

AMENDMENT NO. 8 TO THE  
INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
MARICOPA COUNTY  
ADMINISTERED BY ITS  
HUMAN SERVICES DEPARTMENT  
AND  
CITY OF GLENDALE

- I. Maricopa County ("County") administered by its Human Services Department and the City of Glendale ("City") entered into a financial Intergovernmental Agreement ("Agreement"), on or about January 12, 2017. The purpose of the Agreement is for the City to administer funding to eligible affordable housing activities under the Department of Housing and Urban Development (HUD) Home Investment Partnerships Program ("HOME").
- II. The Parties agree to enter into this Amendment No. 8 to Amend the Agreement as follows:
  - A. Increase Agreement funding amount by \$655,255.00 in Program Year 2024 (PY24) HUD HOME funds and reflect new total Agreement funding amount on Page 1 of the Agreement of \$8,882,952.56.
  - B. Extend the Agreement term from September 30, 2026 to September 30, 2028.
  - C. Revise Section IV (Compensation), Paragraph D (Reimbursement) which shall be amended to reflect a new Total Agreement funding amount of \$8,882,952.56.
  - D. Revise and replace 2022 Work Statement D hereby attached and incorporated into the Agreement, to reflect a new funding amount of \$264,833.00. \$500,000.00 in Program Year 2022 (PY22) HUD HOME funds previously awarded to 2022 Work Statement D will be reallocated to a new Work Statement E-2022 Tenant-Based Rental Assistance (TBRA).
  - E. Add a new Work Statement E-2022 Tenant-Based Rental Assistance (TBRA) for the City to provide TBRA to eligible households. The County will provide the City with \$500,000.00 in Program Year 2022 (PY22) HUD HOME funds for this Work Statement activity, under ALN 14.239. Costs shall be incurred and reimbursable through 9/30/2027.
  - F. Add a new Work Statement-2024 Tenant Based Rental Assistance (TBRA) for the City to provide TBRA to eligible households. The County will provide the City with \$655,255.00 in Program Year 2024 (PY24) HUD HOME funds for this Work Statement activity, under ALN 14.239. Costs shall be incurred and reimbursable through 9/30/2027.
- III. Section II above contains all the changes to the Agreement made by this Amendment No. 8. The Agreement is amended to incorporate the changes contained in this Amendment No. 8. All other terms and conditions of the Agreement remain in full force and effect as executed by the Parties. This Amendment No. 8 is subject to and incorporates the provisions of A.R.S. § 38-511.

IV. The Parties have authorized the undersigned to execute this Amendment No. 8 on their behalf, and it shall be effective upon approval and signature by both Parties.

IN WITNESS, the Parties have approved and signed this Amendment No. 8:

APPROVED BY:  
CITY OF GLENDALE

APPROVED BY:  
MARICOPA COUNTY

\_\_\_\_\_  
Patrick S. Banger Date  
City Manager

\_\_\_\_\_  
Kate Brophy McGee Date  
Chair, Board of Supervisors

Attested To:

Attested To:

\_\_\_\_\_  
Julie K. Bower Date  
City Clerk

\_\_\_\_\_  
Juanita Garza Date  
Clerk of the Board

IN ACCORDANCE WITH A.R.S. §§ 9-240 AND 11-952, THIS AMENDMENT NO. 8 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF GLENDALE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 8 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Date

\_\_\_\_\_  
Deputy County Attorney Date

**MARICOPA COUNTY**  
**Work Statement D 2022 – Acquisition and/or New Construction of Multi-Family Rental Housing**  
**HOME Investment Partnerships Program**  
**Program Year 2022**

**Consortium Member:** City of Glendale, Arizona  
**Project:** New Construction of Rental Housing  
**Funding:** \$264,833.00 (from EN)  
**Type of Property:** Multi-Family

**1. FUNDING**

PROGRAM YEAR	ENTITLEMENT (EN)	ADMINISTRATION (AD)	PROGRAM INCOME (PI) <small>(non-reimbursable, IDIS draw only)</small>	RECAPTURE	TOTAL BUDGET
PY 2022	\$264,833	\$0	\$0	\$0	\$264,833

**2. DETAILED SCOPE OF WORK:**

- a. Consolidated Plan goals as it relates to this activity: High
- b. Type of assistance/activity to be provided with HOME funds: New construction of multi-family housing
- c. Methods and instruments used for ensuring affordability: The City will secure HOME funds with a Deed of Trust, Promissory Note or other appropriate lien instrument that will include a recapture provision.
- d. Anticipated use of program income/project proceeds: Current City policy reinvests all HOME program income and recaptured funds into its Tenant-Based Rental Assistance Program. If this policy changes during the term of this agreement, the City will reinvest program funds to other activities eligible under 24 CFR 92.

**3. OBJECTIVES AND OUTCOMES:**

	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
<b>DECENT HOUSING</b>	<input type="checkbox"/> Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	<input checked="" type="checkbox"/> Homebuyer Activities, Acquisition/Rehab of housing, Acquisition/New Construction of housing.	<input type="checkbox"/> Housing Activities in a targeted revitalization area

**4. LOGIC MODEL: PERFORMANCE INDICATORS:**

<b>INPUTS/RESOURCES</b> In order to accomplish proposed activities, the subrecipient will need the following:	<b>ACTIVITIES</b> In order to address the issue, the subrecipient will conduct the following activities:	<b>OUTPUTS</b> Once completed, these activities will produce the following:	<b>OUTCOMES</b> When completed, these activities will lead to the following changes:	<b>IMPACT</b> Long-term changes:
HOME funding	Acquisition and new construction of rental housing	Renter-occupied multi-family affordable units	LMI renters will have safe, decent, sanitary and affordable housing	Increase in supply of affordable rental units

**5. PROPOSED BENEFICIARIES:**

<b>Targeted Population by Income Level</b>	<b>Number of Households</b>	<b>Total Number of Units</b>
Households at or below 30% AMI	0	0
Households at or below 50% AMI	0	0
Households at or below 60% AMI	0	0
Households at or below 80% AMI	7	7
<b>TOTAL</b>	<b>7</b>	<b>7</b>

**6. PRIORITY POPULATIONS:**

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

<b>Priority Populations</b>	<b>No. of Units</b>
Elderly	0
Physically Disabled	0
Other Priority Populations: Veterans	0

**7. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:**

<b><u>MILESTONES</u></b>	<b><u>START DATE</u></b>	<b><u>COMPLETION DATE</u></b>
HOME Amendment executed by City	12/15/22	1/30/23
Market Study	12/13/22	4/30/23
Underwriting	12/31/23	7/1/23
Environmental Review	1/30/23	3/30/23
Obtain Site Control	5/1/23	8/1/23

Developer Selected and Signed Development Contract	1/30/23	4/30/23
Acquisition and/or Construction to commence	10/1/23	12/1/24
Certificate of Occupancy	11/1/24	12/31/24
Unit Occupied by Low/Moderate Income Person/Family	11/1/24	3/1/26

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

**ACTIVITY BUDGET SUMMARY:**

<b>ACTIVITIES</b>	<b>HOME FUNDS PY 2022</b>	<b>Additional Sources (defined in #8 &amp; #9)</b>	<b>TOTAL COST</b>
<b>NEW CONSTRUCTION</b>			
Construction Costs-Materials	\$	TBD	TBD
Site Work	\$0	TBD	TBD
Developer Fee	\$0	TBD	TBD
Homebuyer Assistance	\$0	\$0	\$0
Acquisition of Land	\$264,833	TBD	TBS
Administration-including Volunteer Labor	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$264,833</b>	<b>TBD</b>	<b>TBD</b>

**8. SOURCE AND AMOUNT OF OTHER RESOURCES:**

<b>FUNDING AGENCY</b>	<b>CASH AMOUNT</b>	<b>VOLUNTEER/ IN-KIND AMOUNT</b>
Private capital TBD	\$TBD	\$0
<b>TOTALS</b>	<b>\$TBD</b>	<b>\$0</b>

**9. MATCH:**

<b>TYPE</b>	<b>SOURCE/FUNDING AGENCY</b>	<b>TOTAL</b>
Cash or cash equivalents from a non-federal source	Habitat for Humanity of Central Arizona	\$191,209
<b>TOTALS</b>		<b>\$191,209</b>

Note: HOME funds will be used to leverage one or more equity investments through the Low-Income Housing Tax Credit (LIHTC) program. The City is in the process of securing developers with current or pending awards and will be able to quickly recommit HOME funds for one or more projects at the time of financial closing. Until underwriting is completed for these projects, the total non-HOME investment cannot be determined at the time of commitment of HOME funds between Maricopa County and the City.

**MARICOPA COUNTY**  
**Work Statement E – 2022 Tenant-Based Rental Assistance**  
**HOME Investment Partnerships Program**  
**Program Year 2022**

**Consortium Member:** City of Glendale, Arizona  
**UEI:** CRE4N8H1X6J5  
**FAIN:** M-22-DC-04-0227  
**Federal Award Date:** 10/28/2022  
**County Funding:** PY2022 - \$500,000.00 (\$452,198.00 EN; \$47,802.00 AD)  
**Project:** Tenant Based Rental Assistance and HOME Administration  
**Type of Property:** Single and Multi-Family Rental

**1. FUNDING:**

PROGRAM YEAR	ENTITLEMENT (EN)	ADMIN (AD)	PI (ADMIN) (non-reimbursable, IDIS draw only)	PI (Activity) (non-reimbursable, IDIS draw only)	TOTAL BUDGET
PY 2022	\$452,198.00	\$47,802.00	\$0.00	\$0,00	\$500,000.00

**2. DETAILED SCOPE OF WORK:**

- 2.1 Tenant Based Rental Assistance (TBRA) within the City is certified a “High” priority in the Consolidated Plan.
- 2.2 Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance. Funding stipulated in this scope of work will be pending environmental clearance and City Council action. The City will be responsible for program implementation, eligibility determinations, compliance, and ongoing administration in accordance with HOME regulations at 24 CFR Part 92.
- 2.3 Methods and instruments used for ensuring affordability: The maximum amount of monthly assistance paid to, or on behalf of, a family may not exceed the difference between a rent standard for the bedroom size and 30% of the family’s monthly adjusted income. The City of Glendale will determine that household income does not exceed 60% or area median income prior to initial occupancy and will recertify beneficiaries for up to one additional year of assistance, as allowable by 24 CFR 92.

**3. OBJECTIVES AND OUTCOMES:**

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
<b>DECENT HOUSING</b>	<input type="checkbox"/> Single-Family Housing Rehab and Emergency Rehab	<input checked="" type="checkbox"/> Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, TBRA, Expansion of assisted rental units	<input type="checkbox"/> Housing Activities in a targeted revitalization area

**4. LOGIC MODEL: PERFORMANCE INDICATORS:**

<b>INPUTS/RESOURCES</b> In order to accomplish proposed activities, the City of Glendale will need the following:	<b>ACTIVITIES</b> In order to address the issue, the City of Glendale will conduct the following activities:	<b>OUTPUTS</b> Once completed, these activities will produce the following:	<b>OUTCOMES</b> When completed, these activities will lead to the following changes:	<b>IMPACT</b> Long term changes:
HOME funding	Provide rental subsidies to low-income households who are homeless or at risk of becoming homeless.	Low-income households will be provided access to affordable rental housing opportunities.	Low-income families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

**5. PROPOSED BENEFICIARIES:**

Targeted Population by Income Level	Number of Households PY 2022
Households at or below <b>50%</b>	0
Households at or below <b>60%</b>	35
Households at or below <b>80%</b>	0
<b>TOTAL</b>	<b>35</b>

**6. PRIORITY POPULATIONS:**

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

Priority Populations	No. of Units PY 2022
Elderly	0
Physically Disabled	0
Other Priority Populations: Homeless	0

**7. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:**

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
HOME Contract Amendment signed by City	2/12/2026	3/25/2026
Environmental Program Clearance	Completed	Completed
Application Intake-Certification of Income Eligibility	7/1/2026	7/1/2026
Application Review	7/1/2026	7/1/2026
Initial HQS Property Inspection	7/1/2026	7/1/2026
HOME Set up Report to County	7/1/2026	7/1/2026
Unit Occupied by Low/Moderate Income Person/Family	7/1/2026	7/1/2026
Completion Report submitted to County	7/1/2027	7/1/2027

*Any change to the Timeline shall be submitted to and approved by Maricopa County. The expenditure deadline for this scope of work will be 9/30/2027.*

**8. ACTIVITY BUDGET SUMMARY:**

<u>TBRA ACTIVITIES</u>	<u>PY2022 HOME FUNDS</u>	<u>Additional Sources (defined in Table 9 &amp; 10)</u>	<u>TOTAL COST</u>
Monthly Rent; Utility Costs; Security Deposit; Utility Deposit; program delivery expenses	\$452,198.00	\$0.00	\$452,198.00
HOME Administration	\$47,802.00	\$0.00	\$47,802.00
<b>TOTAL</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>

*Administration (AD) funds to be expended by the City for overall HOME program*

**9. SOURCE AND AMOUNT OF OTHER RESOURCES:**

<b>FUNDING AGENCY</b>	<b>CASH AMOUNT</b>
City of Glendale Program Income (PY 2022)	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>

**10. MATCH:**

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

<b>TYPE</b>	<b>SOURCE/FUNDING AGENCY</b>	<b>TOTAL</b>
Cash or cash equivalents from a non-federal source	A New Leaf	\$113,049.50
<b>TOTAL</b>		<b>\$113,049.50</b>

**MARICOPA COUNTY**  
**Work Statement - 2024 Tenant-Based Rental Assistance**  
**HOME Investment Partnerships Program**  
**Program Year 2024**

**Consortium Member:** City of Glendale, Arizona  
**UEI:** CRE4N8H1X6J5  
**FAIN:** M-24-DC-04-0227  
**Federal Award Date:** 9/26/2024  
**County Funding:** PY2024 - \$655,255.00 (\$614,273.00 EN; \$40,952.00 AD)  
**Other Funding:** PY2024 - \$7,369.03 PI (non-reimbursable, IDIS draw only)  
**Project:** Tenant Based Rental Assistance and HOME Administration  
**Type of Property:** Single and Multi-Family Rental

**11. FUNDING:**

PROGRAM YEAR	ENTITLEMENT (EN)	ADMIN (AD)	PI (ADMIN) <small>(non-reimbursable, IDIS draw only)</small>	PI (Activity) <small>(non-reimbursable, IDIS draw only)</small>	TOTAL BUDGET
PY 2024	\$614,273.00	\$40,952.00	\$736.90	\$6,632.13	\$662,594.03

**12. DETAILED SCOPE OF WORK:**

- 2.4 Tenant Based Rental Assistance (TBRA) within the City is certified a “High” priority in the Consolidated Plan.
- 2.5 Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance. Funding stipulated in this scope of work will be pending environmental clearance and City Council action. The City will be responsible for program implementation, eligibility determinations, compliance, and ongoing administration in accordance with HOME regulations at 24 CFR 92.
- 2.6 Methods and instruments used for ensuring affordability: The maximum amount of monthly assistance paid to, or on behalf of, a family may not exceed the difference between a rent standard for the bedroom size and 30% of the family’s monthly adjusted income. The City of Glendale will determine that household income does not exceed 60% or area median income prior to initial occupancy and will recertify beneficiaries for up to one additional year of assistance, as allowable by 24 CFR 92.

**13. OBJECTIVES AND OUTCOMES:**

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
<b>DECENT HOUSING</b>	<input type="checkbox"/> Single-Family Housing Rehab and Emergency Rehab	<input checked="" type="checkbox"/> Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, TBRA, Expansion of assisted rental units	<input type="checkbox"/> Housing Activities in a targeted revitalization area

**14. LOGIC MODEL: PERFORMANCE INDICATORS:**

<b>INPUTS/RESOURCES</b> In order to accomplish proposed activities, the City of Glendale will need the following:	<b>ACTIVITIES</b> In order to address the issue, the City of Glendale will conduct the following activities:	<b>OUTPUTS</b> Once completed, these activities will produce the following:	<b>OUTCOMES</b> When completed, these activities will lead to the following changes:	<b>IMPACT</b> Long term changes:
HOME funding	Provide rental subsidies to low-income households who are homeless or at risk of becoming homeless.	Low-income households will be provided access to affordable rental housing opportunities.	Low-income families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

**15. PROPOSED BENEFICIARIES:**

Targeted Population by Income Level	Number of Households PY 2024
Households at or below <b>50%</b>	0
Households at or below <b>60%</b>	35
Households at or below <b>80%</b>	0
<b>TOTAL</b>	<b>35</b>

**16. PRIORITY POPULATIONS:**

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

Priority Populations	No. of Units PY 2024
Elderly	0
Physically Disabled	0
Other Priority Populations: Homeless	0

**17. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:**

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
HOME Contract Amendment signed by City	2/12/2026	3/25/2026
Environmental Program Clearance	Completed	Completed
Application Intake-Certification of Income Eligibility	7/1/2026	7/1/2026
Application Review	7/1/2026	7/1/2026
Initial HQS Property Inspection	7/1/2026	7/1/2026
HOME Set up Report to County	7/1/2026	7/1/2026
Unit Occupied by Low/Moderate Income Person/Family	7/1/2026	7/1/2026
Completion Report submitted to County	7/1/2027	7/1/2027

*Any change to the Timeline shall be submitted to and approved by Maricopa County. The expenditure deadline for this scope of work will be 9/30/2027.*

**18. ACTIVITY BUDGET SUMMARY:**

<b>TBRA ACTIVITIES</b>	<b>PY2024 HOME FUNDS</b>	<b>Additional Sources (defined in Table 9 &amp; 10)</b>	<b>TOTAL COST</b>
Monthly Rent; Utility Costs; Security Deposit; Utility Deposit; program delivery expenses	\$614,273.00	\$6,632.13	\$620,905.13
HOME Administration	\$40,952.00	\$736.90	\$41,688.90
<b>TOTAL</b>	<b>\$655,225.00</b>	<b>\$7,369.03</b>	<b>\$662,594.03</b>

*Administration (AD) funds to be expended by the City for overall HOME program*

**19. SOURCE AND AMOUNT OF OTHER RESOURCES:**

<b>FUNDING AGENCY</b>	<b>CASH AMOUNT</b>
City of Glendale Program Income (PY 2024)	\$7,369.03
<b>TOTAL</b>	<b>\$7,369.03</b>

**20. MATCH:**

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

<b>TYPE</b>	<b>SOURCE/FUNDING AGENCY</b>	<b>TOTAL</b>
Cash or cash equivalents from a non-federal source	A New Leaf	\$153,568.25
<b>TOTAL</b>		<b>\$153,568.25</b>