

**AMENDMENT 1 TO THE CITY OF CHANDLER'S FY 2011-12 ANNUAL ACTION PLAN, AMENDING THE NEIGHBORHOOD STABILIZATION PROGRAM - 1 SUBSTANTIAL AMENDMENT**

<b>Jurisdiction(s):</b> City of Chandler, AZ <b>Jurisdiction Web Address:</b> <a href="http://www.chandleraz.gov/communitydev">www.chandleraz.gov/communitydev</a>	<b>NSP Contact Person:</b> Jennifer Morrison <b>Address:</b> 235 S. Arizona Ave. Chandler, AZ 85225 <b>Telephone:</b> 480-782-4320 <b>Fax:</b> 480-782-4350 <b>Email:</b> Jennifer.Morrison@chandleraz.gov
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City of Chandler, Arizona is proposing to amend its Neighborhood Stabilization Program (NSP 1) through a Amendment 1 to the FY 2011-12 Action Plan, which was submitted to HUD in May 2011. The City of Chandler proposes to amend the approved NSP-1 budget of \$2,415,100 to:

- **NSP Down Payment Assistance, Activity 1**, will remain unchanged.
- **NSP Chandler Community Land Trust, Activity 2**, will remain unchanged.
- **NSP Permanent Affordable Rental Housing, Activity 3**, will remain unchanged.
- **NSP Program Administration, Activity 4**, program budget will be increased from \$56,500 to an amount not to exceed \$86,500.
- **NSP City of Chandler Land Bank, Activity 5**, program budget will be decreased from \$185,000 to an amount not to exceed \$60,000.
- **NSP Demolition of Blighted Structures, Activity 6**, per NSP eligible activity (D), in an amount not to exceed \$95,000.

The City of Chandler has determined that it is in the best interest of the community to reallocate dollars from one current NSP 1 activity to another current activity and a new NSP activity. All activities remain in compliance with HUD's NSP requirements.

The amended budgets for Activity 4 and 5 and to create a new Activity 6 is below.

## **Activity 4**

### **ADMINISTRATION AND PLANNING COSTS**

(1) **Activity Name:** NSP Program Administration

(2) **Activity Type:** Administration up to 10% of allocation 24 CFR 570.206.

- (3) **National Objective:** N/A
- (4) **Activity Description:** The City of Chandler proposes increase the current NSP Administration allocation from \$56,500 to an amount not to exceed \$86,500.
- (5) **Location Description:** N/A
- (6) **Performance Measures:** N/A
- (7) **Total Budget:** Revised from the current allocation of \$56,500 to an amount not to exceed \$86,500.
- (8) **Responsible Organization:** The City of Chandler, Arizona 235 S. Arizona Ave. Chandler, AZ 85225.
- (9) **Projected Start Date:** February 1, 2009
- (10) **Projected End Date:** March 31, 2013
- (11) **Specific Activity Requirements:** Not applicable

## **Activity 5**

### **LAND BANKS**

- (1) **Activity Name:** City of Chandler Land Bank
- (2) **Activity Type:** Establish land banks with residential properties that have been foreclosed upon under 24CFR 570.201 (a) Acquisition and (b) Disposition.  
*§2301(c)(3)(C) establish land banks for residential properties that have been foreclosed upon;*
- (3) **National Objective:** Provides land for development of affordable housing that will be occupied by a household whose income is at or below 120% of area median income.  
*“low-, moderate- and middle-income” (LMMI)*  
*“low-, moderate-and middle-income housing” (LMMH)*
- (4) **Activity Description:** The City of Chandler proposes to decrease funding for the Land Bank activity from \$185,000 to no more than \$60,000 to pay for the acquisition of vacant properties in foreclosure that serve as a blighting influence in neighborhoods.
- (5) **Location Description:** The City of Chandler will carry out this activity in the High Priority Census Tract 523002.

- (6) **Performance Measures:** Revised to: One vacant and foreclosed 1-4 unit multi-family property is expected to be land banked.
- (7) **Total Budget:** Revised from \$185,000 to an amount not to exceed \$60,000.
- (8) **Responsible Organization:** The City of Chandler, Arizona 235 S. Arizona Ave. Chandler, AZ 85225.
- (9) **Projected Start Date:** December 1, 2010
- (10) **Projected End Date:** March 31, 2013
- (11) **Specific Activity Requirements:**

Discount rate for purchase: An appraisal will be made in conformity with the requirements of the URA at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by the City of Chandler.

Land Bank properties acquired by the City of Chandler will ensure that the sale, rental or redevelopment of abandoned and foreclosed upon homes will be used for continued affordable housing to individuals or families whose incomes do not exceed 120 percent of the area median income.

Land Bank properties acquired by the City of Chandler will ensure proper board up and securing of all said properties and will provide ongoing property maintenance during the length of term in the Land Bank to reduce blight.

## **Activity 6 - New Activity**

### **Demolish Blighted Structures**

- (1) **Activity Name:** City of Chandler Demolition of Blighted Residential Structures.
- (2) **Activity Type:** Demolish blighted, residential structures under 24CFR 570.201 (d), Clearance and Remediation Activities.
- (3) **National Objective:** Provides land for redevelopment of affordable housing that will be occupied by a household whose income is at or below 120% of area median income.  
*“low-, moderate- and middle-income” (LMMI)*  
*“low-, moderate-and middle-income housing” (LMMH)*
- (4) **Activity Description:** The City of Chandler proposes to remediate suspected or potential environmental contamination and demolish blighted residential structures on land that will be used within 10 years for a project that will develop affordable housing to be occupied by households at or below 120% AMI.

- (5) **Location Description:** The City of Chandler will carry out this activity in the High Priority Census Tract 523002.
- (6) **Performance Measures:** Remediation and demolition of up to two blighted 1-4 unit, residential structures that are expected to be included in the Chandler Land Bank.
- (7) **Total Budget:** Up to \$95,000.
- (8) **Responsible Organization:** The City of Chandler, Arizona 235 S. Arizona Ave. Chandler, AZ 85225.
- (9) **Projected Start Date:** November 1, 2011
- (10) **Projected End Date:** March 31, 2013