



Community Revitalization Division Community Development Block Grant (CDBG) Voluntary Demolition Program

The City of Glendale, Community Revitalization Division, offers a Voluntary Demolition Program. This program provides the opportunity to demolish properties which are dilapidated, beyond repair and/or pose a health or safety risk to the community. The property must generally be located in a low- to moderate-income area. Structures that may be covered by the program are single-family residential properties; multi-family residential properties; commercial properties. Multi-family residential and commercial properties will be required to share the cost of the demolition project in an amount equal to 50% of the project cost.

To qualify for the program, the following criteria must be met:

- The property must have been vacant for a minimum of three months (90 days) before an application may be completed.
- o Pose a health and/or safety risk to the community and/or;
- o Result in a blight on the surrounding area and/or;
- o Impact the quality or quantity of the housing stock available to low- or moderate-income Glendale residents
- o Owner must have owned the property for a minimum of 12 months.
- For non-residential properties (which may include multi-family residential properties), the following additional criteria must be met:
 - o The project must have the support of the surrounding property owners and community
 - o Projects that present an excessive environmental liability may be denied
- The applicant must comply with all federal, state, and local laws, ordinances, regulations, or procedures applicable to the project.
- If the applicant has been provided a notice by the City to appear at a public hearing regarding the abatement of their property, to be eligible the property owner(s) must have submitted a fully executed and approved application 5 business days prior to the scheduled abatement hearing. After this time the programs will no longer be available to the property owner.

There are three types of structures that may be covered by the Voluntary Demolition Program:

- Single-family residential properties
- Multi-family residential properties
- Commercial properties

The city reserves the right to deny assistance based on funding, community benefit, or liability issues.



For more information please contact:

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