Immigration Law Compliance.

- 28.1 Contractor, and on behalf any subcontractor, warrants, to the extent applicable under A.R.S. § 41-4401, compliance with all federal immigration laws and regulations that relate to their employees as well as compliance with A.R.S. § 23-214(A) which requires registration and participation with the E-Verify Program.
- 28.2 Any breach of warranty under subsection 18.1 above is considered a material breach of this Agreement and is subject to penalties up to and including termination of this Agreement.
- 28.3 City retains the legal right to inspect the papers of any Contractor or subcontractor employee who performs work under this Agreement to ensure that the Contractor or any subcontractor is compliant with the warranty under subsection 18.1 above.
- 28.4 City may conduct random inspections, and upon request of City, Contractor will provide copies of papers and records of Contractor demonstrating continued compliance with the warranty under subsection 18.1 above. Contractor agrees to keep papers and records available for inspection by the City during normal business hours and will cooperate with City in exercise of its statutory duties and not deny access to its business premises or applicable papers or records for the purposes of enforcement of this section.
- 28.5 Contractor agrees to incorporate into any subcontracts under this Agreement the same obligations imposed upon Contractor and expressly accrue those obligations directly to the benefit of the City. Contractor also agrees to require any subcontractor to incorporate into each of its own subcontracts under this Agreement the same obligations above and expressly accrue those obligations to the benefit of the City.
- 28.6 Contractor's warranty and obligations under this section to the City is continuing throughout the term of this Agreement or until such time as the City determines, in its sole discretion, that Arizona law has been modified in that compliance with this section is no longer a requirement.
- 28.7 The "E-Verify Program" above means the employment verification program administered by the United States Department of Homeland Security, the Social Security Administration, or any successor programs.

29 Insurance.

- 29.1 Developer must obtain, maintain and provide evidence of the following insurance ("Required Insurance") consistent with **Exhibit M**, Insurance Certificate.
- 29.2 Developer and Sub-contractors. Developer, and each Sub-contractor performing work or providing materials related to this Agreement must procure and maintain the insurance coverages described below (collectively "Contractor's Policies"), until each Parties' obligations under this Agreement are completed
- 29.3 Developer must at all times relevant hereto carry a commercial general liability policy with a combined single limit of at least \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
- 29.4 Sub-contractors must at all times relevant hereto carry a general commercial liability policy with a combined single limit of at least \$1,000,000 per occurrence.
- 29.5 This commercial general liability insurance must include independent contractors' liability, contractual liability, broad form property coverage, products and completed operations, XCU hazards if requested by the City, and a separation of insurance provision.
- 29.6 These limits may be met through a combination of primary and excess liability coverage.
- 29.7 Auto. A business auto policy providing a liability limit of at least \$1,000,000 per accident for Developer and \$1,000,000 per accident for Sub-contractors and covering owned, non-owned and hired automobiles.
- 29.8 Workers' Compensation and Employer's Liability. A workers' compensation and employer's liability policy providing at least the minimum benefits is required by Arizona law.
- 29.9 Equipment Insurance. Developer must secure, pay for, and maintain all-risk insurance as necessary to protect the City against loss of owned, non-owned, rented or leased capital

equipment and tools, equipment and scaffolding, staging, towers and forms owned or rented by Developer or its Sub-contractors.

- 29.10 Notice of Changes. Developer's Policies must provide for not less than 30 days' advance written notice to City Representative of:
- 29.11 Cancellation or termination of Developer or Sub-Contractor's Policies;
- 29.12 Reduction of the coverage limits of any of Developer or and Sub-Contractor's Policies; and
- 29.13 Any other material modification of Developer or Sub-Contractor's Policies related to this Agreement.

Certificates of Insurance.

- 29.14 Within 10 business days after the execution of the Agreement, Developer must deliver to City Representative certificates of insurance for each of Developer and Sub-Contractor's Policies, which will confirm the existence or issuance of Contractor and Sub-Contractor's Policies in accordance with the provisions of this section, and copies of the endorsements of Developer and Sub-contractor's Policies in accordance with the provisions of this section.
- 29.15 City is and will be under no obligation either to ascertain or confirm the existence or issuance of Developer and Sub-Contractor's Policies, or to examine Developer and Sub-Contractor's Policies, or to inform Contractor or Sub-contractor in the event that any coverage does not comply with the requirements of this section.
- 29.16 Developer's failure to secure and maintain Developer Policies and to assure Sub-Contractor Policies as required will constitute a material default under this Agreement.
- 29.17 Other Contractors or Vendors.
- 29.18 Other contractors or vendors that may be contracted by Developer with in connection with the Project must procure and maintain insurance coverage as is appropriate to their particular agreement.
- 29.19 This insurance coverage must comply with the requirements set forth above for Contractor's Policies (e.g., the requirements pertaining to endorsements to name the parties as additional insured parties and certificates of insurance).
- 29.20 Policies. Except with respect to workers' compensation and employer's liability coverages, the City must be named and properly endorsed as additional insureds on all liability policies required by this section.
- 29.21 The coverage extended to additional insureds must be primary and must not contribute with any insurance or self-insurance policies or programs maintained by the additional insureds.
- 29.22 All insurance policies obtained pursuant to this section must be with companies legally authorized to do business in the State of Arizona and acceptable to all parties.
- 29.23 Developer must also cause its Sub-contractors to obtain and maintain the Required Insurance.
- 29.24 City may consider waiving these insurance requirements for a specific Sub-contractor if City is satisfied the amounts required are not commercially available to the Sub-contractor and the insurance the Sub-contractor does have is appropriate for the Sub-contractor's work under this Agreement.
- 29.25 Developer and Sub-contractors must provide to the City proof of Required Insurance whenever requested.

30 Bonds. Upon execution of this Agreement, and if applicable, Developer must furnish payment and performance bonds as required under A.R.S. § 34-608 and 24 C.F.R. Part 85.36(h).

31 Compliance with Federal, State & Local Laws. Developer covenants and warrants that it will comply with all applicable laws, ordinances, codes, rules and regulations of the state local and federal governments, and all amendments thereto, including, but not limited to; Title 8 of the Civil Rights Act of 1968 PL.90-284; Executive Order 11063 on Equal Opportunity and Housing Section 3 of the Housing and Urban Development Act of 1968; Housing and Community Development Act of 1974, and all requirements of the HOME Program as set forth in 24 C.F.R. Part 92.

32 Suspension & Termination.

- 32.1 In accordance with 24 C.F.R. § 85.43, suspension or termination may occur if Developer materially fails to comply with any term of the award, and that the award may be terminated for convenience in accordance with 24 C.F.R. § 85.44.
- 32.2 If Developer is unable to meet the approved timelines as required by HOME Program regulations or complete the Project because of delays resulting from Acts of God, untimely review and approval by the City and other governmental authorities having jurisdiction over the Project, or other delays that are not caused solely by Developer, the City will grant a reasonable extension of time for completion of the Project. It will be the responsibility of Developer to notify the City promptly in writing whenever a material delay in the construction schedule is anticipated or experienced, and to inform the City of all facts and details related to such delay. Developer will also inform the City when it expects the delay to end and when it expects the Project to be complete.
- 32.3 If Developer fails in any manner to fully perform and carry out any of the terms, covenants, and conditions of the Agreement, or if Developer refuses or fails to proceed with the Project with such diligence as will ensure its completion within the time fixed by HOME Program regulations, Developer will be in default and notice in writing will be given to Developer's Representative of such default by the City or an agent of the City. If Developer fails to cure such default within such time as may be required by such notice, the City may at its option terminate and cancel the Agreement at the expiration of the cure period.
- 32.4 In the event of such termination, all funds awarded to Developer pursuant to this Agreement will be immediately revoked and any approvals related to the Program funds will immediately be deemed revoked and canceled. In such event, Developer will no longer be entitled to receive any compensation for work undertaken after the date of the termination of this Agreement, as the grant funds will no longer be available for this Project.
- 32.5 In the event of such termination, Developer will be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder prior to the date of said termination.
- 32.6 Notwithstanding the above, Developer will not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Agreement by the Developer. The City may withhold any payments to the Developer for the purpose of setoff against such damages until such time as the exact amount of damages due the City from Developer is determined whether by court of competent jurisdiction or otherwise.
- 32.7 The waiver or failure to enforce a breach of any term, covenant or condition hereof will not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition hereof.
- 32.8 Notwithstanding anything to the contrary contained herein, the City shall provide the Tax Credit Investor notice of any default under this Agreement and the Tax Credit Investor shall be provided 30 days to cure such default (or such longer period as is reasonably necessary to cure such default). The City shall accept such cure by the Tax Credit Investor as if such cure was made by the Developer.

33 Default-Loss of HOME Program Funds.

- 33.1 In the event of such termination, all HOME Program funds awarded to Developer pursuant to this Agreement will be immediately revoked and any approvals related to the Project will immediately be deemed revoked and canceled. In such event, Developer will no longer be entitled to receive any compensation for work undertaken after the date of the termination of this Agreement, as the HOME Program funds will no longer be available for this Project.
- 33.2 Such termination will not affect or terminate any of the rights of the City as against Developer then existing, or which may thereafter accrue because of such default, and the foregoing provision will be in addition to all other rights and remedies available to the City under the law and the Note and Deed of Trust (if in effect), including but not limited to compelling Developer to complete the Project in accordance with the terms of this Agreement, in a court of equity.

33.3 The waiver of a breach of any term, covenant or condition hereof will not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition hereof.

34 **Indemnification Agreement.** Developer will, during the term of this Agreement, indemnify, hold, protect, and save harmless the City and any and all of its officers, elected officials, agents, and employees from and against any all actions, audits, proceedings, claims and demands, loss, liens, costs, expenses and liability of any kind and nature whatsoever, for injury to or death of persons, or damage to property, including property owned by the City brought, made, filed against, imposed upon or sustained by the City, its officers, agents, or employees in and arising from attributable to or caused directly or indirectly by the negligence, wrongful acts, omissions or from operations conducted by the Developer, its officers, agents or employees, or by any person acting on behalf of Developer and with Developer's knowledge and consent, expressed or implied.

35 **Prohibited Lobbying Activities.** Developer, his/her agent or representative will not have any lobbying contact, as defined by the Lobbying Disclosure Act (2 U.S.C. 1602), orally or in any written form with any City elected official or any City employee other than the Planning and Community Development Department, City Manager, Deputy or Assistant City Manager or City Attorney's office (for legal issues only) regarding the contents of this Agreement.

36 **Prohibited Political Contribution.** Developer, during the term of this Agreement, will not make a contribution reportable under Title 16, Chapter 6, Article 1, Arizona Revised Statutes to a candidate or candidate committee for any City elective office during the term of this Agreement. The City reserves the right to terminate the Agreement without penalty for any violation of this provision.

37 **Contingent Fees.** Developer promises that it has not employed or retained any company or person, other than bona fide employees working solely for Developer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than bona fide employees working solely for Developer, any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award or making of this Agreement. For breach of this promise, the City may cancel this Agreement without liability or, at its discretion, deduct the full amount of the fee, commission, percentage, brokerage fee, gift or contingent fee from the compensation due Developer.

38 **Successors and Assigns.** This Agreement is binding on the City and Developer, and its successors and assigns. Neither the City nor Developer will assign or transfer its interest in this Agreement without the written consent of the other.

39 **Representatives.**

Developer. Developer's representative ("Developer's Representative") authorized to act on Developer's behalf with respect to the Project, and his or her address for Notice delivery is:

Glendale Leased Housing Associates I, LLLP
5030 Nesbit Ferry Lane
Sandy Springs, GA 30350
Attention: David Searles
Phone: 678-570-1177

Email: davidsearles@crt-trust.com

With a copy to:

Glendale Leased Housing Associates I, LLC
9000 E Pima Center Parkway, Suite 350
Scottsdale, AZ 85258
Attention: Owen Metz

With a copy to Developer's Investor Member:

INVESTOR CONTACT

And to:

Winthrop & Weinstine, P.A.
225 South 6th Street, Suite 3500
Attention: John Nolde, Esq.

City. City's representative ("City's Representative") authorized to act on City's behalf, and his or her address for Notice delivery is:

City of Glendale
Community Revitalization Division
Attn: Revitalization Administrator
5850 W Glendale Ave., Suite 170
Glendale, Arizona 85301

With required copies to:

City of Glendale
City Manager
5850 West Glendale Avenue
Glendale, Arizona 85301

City of Glendale
City Attorney
5850 West Glendale Avenue
Glendale, Arizona 85301

Concurrent Notices. All notices to City's Representative must be given concurrently to City Manager and City Attorney.

A notice will not be considered to have been received by City's Representative until the time that it has also been received by the City Manager and City Attorney.

City may appoint one or more designees for the purpose of receiving notice by delivery of a written notice to Contractor identifying the designee(s) and their respective addresses for notices.

Changes. Developer or City may change its representative or information on Notice, by giving Notice of the change in accordance with this section at least ten days prior to the change.

40

Other Provisions.

- 40.1 Developer is responsible for all applicable state and federal social security benefits and unemployment taxes and agrees to indemnify and protect the City against such liability.
- 40.2 Developer will maintain a procurement code of conduct for its organization, and ensure compliance by all employees.
- 40.3 Material alterations to the Project and Budget must be mutually agreed upon by the City and Developer, and will be incorporated into this Agreement by written amendments signed by both parties.
- 40.4 This Agreement represents the entire agreement between the parties and supersedes all prior representations, negotiations or agreements whether written or oral.
- 40.5 Title and paragraph headings are for convenient reference and are not a part of this Agreement.
- 40.6 In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached documents, the terms in this Agreement will rule.
- 40.7 No waiver or breach of any provision of this Agreement will constitute a waiver of a subsequent breach of the same or any other provision hereof, and no waiver will be effective unless made in writing.
- 40.8 Should any provisions, paragraphs, sentences, words or phrases contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Arizona, such provisions, paragraphs,

sentences, words or phrases will be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable to conform with such laws, then same will be deemed severable, and in either event, the remaining terms and provisions of this Agreement will remain unmodified and in full force and effect.

40.9 Developer and its employees and agents will be deemed to be independent contractors, and not agents or employees of the City, and will not attain any rights or benefits under the civil service or pension ordinances of the City, or any rights generally afforded classified or unclassified employee; further they will not be deemed entitled to state compensation benefits as an employee of the City.

40.10 Funding for this Agreement is contingent on the availability of funds and continued authorization for the Project and is subject to amendment or termination due to lack of funds, or authorization, reduction of funds, and/or change in regulations.

41 Exhibits. The following exhibits, with reference to the term in which they are first referenced, are incorporated by this reference.

Exhibit A	Project Scope
Exhibit B	Legal Description
Exhibit C	Project Schedule
Exhibit D	Project Budget
Exhibit E	Match Letter
Exhibit F	Memorandum of Agreement
Exhibit G	Prohibited Lease Provisions
Exhibit H	Developer Deed of Trust and Assignment of Rents
Exhibit I	Developer Promissory Note
Exhibit J	Certifications
Exhibit K	Federal Laws and Regulations
Exhibit L	Additional Requirements
Exhibit M	Insurance

(Signatures Appear on the Next Page)

IN WITNESS WHEREOF, all parties concerned acknowledge that they have read, understand, approve, and accept all of the provisions of this Agreement.

CITY OF GLENDALE, an Arizona
municipal corporation

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower
City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey
City Attorney

EXHIBIT A

PROJECT DESCRIPTION

1. **Purpose.** The City has awarded Developer HOME Program funds to pay for partial construction costs associated with the development of 67 Flats, a 384-unit affordable multi-family rental project.
2. **Location.** The Project site is 6504 N 67th Avenue in the City of Glendale, AZ 85301, as defined in **Exhibit B.**
3. **Schedule.** Project activities will include, but are not limited to: site acquisition; completion of all pre-development activities (environmental review, release of funds, funding commitments, design review, building permits, etc.); construction mobilization, construction, marketing and occupancy of 384 units. Project construction completion expected by December 31, 2025, and 100% occupancy achieved by March 31, 2026, as defined in **Exhibit C.**
4. **Funding.** The City is providing \$500,000.00 of the total budget. Developer is obtaining remainder of Project funds from equity funding made available through an allocation of Low Income Housing Tax Credits, private permanent financing and gap financing from the State of Arizona. The total budget for the Project is \$180,000,000. The budget and Project expenses are defined in **Exhibit D.**

EXHIBIT B
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

INSERT LEGAL DESCRIPTION (PENDING FINAL PLAT APPROVAL)

APN: **XXX-XX-XXXX**

EXHIBIT C

PROJECT SCHEDULE

Project Milestone	Estimated Completion Date
Completion of Environmental Review	DATE
Design review and building permit	DATE
Receipt of Release of Funds from HUD	DATE
Acquisition of property & commitment of funding	DATE
Notice to Proceed	DATE
Construction mobilization	DATE
25% completion	DATE
50% completion	DATE
75% completion	DATE
100% completion	DATE
25% occupancy (including HOME-assisted units)	DATE
50% occupancy	DATE
100% occupancy	DATE
Project Completion & Closeout	DATE

EXHIBIT D

PROGRAM BUDGET

SOURCES	TOTAL PROJECT FUNDING FY 2022-23
City of Glendale HOME Program Funding - Loan	\$
INSERT LENDER – permanent lender	\$
Arizona Dept. of Housing Gap Financing	\$
LIHTC Equity	\$
Deferred Developer Fee	\$
Total	\$

EXHIBIT E

PROHIBITED LEASE PROVISIONS

Pursuant to 24 CFR 92.253 (b), the following terms are prohibited from inclusion in leases of HOME-assisted units for the period of affordability agreed upon herein.

1. **Agreement to be Sued.** Tenant shall not be required to agree to be sued, admit guilt or consent to judgement in favor of the landlord in legal proceedings brought forth in connection with the lease agreement.
2. **Treatment of Property.** Landlord shall not take, hold, or sell tenant's personal property without notice and a court decision on the rights of the respective parties.
3. **Excusing Owner from Responsibility.** Tenant shall not be required to hold landlord or landlord's agents harmless in any action or failure to act, whether unintentional or negligent.
4. **Waiver of Notice.** Tenant shall not be required to waive notification of a lawsuit instituted by landlord.
5. **Waiver of Legal Proceedings.** Tenant shall not be required to waive a court proceeding in an eviction process.
6. **Waiver of Jury Trial.** Tenant shall not be required to waive any right to a trial jury.
7. **Waiver of Right to Appeal Court Decisions.** Tenant shall not be required to waive their rights to appeal a court decision associated with the lease.
8. **Tenant's Payment of Legal Fees.** Tenant shall not be required to pay any legal costs of landlord associated with a court proceeding.
9. **Mandatory Supportive Services.** Tenant shall not be required to accept supportive services in connection with their occupancy of the HOME-assisted unit.

Developer acknowledges and agrees that inclusion of any of these provisions in a HOME-assisted lease agreement, regardless of intent, is unenforceable.

Signature

Date

EXHIBIT F

WHEN RECORDED, RETURN TO:

City of Glendale
City Clerk
5850 West Glendale Avenue
Glendale, Arizona 85301

DEED OF TRUST AND ASSIGNMENT OF RENTS

DATE: DATE

TRUSTOR: DEVELOPER
(ADDRESS): _____

BENEFICIARY: City of Glendale
(ADDRESS): 5850 West Glendale Avenue
Glendale, Arizona 85301

TRUSTEE: TITLE COMPANY
(ADDRESS): _____

SUBJECT REAL PROPERTY in Maricopa County, State of Arizona, described in the Legal Description attached as Exhibit A ("Property").

This Deed of Trust and Assignment of Rents ("Deed of Trust") is made between the Trustor, Trustee and Beneficiary above named.

WITNESSETH: That Trustor irrevocably grants and conveys to Trustee in Trust, with Power of Sale, the above described real property, together with: (1) all buildings, improvements and fixtures now or hereafter placed thereon; (2) all existing leases, and all future leases executed with respect to such property; (3) all rents, issues, profits and income thereof (all of which are hereinafter called "property income"); (4) all classes of property now, or at any time hereafter, attached to or used in any way in connection with the use, operation

or occupancy of such property; (5) all property, rights, permits and privileges now or hereafter owned by Trustor or now or hereafter appurtenant to such property, which entitle Trustor or such property to receive water or electrical power for use thereon; all property granted, transferred and assigned to Trustee hereunder is hereafter referred to as the "Property," and Trustor warrants that it is well and truly seized of a good and marketable title in fee simple to the real property hereby conveyed; that the title to all property conveyed by this Deed of Trust is clear, free and unencumbered, and Trustor will forever warrant and defend the same unto Beneficiary, its successors and assigns, against all claims whatsoever;

SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such Property Income;

AND SUBJECT TO, any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Beneficiary's interest in the Property.

1. For the Purpose of Securing:

- 1.1 Performance of each agreement of Trustor herein contained.
- 1.2 Payment of the indebtedness evidenced by promissory note or notes of even date herewith, and any extension or renewal thereof, in the principal sum of **Five Hundred Thousand Dollars (\$500,000.00)** executed by Trustor in favor of Beneficiary or order.
- 1.3 Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes that are secured by this Deed of Trust.

2. To Protect the Security of this Deed of Trust, Trustor covenants and agrees:

- 2.1 To keep the Property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon, and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer, or permit any act upon said Property in violation of law; and to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general.
- 2.2 To keep all improvements now or hereafter erected on said property continuously insured against loss by fire or other hazards specified by Beneficiary in an amount not less than the total obligation secured hereby. All policies will be held by Beneficiary and be in such companies as Beneficiary may approve and have loss payable first to Beneficiary, as his interest may appear and then to Trustor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured and in such order as Beneficiary may determine or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release will not cure or waive any default hereunder nor cause discontinuance of any action that may have been or may thereafter be taken by Beneficiary or Trustee because of such default.
- 2.3 To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses of Beneficiary or Trustee, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear or be named, and in any suit brought by Beneficiary to enforce this Deed of Trust.
- 2.4 To pay before delinquent, all taxes and assessments affecting said Property; when due, all encumbrances, charges and liens, on said Property or any part thereof, which appear to be prior or superior hereto; all costs, fees, and expenses of this Trust, including, without limiting the generality of the foregoing, the fees of Trustee for issuance of any Deed of

Partial Release and Partial Reconveyance or Deed of Release and Full Reconveyance and all lawful charges, costs, and expenses in the event of reinstatement of, following default in, this Deed of Trust or the obligations secured hereby.

- 2.5 The should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said Property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel, and pay his reasonable attorneys' fees. All amounts so paid, together with interest thereon at the same rate as is provided for in the note secured by this Deed of Trust or at the highest legal rate, whichever is greater, will be part of the debt secured by this Developer Deed of Trust and a lien on the above Property.
- 2.6 To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, together with interest from date of expenditure at the same rate as is provided for in the note secured by this Deed of Trust or at the highest legal rate, whichever is greater. Any amounts so paid by Beneficiary or Trustee will become part of the debt secured by this Deed of Trust and a lien on the Property and immediately due and payable at option of Beneficiary or Trustee.

3. It is Mutually Agreed:

- 3.1 That any award of damages in connection with any condemnation or any taking, or for injury to the Property by reason of public use, or for damages for private trespass or injury thereto, is assigned and will be paid to Beneficiary as further security for all obligations secured hereby (reserving unto Trustor, however, the right to sue therefore and the ownership thereof, subject to this Developer Deed of Trust), and upon receipt of such moneys Beneficiary may hold the same as such further security, or apply or release the same in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- 3.2 That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay. Without affecting the obligation of Trustor to pay and perform as herein required; without affecting the personal liability of any person for payment of the indebtedness secured hereby; and without affecting the lien or priority of lien hereof on the Property, Beneficiary may, at its option, extend the time for payment of said indebtedness, or any part thereof, reduce the payment thereon, release any person liable on any of said indebtedness, accept a renewal note therefore, modify the terms of said indebtedness, take or release other or additional security, or join in any extension or subordination agreement. Any such action by Beneficiary or the Trustee at Beneficiary's direction may be taken without the consent of any junior lienholder, and will not affect the priority of this Deed of Trust over any junior lien. Time is of the essence for this Deed of Trust.
- 3.3 That at any time or from time to time, and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said note(s) for endorsement, and without liability therefore, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, and without affecting the security hereof for the full amount secured hereby on all Property remaining subject hereto, and without the

necessity that any sum representing the value or any portion thereof of the Property affected by the Trustee's action be credited on the indebtedness, the Trustee may: (a) release and reconvey all or any part of said Property; (b) consent to the making and recording, or either, of any map or plat of the Property or any part thereof; (c) join in granting any easement thereon; (d) join in or consent to any extension agreement of any agreement subordinating the lien, encumbrance or charge hereof. Any Trustor signing this Trust as a surety or accommodation party or that has subjected the Property to this Trust to secure the debt of another, expressly waives the benefits of A.R.S. § 12-1641.

- 3.4 That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note(s) to Trustee for cancellation and retention, and upon payment of its fees, Trustee will release and reconvey, without covenant or warranty, express or implied, the property then held hereunder, the recitals in such reconveyance, of any matters or facts, will be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
- 3.5 That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power, and authority, during the continuance of this Trust, to collect the property income, reserving to Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default Beneficiary may at any time, without notice either by person, by agent, or by receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured or the solvency of the Trustor, enter upon and take possession of said Property or any part thereof, in his own name sue for or otherwise collect such Property income, including that past due and unpaid and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees of Beneficiary and Trustee, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said Property, the collection of such Property Income, and the application thereof as aforesaid, will not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice. Beneficiary will expressly have all rights provided for in A.R.S. §§ 33-702(B) and 33-807.
- 3.6 That upon default by Trustor in the payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice thereof, setting forth the nature thereof, and of election to cause to be sold the Property under this Deed of Trust. Beneficiary also will deposit with Trustee this Deed of Trust, said note(s), and all documents evidencing expenditures secured hereby.
- 3.7 Trustee will record and give notice of Trustee's sale in the manner required by law, and after the lapse of such time as may then be required by law, Trustee will sell, in the manner required by law, said property at public auction at the time and place fixed by it in said notice of Trustee's sale to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee at its discretion may postpone or continue the sale from time to time by giving notice of postponement or continuance by public declaration at the time and place last appointed for the sale. Trustee will deliver to such purchaser its Deed of Trust conveying the property so sold, but without any covenant or warranty, expressed or implied. Any persons, including Trustor, Trustee or Beneficiary, may purchase at such sale. The purchaser at the Trustee's sale will be entitled to immediate possession of the Property as against the Trustee or other persons in possession and will have a right to the summary proceedings to obtain possession provided in Title 12, Chapter 8, Article 4, Arizona Revised Statutes, together with costs and reasonable attorneys' fees.

- 3.8 After deducting all costs, fees, and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale and reasonable attorney's fees of Beneficiary and Trustee, Trustee will apply the proceeds of sale to payment of: all sums then secured hereby and all other sums due under the terms hereof, with accrued interest; and the remainder, if any, to the person or persons legally entitled thereto, or as provided in A.R.S. § 33-812. To the extent permitted by law, an action may be maintained by Beneficiary to recover a deficiency judgment for any balance due hereunder. In lieu of sale pursuant to the power of sale conferred hereby, this Developer Deed of Trust may be foreclosed in the same manner provided by law for the foreclosure of mortgages on real property. Beneficiary will also have all other rights and remedies available to it hereunder and at law or in equity. All rights and remedies will be cumulative.
- 3.9 That Beneficiary may appoint a successor Trustee in the manner prescribed by law. Trustor and Beneficiary authorize Trustee, in the event any demand or notice is made or tendered to it concerning this Deed of Trust or the Property, to hold any money and documents and to withhold action or performance until an action will be brought in a court of competent jurisdiction to determine the rights asserted or the property of the demand, notice or action requested and Trustee will be without liability or responsibility for awaiting such court action. A Successor Trustee herein will without conveyance from the predecessor Trustee, succeed to all the predecessor's title, estate, rights, powers, and duties. Trustee may resign at any time by mailing or delivering notice thereof to Beneficiary and Trustor and having so resigned will be relieved of all liability and responsibility to Trustor, Beneficiary or otherwise hereunder. "Trustee" herein will include all successor trustees. Trustee will not be liable for any action taken in its discretion and in good faith, or upon advice of counsel, or upon any information supplied or direction given by Beneficiary. Unless Trustee is adjudged grossly negligent or guilty of intentional wrongdoing or breach of contract, Trustor and Beneficiary will, upon demand, indemnify and hold harmless Trustee against all costs, damages, attorneys' fees, expenses and liabilities which it may incur or sustain in connection with this Deed of Trust or any foreclosure or sale hereof or any court or other action or proceeding arising here from.
- 3.10 That this Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term "Beneficiary" will mean the owner and holder of the note(s) secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so required, the masculine gender includes the feminine and neuter, and the singular number includes the plural.
- 3.11 That Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee may but is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee will be a party, unless brought by Trustee.
- 3.12 That any member or partner of Trustor shall have the same right, but not the obligation to cure defaults hereunder on the same terms as the Trustor. Nothing in this Section 3.12 imposes, modifies or removes an obligation to cure any default.
- 3.13 That all notices, requests and demands to be made hereunder to the parties hereto shall be in writing and shall be delivered by overnight courier service or sent by certified mail, return receipt requested, postage prepaid, through the United States Postal Service, or personally delivered to the addressees shown below or such other addresses which the parties may provide to one another in accordance herewith. Such notices, request and demands, if sent by mail, shall be deemed given 2 days after deposit in the United States mail, and if delivered by overnight courier service or personally delivered, shall be deemed given when delivered.

To Beneficiary: City of Glendale
Attn: Matthew Hess
Community Revitalization Division
5850 W. Glendale Ave.
Glendale, AZ 85301

With a copy to: City of Glendale
Attn: City Manager
5850 W. Glendale Ave.
Glendale, AZ 85301

With a copy to: City of Glendale
Attn: City Attorney
5850 W. Glendale Ave.
Glendale, AZ 85301

To Trustor: **DEVELOPER**
With a copy to: **INVESTOR**
With a copy to: **DEVELOPER ATTORNEY**

The undersigned Trustor requests that a copy of any notice of Trustee's sale hereunder be mailed to him at his address set forth above.

3.14 That this Deed of Trust and the Note it secures are nonrecourse.

(Signatures Appear on Next Page)

BENEFICIARY:
CITY OF GLENDALE, an Arizona
municipal corporation

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower
City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey
City Attorney

TRUSTOR:

Glendale Leased Housing Associates I, LLLP
a Minnesota limited liability limited partnership

By:

Its: **TITLE**

By: _____

Its: **TITLE**

STATE OF ARIZONA)

) ss.

County of Maricopa)

This Deed of Trust is subscribed and sworn to before me this _____ day of _____, 2023, by **AUTHORIZED SIGNATORY**, **TITLE** of **DEVELOPER**, the Developer who signed the above document.

Notary Public

My Commission Expires:

Do not destroy this Deed of Trust OR the Note which it secures.

Both must be delivered to the Trustee for cancellation before release and conveyance will be made

EXHIBIT G

PROMISSORY NOTE

Loan Amount: \$500,000.00

Glendale, Arizona

Date: DATE

FOR VALUE RECEIVED, the undersigned ("Maker") jointly and severally promise(s) to pay to the order of the City of Glendale, an Arizona municipal corporation (City), or its successors, the principal sum of **Five Hundred Thousand Dollars (\$500,000.00)**. This Promissory Note (" Note") is made on a **20-year Deferred Payment, bearing interest at the rate of 0.0% per annum** and is secured by a Deed of Trust and Assignment of Rents ("Deed of Trust") encumbering the property identified in the Deed of Trust ("Property").

This Note shall become due and payable in full upon any transfer, voluntary, involuntary, or by operation of law, of the Property within ten years from the date of this Note, or at any time within twenty years from the date of this Note undersigned ceases to use the Property to provide services to assist low-income persons and families in obtaining decent and affordable rental opportunities, provided however, that a transfer of Maker's Investor Member interest or removal and replacement of Maker's Managing Member in accordance with Maker's Operating Agreement, shall not trigger a repayment hereunder.

This Note is secured by a Deed of Trust executed by the undersigned naming the City as Beneficiary; which Deed of Trust and this Note are security for the obligations of the undersigned contained in the Developer Agreement for the 67 Flats Project, new multifamily rental project under the Home Investment Partnerships Program ("Agreement") executed by the parties on DATE.

The amount due at such time shall be the full principal sum amount as authorized by the HOME Investment Partnerships Act at title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, 42 U.S.C. 12701, *et seq.* ("HOME Program").

Should default be made in the payment of any amount when due, or should the undersigned default on any obligation owed to the City under the terms of this Note or the Deed of Trust providing security, therefore, the whole sum of principal shall become immediately due and payable at the option of the City.

If suit or action is instituted by City to recover on this Note, the undersigned will pay reasonable attorneys' fees and costs in addition to the amount due on the Note.

Diligence, demand, protest and notice of demand and protest are hereby waived and the undersigned hereby waives, to the extent which otherwise would apply to the debt evidenced by this Note. Consent is hereby given to the extension of time of payment of this Note, without notice.

The undersigned reserves the right to repay at any time all of the principal amount of this Note in a single payment without the penalties, discount or premiums.

The Note and Deed of Trust are nonrecourse.

IN WITNESS WHEREOF, this Note and Deed of Trust securing the Note, have been duly executed by the undersigned, as of the date above written.

MAKER:

GLENDALE LEASED HOUSING ASSOCIATES I,

a Minnesota limited liability limited partnership

By: Langston Hughes Glendale Family, LLC,
a Georgia limited liability company
Its: General Partner

By: Langston Hughes Affordable Housing, Inc., a Georgia
501(c)(3) nonprofit corporation
Its: Manager

By: David Sewall Searles, Jr, President
Its: President

LLLP,

STATE OF ARIZONA)
) ss.
County of Maricopa)

This Note is subscribed and sworn to before me this ____ day of _____, 2023, by David Sewall Searles, Jr., President of Glendale Leased Housing Associates I, the Developer who signed the above document.

Notary Public

My Commission Expires:

EXHIBIT H
CERTIFICATIONS

See attached Certifications:

1. Policy of Nondiscrimination on the Basis of Disability.
2. Section 319 of Public Law 101-121.
3. Contracting with Small and Minority Firms, Women's Business Enterprises and Labor Surplus Area Firms.
4. Drug-Free Workplace.

###

**POLICY OF NONDISCRIMINATION ON THE
BASIS OF DISABILITY**

The undersigned representative agrees, on behalf of Client, to have or adopt a Policy of Nondiscrimination on the Basis of Disability. Such Policy will state that the Developer does not discriminate on the basis of disabled status in the admission or access to, or treatment or employment in, its federally assisted programs or activities.

Signature

Date

SECTION 319 OF PUBLIC LAW 101-121

The Undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of any Federal contract, the making of any federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned will require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements), and that all agencies will certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification will be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signature

Date

**CONTRACTING WITH SMALL AND MINORITY FIRMS,
WOMEN'S BUSINESS ENTERPRISES AND LABOR SURPLUS AREA FIRMS**

1. It is a national policy to award a fair share of contracts to small and minority business firms. Accordingly, affirmative steps must be taken to assure that small and minority businesses are utilized when possible as sources of supplies, equipment, construction, and services. Affirmative steps will include the following:
 - 1.1 Qualified small and minority businesses on solicitation lists.
 - 1.2 Assuring that small and minority businesses are solicited whenever they are potential sources, and to the greatest extent possible that these businesses are located within the metropolitan area.
 - 1.3 When economically feasible, dividing total requirements into smaller tasks or quantities so as to permit maximum small and minority business participation.
 - 1.4 Where the requirement permits, establish delivery schedules which will encourage participation by small minority businesses.
 - 1.5 Using the services and assistance of the Small Business Administration, and the Office of Minority Business Enterprises of the Department of Commerce and the Community Services Administration as required.
 - 1.6 If any subcontracts are to be let, requiring the prime contractor to take the affirmative steps in §§ 1.1 through 1.5. Grantees will take similar appropriate action in support of women's enterprises.
 - 1.7 To the greatest extent feasible, opportunities for training and employment will be given to low and moderate income persons residing within the metropolitan area.
2. The above-described equal opportunity requirements are obligations of the City because federal funds are being utilized to finance the Project to which this Project pertains.
3. In executing any contract, the Developer agrees to comply with the requirements and to provide appropriate documentation at the request of the City.

Signature

Date

DRUG-FREE WORKPLACE

The Developer certifies that it will maintain a drug-free workplace in accordance with the requirements of 24 C.F.R. Part 24, Subpart F by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Developer's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - 2.1 The dangers of drug abuse in the workplace;
 - 2.2 The Developer's policy of maintaining a drug-free workplace;
 - 2.3 Any available drug counseling, rehabilitation and employee assistance programs; and
 - 2.4 The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1.
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - 4.1 Abide by the terms of the statement; and
 - 4.2 Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
5. Notifying the City in writing, within ten calendar days after receiving notice under paragraph 4.2 from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice will include the identification number(s) of each affected grant.
6. Taking one of the following actions, within 30 calendar days of receiving notice under paragraph 4.2, with respect to any employee who is so convicted:
 - 6.1 Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - 6.2 Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, local health requirements, law enforcement, or other appropriate agency.
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of the above-described paragraphs.

Signature

Date

EXHIBIT I
FEDERAL LAWS AND REGULATIONS
FY 2022-23

1. **Applicability of Uniform Administrative Requirements.** The parties should comply with all administrative requirements, cost principles, and audit requirements as provided in 2CFR Part 200 in compliance with the Final Guidance issued by U.S. Department of Housing and Urban Development on Feb. 26, 2015 (Notice: SD-2015-01)

2. **Equal Opportunity.**
 - 2.1 The City agrees to comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the HUD regulations under 24 CFR Part 1, which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any activity receiving Federal financial assistance by way of grant, loan, or MOU and will immediately take any measures necessary to effectuate this MOU. If any real property or structure thereof is provided or improved with the aid of Federal financial assistance extended to the City, this assurance will obligate the City, or in the case of any transfer of such property or structure is used for a purpose of which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

 - 2.2 The City agrees to comply with Title VIII of the Civil Rights Act of 1968 (P.L. 90-284), as amended by the Fair Housing Amendments Act of 1988 (P.L. 100-430), and will administer all activities relating to housing and community development in a manner to affirmatively further fair housing within Constitutional limitations throughout the United States.

 - 2.3 The City agrees to comply with Section 109 of the Housing and Community Development Act of 1974 and 1977, as amended, and in conformance with all requirements imposed pursuant to the regulations of the Department of HUD (24 CFR Part 570.602) issued pursuant to that Section; and in accordance with Equal Opportunity obligations of that Section, no person in the United States will, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, be subjected to discrimination under, any activity funded in whole or in part with the Community Development funds. Section 109 of the Act further provides that any prohibition against discrimination on the basis of age, under the Age Discrimination Act of 1975 (24 CFR Part 146), or with respect to an otherwise qualified handicapped person, as provided in Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8), will also apply to any activity funded in whole or in part with funds made available pursuant to the Act.

 - 2.4 The City agrees to comply with Executive Order 11063 on equal opportunity in housing and related facilities owned or operated by the Federal Government or provided with Federal financial assistance.

 - 2.5 The City agrees to comply with Executive Order 11246, as amended, requiring nondiscrimination and affirmative action to ensure nondiscrimination in employment by government contractors and subcontractors and under federally assisted construction contractors.

 - 2.6 The City agrees to comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), as amended, the HUD regulations issued pursuant thereto (24 CFR Part 135) as follows:

- a. The work to be performed under this MOU is on a project assisted under a activity providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u); Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and MOUs for work in connection with the project be awarded to business concerns that are located in or owned in substantial part by persons residing in the area of the project.
- b. The parties to this MOU will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued there under prior to the execution of this MOU. The parties to this MOU certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.
- c. The contractor will send to each labor organization or representative or workers, with which he has a collective bargaining MOU or other MOU or understanding, if any, a notice advertising the said labor organization or workers' representative of his commitments under this Section 3 clause and will post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- d. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant or Community of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- e. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued there under prior to the execution of this MOU, will be a condition of the Federal financial assistance provided to the project.

3. Nondiscrimination in Federally Assisted Programs of the Department of Housing and Urban Development – Effectuation of Title VI of the Civil Rights Act of 1964.

- 3.1 The City shall, as a recipient of HUD financial assistance, take reasonable steps to provide meaningful access to Limited English Proficiency (LEP) persons. This requirement shall extend to the City's entire activity regardless of how much HUD assistance is received.
- 3.2 In order to determine what reasonable steps must be taken to provide meaningful access to LEP persons, the City should apply HUD's four-factor analysis.
 - a. Identify the number or proportion of LEP persons eligible to be served or likely to be encountered by the activity or City.
 - b. Identify the frequency with which LEP persons come in contact with the activity.

- c. Consider the nature and importance of the activity or service provided by the activity to people's lives.
 - d. Identify the resources available to the City and the costs associated with providing meaningful access to LEP persons.
- 3.3 The City must determine what language assistance measures are sufficient for the activity funded with HUD funds. The City shall have flexibility in addressing the needs of the LEP persons served; however, this cannot be used to minimize the obligation that the needs be addressed. The City is not required to take measures that would be a cost burden or cost prohibitive to the City.
- 3.4 Efforts to take reasonable steps to provide meaningful access to LEP persons must be documented in the City's records and be made available upon request.
- 4. **Section 504.** The City agrees to comply with any federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination against the handicapped in any federally assisted program.
- 5. **Subcontracting.** All work or services covered by this MOU, which is subcontracted by the City, will be specified by written MOU and subject to all provisions of this MOU. All subcontracts must be approved by the City prior to execution.
- 6. **Interest of Certain Federal Officials.** No member of or delegate to the Congress of the United States shall be admitted to any share or part of this MOU or to any benefit to arise from the same.
- 7. **Interest of Members, Officers or Employees of the City, Members of Local Governing Body, or Other Public Officials.** No member, officer, or employee of the City or its designees or agents, no member of the governing body of the locality in which the activity is situated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the activity during his tenure or for one year thereafter, will have any interest, direct or indirect, in any MOU or subcontract, or the proceeds thereof, for work to be performed in connection with the Activity assisted under this MOU pursuant to the provisions of 24 CFR 570.611.
- 8. **Lobbying.** Program Funds shall not be used for publicity or propaganda purposes designed to support or defeat legislation proposed by federal, state, or local governments or to influence or attempting to influence an officer or employee of any agency, a member or employee of Congress.
- 9. **Hatch Act.** The City agrees to comply with all provisions of the Hatch Act and that no part of the activity will involve political activities, nor will personnel employed in the administration of the activity be engaged in activities in contravention of Title V, Chapter 15, of the United States Code.
- 10. **Labor Standards Provisions.**
 - 10.1 The City agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of MOU Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.) and all other applicable federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this MOU. The City agrees to comply with the Copeland Anti-Kick-Back Act (18 U.S.C. 874 et seq.) and its implementing

regulations of the U. S. Department of Labor at 29CFR Part 5. The City shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

10.2 The City agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under MOUs in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this MOU, shall comply with federal requirements adopted by the City pertaining to such MOUs and with the applicable requirements of the regulations of the Department of Labor, under 29CFR Parts 1,3,5 and 7 governing the payment of wages and ration of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local laws nothing hereunder is intended to relieve the City of its obligation, if any, to require payment of the higher wage. The City shall cause or require to be inserted in full, in all such MOUs subject to such regulations, provisions meeting the requirement of this paragraph.

11. Compliance with Environmental Requirements. The City agrees to comply with any conditions resulting from the City's compliance with the provisions of the National Environmental Policy Act of 1969 and the other provisions of law specified at 24CFR §58.5 insofar as the provisions of such Act apply to activities set forth in the Statement of Work.

12. Compliance with Flood Disaster Protection Act.

12.1 This MOU is subject to the requirements of the Flood Disaster Protection Act of 1973 (P.L. 93-234). No portion of the assistance provided under this MOU is approved for acquisition or construction purposes as defined under Section 3(a) of said Act, for use in any area identified by the Secretary as having special flood hazards, which is located in a community not then in compliance with the requirements for participation in the national flood insurance program pursuant to Section 201(d) of said Act; and the use of any assistance provided under this MOU for such acquisition or construction in such identified areas in communities then participating in the national flood insurance program will be subject to the mandatory purchase of flood insurance requirements of Section 102(a) of said Act.

12.2 Any contract or agreement for the sale, lease, or other transfer of land acquired, cleared, or improved with assistance provided under this MOU shall contain, if such land is located in an area identified by the Secretary as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, as amended, 42 U.S.C. 4001 et seq., provisions obligating the transferee and its successors or assigns to obtain and maintain, during the ownership of such land, such flood insurance required with respect to financial assistance for acquisition or construction purposes under Section 102(2) of Flood Disaster Protection Act of 1973. Such provisions will be required notwithstanding the fact that the construction of such land is not itself funded with assistance under this MOU.

13. Compliance with Environmental Laws.

13.1 This MOU is subject to the requirements of the Clean Air Act, as amended, 42 U.S.C. 1857 et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.; and the regulations of the Environmental Protection Agency with respect thereto, at 40CFR Part 15, as amended from time to time.

13.2 In compliance with said regulations, the City will cause or require to be inserted in full in all Agreements and subcontracts with respect to any nonexempt transaction thereunder funded with assistance provided under this MOU, the following requirements:

- a. A stipulation by the contractor or subcontractor that any facility to be utilized in the performance of any nonexempt Agreement or subcontract is not listed on the list of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40CFR §15.20.
 - b. Agreement by the contractor to comply with all the requirements of Section 114 of the Clear Air Act, as amended (42 U.S.C. 1857c-8), and Section 308 of the Federal Water Pollution Control Act, as amended, (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
 - c. A stipulation that as a condition for the award of the MOU, prompt notice will be given of any notification received from the director, Office of Federal Activities EPA, indicating that a facility utilized or to be utilized for the MOU is under consideration to be listed on the EPA list of Violating Facilities.
 - d. Agreement by the contractor that he will include or cause to be included the criteria and requirements in paragraphs (a) through (d) of this section in every nonexempt subcontract and requiring the contractor to take such action as the Government may direct as means of enforcing such provisions.
 - e. In no event will any amount of the assistance provided under this MOU be utilized with respect to a facility that has given rise to a conviction under Section 113(c)(1) of the Clean Air Act or Section 309(c) of the Federal Water Pollution Control Act.
- 13.3 The Resource Conservation and Recovery Act. The City will comply with the Resource Conservation and Recovery Act (“RCRA”), including, but not limited to, 42 U.S.C. § 6962, which requires preference be given in procurement programs to the purchase of specific products containing recycled materials identified in guidelines developed by the Environmental Protection Agency (“EPA”) (40CFR Parts 247 through 252).
- 13.4 The Toxic Substances Control Act. The City will comply with the Toxic Substances Control Act (“TSCA”), 15 U.S.C. §2601 et seq.
- 13.5 The Federal Insecticide, Fungicide and Rodenticide Act. The City will comply with the Federal Insecticide, Fungicide and Rodenticide Act (“FIFRA”), 7 U.S.C. §136 et seq.
- 13.6 The City will comply with all other applicable federal and state environmental laws and regulations, including, but not limited to, §6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (“RCRA”) (Pub. L. 94-580, 42 U.S.C. §6962). Section 6962 requires that preference be given in procurement programs to the purchase of specific products containing recycled materials identified in guidelines developed by the Environmental Protection Agency (“EPA”) (40CFR Parts 247 through 252). Accordingly, state and local institutions of higher education, hospitals, commercial organizations and international organizations when operating domestically, and non-profit organizations that receive direct Federal awards or other Federal funds will give preference in their procurement programs funded with Federal funds to the purchase of recycled products pursuant to the EPA guidelines.

14. **Historic Preservation.** This MOU is subject to the requirements of P.L. 89-665, the Archaeological and Historic Preservation Act of 1974 (P.L. 93-291), Executive Order 11593, and the procedures prescribed by the Advisory Council on Historic Preservation in 36CFR Part 800. The City must take into account the effect of a project on any district, site, building, structure, or object listed in or found by the Secretary of the Interior, pursuant to 35 CFR Part 800, to be eligible for inclusion in the National Register of Historic Places, maintained by the National Park Service of the U. S. Department of the Interior, and must make every effort to eliminate or minimize any adverse effect on a historic property.
15. **Historic Barriers.** This MOU is subject to the requirements of the Architectural Barriers Act of 1968 (42 U.S.C. 4151) and its regulations. Every building or facility (other than a privately owned residential structure) designed, constructed, or altered with HOME funds must comply with requirements of the "American Standards Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped."
16. **Lead-Based Paint.** This MOU is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821 et seq.), and Lead-Based Paint Regulations (24CFR Part 35 and 24CFR §570.608 and/or 92.335), and related amendments thereto. The use of lead-based paint is prohibited whenever federal funds are used directly or indirectly for the construction, rehabilitation, or modernization of residential structures. All federally assisted residential structures and related property constructed prior to 1978, Homebuyer Programs, Tenant-Based Rental Assistance, and Special-Needs Housing (acquisition), will comply with existing and new Lead-Based Paint Hazard Reduction Requirements, effective September 15, 2000. As the Grantor or Participating Jurisdiction, the City of Glendale shall be consulted regarding the compliance status.
17. **Acquisition/Relocation.** This MOU is subject to providing a certification 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, implementing regulations at 49 CFR Part 24, and 24 CFR Part 511.14 and 570.606, which govern the acquisition of real property for the project and provision of relocation assistance to persons displaced as a direct result of acquisition, rehabilitation, or demolition for the project.
18. **Property Disposition.** Real or personal property purchased in whole or in part with HOME funds shall not be disposed through sale, use, or location without the written permission of the City and/or HUD as applicable. The proceeds from the disposition of real property will be considered Program Income and subject to 24 CFR §570.504(c).
19. **Debarment, Suspension, Ineligibility and Voluntary Exclusion.**
 - 19.1 In order to participate in this MOU, the City must certify that it and/or its owners/officers have not been debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a federal department or agency.
 - 19.2 The City, shall include without modification the Certification language, entitled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion – Lower Tier Covered Transactions" with all subgrantees or other contractors; in all lower tier covered transactions and in all solicitations for lower tier covered transactions in accordance with 45 CFR part 76.
 - 19.3 If the City is unable to comply with this requirement, an explanation shall be immediately provided to the City in accordance with paragraph 29 of this MOU.

20. **Federal Fire Prevention and Control Act of 1992.** The Fire Administration Authorization Act of 1992 added a new Section 31 to the Federal Fire Prevention and Control Act of 1974. This Section requires that approved smoke detectors be installed in all houses assisted under the Community Development Block Grant Program. To comply with this requirement and locally adopted codes City shall install smoke detectors in all sleeping areas and any hallway connecting these sleeping areas.

EXHIBIT J
ADDITIONAL REQUIREMENTS

See attached requirements:

1. Procurement
2. Disputes/Grievance Procedure
3. Right to Refuse Service

PROCUREMENT

1. The Developer agrees to comply with federal procurement requirements and the City's procurement code for all expenditures of funds. Below is an overview of the procurement requirements.
 - 1.1 Purchases over \$50,000 must be publicly bid.
 - 1.2 Purchases between \$10,001 and \$50,000 must follow competitive purchasing procedures based on written quotations.
 - 1.3 Purchases of \$5,000 to \$10,000, whenever practical, must be based on oral quotations, with file documentation of vendors contacted and quotations received.
 - 1.4 Purchases under \$5,000 do not require written or oral quotations.
 - 1.5 Expenditures for employee salaries or items such as client subsidies would not generally be subject to procurement requirements. (Such items do not generally constitute purchases.)
2. The Developer agrees to adopt a written procurement policy that, at a minimum, complies with the above procurement requirements, and to follow accounting procedures that will assure compliance with federal and city procurement codes.
3. The Developer further agrees to retain sufficient supporting documentation to demonstrate compliance with these requirements. Examples include, but are not limited, to the following:
 - 3.1 Copies of bid documents;
 - 3.2 Written quotations; and
 - 3.3 Evidence of oral quotations.

###

DISPUTES/GRIEVANCE PROCEDURE

1. The Developer agrees to negotiate and resolve any disputes in the delivery of activities stated herein and will inform the City in writing of such negotiations and resolutions.
2. In the event the issue is not resolved, the City will confer with all parties to understand the issue, if appropriate, offer guidance, and try and reach an amicable solution.

###

RIGHT TO REFUSE SERVICE

The City reserves the right to refuse, terminate, or suspend service or accounts to an individual, company, or agency, if the City believes that conduct or actions violate applicable law, is harmful to the interests of the City of Glendale and its affiliates, or meets the criteria covered under City's Right to Refuse Assistance Policy. Legal counsel will be consulted before such action is undertaken, unless an emergency exists.

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EXHIBIT K
INSURANCE CERTIFICATE
(See attached)

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