

# Action Plan

**Grantee:** Arlington, TX

**Grant:** B-08-MN-48-0001

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<b>LOCCS Authorized Amount:</b>	\$ 2,044,254.00
<b>Grant Award Amount:</b>	\$ 2,044,254.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 720,423.85
<b>Total Budget:</b>	\$ 2,764,677.85

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## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

## Narratives

### Areas of Greatest Need:

Response: Attachment A identifies the revised areas of greatest need within the city of Arlington. The original target area was defined by evaluating:

- 1) Actual foreclosures for the prior six month period;
- 2) Vacant foreclosures based on utility shut off records;
- 3) Census block groups with high foreclosure abandonment risk based on decline in home values, high cost loans issued from 2004-2006, unemployment rate, and vacant residential addresses as of June 2008; and
- 4) Census block groups with 51 percent or more of the residents earning less than 120 percent of Area Median Income.

The program target area has been expanded because many households are experiencing difficulty locating a foreclosed home that meets their family and budgetary criteria within the original target area. In addition to the criteria identified above, the expanded target area was defined by evaluating:

- 1) Actual foreclosure data for the 12 month period ending December 31, 2009;
- 2) Data from HUD's foreclosure and abandonment risk website
- 3) High risk loan data available from the Home Mortgage Disclosure Act via Foreclosure-Response.org

Resources above provided statistical data demonstrating the greatest percentage of home foreclosures, areas with high percentages of homes financed by high risk loans, and areas likely to face a rise in rate of home foreclosures.

The revised target area for the proposed activities includes the following census tracts in Arlington: 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Under the April 2016 Substantial Amendment: Two properties are located within the target areas 1229.00 and 1115.22 listed above.

### Distribution and Uses of Funds:

The City of Arlington will distribute NSP funds to the areas of greatest need as illustrated by the revised map in Attachment A and the revised budget found in Attachment C. Data used to develop the revised map consists of components identified within the three categories in the NSP guidelines:



- a) Areas within Arlington that have the greatest percentage of home foreclosures,
- b) the highest percentage of homes financed by a sub-prime mortgage related loan, and
- c) areas within Arlington that are likely to face an increase in home foreclosures.

The revised target area is an expanded area, defined using previously established parameters cited above, and HUD's NSP Mapping Tool which defines the areas of greatest need based upon a foreclosure risk score and a vacancy risk score, and data from the Home Mortgage Disclosure Act regarding high risk loans. It is recognized that the Mapping Tool's estimated rate of foreclosure does not reflect "real" numbers of foreclosures but rather reflects neighborhood characteristics that are indicators of a high level of risk for foreclosure. However, an analysis of actual foreclosures occurring in 2009, shows that 70% of foreclosures in the City of Arlington have actually occurred in the proposed target area.

The vacancy risk score is calculated for census tracts which have a "foreclosure risk" score of 10 or higher and where the number of US Postal Service residential addresses represents at least 75 percent of the total housing units in a census tract as of 2000. If this criterion is not met, the census tract vacancy rate score is based on the foreclosure risk score. If scored for vacancy, a score is obtained based upon a ranking received by multiplying the estimated foreclosure problem rate by the vacancy rate, with the vacancy rate being equal to the percentage of addresses 90 days or more vacant as a percent of all addresses in the census tract.

Activities performed under NSP will be targeted to meet the identified areas of greatest need as presented in Attachment A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Under the April 2016 Substantial Amendment: Activities performed under NSP will meet the identified areas of greatest need. Two property locations are located within the targeted census tracts 1229 and 1115.22. The City of Arlington will distribute NSP funds to the areas of greatest need as illustrated by the revised map in Attachment A and the revised budget found in Attachment C.

**Definitions and Descriptions:**

- (1) Definition of "blighted structure" in context of state or local law.

Response: The City of Arlington will define "blighted structure" as a property that is deteriorated, deteriorating or otherwise determined to be a substandard structure that constitutes a threat to human health, safety, and/or public welfare.

- (2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response: In the event that activities involving rental units are carried out as part of this grant, the City of Arlington will adopt the HOME affordable rent standards located at 24 CFR 92.252(a) (c) and (f).

- (3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response: For the purposes of homeownership, the City of Arlington will adopt the HOME affordability requirements located at 24 CFR 92.254 which will be imposed through deed restrictions and will ensure affordability by imposing recapture requirements as defined in the City of Arlington's Consolidated Plan.

Homeownership Assistance
Minimum period of Affordability in Years
Under \$15,000
5
\$15,000 to \$40,000
10
Over \$40,000
15

- (4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response: For the purposes of housing rehabilitation activities performed in the NSP grant, the City of Arlington will adopt the housing rehabilitation standards utilized in its CDBG and HOME funded Housing Rehabilitation Program. The housing rehabilitation standards require dwelling units to meet applicable local code.

**Low Income Targeting:**

The City of Arlington will designate a minimum of \$511,064 (25%) of NSP funds to benefit individuals or families at or below 50% of Area Median Income (AMI). Activities will include the purchase and redevelopment of abandoned or foreclosed homes or residential properties for sale or rent to households whose income does not exceed 50% of AMI; acquisition, rehabilitation, and resale of homes to households whose income does not exceed 50% of AMI; and homebuyer assistance for households whose incomes do not exceed 50% of AMI. The revised budget estimates that \$863,492 will benefit individuals or households whose incomes does not exceed 50% of AMI.

Under the April 2016 Substantial Amendment: The City of Arlington is proposing to remove "NSP Public Facility" as an additional, eligible activity from which to use funds under the NSP1 program. The remaining program income available in the NSP Public Facility activity will be used for the following current NSP activities:

- Acquisition/Demo/Redevelopment for households less than 120 percent of Area Median Income (AMI),
- Acquisition/Demo/Redevelopment for households less than 50 percent of AMI,
- Homebuyer Assistance for households less than 50 percent AMI
- Homebuyer Assistance for households less than 120 percent of AMI.

The City plans to construct and sell two new single-family homes located at 1602 Browning and 3107 Selfridge. The City will also provide direct homeownership assistance to the homebuyers of the two properties. One home will be sold exclusively to a family with an income not to exceed 50% of AMI. The other home will be sold to a family with an income not to exceed 120% of AMI. The City expects to budget approximately \$311,000 from the remaining balance of unspent program income for these activities.

### Acquisition and Relocation:

The City of Arlington will acquire 10 foreclosed properties for acquisition/ rehabilitation or acquisition/demolition/reconstruction. Five properties will be made available to households earning at or below 120% of the AMI and five will be made available to households earning at or below 50% of the AMI. The City seeks to acquire vacant foreclosed homes in compliance with HUD regulations for NSP. The City will designate the Arlington Housing Authority to use a portion of its allocation of NSP funds to acquire, rehabilitate and sell or acquire, demolish and redevelop single family housing on the site and sell the properties to qualified homebuyers. The Arlington Housing Authority is uniquely qualified to purchase deeply discounted foreclosed homes under the HUD Real Estate Owned (REO) program. HUD REO properties are occupied by persons displaced from Hurricane Katrina. Occupants of the HUD REO properties may be entitled to relocation assistance under the Uniform Relocation Act and Real Property Acquisition Policies Act and under section 104(d) of the Housing and Community Development Act of 1974.

The Arlington Housing Authority, as the purchaser, would be responsible to comply with the applicable provisions of these Acts and provide relocation assistance as may be required. Relocation assistance may include moving costs, utility connection and disconnect fees, and rental assistance. It is anticipated that a substantial portion of relocation assistance may be satisfied through issuance of a special allocation of Housing Choice Vouchers for Hurricane Katrina evacuees to eligible households occupying the HUD REO units.

Under the April 2016 Substantial Amendment: The City of Arlington plans to procure services of a housing developer for design and construction of two single-family homes for low- to moderate-income households. It is anticipated that the construction and resale of these two homes will be the final NSP related activity in Arlington and will allow the City to close-out the grant.

### Public Comment:

Following is a summary of comments received during the comment period and public hearing held March 10, 2010.

The expansion of the target area received support by citizens and local realtors who expressed that homebuyers have had difficulty finding a home that meets their needs within the existing target areas. Comments received expressed that the expanded target area is anticipated to provide greater opportunity and selection to qualified homebuyers.

A total of six unduplicated comments were received from Arlington residents supporting the proposed amendment to the NSP Plan. Three written comments were received during the public comment period and three comments were received during the public hearing.

Under the April 2016 Substantial Amendment: Legal notices for public viewing and comment on this substantial amendment were printed in the Fort Worth Star Telegram on Wednesday, January 13, 2016. A public hearing was held on Wednesday, January 27, 2016, and a 30 day public comment period was extended from January 13, 2016 to February 12, 2016. The amendment was also available on the City of Arlington's website at <http://www.arlington-tx.gov/cdp/grants/planningandreporting/> and hard copies were also available for 30 days at the City of Arlington Public Library locations and at Arlington City Hall in the City Secretary's Office, 3rdFloor, 101 W. Abram Street Arlington, TX 76004.

Two Arlington residents attended the January 27, 2016 public hearing and expressed their support for both NSP projects.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	ADMIN	Administration
NSPADR001	Acquisition/Demo/Redevelopment	ADR-120-001	Acquisition/Demolition/Redevelopment 120
		ADR-50-001	Acquisition/Demolition/Redevelopment 50



NSPAR01	Acquisition Rehab	AR-120-001 AR-50-001	Acquisition Rehab<120 Acquisition Rehab <50
NSPHA001	Homebuyer Assistance	HA-120-001 HA-50-001	Homebuyers' Assistance <120 Homebuyers' Assistance <50
PF-120-001	NSP Public Facility	PF-120-001	NSP+Public+Facility



# Activities

**Project # / Title:** ADMIN / Administration

**Grantee Activity Number:** ADMIN  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

09/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 184,424.10

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 184,424.10

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Arlington

**Organization Type**

Local Government

**Proposed Budget**

\$ 184,424.10

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 0.00



**Location Description:**

Administration

**Activity Description:**

Administration and monitoring of Neighborhood Stabilization Program activities.

**Environmental Assessment:**

**Environmental Reviews:** None

**Project # / Title: NSPADR001 / Acquisition/Demo/Redevelopment**

**Grantee Activity Number: ADR-120-001**  
**Activity Title: Acquisition/Demolition/Redevelopment 120**

**Activity Type:**

Construction of new housing

**Project Number:**

NSPADR001

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Acquisition/Demo/Redevelopment

**Projected End Date:**

09/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 235,473.71

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 235,473.71

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
1		1	100.00



**Proposed Accomplishments**

**Total**

# of Singlefamily Units

1

# of Housing Units

1

**Activity is being carried out by Grantee:**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

**Organization Type**

**Proposed Budget**

City of Arlington

Local Government

\$ 235,473.71

**Location Description:**

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Under the April 2016 Substantial Amendment: This activity will be made available to a family who will reside within the areas of greatest need. The property will be located in the 1115.22 targeted census tracts with an address of 3107 Selfridge.

**Activity Description:**

The areas of greatest need for demolition activities will be the highest risk census block groups in East Central Arlington. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit or development of a public facility such as a pocket park in a low income neighborhood.

This activity includes the acquisition, demolition and redevelopment of single family housing.

Under the April 2016 Substantial Amendment: The City of Arlington plans to procure services of a housing developer for the design and construction of a single-family home for a low-to-moderate income household. This activity will include new construction as well as direct homeownership assistance that will be provided under a separate "Homebuyer Assistance" activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** ADR-50-001  
**Activity Title:** Acquisition/Demolition/Redevelopment 50

**Activity Type:**

Construction of new housing

**Project Number:**

NSPADR001

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Acquisition/Demo/Redevelopment

**Projected End Date:**

09/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 238,987.62

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 238,987.62

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
1	1		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

1

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Arlington

**Organization Type**

Local Government

**Proposed Budget**

\$ 238,987.62

**Location Description:**

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21,





1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Under the April 2016 Substantial Amendment: This activity will be made available to a family who will reside within the areas of greatest need. The property will be located in the 1229.00 targeted census tracts with an address of 1602 Browning.

**Activity Description:**

The areas of greatest need for demolition activities will be the highest risk census block groups in East Central Arlington. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit or development of a public facility such as a pocket park in a low income neighborhood.

The budget for this activity includes acquisition, demolition and redevelopment. The budget will be supplemented by program income from other activities.

Under the April 2016 Substantial Amendment: The City of Arlington plans to procure services of a housing developer for the design and construction of a single-family home for a low-to-moderate income household. This activity will include new construction as well as direct homeownership assistance that will be provided under a separate "Homebuyer Assistance" activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title:** NSPAR01 / Acquisition Rehab

**Grantee Activity Number:** AR-120-001  
**Activity Title:** Acquisition Rehab<120

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSPAR01

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

**Activity Status:**

Completed

**Project Title:**

Acquisition Rehab

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 735,979.84



Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Most Impacted and**

**Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 735,979.84

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	7		7	100.00
# of Households	7		7	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

# of Properties

7

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Arlington

**Organization Type**

Local Government

**Proposed Budget**

\$ 332,683.50

**Location Description:**

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

**Activity Description:**

The areas of greatest need for acquisition and rehabilitation of foreclosed properties include the highest risk census block groups in East Central Arlington and Southeast Arlington. The target area is now expanded to include other NSP eligible areas of the City to allow for greater flexibility for homebuyers and to broaden the impact of NSP activities to areas of need. The expected benefit to income-qualified persons is homebuyer assistance to acquire an affordable housing unit. Of the eight units developed under Acquisition Rehab, 7 units were sold to households below 120% AMI. The City intends to continue its acquisition / rehabilitation activity utilizing any program income that may be realized through the sale of rehabilitated properties.

**Environmental Assessment:**

COMPLETED



**Environmental Reviews:** None

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**Grantee Activity Number:** AR-50-001  
**Activity Title:** Acquisition Rehab <50

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSPAR01

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Acquisition Rehab

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 145,508.24

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 145,508.24

**Total Funds:** \$ 291,016.48

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

1

1

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Arlington

**Organization Type**

Local Government

**Proposed Budget**

\$ 332,683.50

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 145,508.24



**Location Description:**

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

**Activity Description:**

The areas of greatest need for acquisition and rehabilitation of foreclosed properties include the highest risk census block groups in East Central Arlington and Southeast Arlington. The target area is now expanded to include other NSP eligible areas of the City to allow for greater flexibility for homebuyers and to broaden the impact of NSP activities to areas of need. The expected benefit to income-qualified persons is homebuyer assistance to acquire an affordable housing unit. A portion of the funds for this activity will be used to assist households below 50% of AMI. One unit is provided for households below 50% AMI. The City intends to continue its acquisition / rehabilitation activity utilizing any program income that may be realized through the sale of rehabilitated properties.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title:** NSPHA001 / Homebuyer Assistance

**Grantee Activity Number:** HA-120-001  
**Activity Title:** Homebuyers' Assistance <120

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSPHA001

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Homebuyer Assistance

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 713,380.78

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 713,380.78



**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Arlington	Local Government	\$ 713,380.78

**Location Description:**

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A.

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Under the April 2016 Substantial Amendment: This activity will be made available to a family that will reside within the targeted census tract 1115.22. The address is 3107 Selfridge.

**Activity Description:**

Homebuyer assistance will be provided to qualified, income-eligible households for the homes acquired and rehabilitated in the areas of greatest needed. The City will connect the NSP funds to programs for very low income households such as the Family Self-Sufficiency Program, Safe Haven Domestic Violence Shelter, and transitional housing programs for homeless persons. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit. Persons who have defaulted on a mortgage are not eligible for this program.

Under the April 2016 Substantial Amendment: Homebuyer assistance will be provided to a qualified, income-eligible household. The expected benefit to income-qualified person is direct homebuyer assistance for an affordable housing unit.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** HA-50-001  
**Activity Title:** Homebuyers' Assistance <50

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSPHA001

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Homebuyer Assistance

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 357,015.07

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 357,015.07

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

1

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Arlington

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Arlington

**Organization Type**

Local Government

**Proposed Budget**

\$ 357,015.07

**Location Description:**





This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A.

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Under the April 2016 Substantial Amendment: This activity will be made available to a family who will reside within the targeted census tract 1229.00. The address is 1602 Browning.

**Activity Description:**

Homebuyer assistance will be provided to qualified, income-eligible households for the homes acquired and rehabilitated in the areas of greatest need. The City will connect the NSP funds to programs for very low income households such as the Family Self-Sufficiency Program, Safe Haven Domestic Violence Shelter, and transitional housing programs for homeless persons. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit. Persons who have defaulted on a mortgage are not eligible for this program.

Under the April 2016 Substantial Amendment: Homebuyer assistance will be provided to a qualified, income-eligible household. The expected benefit to income-qualified person is direct homebuyer assistance for an affordable housing unit.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title:** PF-120-001 / NSP Public Facility

**Grantee Activity Number:** PF-120-001  
**Activity Title:** NSP+Public+Facility

**Activity Type:**

Rehabilitation/reconstruction of a public improvement

**Project Number:**

PF-120-001

**Projected Start Date:**

07/01/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**Activity Status:**

Completed

**Project Title:**

NSP Public Facility

**Projected End Date:**

07/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00



**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 0.00

**Benefit Report Type:**

Direct (Person)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

Total

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Arlington Housing Authority

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Arlington Housing Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

A public facility will be targeted in areas of greatest need. Targeted census tracts include 1221.00, 1229.00, 1115.22, 1115.24, 1115.43, 1115.41, and 1115.14. The City may furuter target high risk neighborhoods based on additional detailed data.

Under the April 2016 Substantial Amendment: The City of Arlington is proposing to remove "NSP Public Facility" as an additional, eligible activity from which to use funds under the NSP1 program.

The remaining funding under the NSP Public Facility activity will be used for other eligible NSP activities.

**Activity Description:**

The areas of greated need for acquisition and rehabilitated foreclosed properties includes the highest risk census block groups in East Central Arlington and Southeast Arlington. The expected benefit to income-qualified persons is through creation of a public facility for use with transitional housing for unwed mothers and their children for a finite period of time. Funds used for this activity will not be eligible to meet the set aside requirement.

Under the April 2016 Substantial Amendment: The City of Arlington is proposing to remove "NSP Public Facility" as an additional, eligible activity from which to use funds under the NSP1 program.



The remaining funding under the NSP Public Facility activity will be used for other eligible NSP activities.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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## Action Plan Comments:

Reviewer - Reviewer: Proposed accomplishments and budgeted amounts for all activities reflect information in the substantial amendment and are acceptable.

Reviewer - All revisions for this amended Action Plan were approved on 3/30/10. As indicated above, the changes included a reduction in the amount of funds budgeted for acquisition/demolition with transfers of these funds to the city's homebuyer's assistance and acquisition/rehabilitation activities.

LTH

Reviewer - Revisions included proposed accomplishments. Revision acceptable.

LTH 4/10/11

Reviewer - Incorrect accounting for PI.

Reviewer - Corrected earlier issue with other sources of funding.

Reviewer - minor changes to budget

Reviewer - Match funds for PF-120-001 may be minor issue. Future action plan revision may be needed to correct.

Reviewer - Proposed accomplishments and budgeted amounts for all activities reflect information in the substantial amendment and are acceptable.

Reviewer - Based on our review, the recommend changes are acceptable to continue funding the two activities at ADR-50-Browning and ADR-120-Selfridge, the request changes has already been approved in an Action Plan amendment.



- Reviewer - Returned for correction. Adjustment to program income required for Activity AR-120.
- Reviewer - Returned for correction. Adjustment to program income required for Activity AR-120.
- Reviewer - The above subject change the activity type for ADR-120 and ADR-50 is in accordance with the program guidelines. The change has been reviewed and approved.
- Reviewer - The changes are acceptable to changed incorrect activity types on ADR-120-001 and ADR-50-001 to ¿construction of new housing¿; to changed incorrect activity types on AR-120-001 and AR-50-001 to ¿rehabilitation/reconstruction of residential structure¿; and to change the duplicative responsible organization. Also, to delete ¿City of Arlington1¿ and ¿City of Arlington2¿ and replace with ¿City of Arlington¿ with current contact information.
- Reviewer - Grantee is in the process of closing out the grant in FY2018 and require revisions to the budget. Budget adjustments are for NSP eligible cost.
- Reviewer - Action Plan revision review completed and is acceptable for approval. The activity status for ADMIN, ADR-50 and ADR-120 were completed to resolve flags.

## Action Plan History

Version	Date
B-08-MN-48-0001 AP#1	06/18/2010
B-08-MN-48-0001 AP#2	07/28/2011
B-08-MN-48-0001 AP#3	01/31/2012
B-08-MN-48-0001 AP#4	09/14/2012
B-08-MN-48-0001 AP#5	03/13/2013
B-08-MN-48-0001 AP#6	01/31/2014
B-08-MN-48-0001 AP#7	07/16/2014
B-08-MN-48-0001 AP#8	10/16/2014
B-08-MN-48-0001 AP#9	04/20/2016
B-08-MN-48-0001 AP#10	09/19/2017
B-08-MN-48-0001 AP#11	11/21/2017
B-08-MN-48-0001 AP#12	01/24/2018
B-08-MN-48-0001 AP#13	04/26/2018
B-08-MN-48-0001 AP#14	07/03/2018
B-08-MN-48-0001 AP#15	07/12/2018
B-08-MN-48-0001 AP#16	10/10/2018
B-08-MN-48-0001 AP#17	11/01/2018

