



# STRATEGIC HOUSING STUDY

City of Glendale, Arizona

Prepared for Community Revitalization Division,  
City of Glendale

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## Executive Summary

The financial crisis of the 2000s, which was triggered by a housing and mortgage market boom and bust, affected markets and economies across the country in different ways. National data shows that lower-income and minority residents and communities were hardest hit by the financial downturn and long-standing lending disparities in these communities were only exacerbated. Foreclosures, job losses, bankruptcies, and ruined credit history coupled with tightened underwriting guidelines and finance left many low-income and minority households unable to quickly respond to upswings, albeit gradual, in the housing market.

Recent events such as the 2015 Supreme Court affirmation of the fair housing doctrine of “disparate impact” and a new HUD Fair Housing Rule that has a keen focus on deconcentrating affordable housing have raised more questions than answers about how to improve majority-minority communities. How will we ensure that future investment in housing can meet the needs of all residents?

The housing strategy report examines the housing profile of the City of Glendale including housing tenure, conditions, housing costs, affordability, and data on the U.S. Department of Housing and Urban Development’s (HUD’s) Comprehensive Housing Affordability Strategy (CHAS) that looks at housing problems such as lack of major kitchen and plumbing systems, overcrowding, and housing cost burden. The area has a high homeownership rate with older housing stock and combined with housing conditions suggest the need for home purchase and home repair loans. Housing affordability is measured by how much a household spends on housing expenses. If more than 30% of total income is spent on housing expenses, the household is considered “cost-burdened” and if more than 50%, they are considered “severely cost burdened.” In addition, high housing cost-burden and a high percentage of housing problems (between one and four) limit a household’s ability to secure loans for purchase or home repair.

The primary goal of the Community Revitalization Division of the City of Glendale is to provide affordable housing and housing rehabilitation assistance for eligible Glendale residents, which fosters a sense of pride in the community as well as enriches the quality of life for all Glendale residents. In addition, it oversees the City’s housing and community development programs and activities.

The division achieves its housing and community development goals through the administration of the federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grants (ESG) programs. Additional federal and local funding such as the Neighborhood Stabilization Program (NSP) are provided to the City through the division from time to time.

CDBG funding provides support for public services, improvements to public facilities and infrastructure, and various other community development activities.

HOME funding allows the division to provide housing rehabilitation and infill housing programs for the preservation of the city’s existing housing stock and the generation of new housing.

ESG funding provide the resources to support homeless prevention and emergency shelter activities.

NSP funding provides resources for reclamation of vacant, foreclosed, and abandoned properties.

The City of Glendale has received more than \$65 million in CDBG, HOME, NSP, and ESG since FY1977-78, which has helped thousands of citizens and leveraged millions in additional funds. These federal programs

enable the Community Revitalization Division to produce valuable public services, improved neighborhood conditions, and housing opportunities for low- and moderate-income households.

## Introduction

The City of Glendale's Community Revitalization Division contracted to update its Strategic Housing Study completed in 2008. The financial crisis of the early 2000s, which was triggered by a housing and mortgage market boom and bust, affected markets and economies across the country in different ways. National data shows that lower-income and minority residents and communities were hardest hit by the financial downturn and long-standing lending disparities in these communities were only exacerbated. Foreclosures, job losses, bankruptcies, and ruined credit history coupled with tightened underwriting guidelines and finance left many low-income and minority households unable to quickly respond to upswings, albeit gradual, in the housing market.

Recent events such as the 2015 Supreme Court affirmation of the fair housing doctrine of "disparate impact" and a new HUD Fair Housing Rule that has a keen focus on deconcentrating affordable housing have raised more questions than answers about how to meet housing needs and improve under-served communities. How will cities ensure that current and future financing mechanisms can meet the needs of all residents?

The current study was intended to help answer the above question by using current data sets and community surveys to:

- Provide current housing and demographic data;
- Identify housing needs in the City for both renters and owners;
- Assess housing costs and affordability within the City;
- Identify available housing supply in the City for both renters and owners;
- Analyze available public and private sector resources in the City and how these have been invested;
- Identify successful strategies and financing mechanisms used in similar communities for possible deployment in the City; and
- Make recommendations to City staff for improving housing affordability and programs in the City.

## Housing Study Approach

To complete this housing study, the existing data and key informant approaches were used. The existing data approach used existing statistical data such as census data on population, demographics, and housing. The key informant approach identified private sector and public sector institutions that deliver services to the residents of the City and are familiar with the factors that affect and contribute to housing needs and supply. A survey was developed and efforts made to contact about 30 agencies involved in some aspect of the housing delivery system to administer the survey. Twenty-two responses were received and analyzed along with existing data and studies to assess housing needs and supply in Glendale.

The study also reviewed strategies and best practices that could be used by the City to address the housing needs of City residents. Recommendations were provided for consideration by City staff to supplement existing strategies.

## Data Sets

Demographic characteristics are fundamental to conducting any residential real estate analysis. Housing sales and the absorption of residential rental units and therefore credit needs are dependent on population growth, locations, availability, affordability of housing, and income levels. In this report, there are two periods for which data is being reported: 2010 based on the U.S. Decennial Census and 2010-2014 American Community Survey (ACS) 5-year estimates. The Decennial Census and the ACS both provide demographic, economic, and housing data for the US but differ in their collection methodology. Data from HUD on the Comprehensive Housing Affordability Strategy (CHAS) was also used.

The 2010 Decennial Census Data is a count of the population and is not based on a representative sample of the population. It is considered “100 percent data” because it uses responses collected from every household that participated in the 2010 Census and has a lower sampling error and higher accuracy. The Census collects characteristics such as age, sex, and race with broader coverage including down to the census tract or block group level but is more limited to data such as income, occupation, and disability.

The American Community Survey is a continuous demographic survey that averages demographic characteristics over a period rather than a point in time count for a specific date. It collects data from a small sample of the U.S. population annually (typically three million) and covers geographic areas with at least 20,000 persons rather than an actual count of the population. It provides more current and immediate population and housing data in the years between the censuses but is less accurate.

## Report Organization

The 2016 Housing Study is organized in the following sections:

- Executive Summary – summary of the main findings of the study and recommendations for action.
- Introduction, study approach, data sets and organization of the report.
- Housing supply data, current housing inventory and housing unit types
- Income distribution, housing costs and affordability including cost burden
- Housing needs including rental, homeownership, workforce, and public housing
- Resources for affordable housing, best practice models for affordable housing to leverage and expand resources.
- Analysis of the City’s current housing investments and recommendations
- Housing survey results, barriers to affordable housing, and responses to those barriers
- Key definitions, survey questionnaire, and other exhibits.

## Housing Supply

The number of housing units within the City of Glendale since 2010 has remained relatively flat. The 2010-2014 American Community Survey (ACS) 5-Year Estimate reports a total of 89,492 housing units in Glendale. This represents a small decrease of 439 units (0.5%) since the 2006-2010 ACS Estimate of 89,931 units, or a decrease of approximately 110 units per year from 2010 to 2014. The proportion of occupied and vacant housing units within Glendale also remained stable from 2010 to 2014. Occupied housing units in 2014 represented 78,496 units (87.7% of all units). This is a decrease of 1,739 units since 2010 when occupied housing units numbered 80,235 units (89.2% of all units). Vacant housing units in 2014 represented 10,996 units (12.3% of all units). This is an increase of 1,300 units since 2010 when vacant units numbered 9,696 units (10.8% of all units). Housing vacancy has remained static over the past 3 ACS cycles.

As the population of Glendale grew in the late 1990s, the number of single family home building permits rose. The number of permits leveled out, with some exception, even as the average cost of the homes continued to rise. From 2007 to 2008, the average cost had a significant increase of over \$100,000. After a slight increase in 2009, the housing “bubble” burst and average costs dropped. From 2013 to present day, however, the average value has continued to climb. Per the website city-data.com, an informational website that presents data pertaining to U.S. cities, the City of Glendale permitted the following single family homes over the last several years:

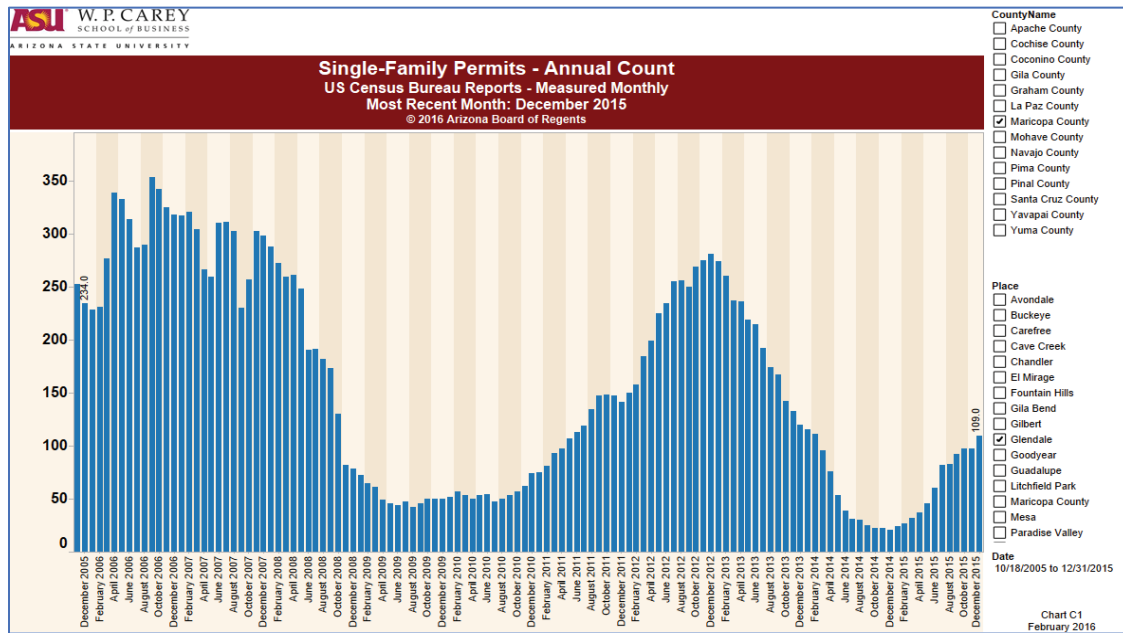
**Glendale Single Family Housing Building Permits**

Year	Number of Building Permits	Average Cost
1997	2,019	\$123,600
1998	2,257	\$122,100
1999	1,661	\$119,600
2000	1,251	\$138,700
2001	703	\$158,000
2002	670	\$158,200
2003	722	\$147,700
2004	875	\$227,200
2005	538	\$224,500
2006	318	\$187,600
2007	298	\$174,100
2008	78	\$278,800
2009	50	\$279,700
2010	74	\$236,000
2011	141	\$245,200
2012	281	\$252,000
2013	119	\$289,800
2014	21	n/a

Source: [www.city-data.com](http://www.city-data.com)

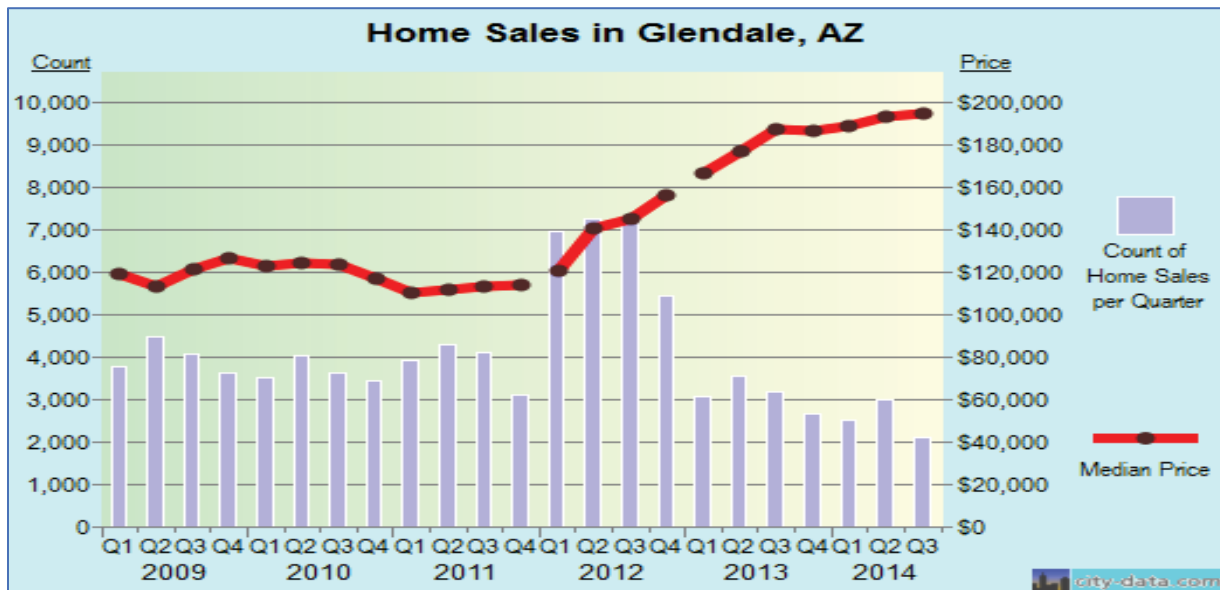
The Arizona State University (ASU) W. P. Carey School of Business Division of Real Estate provides visual tools to help analyze single-family residential permit data for Arizona, as supplied by the United States

Census Bureau. The following graphic gives greater detail of the rise and fall of single family housing permits in Glendale from 2006 to 2016.

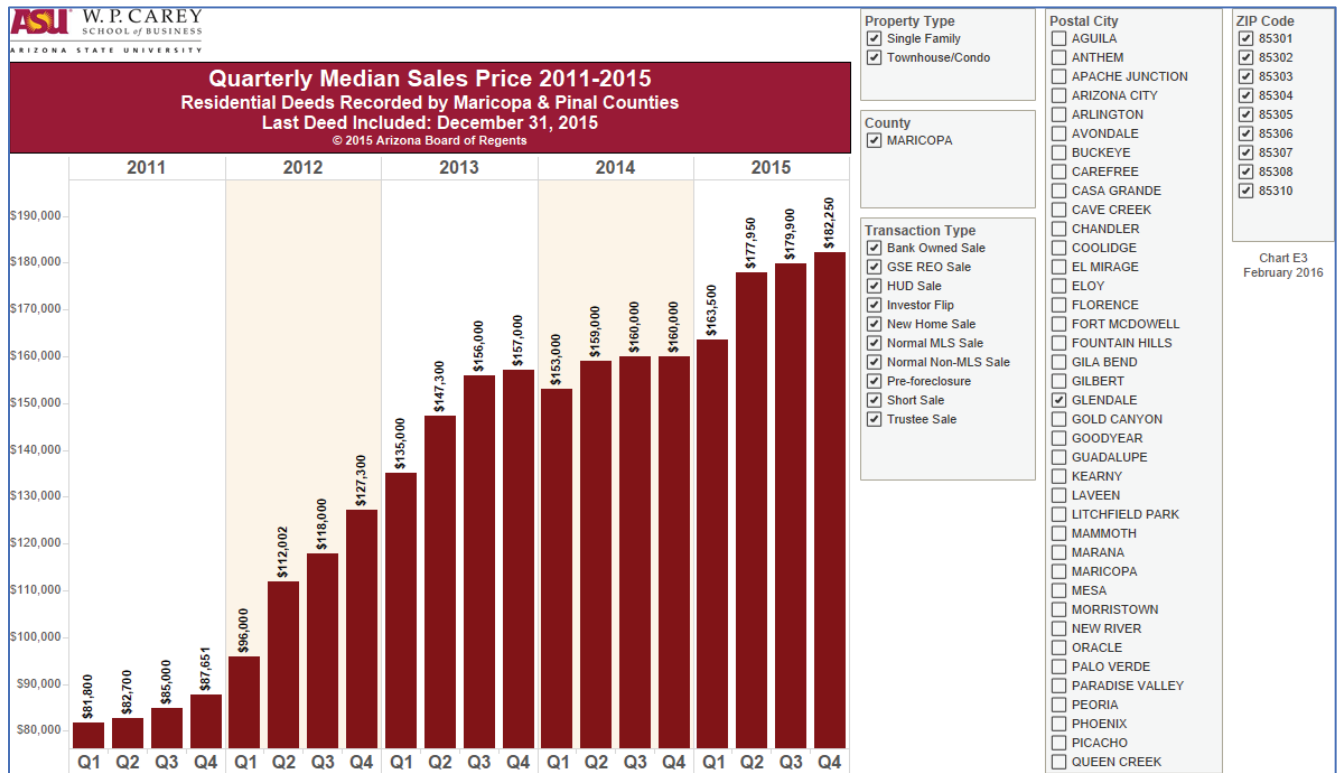


## Home Sales

Home sales reacted similarly to housing permits in Glendale, as shown in the following graphic from city-data. After the first quarter of 2009, home sales were in decline or remained flat. Large increases in sales and median price were recorded in 2012. Although median price continued to climb in 2013, the number of home sales dropped significantly. In 2014, a relatively high median sales price remained and the sales count stayed steady.

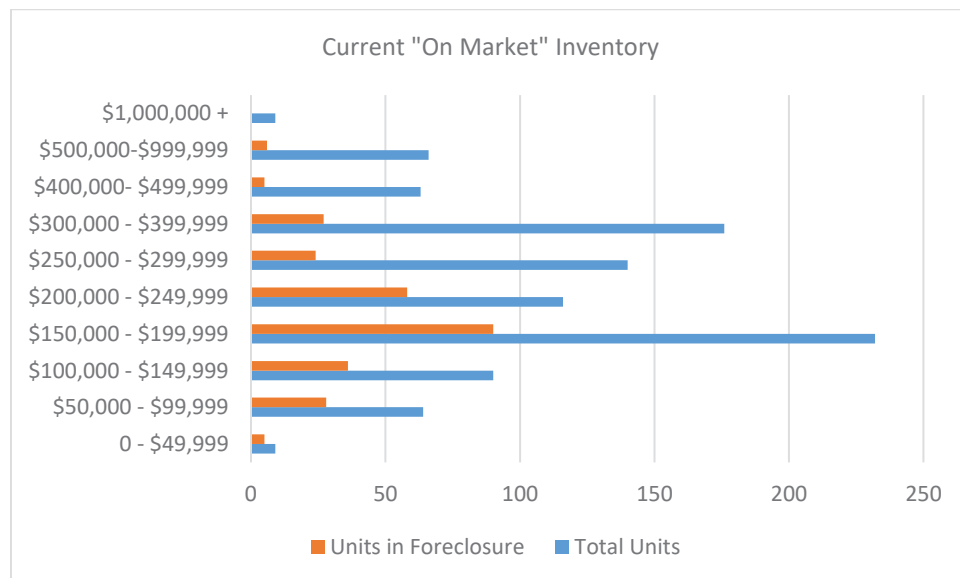


The following graphic from the ASU Carey School of Business gives greater detail of the rise of the median sales price of in Glendale from 2011 to 2015.

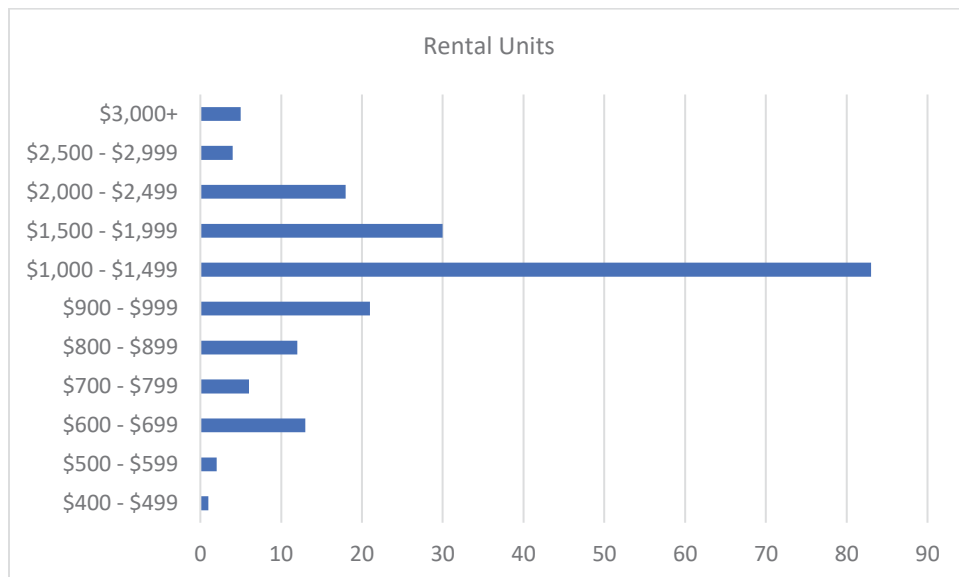


## Current Housing Inventory

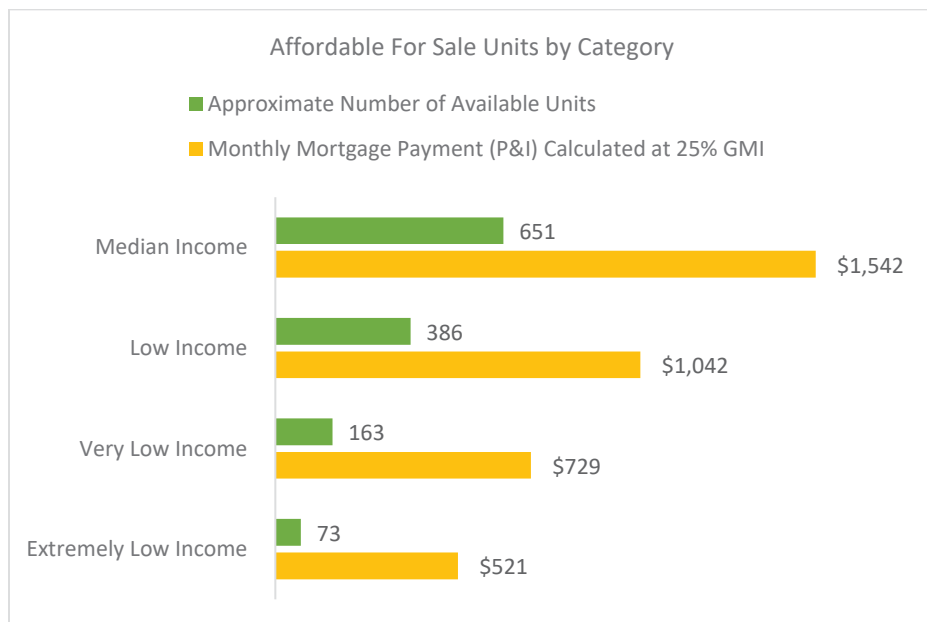
The chart below provides a breakdown by price range for all of the housing currently listed for sale on Zillow as of February 10, 2017. It also shows, of the total number of units in each price range, the number that are classified as “foreclosure” or “pre-foreclosure.”



The chart below represents the number of units (both houses and apartments) that are currently listed as “available” on either Zillow or the Glendale apartment registry.



The two charts below look at the availability of units (by price range and quantity) for low and moderate income buyers and renters. To determine monthly payment, a 30-year loan at 4.25% was used. Since calculations do not include taxes, insurance, or utilities, “affordability was calculated at 25% adjusted gross monthly income.



While it appears that there is a significant number of homes that would provide low-income buyers with affordable purchase options, these lower income buyers often face other barriers to housing acquisition, including poor credit scores and lack of down payment funds. Housing barriers are addressed in a separate section.

## Housing Unit Types

In 2014, approximately 60% of Glendale's housing units were single family detached units and 4.5% were single family attached units (e.g. townhouses, duplexes, etc.). The remainder of the housing units included multiple units/apartments and mobile homes, as shown below.

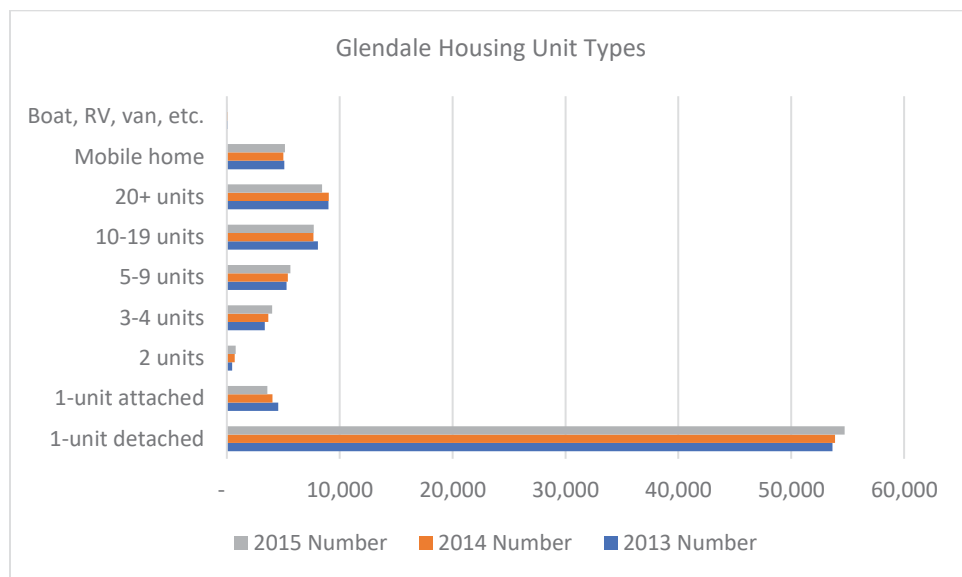
Glendale Housing Unit Types

	Housing Units	Percent
<b>1-unit, detached</b>	53,885	60.2%
<b>1-unit, attached</b>	4,049	4.5%
<b>2 units</b>	697	0.8%
<b>3 or 4 units</b>	3,666	4.1%
<b>5 to 9 units</b>	5,390	6.0%
<b>10-19 units</b>	7,680	8.6%
<b>20 or more units</b>	9,037	10.1%
<b>Mobile Home</b>	4,994	5.6%
<b>Boat, RV, van, etc.</b>	94	0.1%
<b>TOTAL</b>	<b>89,492</b>	<b>100%</b>

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

The chart below shows the trend in housing unit types over a three-year span from 2013 – 2015. There is an increase in single family detached homes, and a corresponding decrease in attached units (townhomes and condos). There has been a slight increase in smaller rental developments and a slight decrease in larger (20+ units) projects.

Glendale Housing Unit Type Trends



Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

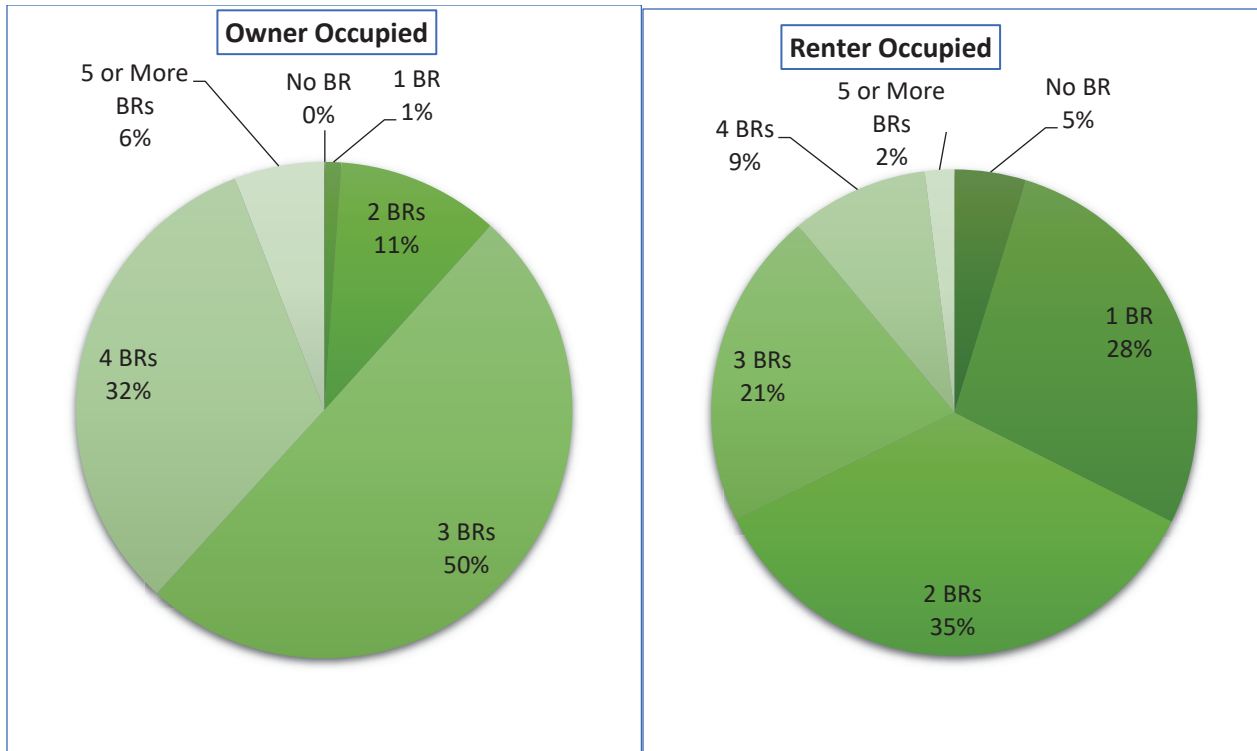
The table below shows how the distribution of housing units in Glendale compares to the counties in the Phoenix-Mesa-Glendale Metro Area -- Maricopa County, Pinal County -- as well as the State of Arizona. The percentage of single-family (one-unit) detached housing units in Glendale is approximately 3 to 12% lower than that of the metro area counties and all of Arizona. In Glendale, the amount of large housing structures (20 or more units in structure) is 2 to 9% larger than the metro area counties and Arizona.

**Housing Unit Distribution, Glendale and Phoenix-Mesa-Glendale Metro Area**

	Glendale		Maricopa County		Pinal County		Arizona	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<b>1-unit, detached</b>	53,885	60.2%	1,045,972	63.9%	114,008	71.8%	1,826,015	63.5%
<b>1-unit, attached</b>	4,049	4.5%	91,310	5.6%	2,314	1.5%	140,446	4.9%
<b>2 units</b>	697	0.8%	20,026	1.2%	1,486	0.9%	40,323	1.4%
<b>3 or 4 units</b>	3,666	4.1%	64,225	3.9%	2,335	1.5%	98,682	3.4%
<b>5 to 9 units</b>	5,390	6.0%	91,334	5.6%	2,017	1.3%	122,040	4.2%
<b>10-19 units</b>	7,680	8.6%	108,871	6.7%	1,664	1.0%	146,204	5.1%
<b>20 or more units</b>	9,037	10.1%	126,765	7.7%	1,620	1.0%	186,263	6.5%
<b>Mobile Home</b>	4,994	5.6%	85,377	5.2%	32,097	20.2%	303,983	10.6%
<b>Boat, RV, van, etc.</b>	94	0.1%	2,612	0.2%	1,350	0.8%	10,592	0.4%
<b>TOTAL</b>	<b>89,492</b>	<b>100%</b>	<b>1,636,502</b>	<b>100%</b>	<b>158,891</b>	<b>100%</b>	<b>2,874,548</b>	<b>100%</b>

Source: U.S. Census, 2008-2012 and 2010-2014 American Community Survey 5-Year Estimates

Glendale's rental units are most likely to be one or two bedroom units (28% of rental units have one-bedroom and 35% have two bedrooms). Glendale's owner occupied units most commonly have three bedrooms (50%), followed by four bedrooms (32%), as shown below.

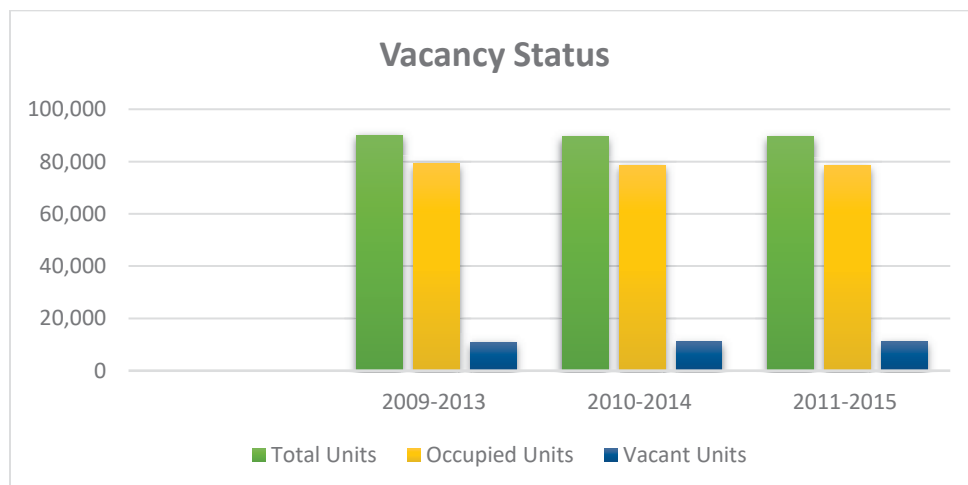


Source: U.S. Census, 2015 American Community Survey 1-Year Estimates

## Housing Occupancy

Housing occupancy is a very important component of a City's housing environment. The number of vacant units has implications for the supply of housing as well the health of a neighborhood. Vacant housing often leads to deterioration of the housing stock, negatively affects the attractiveness of the community, and can attract criminal activities. The table below show the vacancy status of houses in Glendale for the period 2009 through 2015.

### Glendale Housing Vacancy Status, 2009 -2015



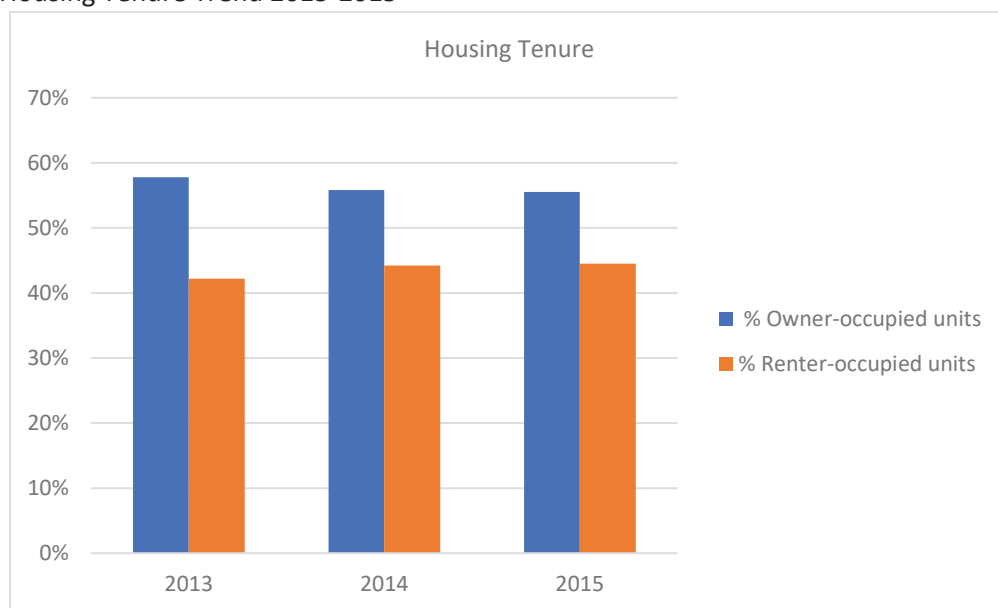
Source: U.S. Census, 2006-2010 and 2010-2014 American Community Survey 5-Year Estimates

The ACS estimates the number of vacant Glendale housing units in 2014 to be 10,996 units. Of these vacant units, 5,339 (49%) were for rent or unoccupied rentals, 1,875 (17%) were for sale or unoccupied sold, 1,307 (12%) were for seasonal/recreational/occasional use, and 2,475 (22%) were “other” vacant units. Per the U.S. Census Social, Economic and Housing Statistics Division, a housing unit is classified as other vacant when it does not fit into any other year-round vacant category. Common reasons that a housing unit is labeled as other vacant is that no one lives in the unit and the owner: does not want to rent or sell, is using the unit for storage, or is elderly and is living in with family members or in a nursing home. Additional reasons for a unit being other vacant is that the unit is being held in settlement of an estate, being repaired or renovated, or is being foreclosed.

## Housing Tenure

Another housing measure that is of importance to the City is the housing tenure, which is defined as the financial arrangements under which an individual or family can occupy a house either as a renter or an owner. We also reviewed the trends in housing tenure in Glendale over the most recent three-year period of 2013-2015 as illustrated in the chart below. There has been a slight increase in renter occupied housing and a slight decrease in owner-occupied housing over the three-year period.

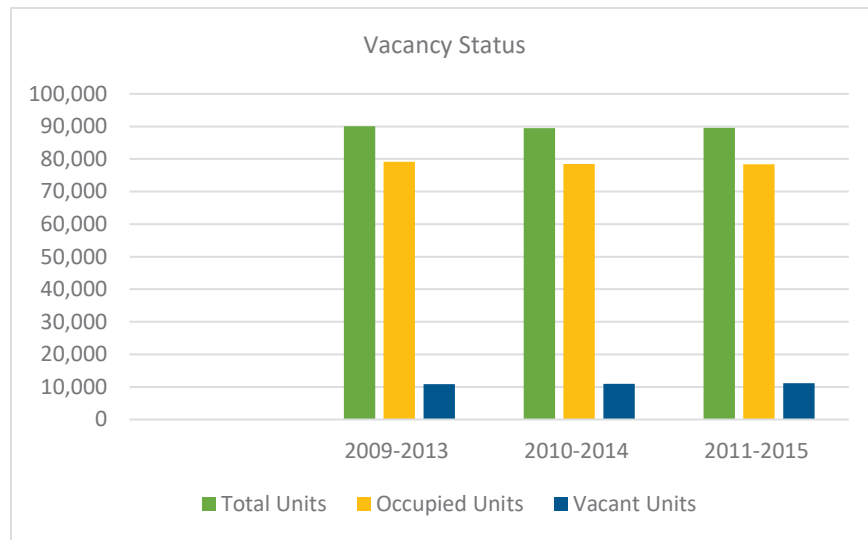
Glendale Housing Tenure Trend 2013-2015



Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

In looking at residential vacancy rates compared to total and occupied units over the same three-year period, there has been a slight increase in the number of vacant units. A reason for this trend may be due to the significant inventory of pre-foreclosure and foreclosed properties, many of which are vacant.

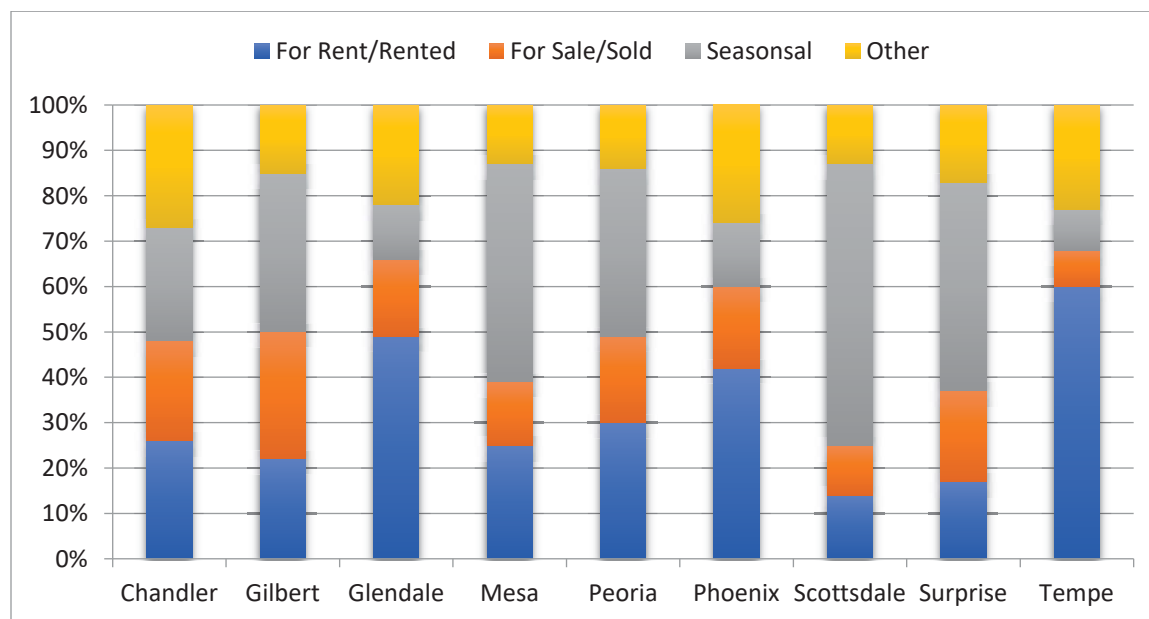
## Glendale Residential Vacancy Rates 2013-2015



Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

The chart below shows the comparative residential vacancy types for the City of Glendale and surrounding areas, as reported in the ACS for 2014. Glendale is second to Tempe for the highest percentage of vacant housing units that are for rent or rented (Glendale at 49% and Tempe at 60% for rent/rented vacant units), followed by Phoenix (42%) and Peoria (30%). Glendale is in the middle of the group for the highest percentage of vacant housing units that are for sale or sold. Glendale is second to Tempe for the smallest percentage of vacant housing units that are for seasonal, recreational or occasional use (Glendale at 12% and Tempe at 9%).

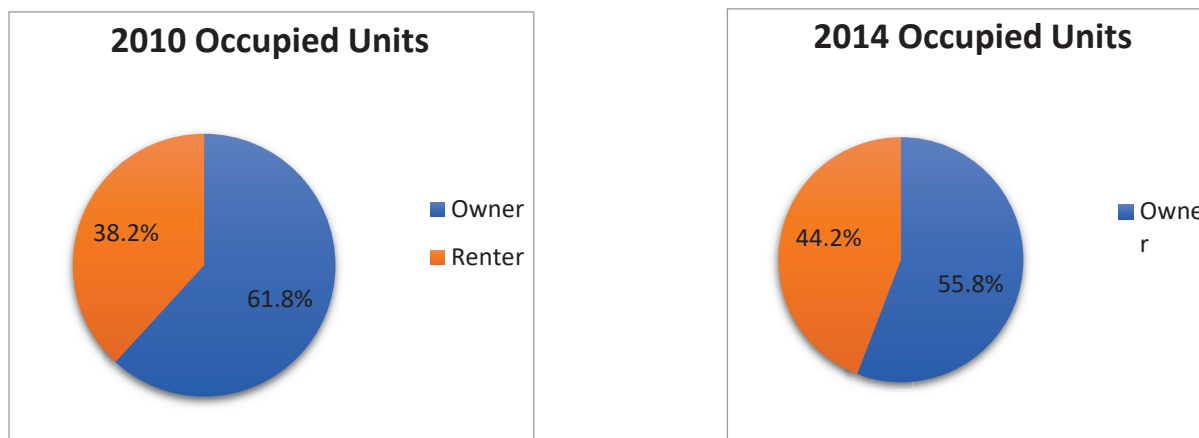
## Residential Vacancy Rates, Glendale and Surrounding Cities



Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

The ACS estimated that 55.8% (43,815 units) of the City's 78,496 occupied housing units were owner-occupied in 2014, and 44.2% (34,681 units) of occupied units were renter-occupied. This represents a decrease in 5,772 owner-occupied units since 2010, and an increase in 4,033 renter-occupied units, as illustrated below.

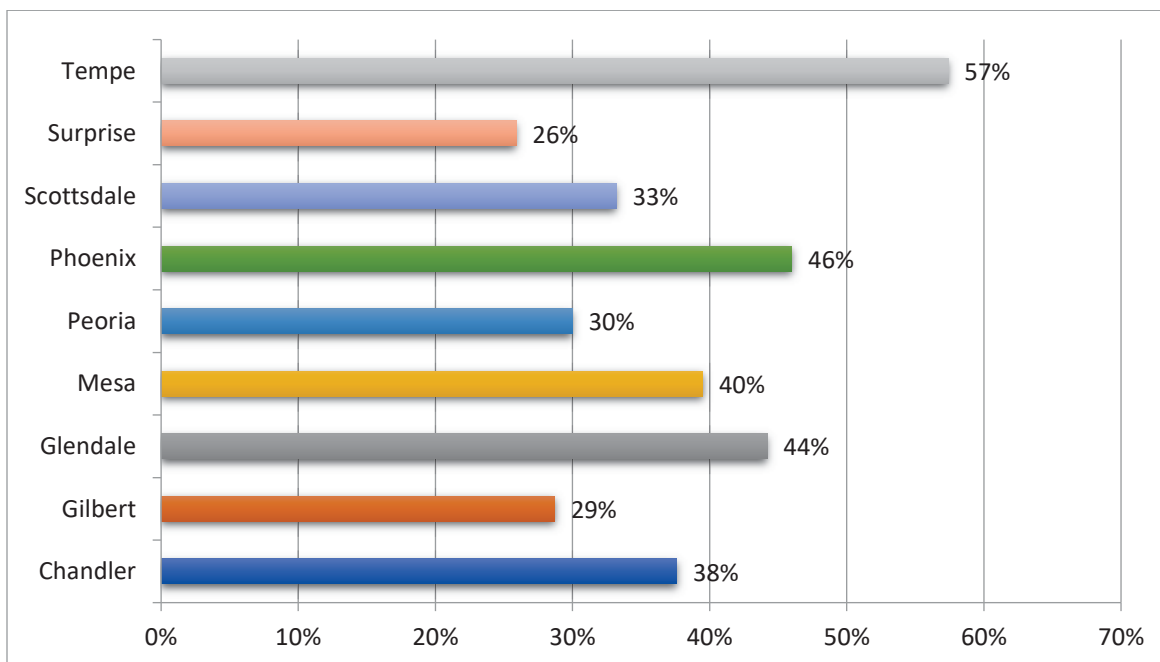
#### Glendale Occupied Housing Units, 2010 and 2014



Source: U.S. Census, 2006-2010 and 2010-2014 American Community Survey 5-Year Estimates

Compared to surrounding areas, the percent of Glendale's units occupied by renters was above average. The following chart shows a comparison of the renter-occupied residential units in Glendale with surrounding areas. Tempe had the highest percentage of renters at 57%; Surprise and Gilbert were the lowest at 26 and 29%, respectively.

#### Percent of Renter Occupied Housing in Glendale and Surrounding Cities



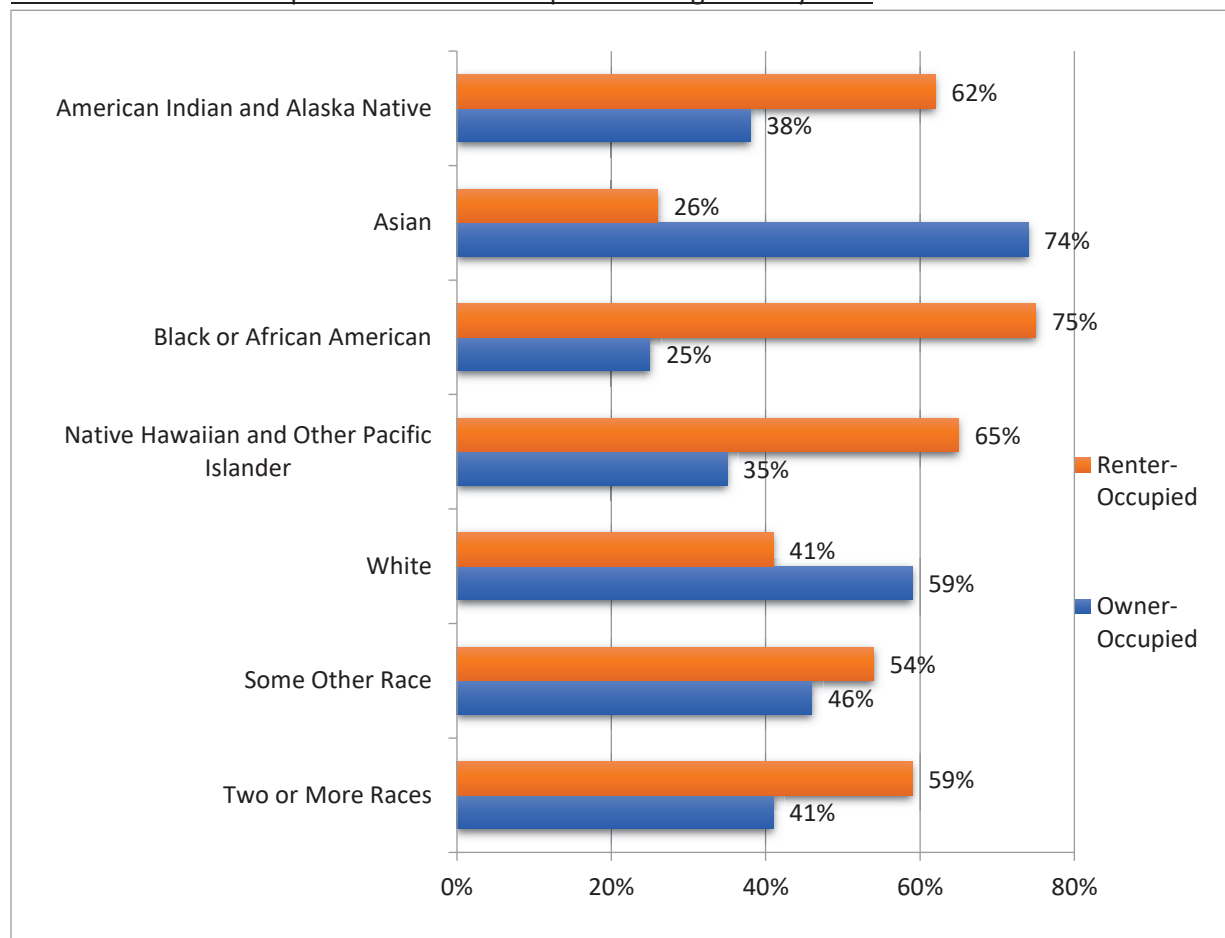
Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

## Housing Tenure by Race and Ethnicity

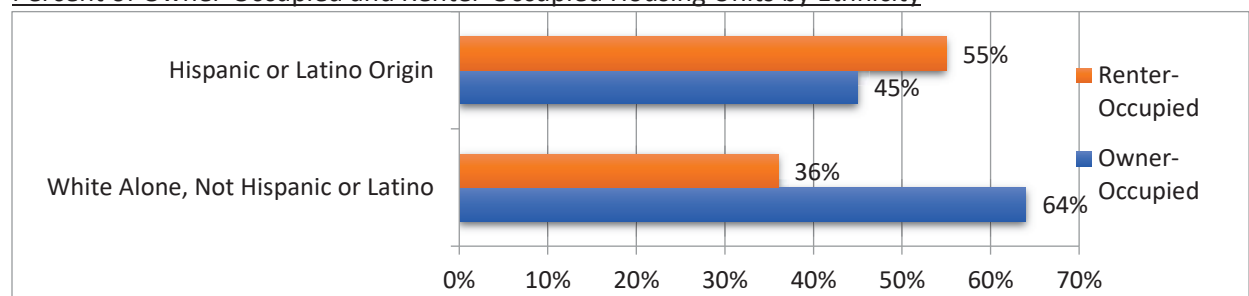
One of the objectives of the HUD funded housing programs is that good quality and affordable housing is available to all residents, an objective shared by the City of Glendale. A measure of housing need is availability and tenure of housing by race and ethnicity. Identification of this data is important to ensure that the City is affirmatively furthering fair housing which is one of the certifications required by HUD grant programs. Race and ethnicity are separate classifications with each person is classified by race and by one of two ethnicities, Hispanic or non-Hispanic, regardless of race.

Per the ACS, in 2014, White households made up the majority (76.3%) of all households in Glendale. Hispanic or Latino ethnicity (of any race) comprised 36.9% of all households in Glendale. Homeownership was highest among Glendale's Asian and White populations, with 74% and 59%, respectively. Hispanics had a homeownership rate of 45%, while Black or African Americans had the lowest homeownership rate of 25%. The following charts below depict homeownership and rental rates within each Census designated race and ethnic group.

Percent of Owner-Occupied and Renter-Occupied Housing Units by Race



Percent of Owner-Occupied and Renter-Occupied Housing Units by Ethnicity



Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

## Age of Housing

The age of Glendale's housing stock can be used as an important indicator of housing condition. Older housing units may have more repair needs if not properly maintained, and repair or renovation may be costlier if the housing contains structural deficiencies, lead-based paint, or other conditions that could be attributed to the age of housing.

Per the ACS, approximately 38% (33,876 units) of Glendale's 89,492 housing units were built before 1980. Another 28.3% were built during the 1990s and only 10.7% were built since 2000. The older housing stock (built 1959 or older) composed just 5.1% of all owner-occupied units.

Glendale's renter-occupied housing units were comparable, with approximately 37% (12,863 units) built before 1980 and 21.8% built during the 1990s. Owner-occupied units had a larger percentage of the newest housing stock (built since 2000) at 15.7%, and a larger percentage of older housing stock (built 1959 or older) at 5.9%.

The following is a breakdown of the age of the City's housing stock.

Age of Housing for Owner-Occupied and Renter-Occupied Units

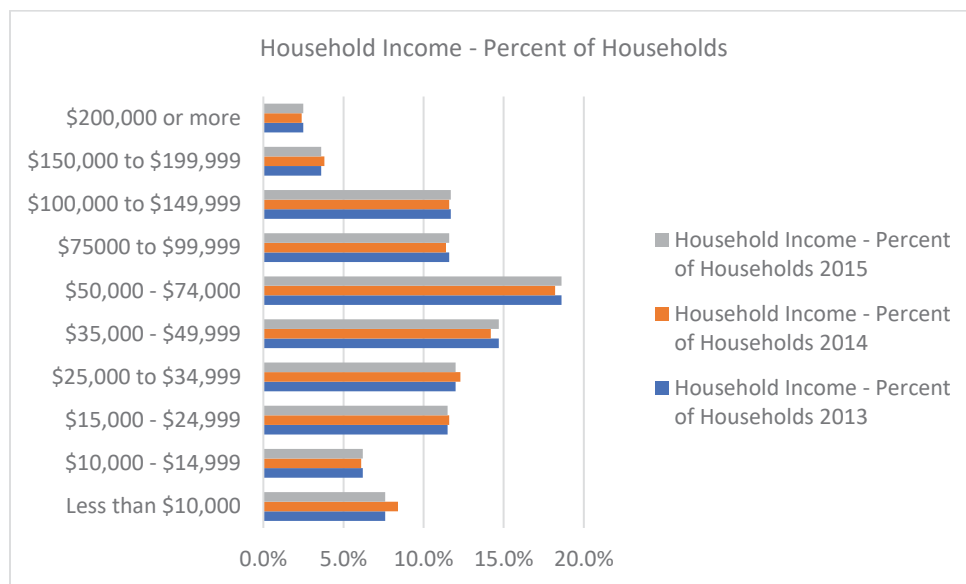
	Owner-Occupied	Percent Owner-Occupied	Renter-Occupied	Percent Renter-Occupied
<b>Built 2010 or Later</b>	93	0.3%	174	0.5%
<b>Built 2000 to 2009</b>	4,565	10.4%	5,285	15.2%
<b>Built 1990 to 1999</b>	12,417	28.3%	7,595	21.8%
<b>Built 1980 to 1989</b>	9,913	22.6%	8,764	25.3%
<b>Built 1970 to 1979</b>	12,339	28.2%	8,420	24.3%
<b>Built 1960 to 1969</b>	2,248	5.1%	2,436	7.0%
<b>Built 1950 to 1959</b>	1,702	3.9%	1,135	3.3%
<b>Built 1940 to 1949</b>	321	0.7%	554	1.6%
<b>Built 1939 or Earlier</b>	217	0.5%	318	1.0%
<b>TOTAL</b>	<b>43,815</b>	<b>100%</b>	<b>34,681</b>	<b>100%</b>

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

## Income Distribution

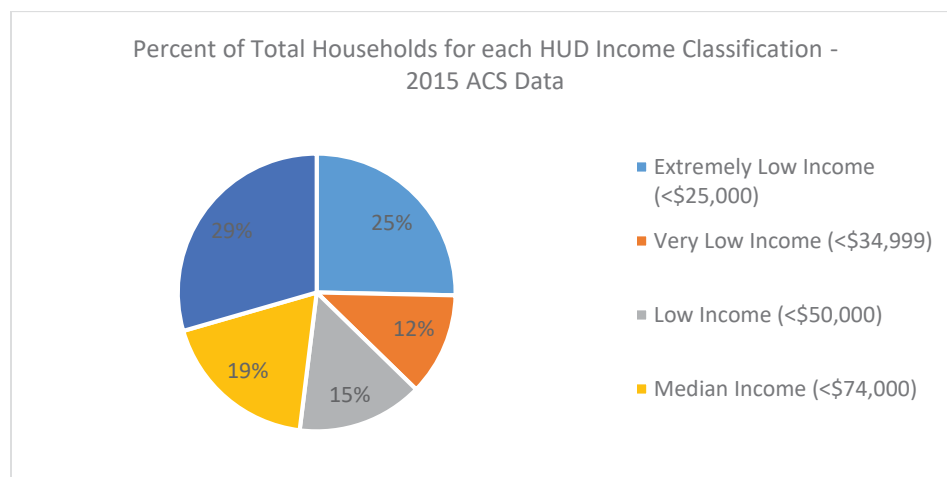
The ability of Glendale residents to afford good quality and affordable housing is based the level of household income and the percentage of that income that households can use to pay for that housing. The following section reviews the distribution of incomes in Glendale. The table below shows the percent of households at various income level for the period 2013-2015. The highest percentage of households in the City are in the income ranges of \$50,000-\$74,000. The section highest percentage is in the \$35,000 to \$49,999 income range.

Income distribution of Glendale households (ACS data)



Source: ACS data

Using ACS data, segmented into the categories used by HUD to classify low and moderate income residents, while the income numbers cannot be completely aligned due to the way data ranges are reported, the chart below provides a breakdown of Glendale households by HUD category. Approximately 52% of Glendale households can be classified as being some level of “low income.”



## Housing Costs and Affordability

In the housing industry, housing affordability is determined by examining the proportion of household income that is used to pay housing costs. Housing is considered “affordable” if no more than 30% of the household gross monthly income is used for mortgage or rent and utilities. Households that pay more than 30% of their income for housing costs are considered “cost burdened” and may have difficulty affording necessities such as food, clothing, transportation and medical care. Per HUD, a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

Analysis of housing affordability in Glendale was done by reviewing HUD Comprehensive Housing Affordability Strategy (CHAS) data, the City of Glendale Analysis of Impediments (AI) to Fair Housing Choice (2015), and the City of Glendale Five Year Consolidated Plan (2015-2019). The 2007-11 CHAS data identified 19,415 low/mod renters and 12,170 low/mod owners. Approximately 14,345 (74%) of low/mod renters and 8,335 (68%) low/mod owners are cost burdened. In using CHAS data to assess housing affordability, the following definitions are used:

Cost Burdened: HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost (as described earlier in this section). Generally, for renters, housing costs include rent and utilities; and for owners, housing costs include mortgage payments, taxes, insurance, and utilities.

Severe Cost Burdened: In the situation where the household expends greater than 50% of its income on housing cost, the household is considered severely cost burdened.

Housing Problems: Per HUD, a household with housing problems consists of persons or families living in units with one or more of four characteristics:

1. Lacking complete kitchen facilities; or
2. Lacking complete plumbing facilities; or
3. Overcrowded conditions (greater than 1.01 persons/room); or
4. Cost burdened (paying more than 30% of income for housing, including utilities).

Severe Housing Problems: Per HUD, a household with severe housing problems consists of persons or families living in units with one or more of four characteristics:

1. Lacking complete kitchen facilities; or
2. Lacking complete plumbing facilities; or
3. Overcrowded conditions (greater than 1.5 persons/room); or
4. Cost burdened (paying more than 50% of income for housing, including utilities).

Disproportionately Greater Housing Need: Per HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Extremely Low Income: 0%-30% of the Area Median Income (AMI)

Low Income: greater than 30%-50% of the AMI

Moderate Income: greater than 50%-80% of the AMI

Middle and Upper Income: greater than 80% or more of the AMI

HAMFI: HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, to determine FMRs and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as simple Census numbers), due to a series of adjustments that are made. AMI or median family income (MFI) used in the CHAS generally refers to HAMFI.

Per the City of Glendale's Consolidated Plan for FY 2015-2019, there were a total of 79,710 households in the City. Of this total, 31,580 or 39.6% were low and moderate income households, with 15.9% being moderate income, 11.9% being low income, and 11.8% being extremely low income households. The CHAS reveals that the households in the extremely low income category are the highest percentage experiencing at least one housing problem, as defined by HUD.

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	9,400	9,515	12,665	8,140	39,985
Small Family Households *	3,320	3,185	5,600	3,490	22,760
Large Family Households *	1,335	1,435	1,385	1,385	4,070
Household contains at least one person 62-74 years of age	1,030	1,475	1,680	1,280	6,295
Household contains at least one person age 75 or older	985	1,390	1,170	665	1,620
Households with one or more children 6 years old or younger *	2,675	2,560	3,120	1,570	4,984
* the highest income category for these family types is >80% HAMFI					

Source: U.S. Census, 2007-2011 ACS

Per the 2007-11 CHAS, the most common housing problem for the City of Glendale is cost burden and severe cost burden faced by both renters and owners. Of the total renter households in the 0-80% income category, 73% are cost burdened and 42% are severely cost burdened. Of the total owner households in the same income category, 68% are cost burdened and 42.3% are severely cost burdened.

Per the 2007-11 ACS, 24.1% of the estimated 79,710 City of Glendale households are living alone, of which 6.1% are 65 years and over. CHAS 2007-11 data shows that 35% Other Household renters in the 0-80% AMI category were cost burdened. In the same income category, 35% Other Household renters were severely cost burdened. These categories of households generally constitute single person households.

## Glendale Households with Housing Problems

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	190	170	105	60	525	40	0	35	45	120
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	315	180	330	135	960	45	25	65	60	195
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	680	660	485	260	2,085	125	280	205	30	640
Housing cost burden greater than 50% of income (and none of the above problems)	4,320	2,180	575	35	7,110	1,630	1,570	1,780	450	5,430
Housing cost burden greater than 30% of income (and none of the above problems)	255	2,155	2,750	715	5,875	310	805	1,840	1,565	4,520
Zero/negative Income (and none of the above problems)	480	0	0	0	480	185	0	0	0	185

Source: U.S. Census, 2007-2011 ACS

### Glendale Households with Severe Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,505	3,190	1,495	490	10,680	1,840	1,875	2,085	590	6,390
Having none of four housing problems	965	2,740	5,040	2,955	11,700	415	1,710	4,055	4,100	10,280
Household has negative income, but none of the other housing problems	480	0	0	0	480	185	0	0	0	185

Source: U.S. Census, 2007-2011 ACS

### Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,090	1,819	1,775	5,684	685	919	1,735	3,339
Large Related	830	690	225	1,745	270	425	420	1,115
Elderly	675	900	314	1,889	600	825	690	2,115
Other	1,985	1,770	1,265	5,020	515	395	860	1,770
Total need by income	5,580	5,179	3,579	14,338	2,070	2,564	3,705	8,339

Source: U.S. Census, 2007-2011 ACS

### Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,980	740	260	2,980	640	690	925	2,255
Large Related	770	295	20	1,085	270	215	85	570
Elderly	635	460	140	1,235	470	370	365	1,205
Other	1,805	880	175	2,860	380	340	400	1,120
Total need by income	5,190	2,375	595	8,160	1,760	1,615	1,775	5,150

Source: U.S. Census, 2007-2011 ACS

### Crowding (More than One Person per Room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	870	755	655	335	2,615	140	240	145	80	605
Multiple, unrelated family households	115	80	95	100	390	30	65	145	30	270
Other, non-family households	10	10	60	10	90	0	0	0	0	0
Total need by income	995	845	810	445	3,095	170	305	290	110	875

Source: U.S. Census, 2007-2011 ACS

The household types more affected than others by cost burden and severe cost burden are as follows:

#### Cost Burden

Renter: 39% Small Related and 35% "Other" households in the 0-80% AMI are affected by cost burden, with all income categories in both household types almost equally affected.

Owner: 40% Small Related households in the 0-80% AMI are affected by cost burden, with those in the >50-80% AMI more impacted.

#### Severe Cost Burden

Renter: 37% Small Related and 35% Other households in the 0-80% AMI are affected by severe cost burden with those in the 0-30% AMI income category for both household types more impacted.

Owner: 44% Small Related households in the 0-80% AMI are affected by severe cost burden, with those in the >50-80% AMI more impacted.

### Disproportionately Greater Need: Housing Problems

This section will assess the need of any racial or ethnic group that has a disproportionately greater housing need in comparison to the needs of that category of need.

#### Disproportionally Greater Need 0-30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	8,380	835	595	85.4
White	4,585	425	215	87.8
Black / African American	720	90	15	87.3
Asian	170	25	85	60.7
American Indian, Alaska Native	115	10	35	71.9
Pacific Islander	0	0	0	0
Hispanic	2,675	285	225	83.9

Source: U.S. Census, 2007-2011 ACS

#### Disproportionally Greater Need 30-50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	7,905	2,045	0	79.4
White	3,650	1,165	0	75.8
Black / African American	555	130	0	81.0
Asian	210	24	0	89.7
American Indian, Alaska Native	180	45	0	80.0
Pacific Islander	15	20	0	42.9
Hispanic	3,175	615	0	83.8

Source: U.S. Census, 2007-2011 ACS

#### Disproportionally Greater Need 50-80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	8,225	6,335	0	56.5
White	4,550	3,150	0	59.1
Black / African American	430	430	0	50.0
Asian	280	215	0	56.6
American Indian, Alaska Native	155	110	0	58.5

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Pacific Islander	0	30	0	0
Hispanic	2,710	2,355	0	53.5

Source: U.S. Census, 2007-2011 ACS

#### Disproportionally Greater Need 80-100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	3,500	5,705	0	38.0
White	1,980	3,730	0	34.7
Black / African American	165	305	0	35.2
Asian	170	135	0	55.7
American Indian, Alaska Native	20	80	0	20.0
Pacific Islander	0	15	0	0
Hispanic	1,170	1,245	0	48.4

Source: U.S. Census, 2007-2011 ACS

Per the 2010-2014 ACS, Glendale had a population of 231,978. The racial makeup of the community was primarily White at 76.3%, Black or African American at 6.2%, American Indian and Alaska Native at 1.7%, Asian at 3.7%, Native Hawaiian and Other Pacific Islander at 0.1%, and Two or More Races at 3.6%. Of the total, 36.9% are of Hispanic or Latino of any race.

Analysis of the 2007-2011 CHAS data for Glendale indicates that several racial or ethnic groups are experiencing *housing problems* at a disproportionately greater rate in comparison to the jurisdiction as follows:

- Asians in the 0-30% AMI, 30-50% AMI, and 80-100%AMI;
- American Indians, Alaska Natives in the 0-30% AMI, and 80-100% AMI;
- Pacific Islanders in the 30-50% AMI; and
- Hispanics in the 80-100% AMI.

#### Disproportionately Greater Need: Severe Housing Problems

This section will assess the need of any racial or ethnic group that has a disproportionately severe housing problem as defined above in comparison to the needs of that category of need.

### Severe Housing Problems 0-30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	7,500	1,715	595	76.5
White	4,065	945	215	77.8
Black / African American	645	165	15	78.2
Asian	170	25	85	60.7
American Indian, Alaska Native	95	30	35	59.4
Pacific Islander	0	0	0	0
Hispanic	2,420	540	225	75.9

Source: U.S. Census, 2007-2011 ACS

### Severe Housing Problems 30-50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	4,665	5,285	0	46.9
White	2,020	2,790	0	42.0
Black / African American	325	365	0	47.0
Asian	155	80	0	65.9
American Indian, Alaska Native	50	170	0	22.7
Pacific Islander	15	20	0	42.9
Hispanic	2,030	1,765	0	53.5

Source: U.S. Census, 2007-2011 ACS

### Severe Housing Problems 50-80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	3,005	11,555	0	20.6
White	1,405	6,300	0	18.2
Black / African American	135	720	0	15.8
Asian	100	390	0	20.4
American Indian, Alaska Native	70	195	0	26.4
Pacific Islander	0	30	0	0
Hispanic	1,250	3,815	0	24.7

Source: U.S. Census, 2007-2011 ACS

### Severe Housing Problems 80-100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent %
Jurisdiction as a whole	1,070	8,140	0	11.6
White	455	5,260	0	7.9
Black / African American	55	420	0	11.6
Asian	50	255	0	16.4
American Indian, Alaska Native	0	95	0	0
Pacific Islander	0	15	0	0
Hispanic	515	1,900	0	21.3

Source: U.S. Census, 2007-2011 ACS

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level. Analysis of the 2007-2011 CHAS data for Glendale indicates that several racial or ethnic groups are experiencing severe housing problems as defined above at a disproportionately greater rate in comparison to the jurisdiction as follows:

- Asians in the 0-30% AMI, and 30-50% AMI;
- American Indians, Alaska Natives in the 0-30% AMI, and 30-50% AMI.

### Disproportionately Greater Need: Housing Cost Burdens

Regarding the disproportionately greater needs in housing cost burdens, analysis of the 2007-2011 CHAS data for Glendale, indicates that none of the racial or ethnic groups are experiencing housing cost burdens at a disproportionate rate.

### Disproportionately Greater Need: Housing Cost Burdens

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50,310 (62.2%)	16,640 (20.6%)	13,355 (16.5%)	640
White	33,760 (65.8%)	9,750 (19%)	7,605 (14.8%)	215
Black / African American	2,015 (50.3%)	1,035 (25.8%)	940 (23.4%)	15
Asian	1,345 (57.3%)	470 (20%)	435 (18.6%)	95
American Indian, Alaska Native	480 (52.1%)	265 (28.8%)	140 (15.2%)	35
Pacific Islander	95 (86.4%)	0	15 (13.6%)	0
Hispanic	11,845 (56.2%)	4,880 (23.2%)	4,075 (19.3%)	265

Source: U.S. Census, 2007-2011 ACS

## Recap of Disparate Impact of Housing Problems

The analysis of CHAS data and the City's Consolidated Plan for 2015-2019 shows that some racial and ethnic groups are disproportionately impacted by housing problems. An overall greater incidence of households with greater housing and severe housing problems (10% higher than the total amount of all owners with housing problems) are Asian and Pacific Islanders. Hispanic ethnic groups also show a greater incidence of housing problems but not severe housing problems.

**Housing Problems:** At the 30% AMI level, Asian and American Indian/Alaskan Natives are disproportionately represented. At 50% AMI, Asian and Pacific Islanders also show a greater percentage of housing problems. At the 100% level, Asians, American Indian/Alaskans, and Hispanics show a greater percentage of housing problems.

**Severe Housing Problems:** At both the 30% and 50% AMI levels Asian and American Indian/Alaskan Natives are disproportionately represented showing a greater percentage of severe housing problems.

**Housing Cost Burdens:** None of the racial or ethnic groups are experiencing housing cost burdens at a disproportionate rate.

## Glendale Comparative Housing Affordability

The following table shows a comparison of housing affordability between Glendale and other nearby communities. Of the seven communities assessed, the City of Glendale has the lowest median rent at \$863 per month. The City of Gilbert has the highest median rent at \$1,263. In terms of home value, the City of Glendale has the lowest median home value at \$141,500, followed closely by Mesa (\$150,800) and Phoenix (\$155,900). The Cities of Chandler, Gilbert, and Scottsdale have the highest median home values at \$220,700, \$231,100, and \$376,700, respectively.

Geographic Area	Median Rent	Annual Income Required to Afford Median Rent*	Median Home Value	Annual Income Required to Afford Median Home Value**
Chandler	\$1,103	\$44,120	\$220,700	\$73,567
Gilbert	\$1,263	\$50,520	\$231,100	\$77,033
Glendale	<b>\$863</b>	<b>\$34,520</b>	<b>\$141,500</b>	<b>\$47,167</b>
Mesa	\$875	\$35,000	\$150,800	\$50,267
Peoria	\$1,102	\$44,080	\$178,600	\$59,533
Phoenix	\$876	\$35,040	\$155,900	\$51,967
Scottsdale	\$1,132	\$45,280	\$376,700	\$125,567
Surprise	\$1,195	\$47,800	\$171,700	\$57,233
Tempe	\$941	\$37,640	\$197,200	\$65,733

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

\*Income to afford median rent calculated by multiplying monthly rent by 12 months, and then dividing result by thirty percent (30%).

\*\* Income to afford a home of median value was calculated by real estate industry standard of multiplying household income by three (3) to determine maximum affordable purchase price.

## Renter Occupied Housing Affordability

Per the 2014 ACS, median gross rent for in Glendale was \$863 monthly. This reflects an increase of \$31 (3.7%) per month since the 2010 ACS median gross rent (\$832 monthly). Based on HUD standards that a household not pay more than 30% of its gross income for a housing unit to be considered affordable, a 2014 household would need to earn at least \$34,520 annually to afford the median gross rent. The 2014 median household income of \$46,855 is \$12,335 higher than that needed to afford median rent. These Census numbers show that the average Glendale resident can afford the median rent on an apartment.

In regards to affordability of rental units, the following tables provide the FY 2016 Fair Market Rents (FMR) for the Phoenix-Mesa-Glendale Metropolitan Statistical Area (MSA), as well as the yearly income needed for a household to afford the FMRs. The City of Glendale is part of the Phoenix-Mesa-Glendale MSA, which consists of Maricopa County and Pinal County (and all areas within). FMRs determine the eligibility of rental housing units for the federal Section 8 Housing Assistance Payments program and Rental Voucher program. FMRs include utility costs, except for telephone service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to all program participants.

In FY 2016, the FMRs for Maricopa County ranged from \$596 for an efficiency unit to \$1,558 for a four-bedroom unit, as shown in the first table below. For 2017, the FMRs showed an increase going to \$624 for an efficiency to \$1,594 for a four-bedroom unit. The table below also shows the trends in FMRs for the period 2013 through 2017.

Final FY 2016 FMRs By Unit Bedrooms – Maricopa County				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$596	\$735	\$914	\$1,332	\$1,558
Income Required to Afford FMRs – Maricopa County				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$23,840	\$29,400	\$36,560	\$53,280	\$62,320

Source: U.S.  
Department of Housing and Urban Development

Department

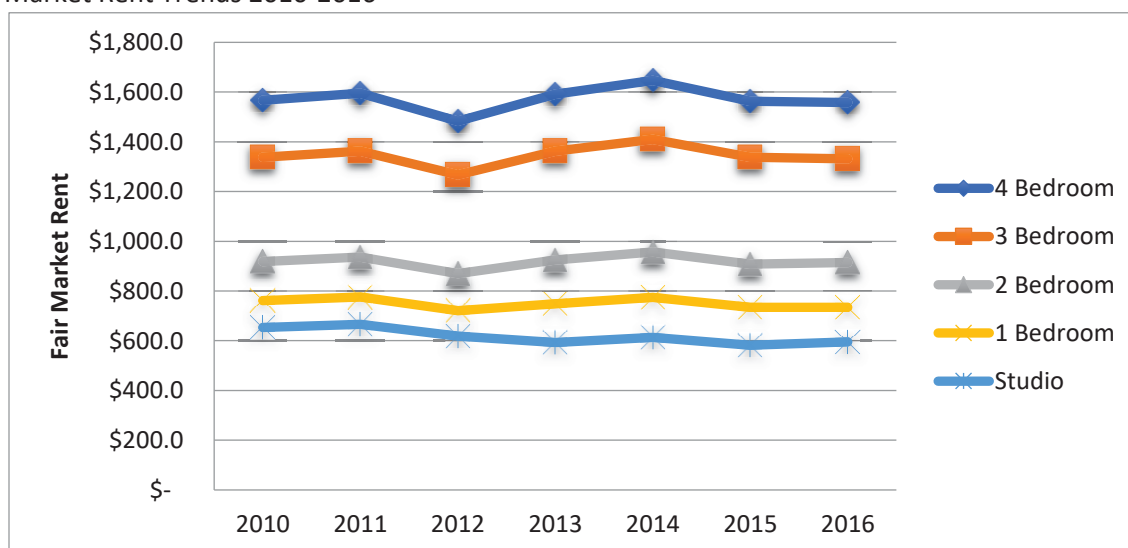
### Fair Market Rents (FMRs) Trend and 2017 Rates

Fair Market Rents - Maricopa County					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2013	\$ 593	\$ 748	\$ 925	\$ 1,363	\$ 1,592
2014	\$ 614	\$ 774	\$ 957	\$ 1,410	\$ 1,647
2015	\$ 582	\$ 735	\$ 908	\$ 1,338	\$ 1,563
2016	\$ 596	\$ 735	\$ 914	\$ 1,332	\$ 1,558
2017	\$ 624	\$ 757	\$ 944	\$ 1,374	\$ 1,594
Monthly Income Required To Afford 2017 FMRs					
	\$ 2,080	\$ 2,523	\$ 3,147	\$ 4,580	\$ 5,313
Annual Income Required to Afford 2017 FMRs					
	\$ 24,960	\$ 30,280	\$ 37,760	\$ 54,960	\$ 63,760

Source: U.S. Department of Housing and Urban Development

The above tables also show the monthly and annual incomes needed by unit size to afford the fair market rents if a family pays no less than 30% of their income for housing expenses. The 2016 area median income for Maricopa County is \$62,900. [See Exhibit \\_\\_\\_](#). Since 2000, FMRs have marked a steady increase. Between 2000 and 2008, FMRs rose between 34 and 42%. Regular increases changed in 2011, when FMRs showed an across the board decrease among all housing unit types. After another rise and decline in FMRs, levels remain flat in 2016. The following chart shows an illustration of FMRs changes from 2010 to 2016 in the Phoenix-Mesa-Glendale MSA.

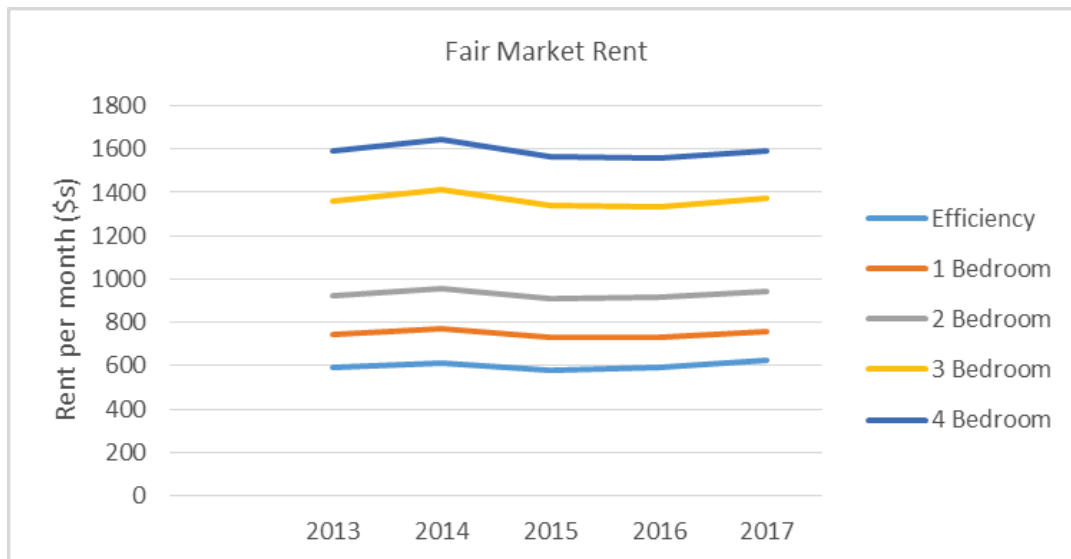
### Fair Market Rent Trends 2010-2016



Source: U.S. Department of Housing and Urban Development

The level trends in FMRs continue for the most recent period of 2013-2017 as illustrated in the chart below.

Fair Market Rent Trends 2013-2017



Source: U.S. Department of Housing and Urban Development

The following table shows the rent payment that households at various income levels can afford. These households represent 2014 renter occupied housing units in the City of Glendale. Calculation of affordability used the standard that no more than 30% of the household gross monthly income used for mortgage or rent and utilities. Maximum affordable rent is based on the top of the income range (except in the highest income range). The largest segment of the Glendale renter population makes between \$25,000 and \$74,999 (46% of all renters), and can afford rents between \$875 and \$1,875.

Income Range	Renter Occupied Units	Percent	Maximum Affordable Rent
0 to \$9,999	4,959	14.3	\$250
\$10,000 to \$14,999	3,468	10.0	\$375
\$15,000 to \$19,999	3,295	9.5	\$500
\$20,000 to \$24,999	2,670	7.7	\$625
\$25,000 to \$34,999	5,272	15.1	\$875
\$35,000 to \$49,999	5,410	15.6	\$1,250
\$50,000 to \$74,999	5,341	15.4	\$1,875
\$75,000 to \$99,999	2,497	7.2	\$2,500
\$100,000 to \$149,999	1,318	3.8	\$3,750
\$150,000 or more	486	1.4	\$3,750+

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

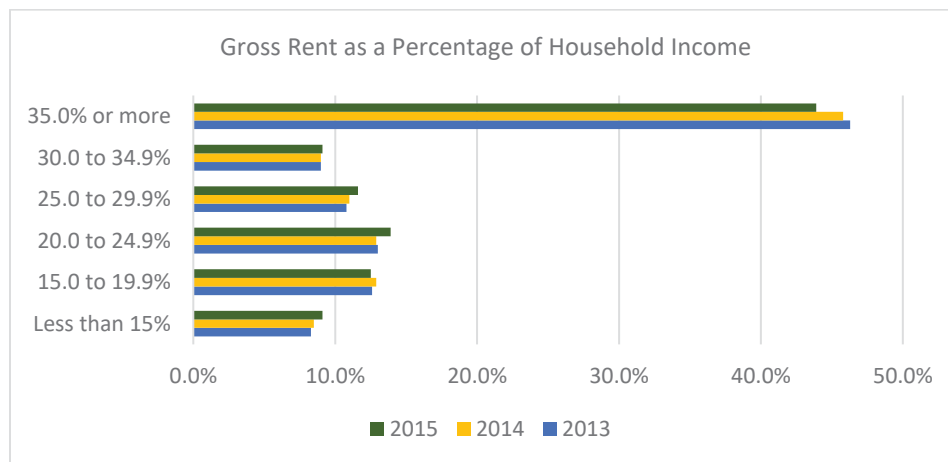
In contrast to the previous table that showed what households could afford to pay in rent without being cost burdened, the following tables shows the actual gross rent being paid in 2014 by Glendale residents as well as the gross rent as a percentage of household income. The largest segment of the population pays between \$500 and \$1,499 in rent (83% of all units). Although the previous table showed that approximately 77% of renters can afford to pay \$1,250 or less in rent, a segment of those renters is considered cost burdened based on what they pay in rent. This is clearly illustrated by the second table below which shows that over half of the Glendale renters pay over 30% of their income to rent.

Gross Rent	# Units Paying Rent	% Units Paying Rent
Less than \$200	425	1.3%
\$200 to \$299	490	1.5%
\$300 to \$499	1,883	5.6%
\$500 to \$749	9,617	28.6%
\$750 to \$999	9,139	27.2%
\$1,000 to \$1,499	9,109	27.1%
\$1,500 or more	2,990	8.9%

Gross Rent as a % of Household Income	# Units Paying Rent	% Units Paying Rent
Less than 15%	2,767	8.5%
15.0 to 19.9%	4,188	12.9%
20 to 24.9%	4,207	12.9%
25 to 29.9%	3,592	11.0%
30 to 34.9%	2,918	9.0%
35% or more	14,907	45.8%

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

The following chart shows that, while decreasing slightly annually over the three-year period from 2013-2015, more than 43% of households are paying more than 35% of their Adjusted Gross Monthly Income for rent. At this level, HUD considers them “cost burdened.”



Source: U.S. Department of HUD

## Owner Occupied Housing Affordability

Per the ACS, the median value of a Glendale owner-occupied housing unit in 2014 was \$141,500, compared to \$207,400 in 2010, reflecting a \$65,900 (32%) decrease. Using the industry standard of three times the income to afford a median priced home, a household would need to earn \$47,167 annually to afford own a home in Glendale, based on the 2014 value. The 2014 ACS shows the Glendale median household income as \$46,855, \$312 lower than the income needed to afford a median priced home. Therefore, it is evident that the median priced home would be slightly out of reach for the median household.

The following table shows the home prices households at various income levels can afford. These households represent 2014 owner occupied housing units in the City of Glendale. Calculation of affordability used the industry standard of three times the income to afford a home. Maximum affordable home price is based on the top of the income range (except in the highest income range). The largest segment of the Glendale owner population makes between \$50,000 and \$149,999 (53% of all owners), and can afford homes priced between \$224,997 and \$449,997.

Income Range	Owner Occupied Units	Percent	Maximum Affordable Home Price
0 to \$9,999	1,622	3.7%	\$29,997
\$10,000 to \$14,999	1,315	3.0%	\$44,997
\$15,000 to \$19,999	1,577	3.6%	\$59,997
\$20,000 to \$24,999	1,622	3.7%	\$74,997
\$25,000 to \$34,999	4,382	10.0%	\$104,997
\$35,000 to \$49,999	5,696	13.0%	\$149,997
\$50,000 to \$74,999	8,938	20.4%	\$224,997
\$75,000 to \$99,999	6,441	14.7%	\$299,997
\$100,000 to \$149,999	7,843	17.9%	\$449,997
\$150,000 or more	4,382	10.0%	\$450,000+

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

In contrast to the previous table that showed what home prices the households could afford to pay; the following tables shows the actual selected monthly owner costs (SMOC) being paid in 2014 by Glendale residents as well as the SMOC as a percentage of household income. SMOC are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. The largest segment of the population (40.2% of owners) pays between \$1,000 and \$1,499 in monthly homeowner costs. The second table shows that almost one-third of the homeowners (32.9%) are paying 30% or more toward selected monthly owner costs.

## Selected Monthly Owner Costs

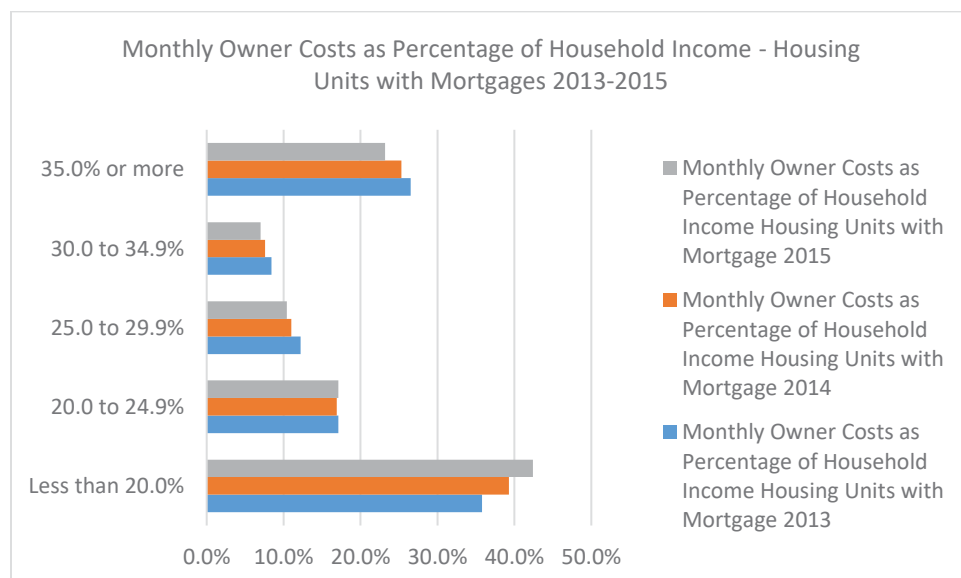
Selected Monthly Owner Costs (SMOC)	# Units Paying SMOC	% Units Paying SMOC
Less than \$300	50	0.1%
\$300 to \$499	408	1.2%
\$500 to \$699	1,233	3.7%
\$700 to \$999	5,237	15.6%
\$1,000 to \$1,499	13,469	40.2%
\$1,500 to \$1,999	7,061	21.1%
\$2,000 or more	6,041	18.0%

## Selected Monthly Owner Costs as a Percentage of Household Income

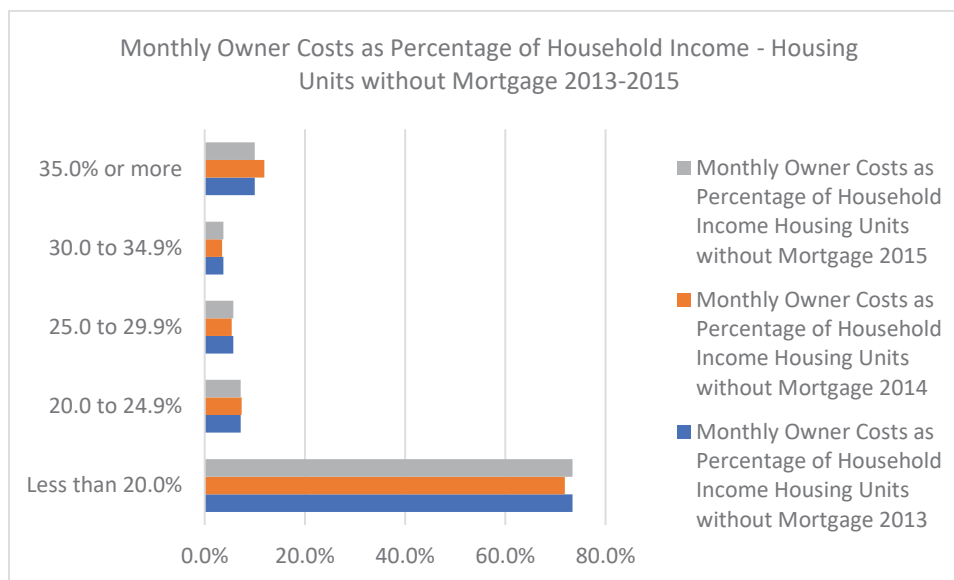
SMOC as a % of Household Income	# Units Paying SMOC	% Units Paying SMOC
Less than 20%	13,039	39.3%
20 to 24.9%	5,614	16.9%
25 to 29.9%	3,638	11.0%
30 to 34.9%	2,508	7.6%
35% or more	8,400	25.3%

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

The following charts show that housing burden over a three-year period from 2013-2015 seems to be decreasing for owners holding a mortgage and remaining static for those who do not have a mortgage. It should be noted that only 23% of homeowners with mortgages are “cost burdened” as opposed to 43% of renters.



For homeowners with a mortgage, over 40% spent less than 20% of their income and about 25% spent 35% or more on housing expenses. The percentage of households spending 35% or more of their income for housing is decreasing over the review period. Households spending less than 20% increased while the categories between the highest and the lowest. The other income categories were flat or decreasing.



For owners without a mortgage, a significant number of households (70%) spent 20% or less on housing expenses over the three-year period of 2013-2015. About 15% spent 35% or more on housing expenses. The trends in all categories remain the same over the period.

### Workforce Housing

A community's economic stability often includes the ability of that community to affordably house a workforce that is near their place of employment. Being part of a large MSA, Glendale residents may work in other areas of the Phoenix-Mesa-Glendale MSA, and Glendale workforce members may live in other areas of the MSA as well. The following table shows HUD's 2014 Income Limits for the Phoenix-Mesa-Glendale MSA. Based on a household size of four (4) and a 2014 Area Median Income of \$61,900 for the MSA, Extremely Low (30%) Income Limits are those persons earning no more than \$23,850; Very Low Income (50%) Income Limits are those persons earning no more than \$30,950; and Low Income (80%) Income Limits are those persons earning no more than \$49,500. Although Income Limits were available from HUD for other years, 2014 Income Limits were used for comparison with 2014 ACS data.

FY 2014 Income Limit Category	1 Person Household	2 Person HH	3 Person HH	4 Person HH	5 Person HH	6 Person HH	7 Person HH	8 Person HH
Extremely Low (30%)	\$13,000	\$15,730	\$19,790	<b>\$23,850</b>	\$27,910	\$31,970	\$36,030	\$40,090

FY 2014 Income Limit Category	1 Person Household	2 Person HH	3 Person HH	4 Person HH	5 Person HH	6 Person HH	7 Person HH	8 Person HH
Income Limits								
Very Low (50%) Income Limits	\$21,700	\$24,800	\$27,900	<b>\$30,950</b>	\$33,450	\$35,950	\$38,400	\$40,900
Low (80%) Income Limits	\$34,650	\$39,600	\$44,550	<b>\$49,500</b>	\$53,500	\$57,450	\$61,400	\$65,350

Source: U.S. Department of Housing and Urban Development

In general, workforce housing serves households earning between 80 and 120% of the area median income. In Glendale, this is equivalent to workers earning between \$49,520 and \$74,280 per year.

The 2014 ACS provides estimates of average earnings by occupation. These figures were used to calculate the affordable rent and mortgage payment by each occupation, then determine if the median rent or mortgage was affordable for each occupation group. Per the 2014 ACS, median gross rent for in Glendale was \$863 monthly and the median value of a Glendale owner-occupied housing unit in 2014 was \$141,500. The following table shows the affordability of rent or homeownership for each type of occupation. More occupations can afford the median rent than can afford the median priced home. The Service and Support sectors have the lowest wages and are least likely to afford median rent or mortgage costs.

Individual Occupation	Median Earnings	Affordable Monthly Rent	Median Rent Affordable?	Affordable Home Price	Median Home Affordable?
<b>Management, Business, Science and Arts</b>					
Management	\$55,619	\$1390	yes	\$166,857	yes
Business and Financial Ops	\$49,017	\$1,225	yes	\$147,051	yes
Computers and Engineering	\$65,959	\$1,649	yes	\$197,877	yes
Architecture	\$72,933	\$1,823	yes	\$218,799	yes
Science	\$42,963	\$1,074	yes	\$128,889	no
Education	\$37,134	\$928	yes	\$111,402	no

Individual Occupation	Median Earnings	Affordable Monthly Rent	Median Rent Affordable?	Affordable Home Price	Median Home Affordable?
Legal	\$58,147	\$1,454	yes	\$174,441	yes
Arts and Entertainment	\$32,418	\$810	no	\$97,254	no
<b>Healthcare and Technical</b>					
Practitioners	\$67,161	\$1,679	yes	\$201,483	yes
Technicians	\$34,272	\$857	no	\$102,816	no
<b>Service and Support</b>					
Healthcare Support	\$26,337	\$658	no	\$79,011	no
Fire Fighting and Prevention	\$21,702	\$543	no	\$65,106	no
Law Enforcement	\$55,741	\$1,394	yes	\$167,223	yes
Food Preparation	\$13,728	\$343	no	\$41,184	no
Cleaning and Maintenance	\$17,299	\$433	no	\$51,897	no
Personal Care	\$14,121	\$353	no	\$42,363	no
<b>Sales and Office</b>	\$29,224	\$731	no	\$87,672	no
<b>Natural Resources and Construction</b>					
Farming, Fishing, and Forestry	\$13,899	\$348	no	\$41,697	no
Construction and Extraction	\$29,990	\$750	no	\$89,970	no
Maintenance and Repair	\$40,256	\$1,006	yes	\$120,768	no
<b>Production and Transportation</b>	\$26,449	\$661	no	\$79,347	no

Source: U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

Although an initial look at wages and housing affordability may look as though many workers can afford housing in Glendale, a closer inspection shows many workers for which rent and mortgage is not affordable. The 2014 ACS estimates the Glendale civilian employed population, aged 16 years and over, to total 99,849 persons. Of those, the largest segment (30%) is employed in management, business, science, and arts (30,245 persons). All members of that segment, as shown above, are able to afford median rent (based on median earnings). Those employed in science and education within that segment, however, are unable to afford a median priced home. The ACS estimates 19,205 persons (19%) in service occupations. No occupations within that segment, other than law enforcement, are able to afford either median rent or a median priced home. An estimated 28,363 (28%) persons are employed in sales and office occupations. The median earnings for that segment cannot afford a worker either median rent or a median priced home. Approximately one-tenth of the workforce (10,252 persons) is employed in natural resource and construction. Only those making median wages in maintenance and repair can afford

median rents. Workers earning median wages in the production and transportation segment (111,784 workers or 12% of all workers) cannot afford either median rent or mortgage. An estimate for the number of persons employed in healthcare/technical was not provided in the ACS estimates.

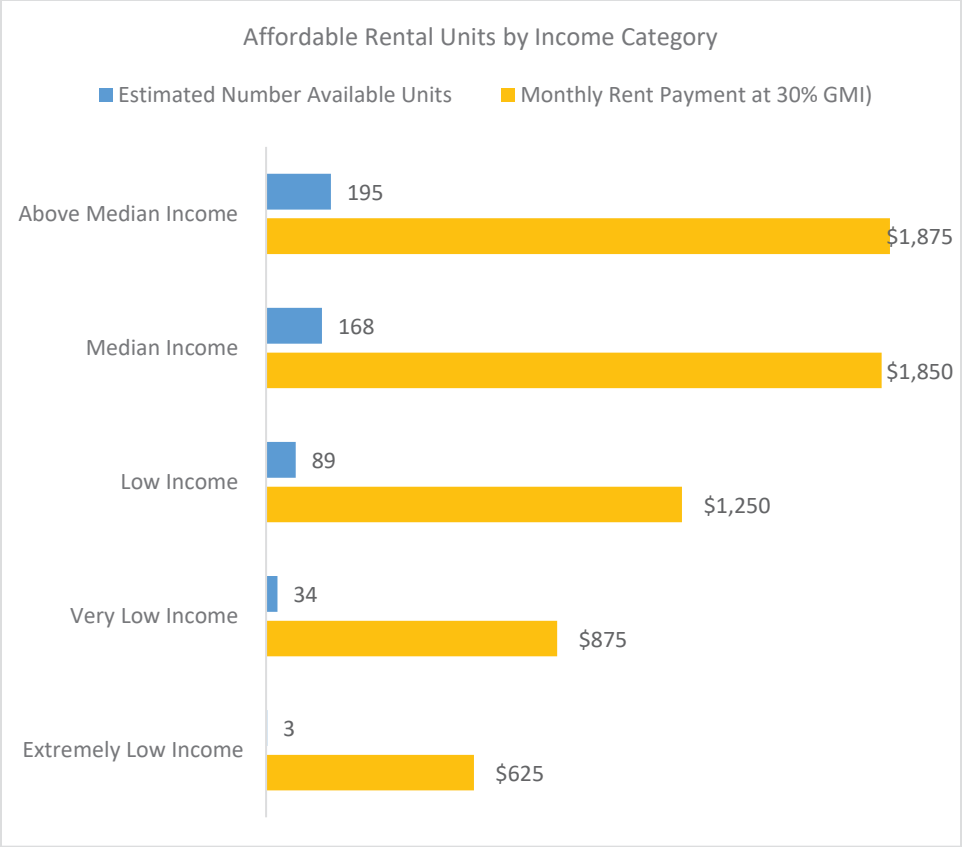
Another source for examining workforce housing is the *Out of Reach* report, produced annually by the National Low Income Housing Coalition (NLIHC). The report documents the gap between wages and the price of housing across the United States. The report's Housing Wage is an estimate of the hourly wage that a full-time worker must earn to afford a modest and safe rental home without spending more than 30% of his/her income on rent and utility costs. The 2016 findings highlight the struggle faced by millions of families in affording a safe and decent home. The report states that wage stagnation, particularly among lower wage workers, rising rents, and an inadequate supply of affordable housing continue to present significant challenges.

In 2016, the national Housing Wage is \$20.30 for a two-bedroom rental unit and \$16.35 for a one-bedroom rental unit. A worker earning the federal minimum wage of \$7.25 per hour would need to work 2.8 full time jobs, or approximately 112 hours per week for all 52 weeks of the year, to afford a two-bedroom apartment at HUD's Fair Market Rent (FMR). If this worker slept for eight hours per night, he or she would have no remaining time during the week for anything other than working and sleeping. In no state, metropolitan area or county can a full-time worker earning the prevailing minimum wage afford a modest two-bedroom apartment.

Of all counties in the state of Arizona, the study shows that Maricopa is the second most expensive county in the state. Assuming a 40-hour work week for 52 weeks per year, a worker in Maricopa County must earn \$17.58 per hour (Housing Wage) in order to afford a median priced two-bedroom apartment without paying more than 30% of income on housing.

Looking at just Maricopa County, the Out of Reach study found that a worker would need to earn \$17.58 per hour to afford a two-bedroom FMR of \$914. A worker making minimum wage would need to have 2.2 full-time jobs (work 88 hours per week) to afford a two-bedroom housing unit at FMR. However, the estimated hourly mean wage for renters in Maricopa County is \$16.29, higher than minimum wage. A worker making the estimated hourly mean wage in Maricopa County would need to have 1.1 full time jobs (work 44 hours per week) to afford a two-bedroom housing unit at FMR.

The chart below serves as an excellent illustration of why so many current renters are "cost burdened." The chart shows the number of affordable units that are available for rent for an income group with "affordable" being defined as monthly rent payment at 30% or less of gross median income (GMI). For households with incomes above the area median income, 195 affordable units are available compared to 34 units being available for very low income households and only three units being available for extremely low income households.



## Housing Needs

### Assisted Housing

This section of the study will examine the types, availability and location of assisted housing in the City of Glendale. Assisted housing may depend on subsidies or support from federal, state and/or local funding sources to help make housing units affordable. In Glendale, assisted housing for very low income and low income households is made available through a variety of programs and sources.

The 2015 HUD *Picture of Subsidized Housing* reports that there are 2,121 units under contract for federal subsidy and available for occupancy in Glendale. Programs that provide assisted housing in Glendale include the following:

- Section 811 Supportive Housing for Persons with Disabilities – A HUD-funded program that provides interest-free capital advances to private, non-profit sponsors to fund the development and operating costs of affordable housing with support services for persons with disabilities. The program also provides rental assistance to state housing agencies for new and existing multi-family housing developments.
- Section 202 Supportive Housing for the Elderly – A HUD-funded program that provides interest-free capital advances to private, non-profit sponsors to fund the development and operating costs of affordable housing with support services for very low-income elderly persons.
- Low-income housing tax credits (LIHTC) – The LIHTC program administered by the Arizona Housing Finance Authority provides for the development costs of low-income housing by giving a federal tax credit to investors for investing in housing for low-income households typically at 60% of the Area Median Income (AMI) and below. However, due to the rent levels, renters at 30% AMI may not be able to afford the units.
- Section 8 Loan Management Set-Aside (LMSA) Program – A HUD-funded program that provides financial assistance in the form of rental subsidies to multi-family properties subject to Federal Home Administration (FHA) insured mortgage loans which are in immediate or potential financing difficulty; and thereby to reduce the volume of mortgage loan defaults as well as claims for FHA mortgage insurance benefits from private lenders holding the FHA insured mortgage loans on such projects.
- Section 8 Housing Choice Voucher Program – A HUD-funded program that provides financial assistance for the rental of housing from private landlords for eligible low-income families, the elderly, and persons with disabilities. Tenants are able to find their own housing including single-family homes, townhouses, and apartments. The section 8 voucher program in Glendale is administered by the City's Community Housing Division.
- Public Housing – A HUD-funded program that provides financial assistance to local housing agencies (HAs or PHAs) to develop and operate decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The public housing program in Glendale is administered by the City's Community Housing Division.

The following table provided by the City of Glendale shows all recent affordable housing residential development projects, with additional information regarding units. Many of these projects will also be presented in the following sections by type.

### City of Glendale Recent Residential Development Projects

Property	Address	# Units	Yr. Built	Affordable	Rental	Owner	Notes	Developer	Senior Only	Multi Fam
<b>Glendale Lofts</b>	6839 N. 63 <sup>rd</sup> Ave	28	2010	Y	Y	N	all ADA & 3Br/2Ba	Gorman Group	N	Y
<b>Ironwood Village</b>	6738 N. 45 <sup>th</sup> Ave.	115	2014	Y	Y	N	1,2,3 & 4 Br/2Ba	Gorman Group	N	Y
<b>San Martin Village</b>	6802 N. 67 <sup>th</sup> Ave.	351	2003	Y	Y	N	1,2 & 3 Br	LIHTC	N	Y
<b>San Remo</b>	5755 N. 59 <sup>th</sup> Ave.	258	2003	Y	Y	N	1,2 & 3 Br	LIHTC	N	Y
<b>Town Square Courtyard Homes</b>	5136 W. Glenn Dr.	60	2004	Y	Y	N	1,2 & 3 Br	LIHTC	N	Y
<b>CASA Bill Soltero</b>	6001 W. Missouri Ave.	61	2007	Y	Y	N	1 Br	HUD 202/ Cesar Chavez Fndtn	Y	N
<b>St. Johns Manor</b>	7215 N. 51 <sup>st</sup> Ave.	42	2005	Y	Y	N	1 Br	HUD 202/ Housing Ministers Inc.	Y	N
<b>Landmark</b>	8229 N. 61 <sup>st</sup> Ave.	48	2016	Y	Y	N	1 Br	NSP/ Native American Connectn	Y	N
<b>Treasure House</b>	75 <sup>th</sup> Ave. and Loop 101	30	2017	Y	Y	N	1 Br	First Things First	N	N
<b>Habitat for Humanity Home Ownership</b>	Scatter site zips 85301, 85302 & 85303	not given	2000 - 2016	Y	N	Y	3 Br	NSP/ HOME	N	N
<b>CPLC - Affordable Home Ownership</b>	zips 85301 & 85302	not given	2012 - 2016	Y	N	Y	3 Br	NSP	N	N

Source: City of Glendale

## Housing for Persons with Disabilities and the Elderly

HUD's Section 504 regulations define an individual with a disability as any person who has a physical or mental disability that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment [24 CFR 8.3]. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself. The law also applies to individuals who have a history of such impairments as well as those who are perceived as having such an impairment. To determine if there is sufficient housing available for persons with disabilities, this report examines the number of persons in the City that meet the definition of disabled. The most recent comprehensive data on disability status among Glendale's population was the U.S. Census 2014 ACS. Per the 2014 ACS, 11.6% (26,621 persons) of Glendale's civilian non-institutionalized population reported a disability. The data included the following breakdown of the persons with disabilities by age group. The largest number of persons with disabilities occurred in the 18 to 64 age group (144,694 persons). The highest percentage of persons with disabilities within a group occurred in the 65 and over population group (39.9%), as seen in the table below.

Population with a Disability		
Population Status	Number	Percentage
<b>Total Population</b>	229,759	100.0%
<b>With a Disability</b>	26,621	11.6%
<b>Population Under 5 years</b>	17,154	7.5%
<b>With a Disability</b>	376	2.2%
<b>Population 5 to 17 years</b>	46,076	20.0%
<b>With a Disability</b>	2,461	5.3%
<b>Population 18 to 64 years</b>	144,694	63.0%
<b>With a Disability</b>	15,081	10.4%
<b>Population 65 years and over</b>	21,835	9.5%
<b>With a Disability</b>	8,703	39.9%

Source: U.S. Census, 2007-2011 ACS

To further analyze the housing challenges of persons with disabilities in Glendale, the CHAS data was examined to determine the extent of housing problems and housing needs, particularly for low and moderate income independent disabled households. Information on disability status is available in the 2008-2010 ACS. The data provides the most recent detailed data of housing problems of disabled residents based on their household income.

In Glendale, there were 37,565 independent disabled households, of which 20,875 (55.6%) were low and moderate income. Per the CHAS data, 15,425 low- and moderate-income disabled households had housing problems. Within disabled renter households, 79.9% with household incomes less than 30% AMI had housing problems; 87.0% with household incomes greater than 30% but less than 50% AMI had housing problems; and 79.5% of households with incomes greater than 50% but less than 80% AMI had

housing problems. The CHAS data for total disabled households and renter households is provided in the tables below.

#### Independent Disabled Households with Housing Problems

Income Category	Number of Independent Disabled Households	# of Independent Disabled HHs with Housing Problem	% of Independent Disabled HHs with Housing Problem
Extremely Low Income	7,460	6,230	83.5%
Low Income	6,445	5,080	78.8%
Moderate Income	6,970	4,115	59.0%
<b>TOTAL</b>	<b>20,875</b>	<b>15,425</b>	<b>73.9%</b>

Source: 2008-2010 CHAS

#### Independent Disabled Renter Households with Housing Problems

Income Category	Number of Disabled Member Renter Households	# of Disabled Renter HHs with Housing Problem	% of Disabled Renter HHs with Housing Problem
Extremely Low Income	5,595	4,470	79.9%
Low Income	4,435	3,860	87.0%
Moderate Income	3,095	2,460	79.5%
<b>TOTAL</b>	<b>13,125</b>	<b>10,790</b>	<b>82.2%</b>

Source: 2008-2010 CHAS

The CHAS data shows that disabled households experience a greater incidence of housing problems with 73.9% of all disabled households having a housing problem compared to 69.2% of all low- and moderate-income households in Glendale.

While the CHAS data does not provide details on the type of housing problems faced disabled households, having a disability can impact earning potential and ability to secure housing. Therefore, residents with disabilities often face housing affordability challenges. Per the 2014 ACS, in Glendale, 4,830 persons with a disability are employed and part of the labor force; 1,379 persons with a disability are unemployed, and 8,872 persons with a disability are not in the labor force. The median annual earnings of persons with disabilities is \$22,652, \$7,562 less than persons without a disability (\$30,214).

In Glendale, housing for disabled persons consists of subsidized rental developments including public housing units, LIHTC units, Section 202 and 811 units, and group homes/adult living facilities. In terms of public housing, the Glendale Housing Authority owns three public housing developments with 155 units and provides Section 8 housing choice vouchers to 1,054 households. The housing authority does not have any units designated for disabled households but does have a local preference for the elderly and applicants with disabilities.

The 2015 HUD *Picture of Subsidized Housing* reports that there are 2,121 units under contract for federal subsidy and available for occupancy in Glendale. Of those units, 98% are occupied with an average of 2.1 persons per unit. Within these subsidized housing units, 22% of persons have a disability. The percentage of persons in subsidized housing units with a disabled head of household or (or disabled spouse) aged 61 and younger is 51%. The percentage of persons in subsidized housing units with a disabled head of household (or disabled spouse) aged 62 and older is 24%.

The HUD Multifamily Inventory of Units for the Elderly and Disabled provides a listing of HUD insured and HUD subsidized multifamily properties that serve the elderly and/or persons with disabilities. The latest available inventory is from 2010 and reports that the State of Arizona has a total of 16,145 units for the elderly and disabled. Of those units, 9,927 are assisted units, 4,884 are designated for the elderly, 642 are designated for the disabled, and 1,412 have accessible features. Within Glendale, there are twelve properties included in the inventory for elderly and disabled, with 59 units designated for the disabled and 507 designated for the elderly. There are 106 units within the inventory that have accessible features. The following table provides details on each of the Section 202, 811, and family properties that include units available for the elderly and disabled.

#### Inventory of Units for the Elderly and Disabled

Property Name	Occupancy Eligibility	Total Units	Units Designated for the Disabled	Units Designated for the Elderly	Total Units with Accessible Features
Vista Alegre	Elderly	60	0	60	6
Waymark Gardens	Elderly/Disabled	150	15	135	15
Valley of the Sun School 5	Disabled	n/a	n/a	n/a	11
Valley of the Sun School 2	Disabled	n/a	n/a	n/a	20
Tanner Terrace	Elderly/Disabled	155	20	135	20
Monte Vista Manor	Family	208	n/a	n/a	2
Manistee Manor	Elderly	75	0	75	4
Fountain Place I and II Apartments	Family	164	0	0	0
Glencroft Towers	Elderly	103	24	102	28
Good Shepherd Homes of Arizona West	Elderly/Disabled	50	0	0	0
Good Shepherd Homes of Arizona West (2)	Elderly/Disabled	50	0	0	0
Bethany Glen Apartments	Family	150	0	0	0
<b>TOTAL</b>		<b>1,165</b>	<b>59</b>	<b>507</b>	<b>106</b>

Source: 2010 HUD Multifamily Inventory of Units for the Elderly and Disabled

Based on HUD, ACS and CHAS data, there is a significant need for affordable housing and supportive services for disabled persons. The extent of the need is difficult to quantify because of insufficient data on the number of accessible units in the City, particularly in the private market.

For persons with a disability that own their home and live independently, or have in-home care, the City and several non-profit agencies fund the rehabilitation, repair, and modification of these units. The City, in collaboration with the Arizona Bridge to Independent Living (ABIL), operates the Home Modification Program for Persons with Disabilities. This program includes structural modifications such as wheelchair ramps, widened doors, grab bars, and alterations to showers, sinks, and toilets. The Home Modification Program is a match program. Clients are expected to pay for 10% of the cost of the modification through cash, in-kind contribution (labor, materials or volunteerism) or through other contributions. Other organizations that carry out home repair and modifications in Glendale include Duet, Rebuilding Together Valley of the Sun, and Foundation for Senior Living, and Area Agency on Aging.

Money Follows the Person (MFP) is a Medicaid program designed for individuals that currently reside in nursing homes and wish to return to living at home or in the homes of their family. The MFP program provides up to \$45,000 for home modifications. The Weatherization Assistance Program (WAP) is a federal program aids homeowners to improve their home's weather resistance, thereby reducing their energy consumption and lowering their monthly utility bills. The program is not intended to pay for home modifications for the elderly or disabled but some weatherization improvements overlap with disability modifications. The Veterans-Directed, Home and Community Based Services program (VD-HCBS) is designed to help veterans that potentially require nursing home care, to remain living in their homes. To achieve that goal, the program helps pay for home modifications or environmental accessibility adaptations that enable a disabled veteran to maintain their independence.

### **Transitional Housing**

Transitional housing is temporary housing for the working homeless population and is set up to transition their residents to permanent housing. There are two transitional housing programs in Glendale, as listed on the [transitionalhousing.org](http://transitionalhousing.org) website:

- Concepts for Change Transitional Housing
- Glendale Transitional Living Home (TLC Recovery Services)

In addition, there are seven homes listed as transitional housing for recovery/sober living within Glendale:

- New Christian Concepts
- Treatment Assessment Screening Center, Inc.
- Thunderbird Treatment Center
- New Horizons Counseling Service, Inc.
- Maverick House
- Community Medical Services, Inc.
- Banner Thunderbird Behavioral Health

### **Low Income Housing Tax Credit Units**

Per HUD, the Low-Income Housing Tax Credit (LIHTC) is the most important resource for creating affordable housing in the United States today. The LIHTC program gives State and local LIHTC-allocating

agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The HUD LIHTC database is the only complete national source of information on the size, unit mix, and location of individual projects.

Per the HUD LIHTC Database, there are eleven LIHTC properties in Glendale with a total of 1,763 units. The following table gives information regarding each LIHTC property.

Name of LIHTC Property	Address	# of Units
San Martin Apartments	6802 N. 67 <sup>th</sup> Ave., Glendale 85301	384
San Remo Apartments	5755 N. 59 <sup>th</sup> Ave., Glendale 85301	276
Desert Eagle	6917 N. 71 <sup>st</sup> Ave., Glendale 85303	196
Galleria Phase I	10654 N. 60 <sup>th</sup> Ave., Glendale 85304	184
Galleria Phase II	10854 N. 60 <sup>th</sup> Ave., Glendale 85304	184
Palms at Glendale	6112 N. 67 <sup>th</sup> Ave., Glendale 85301	160
Las Villas Del Sol	6755 N. 83 <sup>rd</sup> Ave., Glendale 85303	180
Town Square Courtyard Homes	5136 W. Glenn Dr., Glendale 85301	60
Faith House	8581 N. 61 <sup>st</sup> Ave., Glendale 85302	16
Ironwood (Glendale)	6738 N. 45 <sup>th</sup> Ave., Glendale 85301	95
Glendale Lofts	6839 N. 63 <sup>rd</sup> Ave., Glendale 85301	28
TOTAL		1,763

Using the HUD Affordable Apartment Search Tool, the following apartments in Glendale were reported as being affordable/low rent. HUD describes low rent apartments as those that the government gives funds directly to apartment owners who lower the rents they charge low-income tenants.

Property Contact	Property Name	Type	1 BR	2 BR	3 BR	4 BR	5+ BR
Biltmore Properties, Inc.	Bethany Glen Apartments	Family	X	X	X		
Cesar Chavez Foundation	Casa Bill Soltero	Elderly	X				
Friendship Retirement Corp.	Glencroft Towers	Elderly	X	X			
Biltmore Properties, Inc.	Good Shepard Homes of Arizona West	Elderly	X				
National Church Residences	Kachina Place	Elderly	X				

Property Contact	Property Name	Type	1 BR	2 BR	3 BR	4 BR	5+ BR
Debra Windahl	Manistee Manor	Elderly	X				
Caring Housing Ministries, Inc.	St. John's Manor	Elderly	X				
Tanner Terrace, Inc.	Tanner Terrace	Elderly	X				
Biltmore Properties, Inc.	Valley of the Sun School 2	Disabled	X				
Biltmore Properties, Inc.	Valley of the Sun School 6	Disabled	X				
Biltmore Properties, Inc.	Valley of the Sun School 5	Disabled	X				
Mercy Housing Management Group	Vista Alegre	Elderly	X				
Arizona Disciples Homes, Inc.	Waymark Gardens	Elderly	X				

## Public Housing

The City of Glendale's Community Housing Division (CHD) serves as the City's public housing authority (PHA), and is responsible for the administration of the Section 8 Housing Choice Voucher program and conventional Public Housing programs. The City of Glendale Housing Division is responsible for addressing the rental needs of residents who cannot afford housing in the private market, through the administration of public housing and Section 8 voucher program. Per the City of Glendale Consolidated Plan 2015-2019, the PHA owns and operates 155 public housing units and administers 1,054 Section 8 Housing Choice vouchers.

The City has been providing CDBG funding to make applicable units fully accessible to persons with physical disabilities. All housing units occupied by Section 8 certificate holders must meet HUD Housing Quality Standards (HQS) which require that the unit owner make reasonable accommodations, if necessary, for an occupant with mental or physical disabilities. The agency's Resident Characteristic Report shows that 76% of the public housing residents are extremely low income ( $\leq 30\%$  AMI), and 75% of housing voucher recipients are extremely low income.

The agency has a HUD designation of High Performer with a score of 95 out of a possible 100 from its last assessment done on June 17, 2011 by HUD's Real Estate Assessment Center. The units owned by the Glendale PHA, Glendale Homes, were inspected on December 15, 2008, and August 10, 2010, with an inspection score of 97 and 88, respectively. The agency plans to continue modernizing kitchens and bathrooms; make the units energy efficient; continue to replace aging HVAC units, windows and doors with more efficient products; complete HQS on all Section 8 and public housing units annually; and work with landlord to educate them on successful landlord practices.

Per the previous PHA Five Year Plan there were 729 families on the waiting list for Section 8, and 798 families on the waiting list for Public Housing. CHD owns and operates 155 public housing units, and there are 1054 baseline vouchers allocated for the Section 8 Housing Choice Voucher program. The Plan states that it is difficult to compare housing size of Glendale renters and those on the waiting list, because the

census data does not provide information on how many renters occupy each bedroom, and CHD requires that bedrooms be shared (i.e. a 4-member household may be required to occupy a 2-bedroom unit). Further, the Plan states that the PHA does not track bedroom size for those on the waiting list. Approximately 18% of Glendale residents are age 55 or older. On the waiting list, 9% and 8% of those on the waiting list for S8 and PH respectively are elderly. 11% of those on the waiting list for S8 and 6% on the list for PH are disabled. The Plan states that CHD is not challenged with housing units for elderly or disabled. 36% of the Glendale's population is Hispanic or Latino, while 4.9% are Black or African American, and 53.2% are white. The waiting list for S8 consists of 36% black, and 26% for public housing. Hispanic background is 30% of the waiting list for S8 and 36% for public housing. White is 60% of the waiting list for S8 and 67% for public housing. Compared to the general populous, black are 5%, Hispanic are 36%, and white are 53% of Glendale's total population. As such, it appears that the needs of each group are being met. Of the 173,666, Glendale residents who are 16 or older and eligible to work, 63% are employed, and 32% are not in the labor force. Of the 76,262 families whom are employed, 6.4% make less than \$10K, while 26% make \$10K- \$35K. The Plan states that although the PHA does not know what the income is of those on the waiting list until eligibility, they do utilize the income limits set forth by HUD based on the various family sizes. However, at the time of this publication, Glendale Community Housing Division had stopped taking applications for the Conventional Low Rent Public Housing and Section 8 Housing Choice Voucher programs, until further notice.

## Resources for Affordable Housing

Per the 2006 Report by the Arizona Task Force on Incentives for Affordable Housing, Arizona households are struggling to find affordable homes and are often facing the following hardships:

- Work two or more jobs or have two or more wage earners
- Double up with another family
- Live in poor conditions
- Pay a disproportionate share of their income for housing (more than 30%)
- Receive some sort of housing assistance
- Drive long distances where housing is more affordable
- Choose between paying for utilities, prescription drugs, or their rent or mortgage
- Face homelessness, in the most extreme cases

In December 2005, Governor Janet Napolitano directed the Arizona Department of Housing and the Arizona Housing Commission to form an affordable housing task force. The task force's recommendations covered four general areas: finance strategies; barriers and incentives; education; and land/land planning.

The following sections identify the federal, state, and City funding currently available to develop and/or support affordable housing in Glendale. Some of these resources are currently being used by the City while others represent opportunities to leverage other funding to increase affordable housing.

### **Community Development Block Grant (CDBG)**

The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons. The City of Glendale received \$2,200,786 in CDBG funds for 2016.

### **Home Investment Partnerships Program (HOME)**

The HOME Program provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. Per HUD, it is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

The City of Glendale utilizes HOME funds for the City's Housing Rehabilitation programs and to fund the construction of new affordable housing in partnership with Habitat for Humanity. The City provides a HOME match of \$25,000 from the general fund annually. In addition, the Community Revitalization Division has a memorandum of agreement with Habitat for Humanity in which Habitat in accordance with the HOME regulations uses the value of volunteer labor and donated building materials to assist the City in meeting the HOME match.

### **Emergency Shelter Grant**

The ESG program provides funding to:

- Engage homeless individuals and families living on the street;

- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate these shelters;
- Provide essential services to shelter residents;
- Rapidly re-house homeless individuals and families; and
- Prevent families and individuals from becoming homeless.

The City of Glendale received \$189,758 in ESG funds for 2016.

### **Section 8 Project Rental Assistance (PRA) Program**

The Section 811 Project Rental Assistance (PRA) Program seeks to identify, stimulate, and support successful and innovative state approaches to providing integrated supportive housing for people with disabilities. PRA funds are awarded to state housing agencies that set aside units in affordable housing projects whose capital costs are funded through Federal Low-Income Housing Tax Credits, Federal HOME funds, or other state, Federal and local funding sources.

In March 2015, HUD announced it awarded \$150 million in rental assistance to 25 State Housing Agencies. In turn, the state agencies will provide permanent affordable rental housing and needed supportive services to nearly 4,600 households who are extremely low-income persons with disabilities, many of whom hoping to transition out of institutional settings back to the community. The Arizona Department of Housing was awarded \$2,950,000 to be used to assist 54 households.

### **Housing Opportunities for Persons with AIDS (HOPWA) Program**

HOPWA is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. The Grantees that received 2016 HOPWA funds in Arizona include the State of Arizona (\$239,786), the City of Phoenix (\$1,842,885), and the City of Tucson (\$456,639).

### **The Housing Trust Fund (HTF)**

HTF is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low and very low income households, including homeless families. In March 2016, HUD announced it awarded \$3,000,000 to the State of Arizona for this purpose. State affordable housing planners can use these funds for the following eligible activities:

- Real property acquisition
- Site improvements and development hard costs
- Related soft costs
- Demolition
- Financing costs
- Relocation assistance
- Operating cost assistance for rental housing (up to 30% of each grant)
- Reasonable administrative and planning costs

**Neighborhood Stabilization Program (NSP)**

In March 2009, Congress established the Neighborhood Stabilization Program (NSP) for stabilizing communities that have suffered from foreclosures and abandonment through the purchase and redevelopment of foreclosed and abandoned homes and residential properties. The City of Glendale received NSP funds from HUD. As of November 2014, the City expended close to \$11 million in NSP1 and NSP3 funding to address foreclosed, abandoned, and vacant properties.

**Rental Assistance Demonstration (RAD)**

RAD was authorized by Congress under the Fiscal Year 2012 HUD appropriations act and allows public housing agencies (PHAs) and owners of other HUD-assisted properties to convert units from their original sources of HUD financing to project-based Section 8 contracts. The primary benefit of RAD is that properties that convert under this process are no longer restricted from securing private sources of capital financing, and the owners are therefore able to address deferred maintenance issues that have caused Public Housing and other HUD rental stock to deteriorate nationwide. In February 2016, HUD announced that it awarded the City of Glendale Housing Authority \$204,103 in RAD funds.

**Low Income Housing Tax Credits**

Low income housing tax credits are issued through the Arizona Department of Housing annually and are used to secure equity financing for multi-family rental housing projects involving new construction, substantial rehabilitation, or acquisition/substantial rehabilitation. The credit is a 10-year tax incentive to develop rental housing for households at or below 60% of area median income. The credits are sold or “syndicated” to an investor limited partner (such as a CRA-driven bank, large corporation, or equity fund). There are 9% credits that are available to projects with conventional/taxable financing and tax exempt bond financing limited to a 4% credit based on available bond financing from the State’s volume cap. The equity from the sale of 9% credits can fund about 70% of the project development costs. The lower funding gap allows a smaller mortgage; therefore, the project can charge lower, more affordable rents.

**Section 236 Preservation Program**

The objective of HUD’s Section 236 Preservation initiative is to preserve the affordability of rental housing units originally developed through the Section 236 mortgage program.

**Better Buildings Challenge**

The Better Buildings Challenge is a voluntary leadership initiative that asks building owners, developers, and managers to make a public commitment to energy efficiency. According to HUD, more than 87 multifamily organizations, representing over 250 million square feet and impacting roughly 270,000 households, have made energy commitments through the Better Buildings Challenge.

**Low Income Energy Assistance Program (LIHEAP)**

The State of Arizona administers the Low-Income Home Energy Assistance Program (LIHEAP), a federally funded program which assists homeowners with water bills, deposits and replacement of evaporative coolers (swamp coolers). The Glendale Community Action Program (CAP) administers this program locally for the City of Glendale and received a \$695,736 allocation for State Fiscal Year (SFY) 2017.

**Community Services Block Grant (CSBG) Program**

The State of Arizona administers the Community Services Block Grant (CSBG), a federally funded program which provides funds to alleviate the causes and conditions of poverty in communities. The Glendale CAP administers this program locally for the City of Glendale and received a \$190,479 allocation for SFY 2017.

**Social Services Block Grant (SSBG) Program**

The State of Arizona administers the Community Services Block Grant (CSBG), a federally funded program for communities to achieve or maintain economic self-sufficiency to prevent, reduce or eliminate dependency on social services. SSBG can fund a variety of initiatives, including housing, independent/transitional living, and special services to persons with disabilities. The Glendale CAP administers this program locally for the City of Glendale and received a \$77,890 allocation for SFY 2017.

**Neighbors Helping Neighbors (NHN)**

The Arizona Division of Aging and Adult Services (DAAS) administers the NHN program, providing utility assistance services. The Glendale CAP administers this program locally for the City of Glendale, and DAAS estimates it will receive \$1,462 for SFY 2017.

**Temporary Assistance for Needy Families (TANF)**

The Arizona Department of Economic Security administers the TANF program, providing temporary cash benefits and support services to families in need of eviction prevention. The Glendale CAP administers this program locally for the City of Glendale.

**Arizona Weatherization Assistance Program (WAP)**

The U.S. Department of Energy (DOE) Weatherization Assistance Program (WAP) provides grants to states, territories, and some Indian tribes to improve the energy efficiency of the homes of low income families. These governments contract with local governments and nonprofit agencies to provide weatherization services for home energy upgrades. To qualify for this program, you must be a resident of the state of Arizona and preference may be given to people over 60 years of age; families with one or more members with a disability; and families with children.

**Real Estate Investment Trust (REIT)**

A Real Estate Investment Trusts (REIT) is a financing mechanism which can be used to develop affordable housing by aggregating investor capital to acquire or provide financing for real estate. REITs, such as the Community Development Trust, have been typically used for multi-family projects and may be used to reduce the level of subsidy needed for affordable housing projects.

**Program Related Investment (PRI)**

A program related investment (PRI) is a financing mechanism that is usually offered by foundations to carry out charitable activities that are real estate related including affordable housing and commercial developments. PRIs can be used as loans, linked deposits, guarantees, and equity and unlike grants are expected to be repaid often with a return on investment. The financing is usually at lower rates and can be recycled. Of course, the PRI investment must fit the mission of the foundation.

### **Section 108 Loans**

The Section 108 loan guarantee program is a HUD financing mechanism that is a subset of the CDBG program (24 CFR Part 570 – Subpart M). An entitlement grantee such as the City of Glendale is able to borrow up to five times their annual CDBG allocation for loans to projects that are eligible activities under the CDBG program. Typically, Section 108 loans are used to fund three main types of activities: economic development, housing, and public works with most funded projects being economic development nationally. Affordable rental housing projects make up about 17% of Section 108 loan funded projects. “The program allows local governments to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects capable of renewing entire neighborhoods. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to invest in distressed areas.” HUD requires the CDBG grantee to set aside a portion of its annual CDBG allocation for repayment of the Section 108 loan as a back stop. However, the funded project is expected to be underwritten in a manner that it can repay the loan from cash flow proceeds.

### **Bank Settlements**

Due to the housing and mortgage foreclosure crisis, several banks such as Wells Fargo and Bank of America, reached legal settlements with the Department of Justice. Settlement funds were used in each state mainly through the State Attorney General offices and in many cases for affordable housing. Activities include demolition of substandard structures, development of new construction and acquisition/rehabilitation of rental and homeownership housing. Settlement funds are used for funding mechanisms such as low interest loans, grants, guarantees, loan loss reserves, and interest rate buy downs. Where applicable, funds are provided to a variety of organizations involved in developing affordable housing such as community development corporations, community development financing institutions (CDFIs), or local governmental units.

### **Mezzanine Financing**

Mezzanine debt is a financing mechanism that can fill financing gaps for affordable housing that are created by lower housing values and maximum loan-to-values. Mezzanine debt is higher risk financing that can be placed into a project as a subordinate mortgage. This debt can be used for predevelopment and construction and can also be converted into an ownership/equity stake.

### **Community Development Financing Institutions (CDFIs)/Community Development Intermediary**

A community development financial institution or CDFI is a financial institution designated by the US Treasury that provides credit and financial services to underserved markets and populations. CDFIs take many forms including credit unions, community development banks, loan funds, community development corporation, and community development intermediaries. The latter is typically involved in financing affordable housing by attracting funding from government, foundations and for-profit companies that have capital. Neighborhood based organizations, leaders, and residents understand the need and are working to address them; and the CDFI bridges the gap by offering the relationships and expertise to help community organizations attract the kinds of resources that allow them do their work. This is one way in which cities such as Glendale can leverage their resources and access other financial and technical assistance to develop affordable housing.

### City of Glendale Grant Programs

Annually, the City allocates a portion of General Fund monies to housing and community development activities. In 20016-20017, City Department funds will support public housing, code enforcement, housing revitalization and neighborhood services. The following table shows the annual goals and objectives for the City of Glendale for FY 2015- 2016 CDBG, ESG and HOME Consortia funding from the Glendale Consolidated Plan 2015-19:

Goal	Geographic Area	Needs	Funding	Outcome
Retain affordable housing - City	Citywide	Rehab of existing units	CDBG: \$270,000 HOME: \$184,824	37 units rehab
Retain affordable housing - Subrecipient	Citywide	Rehab of existing units	CDBG: \$425,000	200 units rehab
Increase housing affordability - City	Citywide	Financial assistance - new construction homebuyer	HOME: \$255,000	3 households
Improve public facilities	Citywide	Public facilities and improvements	CDBG: \$297,573	5 facilities
Increase housing unit accessibility	Citywide	Accessibility - public housing	CDBG: \$157,500	10 rental units rehab
Improve parks and rec facilities	Citywide and zip codes 85301, 85302	Parks & rec facilities, accessibility	CDBG: \$442,846	400 persons/ public facility
Increase public service availability for seniors	Citywide	Senior services	CDBG: \$30,000	214 seniors/ public services
Increase public service availability for youth	Citywide	Youth services	CDBG: \$62,075	372 youth/public services
Increase public service availability for disabled	Citywide	Disabled services	CDBG: \$30,000	193 disabled/ public services
Increase public service availability for homeless	Citywide	Homeless services	CDBG: \$130,000	334 homeless/ public services
Increase public service availability	Citywide	Fair housing services	CDBG: \$4,117	4 persons/public services
Increase quality/ quantity of public services	Citywide	Public services (hunger relief)	CDBG: \$60,000	42,700 persons/ public services
Demolition of substandard structures	Citywide	Demolition and blight removal	CDBG: \$55,000	16 demolitions
Homeless services	Citywide	Homeless services and shelters	ESG: \$94,258	552 persons
Homeless prevention	Citywide	Rapid rehousing - homelessness	ESG: \$77,281	66 persons
Administration	Citywide	Administration and service delivery	CDBG: \$421,590 HOME: \$29,322 ESG: \$13,909	N/A

## Best Practice Models for Affordable Housing

With the high cost of affordable housing due to availability of suitable land, high construction costs, and lower housing values, developing affordable housing is a challenge in most cities such as Glendale. Federal grants such as CDBG and HOME have been subject to reductions in allocation over the past ten years, other non-housing priorities and the conclusion of the NSP program has left a huge gap in affordable housing resources.

To continue to sustain efforts to stabilize and revitalize neighborhoods and meet the housing needs identified in other sections of this report, the City of Glendale must pursue more innovative financing and program strategies. This section of the report provides examples of program models that can be used to leverage limited resources, collaborate and partner with other stakeholders, and take advantage of financing mechanisms that have not been previously used.

### **Predevelopment Loan Pools**

The use of community development financial institutions and intermediaries and the incentives under the Community Reinvest Act has created options for cities such as Glendale to expand the supply of affordable housing. Non-profit developers often find it difficult to secure “patient capital” or funds with a greater risk tolerance especially in the early stages of a project. During predevelopment, the developer may not know whether the project is feasible and there are several costs which must be covered to get to feasibility determination. These include appraisals, option payments for acquisition, market studies, development plans and proformas, legal fees. If the project is determined to be infeasible, those costs are lost.

Some entitlement cities work with banks, foundations, and CDFIs to develop a pool of funds that could be used to cover those potentially unrecoverable costs. CDBG funds along with grants can meet those needs. One financing mechanism that can be used out of the predevelopment pool is called a “recoverable grant.” The concept of a recoverable grant is that financing is provided for predevelopment costs and the developer is expected to repay those costs from construction financing if the project is determined to be feasible and proceeds. If the project is determined infeasible or is unable to proceed, the recoverable grant may be forgiven. The predevelopment loan pool is used to create a pipeline of real estate projects and allows the City to produce more units for a lower level of investment.

### **Leveraged Home Repair Loan Program**

Many entitlement grantees including the City of Glendale provides CDBG grants for home repairs to low-to moderate-income owner occupants. Grants limit the amount of funds available to home repair programs to the grantee’s annual CDBG allocation for this program. Other grantees provide low interest or forgivable loans and recycle the repayments to expand the reach of the program. One model that has been initiated in the City of Detroit successfully increases the CDBG resources for their home repair program. Using a CDFI as a subrecipient, the City leveraged \$4 million in CDBG funding with \$4 million in private bank capital to provide a leveraged loan using a \$1 for \$1 formula at zero percent interest for 10 years. Combined with the use of a Neighborhood Revitalization Strategy Area under federal Consolidated

Plan regulations at 24 CFR 91.215(g),<sup>1</sup> the City could serve a wider range of income groups beyond the 80% AMI threshold.

The private capital was attracted using Community Reinvestment Act incentives and structured the retirement of the bank debt priority from 100% of borrower payments. After repayment of the bank's funds, the CDBG funds will then be recycled. As well, the City plans to annually allocate CDBG and leverage bank funds to keep the program going. In addition to the loan capital, the subrecipient could access private grants and additional CDBG from the City to cover activity delivery costs. While the program is successful and helped to improve values and resident retention in the City, the program design was not without its challenges. This included unfamiliarity with using the CDBG tools such as NRSAs and ensuring that the program was compliant with CDBG regulations. Collaboration between a dedicated team of City staff, HUD officials, and the subrecipient in the planning and implementation activities allowed the team to resolve issues as they occurred and the program is now a best practice. The use of a loan versus a grant also resulted in a higher number of drop outs.

### **Community Land Trusts**

Community land trusts are a financing tool that helps to resolve one of the barriers to affordable housing and deconcentrating of poverty to create inclusive communities, the cost of land. Affordable housing, especially new construction, is sometimes concentrated in areas with low opportunities and high poverty because of land costs. To address land costs, grantees such as Glendale can subsidize affordable housing by removing the land acquisition cost from the total development cost. The ownership of the land will remain with the city and the homeowner of the improvements will have rights of use and security of tenure through a 99-year lease which is renewable. Any resale of the house will be based only on the value of the improvements and the house will be permanently affordable through a restrictive covenant running with the land. The cities of Flagstaff and Tempe and Central Arizona land trust use this model effectively. The community land trust also encourages community cohesion by including the homeowners on a community land trust board like a homeowner's association.

### **Land Banks/Donated Land**

In most urban areas, one of the most precious resources for affordable housing development is the availability of affordable land that can be developed. Cities such as Glendale acquire properties through several means including direct purchase, donations, and tax or code enforcement lien foreclosures. A land bank can be used to process the properties, hold them, and dispose of them for a public purpose. The land bank also reduces the cost of development by securing the properties against speculation, bears the cost of maintaining the property and eliminates or reduces taxes during the holding period.

HUD defines a land bank as "a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for stabilizing neighborhoods and encouraging re-use or redevelopment of urban property."<sup>2</sup> Land banks were used extensively under the NSP program. Under NSP, a land bank operates in a specific, defined geographic area. There are a few

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<sup>1</sup> HUD Resource Exchange website: <https://www.hudexchange.info/resources/documents/Notice-CPD-16-16-NRSAs-in-the-CDBG-Entitlement-Program.pdf>. Retrieved February 20, 2017.

<sup>2</sup> HUD Resource Exchange website: <https://www.hudexchange.info/faqs/866/what-is-the-definition-of-a-land-bank/>. Retrieved February 20, 2017.

different land bank models. In one model, the City assembles, facilitates redevelopment of, markets, and disposes of the land-banked properties. In another instance, the land bank may facilitate the processing of the property but does not take title to the property. "In the case of NSP, if the land bank is a governmental entity, it may also maintain properties that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service."

Lots held by the City, whether they are held in a land bank or not can be sold at discounted prices or transferred at no cost to developers. Cities can also serve as a conduit for properties owned by County taxing authorities. That way, the properties are taken offline and dedicated to affordable housing.

### **Loan Guarantees/Loan Loss Reserves**

The City can use CDBG and NSP grant funds to create a loan loss reserve as a financing mechanism. The loss reserve works by providing partial risk coverage to motivate financial institutions to fund low-to moderate-income families. Based on an estimation of defaults, recovery rates and costs and recovery, a certain amount of grant funds are set up in escrow to fund losses. The disbursement of funds into the loan loss reserve account occurs when each loan is approved and not when a loan default occurs. Funds cannot be draw down until needed. Disbursement is also considered expenditure for CDBG timeliness. Loan loss reserves were used extensively under the NSP program and detailed guidance on this financing mechanism is available for reference. Best practices examples are also available for reference.

### **Lease to Purchase Models**

Lease to purchase financing models can be used to further affordable housing by allowing a low-income household to lease an affordable unit with the option to purchase the house over a specified period. During the lease period, the household will get the opportunity to address challenges to homeownership such as adverse credit history, savings for down payment, etc. Lease to purchase models can take several different forms. One form that is often used is the recapitalization and sale of single family scattered site LIHTC homes where a renter household is given the opportunity to purchase the house they live in at the end of the 15-year tax credit compliance period. Another form is the use of land contracts where the lessor doesn't have title of the property until payment is made in full. However, this method has been fraught with allegations of consumer abuse by private property holders.

The success of such models is dependent on realistic financial forecasts and pricing, good property management, and a robust homeownership readiness process for program participants. The Cleveland Housing Network, Home Partners, and the National Community Stabilization Trust are good examples of lease purchase models that could be used in the City of Glendale.

## Housing Investment Analysis

### Sources of Funding

Housing in the City of Glendale has been funded through a variety of public and private sector sources. Market rate housing has been funded through investor/developer equity and bank loans. Typically, such housing is in areas and has the amenities to command sales values or rental rates without subsidies. Comparatively, the cost for quality housing produced for households with incomes at or below 80% AMI (affordable housing) and for families with incomes between 81-120% AMI (workforce housing) usually needs to be subsidized. Financing for affordable and workforce housing includes low income housing tax credits through the State of Arizona, federal and local financing subsidies, and bank loans. The value of city owned lot donations and special affordable housing incentives such as fee waiver have also been used to make housing affordable.

The City through its Community Revitalization Division provided funding for housing through the administration of the federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grants (ESG) programs. Since FY 1997-78, the City of Glendale has received more than \$53 million in CDBG, HOME, and ESG funding which has been used to fund housing and community development activities for City residents.

For the period, FY 2008-09 through FY 2016-17, the City allocated the following amounts to housing:

- CDBG: The City received and invested \$8,599,822 in CDBG funds including program income;
- HOME: The City received and invested \$4,684,179 in HOME funds including matching funds;
- ESG: The City received and invested \$1,167,580 in ESG funds including matching funds; and
- NSP: The City received and invested \$9.9 million in federal Neighborhood Stabilization Program (NSP) funding from NSP1 (\$6,184,122) and NSP2 (\$3,718,377).

The City operates its public housing authority through its Community Housing Division by administering federally funded Section 8 Housing Choice Voucher program and investment in public housing units. From FY 2016-17, the City invested \$1,411,614 in CDBG funds for repair to its public housing portfolio. The City receives an annual amount of approximately \$8 million from HUD to fund its Section 8 voucher program and approximately \$570,000 for its public housing units.

### Uses of Funding

Based on the City's FY 2015-2019 Consolidated Plan needs assessment, priorities, and available funding, below are the City's housing objectives during the period of the most recent Strategic Plan. Non-housing funding included public services and public facilities.

- Increase affordable housing through new housing and rehabilitation of existing housing; and
- Affirmatively furthering fair housing

In addition, the City's use of funding focused on maintaining existing homeowners in their houses, increasing homeownership opportunities for residents, and removing slum and blighted conditions by clearing substandard structures. The City carried out these objectives through leveraging other public and private sector and working with public agencies and non-profit and for-profit developers. The resources received by the City will be used for the housing activities listed below for low- to-moderate-income households.

**Owner-occupied Housing Rehabilitation**

CDBG, NSP, and HOME funding is used to provide financial assistance to low-to -moderate-income households and elderly persons for residential emergency repairs, roof repairs, exterior rehabilitation, lead based paint hazard reduction, and moderate rehabilitation to owner-occupied houses. From FY 2008-09 through FY 2016-17, the City invested \$7,543,235 in CDBG and HOME funds in rehabilitation activities.

**Land Acquisition/Site Improvements/Rehabilitation/Redevelopment**

HOME and NSP funding is used to provide financial assistance for housing rehabilitation and infill housing programs for the preservation of the City's existing housing stock and the construction of new housing, as well as down payment assistance. From FY 2008-09 through FY 2016-17, the City invested \$4,803,861 in HOME and CDBG funds and \$5,983,980 in NSP funds for home buyer activities. \$3,714,550 in NSP funds were invested to create affordable rental housing.

**Homelessness Prevention**

ESG funds is used to provide financial assistance for rapid rehousing related to homelessness prevention activities. From FY 2008-09 through FY 2016-17, the City invested \$1,167,580 in ESG funds for these activities.

**Demolition**

CDBG and NSP funding is used to provide financial assistance for demolition and clearance activities to remove slum and blight and substandard structures to redevelop housing. From FY 2008-09 through FY 2016-17, the City invested \$250,000 in NSP funds and \$349,253 in CDBG funds for demolition and clearance.

**Public Housing**

The City's Community Housing Division. This is achieved through the administration of a federally funded Section 8 Housing Choice Voucher program and investment in public housing units. The City invests approximately \$150,000 in CDBG funds annually in its public housing programs and receives another \$8.5 million from HUD.

## Recommendations

This section of the report provides some recommendations for consideration by the City to increase its response to the affordable housing needs of its residents and to leverage its existing housing resources.

1. **Partner with other city agencies and community partners to use a more comprehensive approach to neighborhood revitalization to improve targeted neighborhoods.** Physical development including affordable housing development is one quality of life components leading to neighborhood improvements. Community safety, health, economic development, family stability and education are other quality of life elements that contributes to healthy neighborhoods.
2. **Assemble properties in selected areas where the City or the County currently owns properties and dispose of these properties through Request for Proposals to for-profit and non-profit developers.** The assemblage of vacant land can serve as a springboard for the development of affordable housing. The land can be sold at a discount or for free to a developer selected through a RFP process. The City can create criteria for the design and type of housing to be created on the land offered. Mixed use and mixed income projects can be facilitated through the RFP by including those requirements. The clustering of single family properties contributes to greater neighborhood improvement. The disposition of City owned properties and returning them to the tax base will help to increase neighborhood sustainability. The City also used a land trust operated by one of its community development corporations, Newtown CDC to create affordable housing.
3. **Consider the use of a land bank to hold City owned properties and access County owned properties in the City of Glendale for future development.** A land bank can serve as a useful tool to acquire and maintain vacant properties that could be used in the future for affordable housing. There are several land bank models and policies and procedures that can be amended to fit Glendale's housing environment. Gaining site control can provide an advantage to non-profit housing development agencies that have difficulties in competing with for-profit cash developers. The City established a land bank under the NSP program. The City must determine whether its role is facilitating property transfers without holding costs or identifying funds for holding costs which may be higher the longer the properties are held.
4. **Consider the conversion of the City's home repair program from a grant to a low interest loan program and match it's CDBG and HOME funds with private capital to expand the pool of funds available.** The City spends a significant portion of its HOME and CDBG funds for owner occupied homeowner rehabilitation. The City may be able to expand this program to meet the needs of residents and free up grant funding that could be used for other housing programs such as homeownership and rental. Some population groups such as elderly homeowners on fixed incomes or persons needing emergency repairs may be considered for grants instead of loans. The use of a NRSA under the CDBG program may also help to create mixed income projects.

5. **Consider reaching out to health-related anchor institutions such as hospitals to address housing insecurity by identifying funding for housing related social determinants of health that align with the City's home rehabilitation program.** Several health institutions are recognizing that health problems are often tied to unhealthy housing and "housing insecurity." The root causes of health disparities are being addressed by focusing on the social determinants of health. It has been shown that housing insecurity impacts health resulting in families using hospital based acute-care at higher levels, have high stress levels, show prevalence of mental and behavioral health issues, and experiencing toxic tradeoffs. The City could investigate how its home rehabilitation program can be coordinated with social determinants interventions from health providers.
6. **Invest more subsidy financing dollars and City-owned properties in stronger market areas, where less subsidies are required, to provide low-to-moderate income residents the chance to live in high opportunity and low poverty neighborhoods.** In response to the new 2015 Affirmative Fair Housing Rule and the Supreme Court's Disparate Impact ruling, HUD has been encouraging entitlement grantees to pursue a strategy of locating affordable housing in areas of "high opportunity," low poverty, and less concentration of minority populations. Subsidy financing and donation of City owned properties in stronger market neighborhoods should be increased, where applicable, to facilitate the de-concentration of poverty.
7. **Consider the use of CDBG tools such as Section 108 and Neighborhood Revitalization Strategy Area (NRSA) to enable more flexible uses of CDBG funds.** Section 108 loan guarantees offers a powerful way of accessing increased funding for affordable housing. It would be important for the City to underwrite Section 8 funded projects to ensure that they can service the debt. NRSA's offer several benefits in funding affordable housing and neighborhood redevelopment such as helping families at all income levels, offering special economic development incentives, and removing public service caps.
8. **Work more closely with community reinvestment groups and other financial institutions that may be seeking to invest funding in eligible service areas to meet Community Reinvestment Act (CRA) requirements.** The CRA provides a chance for financial institutions to invest in underserved communities. There are several groups of banks that collaborate to carry out joint activities to meet CRA requirements. The City may reach out to such groups or individual banks to lend support to CRA projects such as providing subordinate financing.

## Housing Survey Results

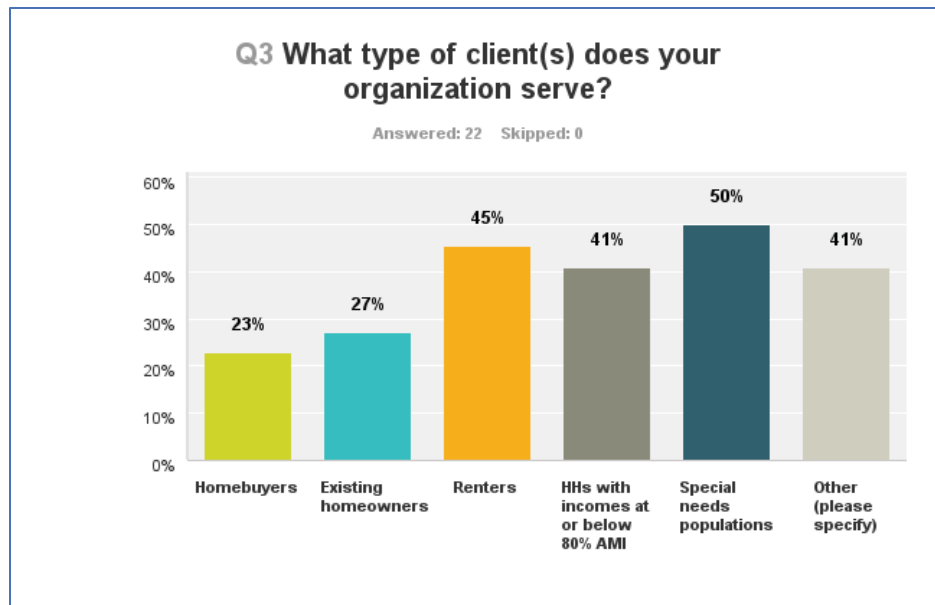
This section gives an overview of the Housing Survey conducted by ASK for all Glendale area industry stakeholders. The survey asked respondents about their experience and perception of the housing market and housing needs in the City of Glendale. Survey responses were collected online and through direct interview.

The survey consisted of six (6) questions for housing and social service agencies to complete through interview or via <http://www.surveymonkey.com>. The survey was open for more than 30 days and collected 22 Glendale responses. Agencies that responded to the survey include:

Foundation for Senior Living (FSL)	Trellis	Arizona Housing Inc.
Homeward Bound	Catholic Charities Community Services	VALLEYLIFE
YWCA Metropolitan Phoenix	Ability360	Hope for Hunger
Chrysalis	A New Leaf	Duet
Community Bridges	Central Arizona Shelter Services	Chicanos Por La Causa, Inc.
Vineyard Community Charities	Collins Court	Community Legal Services
North 17 Apartments	Rebuilding Together Valley of the Sun	

The agencies surveyed were asked to state the type of housing services they provided. The following chart is an illustration of those services. Respondents were able to choose more than one answer when specifying the type of services provided. Almost one-third (32%) of respondents provide the development and sale of homeowner housing (including affordable housing), and almost one-third provide housing and/or services for persons with disabilities. Over one-half (55%) of the respondents reported “Other” services provided to clients, including: financial capability; transitional housing; homebuyer education; information and referral - resource; emergency food box assistance; domestic violence emergency shelter; assistance with transportation, visitation, safety, support groups, respite assistance, etc.; behavioral health; supplemental food; compassion support for schools, single moms, veterans, homeless, etc.; and Information/referral for locating affordable/accessible housing.

To further understand the clientele served by these various agencies, the respondents specified the types of persons or groups served by each agency. The survey respondents represent a good cross-section of agencies serving potentially vulnerable populations. Several organizations provide services to more than one type of client, as seen in the chart below. Almost half of the respondents (45%) serve Renters, and over 40% of the respondents serve Households with Incomes at or below 80% of the Area Median Income (AMI). Half of the respondents (50%) stated that they served special needs populations, and many of those populations were named in the “Other” category. The specific types of “Other” clients served include: homeless individuals and families; victims of domestic violence; homebound elderly; individuals and families; seniors; disabled persons; and persons with HIV/AIDS.



Respondents were asked to rate their clients' needs for the various financial products and services, according to the viewpoint of their particular agency. Respondents were asked to rate whether a product/service was a High Need, Low Need, or Not a Need for their clientele. The highest need, according to the answers received, is Residential First Mortgage Homebuyer Loans. According to responses collected (not including "N/A" or "Don't Know"), these products/services were rated as follows:

<b>Residential 1<sup>st</sup> Mortgage Homebuyer Loans:</b> 8 respondents (42%) rate this as a High Need 3 (16%) rate this as Not a Need	<b>Home Equity Loans:</b> 3 (18%) rate this as a Low Need 3 (18%) rate this as Not a Need
<b>Home Repair Loans for Owner Occupied Housing:</b> 4 (24%) rate this as a High Need 2 (12%) rate this as a Low Need 3 (18%) rate this as Not a Need	<b>Commercial Loans for Developers of Rental Housing:</b> 2 (12%) rate this as a High Need 5 (30%) rate this as Not a Need
<b>Commercial Loans for Developers of Homeownership Housing:</b> 1 (6%) rates this as a High Need 1 (6%) rates this as a Low Need 5 (30%) rate this as Not a Need	

Respondents were asked to rate several things that may serve as a barrier to meeting the housing needs of individuals and households in Glendale. The following rating scale was used:

- 1 = Always a Barrier
- 2 = Often a Barrier
- 3 = Sometimes a Barrier
- 4 = Most Often Not a Barrier
- 5 = Never a Barrier

If the agency has no knowledge of the According to responses collected (not including “Does not Apply”), the potential barriers were rated as follows:

<i>Lack of or Poor Credit History:</i> 1 respondent (17%) rates this as Always a Barrier 4 (67%) rate this as Often a Barrier 1 (17%) rates this as Sometimes a Barrier	<i>Too Much Debt to Income:</i> 4 (67%) rate this as Often a Barrier 2 (33%) rate this as Sometimes a Barrier
<i>Housing Values Lower than Development Costs:</i> 1 (50%) rates this as Always a Barrier 1 (50%) rates this as Sometimes a Barrier	<i>High Costs of Buildable Parcels:</i> 1 (50%) rates this as Always a Barrier 1 (50%) rates this as Sometimes a Barrier
<i>Inadequate Supply of Affordable Housing:</i> 4 (50%) rate this as Always a Barrier 2 (25%) rate this as Often a Barrier 2 (25%) rate this as Sometimes a Barrier	<i>Lack of or Inadequate Capacity of Non-Profit Affordable Housing Developers:</i> 2 (40%) rate this as Always a Barrier 1 (20%) rates this as Often a Barrier 1 (20%) rates this as Not Often a Barrier 1 (20%) rates this as Never a Barrier
<i>Inadequate Subsidy Sources for Affordable Housing:</i> 1 (25%) rates this as Always a Barrier 3 (75%) rate this as Often a Barrier	<i>Lack of Viable/Affordable Mortgage Products:</i> 2 (100%) rate this as Often a Barrier
<i>Concentration of Affordable or Subsidized Housing in Areas of High Minority Populations and/or High Poverty:</i> 1 (17%) rates this as Always a Barrier 5 (83%) rate this as Often a Barrier	Discrimination and Fair Housing Issues: 3 (75%) rate this as Sometimes a Barrier 1 (25%) rate this as Not Often a Barrier
<i>Inadequate Housing Policy and Incentives:</i> 2 (29%) rate this as Often a Barrier 1 (14%) rates this as Sometimes a Barrier 4 (57%) rate this as Not Often a Barrier	<i>Planning and Zoning Issues:</i> 3 (50%) rate this as Sometimes a Barrier 2 (33%) rate this as Not Often a Barrier 1 (17%) rates this as Never a Barrier

An *Inadequate Supply of Affordable Housing* had the highest number of respondents rating it as a barrier to meeting the housing needs of individuals and households in Glendale. Four (4) respondents rated it as Always a Barrier; 2 respondents rated it as Often a Barrier; and 2 respondents rated it as Sometimes as Barrier. All categories, except for *Inadequate Housing Policy and Incentives*, had 50% or more of responses rate it as at least Sometimes a Barrier.

Respondents were asked to provide recommendations for increasing housing for all residents in the City, including low- and moderate-income individuals and households. The following responses and recommendations were given:

- Plan to develop mixed-use properties that include market units, low-income units, and subsidized units for special needs populations (disabled, homeless, seniors).
- Given the focus of HUD funds on chronically homeless individuals - there is a real need for dollars to assist homeless families with children before they become chronically homeless and the family unit is destroyed.
- More affordable housing grant opportunities.
- Allow for the use of modular homes to keep sale prices within reach of households with income at or below 80% AMI. Set aside HOME and/or CDBG funds that may be allocated to non-profit developers who are

building affordable factory built single family homes. This is needed to respond to added development cost imposed by the city such as having to stucco, garages and carports in the rear of the house. These add-ons create additional costs of up to \$25,000, which takes the sale price out of reach of LMI households.

- Connect low-income households to other community resources for help with compliance issues.
- The city should look at preserving affordable housing stock before developing new housing. Even when homes are developed as "low income" the cost is often too high for those with very low-incomes to move. To better serve these populations, the city should look at ways to help very low income families remain in their homes through no and low cost rehabilitation programs.

## Barriers to Affordable Housing from Annual Action Plan and Fair Housing Analysis

Per the City of Glendale Analysis of Impediments to Fair Housing Choice (AI) 2015, the most common identified barriers to affordable housing is the cost burden and severe cost burden faced by both renters and owners. Some of these costs include land acquisition, construction and infrastructure, permit fees, impact fees, developer interest, taxes, and zoning fees. Insufficient financial resources to provide subsidies to make housing affordable was also included in the responses to the analysis. The City's Annual Action Plan, completed in May 2015, also surveyed 13 agencies and gleaned similar responses.

Glendale housing stock is insufficient and unaffordable and properties were lost to investors limiting families wanting to purchase. The market was stabilizing, prices were rising and increasing the affordability gap. HMDA data for 2014 shows that loans to low-income were down and Arizona is a sought-after market. Affordability could be improved using down payment assistance and government tax credits, affordable new construction was expensive because of land cost and availability. Need for strategies to provide land for affordable housing. Affordable housing development is often complicated by regulations and can be less costly by streamlining the development process and removing unnecessary barriers. There was no evidence that banks treat properties in low-income communities differently. The recession helped homeownership. Concerns were raised about dilapidated mobile homes and the need for focus there. Homeowners also need help to fix/maintain their yards.

## Response to Barriers to Affordable Housing

The City of Glendale, like most communities, is faced with a lack of sufficient resources to effectively address underserved needs. However, during the City's annual planning process, actions are planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. The actions used to address affordable housing barriers include the ones listed below.

- Reduce permit and/or impact fees, when applicable;
- Provide down payment assistance for income-qualified homebuyers and other leveraged private funds for affordable housing;
- Utilize CDBG and HOME funding for the rehabilitation of owner-occupied housing units and to support Habitat for Humanity in developing new affordable housing units;

- Funding projects and activities that leverage funding from other public and private resources to increase the impact of projects and benefit more low- and moderate-income residents;
- Provide support for agencies that serve LMI, homeless individuals and families, and persons at risk of homelessness using CDBG and ESG funding;
- Address accessibility barriers for elderly and persons with disabilities;
- Implement and coordinate public housing in the City by providing public housing units and Section 8 vouchers to rent housing from private landlords to eligible households;
- Provide financial assistance to households facing eviction with emergency rental assistance; and
- Apply for new funding opportunities from Federal and/or State sources and support funding applications for other organizations in the City or region.

## Key Definitions

**Affordable Housing:** Housing where the owner or renter is not paying more than 30% of their income for housing expenses. It also refers to properties that were built using public or private sector financing subsidies and are available for occupancy by individuals and families who are low- and moderate-income, persons with disabilities, and/or seniors. Financing is used to make quality housing more affordable to the occupants. Examples include: Low-Income Tax Credit Housing, Special Needs Housing and Senior Housing.

**Affordability Gap:** The difference between the median housing price and the price of a home that a buyer at the median household income could afford.

**Area Median Income (AMI):** Refers to an income estimate determined by HUD as the midpoint in the family income range for a metropolitan statistical area (MSA) or for the non-metro parts of a state to establish low, middle, and upper ranges of income. It is used by HUD to set income limits for the eligibility of applicants for HUD-assisted programs.

**Cost-Burdened:** HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost-burdened. Cost-burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), fewer resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction. Generally, for renters housing costs include rent and utilities; and for owners housing costs include mortgage payments, taxes, insurance, and utilities.

**Severely Cost-Burdened:** In the situation where the household expends greater than 50% of its income on housing cost, the household is considered severely cost-burdened.

**Federal Housing Administration (FHA):** FHA is a federal agency, established under the National Housing Act of 1934,<sup>3</sup> that oversees standards for construction and underwriting and insures home loans made by banks and other lenders.

**Housing Problems:** Per HUD, a household with housing problems consists of persons or families living in units with one or more of four characteristics:

- Lacking complete kitchen facilities; or
- Lacking complete plumbing facilities; or
- Overcrowded conditions (greater than 1.01 persons/room); or
- Cost-burdened (paying more than 30% of income for housing, including utilities).

**Severe Housing Problems:** According to HUD, a household with severe housing problems consists of persons or families living in units with one or more of four characteristics:

- Lacking complete kitchen facilities; or
- Lacking complete plumbing facilities; or
- Overcrowded conditions (greater than 1.5 persons/room); or
- Cost-burdened (paying more than 50% of income for housing, including utilities).

**Household (HH):** A household defined as one or more related or unrelated persons living together in a housing unit.

**HUD:** Acronym for the U.S. Department of Housing and Urban Development.

**Income Limits:** The maximum household income that can be earned to qualify for federal assistance based on family size (those living in the dwelling unit). This figure is derived from a percentage of the area median income as determined by HUD and is subject to change annually.

#### **Income Levels**

- **Low-Income:** Median family income less than 50% of the area median income
- **Moderate-Income:** Median family income at least 50% and less than 80 % of the area median income
- **Middle-Income:** Median family income at least 80% and less than 120% of the area median income
- **Upper-Income:** Median family income at 120% or more of the area median income

**Low- and Moderate-Income (LMI):** Refers to individuals or families whose incomes are at or below 80% of area median income based on family size as defined by HUD.

**Low-Income Housing Tax Credits:** Refers to housing that is developed for rental or ultimate lease purchase to low-income households using equity secured through the award and syndication of low-income housing tax credits issued to each state by the Internal Revenue Service.

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<sup>3</sup> Federal Reserve Archive website.

[https://fraser.stlouisfed.org/scribd/?item\\_id=457156&filepath=/docs/historical/martin/54\\_01\\_19340627.pdf](https://fraser.stlouisfed.org/scribd/?item_id=457156&filepath=/docs/historical/martin/54_01_19340627.pdf)

Retrieved July 2016

**Market Rate Housing:** Refers to housing that is rented or owned by individuals or families who pay market rent to lease the property or pay market value when they purchase housing.

**Poverty Rate:** Refers to an economic indicator that measures the percentage of people with income below the poverty threshold. Federal and state governments use these estimates in funding formulas to allocate funds to local communities and for the pragmatic administration of these programs.

**Private Mortgage Insurance (PMI):** Private mortgage insurance refers to a mortgage insurance policy that protects a lender from default and foreclosure. It is usually required when a buyer makes a down payment of less than 20% of the purchase price or refinances with less than 20% in equity. The monthly cost of the policy is added to the mortgage payment and ranges between 0.3% and 1.5% of the loan amount.

## Survey Questionnaire



### City of Glendale Housing Study Survey 2016

The City of Glendale is conducting a study on housing needs within the City. It is important for the City to better understand how easy is it for residents to purchase or rent a house within the City. As a representative of a housing related agency that serves Glendale residents, we seek your input in determining how best the City can serve residents.

**Please fax completed survey to 888-559-7775.**

If there are any questions about the survey, please contact us at 561.310.1739 or by email at [askdevsol@gmail.com](mailto:askdevsol@gmail.com) or

Gilbert Lopez, Revitalization Manager, Community Revitalization, Human Services Division, Community Services Department, City of Glendale, AZ 85301 at [GLopez@GLENDALEAZ.com](mailto:GLopez@GLENDALEAZ.com).

ASK Development Solutions, Inc.

1. Name of your agency/organization:

Location/service area in Glendale:

2. Which of the following services and housing types are provided by your agency/organization? (Check all that apply)

- Development and sale of housing, including affordable housing ☐
- Development and/or rental of housing, including affordable housing ☐
- Property management for rental housing ☐
- Housing counseling ☐
- Housing and/or services for Persons with Disabilities ☐
- Foreclosure counseling ☐
- Homeowner-occupied rehabilitation ☐
- Housing and/or services for elderly persons ☐
- Public housing and/or section 8 housing choice vouchers ☐
- Fair Housing advocacy, education, and enforcement ☐
- Housing and/or services for persons with HIV/ AIDS ☐
- Other (please specify )

3. What type of clients do your organization serve? (Check all that apply)

- Homebuyers ☐
- Existing homeowners ☐
- Renters ☐
- Households with incomes at or below 80% Area Median Income (AMI) ☐
- Special needs populations ☐
- Other (please specify )

4. Based on your housing work in Glendale, please rate your clients' needs for the following financial product and services by rating them High Need, Low Need, or No Need. Select all that apply.

	No Need	Low Need	High Need	Don't Know
Residential 1 <sup>st</sup> mortgage loans for buyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Home equity loans</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Owner-occupied home repair loans</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loans for rental developers</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loans for homeownership developers</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Add any comments here:</b>				

5. How would you rate barriers to meeting the housing needs of individuals and households in Glendale using the following scale from 1 to 5 with 1=always a barrier; 2=often a barrier; 3=sometimes a barrier; 4=not often a barrier; and 5=never a barrier. Please check all that apply.

<b>Barriers to Housing</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Lack of or poor credit history	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Too much debt to income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing values lower than dev. costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High cost of buildable parcels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inadequate supply of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inadequate subsidy sources for affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of viable/affordable mortgage products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concentration of affordable housing in areas of poverty and minority concentration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discrimination and fair housing issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inadequate housing policy and incentives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning and zoning issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Add any comments here:</b>					

6. Please provide recommendations below that the City could consider for increasing housing for all residents in the City including low- and moderate-income individuals and households.

## Maricopa Income Limits

2016 Income Limits - Maricopa County												
Household Size		1	2	3	4	5	6	7	8			
Extremely Low Income (<30% AMI)	\$	13,200	\$ 16,020	\$ 20,160	\$ 24,300	\$ 28,440	\$ 32,580	\$ 36,730	\$ 40,890			
Gross Monthly Income	\$	1,100	\$ 1,335	\$ 1,680	\$ 2,025	\$ 2,370	\$ 2,715	\$ 3,061	\$ 3,408			
30% Gross Monthly Income	\$	330	\$ 401	\$ 504	\$ 608	\$ 711	\$ 815	\$ 918	\$ 1,022			
Very Low Income (<50% AMI)	\$	22,050	\$ 25,200	\$ 28,350	\$ 31,450	\$ 34,000	\$ 36,500	\$ 39,000	\$ 41,550			
Gross Monthly Income	\$	1,838	\$ 2,100	\$ 2,363	\$ 2,621	\$ 2,833	\$ 3,042	\$ 3,250	\$ 3,463			
30% Gross Monthly Income	\$	551	\$ 630	\$ 709	\$ 786	\$ 850	\$ 913	\$ 975	\$ 1,039			
Low Income (<80% AMI)	\$	35,250	\$ 40,250	\$ 45,300	\$ 50,300	\$ 54,350	\$ 58,350	\$ 62,400	\$ 66,400			
Gross Monthly Income	\$	2,938	\$ 3,354	\$ 3,775	\$ 4,192	\$ 4,529	\$ 4,863	\$ 5,200	\$ 5,533			
30% Gross Monthly Income	\$	881	\$ 1,006	\$ 1,133	\$ 1,258	\$ 1,359	\$ 1,459	\$ 1,560	\$ 1,660			
Area Median Income (AMI)					\$ 62,900							