



Department of Housing & Urban Development
Community Planning & Development
Grant Investment Recommendations

April 23, 2024 City Council Workshop





Presentation Overview

- Key Accomplishments
- Staff Analysis
- Investment Recommendations:
 - Affordable Housing
 - Homeless Services
 - Public Services Grants
- Consensus & Next Steps



Key Accomplishments

New Rental Development (LIHTC)

- 1,378 units completed or under construction since 2022
- \$2.2M direct city investment
 - Community Development Fee waivers
 - Land cost reduction
 - 120 HCV Project Based Vouchers
- \$11.9M federal investment
- \$523M in total new construction investment





Key Accomplishments

Homeless Master Services Agreement:

- 63,330 total units of service
- 18,031 street outreach
- 15,110 shelter & housing
- 9,331 case management
- 7,094 calls to the 24/7 resource line
- 7,510 employment services
- 1,541 clients housed or diverted
- Transition to performance-based HOME-ARP contract completed



Key Accomplishments

Tenant Based Rental Assistance (TBRA) – ongoing:

- 50 households, 105 people; homeless or at risk
- 16 of 21 exits successfully in permanent housing
- 10-week average from application to lease-up
- \$1,360 average rent subsidy
- Recommend additional funding based on need and performance



Key Accomplishments

Glendale Works - five years of success

- Total unduplicated participants: 4,345
- Total income earned: \$763,330
- City cleanup projects completed: 725
- Clients placed in housing: 223



Key Accomplishments

Physical Improvement Program:

- Downtown Café Lighting
 - Phase I – 58th Dr to 58th Ave complete
 - Phase II – 58th Ave to 57th Dr - construction completed April, 2024



Key Accomplishments

Rental Rehabilitation Program Development Status

- Program policy and procedure nearing completion:
 - HCV client requirement
 - Unit size targeting based on HCV client needs
 - Small unit properties (single family, duplex, triplex)
 - Approximate \$85K all in cost per unit with three initial units = \$255K initial program budget
 - Grant and loan combo financing structure
 - Preference for properties outside low-income areas
 - Marketing and project selection criteria
 - Initial requests for applications planned for 7/1/24



Staff Analysis

- Most critical need Consolidated Plan goals:
 1. Affordable Housing
 2. Homeless Services
 3. Public Services for Vulnerable Populations
- Renters continue to struggle to find and maintain affordable units
- Homelessness response is effective, but underlying affordability issues persist
- Sustainability for ongoing programs



FY 2024-25 CPD Funding to Invest

Grant Source	Estimated Allocation*
CDBG	\$2,354,682
HOME	\$775,957
ESG	\$208,142
Total New Funding to Invest:	\$3,338,781

* HUD has not provided final grant allocations as of submission of this presentation. Once final allocations are provided new activity funding will be prorated.



Remnant Funding to Invest

Source	Funding Year	Current Activity Allocated	Amount to Reinvest
CDBG	2021-22	Voluntary Demolition Program	\$193,204.79
	2022-23	Physical Improvement Program*	\$66,789.63
CDBG Program Income	2023-24	Unallocated	\$49,572.37
CDBG-CV1	2020-21	Landlord Liaison	\$179,106.15
HOME Program Income	2023-24	Unallocated	\$6,334.79
NSP1 Entitlement	2008-09	Unallocated	\$109,742.00
NSP1 Program Income	Various	Unallocated	\$821,166.89
NSP3 Program Income	Various	Unallocated	\$61,974.75
Total Remnant Funding to Reinvest			\$1,487,891.37

* Remnant Physical Improvement Program funding already committed to Phase II of Café Lighting project. This is a cleanup item.



Goal 1: Affordable Housing

Recommendations:

Activity	Proposed Amount	Funding Source	Allocation Method
Residential Rehabilitation (Homeowner and Renter)	\$691,632.43	FY 2024-25 CDBG	Internal Program
Tenant Based Rental Assistance (TBRA) TBRA Case Managers	\$727,460.00 \$5,701.31 \$39,657.90	FY 2024-25 HOME HOME program income CDBG program income	Existing Contract
New Rental Construction	\$838,911.57 \$193,204.79 \$796,166.89 \$109,742.00 \$61,974.75	FY 2024-25 CDBG FY 2021-22 CDBG NSP1 Program Income NSP3 Entitlement NSP3 Program income	Developers that receive Low-Income Housing Tax Credit Allocations
Total Recommended Allocations	\$3,464,451.64		



Goal 2: Homeless Services/Housing

Recommendations:

Activities	Proposed Amount	Funding Source	Allocation Method
Glendale Homeless Solutions Alliance – homelessness prevention and rapid rehousing	\$192,532.00	FY2024-25 ESG	Existing Contract
Heat Relief Network Case Managers	\$52,280.00	CDBG-CV3 Reallocation	Subrecipient Contract with Phoenix Rescue Mission
Glendale Works Case Managers (contingency reallocation)	\$126,826.15	CDBG-CV3 Reallocation	Existing contract
Total Recommended Allocations	\$371,638.15		



Goal 3: Public Services for Vulnerable Populations

CDAC Funding Recommendations (Applications 1-9)

Agency	Requested Activity/Service	Primary Population Served	Recommended Award
Treasure House	Employment and Life Skills	Disabled	\$30,000
VALLEYLIFE	Physical Therapy	Disabled	\$18,000
BLOOM365	Peer Support Specialists	Youth	\$12,480
Boys & Girls Club of the Valley	Academic Success Coaches	Youth	\$5,000
A New Leaf, Inc.	Faith House	DV Survivors	\$120,000
Arizona Opera	OperaTunity Program (music education)	Youth	\$5,000
Back to School Clothing Drive	New Clothes, New Beginnings	Youth	\$5,000
Chrysalis	Domestic Violence Survivors Services	DV Survivors	\$15,000
Duet: Partners in Health & Aging	Vital Services for Homebound Seniors	Seniors	\$30,000
Subtotal Applications 1-9 Recommended For Funding:			\$250,480



Goal 3: Public Services for Vulnerable Populations

CDAC Recommendations (Applications 10-14)

Agency	Requested Activity/Service	Primary Population Served	Recommended Award
Hope Community Services	Specialized Trauma Therapy	Youth	\$25,000
New Pathways for Youth	Youth Development Program	Youth	\$25,000
One Step Beyond	Culinary Workforce Development	Disabled	\$20,000
Southwest Fair Housing Council	Fair Housing Education & Enforcement	Untargeted	\$25,000
Sun City Area Interfaith Services (Benevilla)	West Valley Life Enrichment Program	Seniors	\$15,000
Subtotal Applications 10-14 Recommended For Funding:			\$110,000
Total All Applications Recommended For Funding:			\$360,480



Consensus & Next Steps

Consensus Requested:

- Summary FY 2024-25 CPD Investments & FY 2023-24 Substantial Plan Amendment (Program income and remnant reallocations)
- FY2024-25 Public Service Grant Recommendations
- New policy: allocate remnant CDBG and program income to TBRA case management

Next Steps:

- April 14, 2024 public comment period ends
- April 23, 2024 Council voting meeting