

Grantee: Arlington, TX

Grant: B-08-MN-48-0001

October 1, 2018 thru December 31, 2018 Performance



Grant Number:

B-08-MN-48-0001

Obligation Date:**Award Date:****Grantee Name:**

Arlington, TX

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$2,044,254.00

Grant Status:

Active

QPR Contact:

Sheryl Kenny

LOCCS Authorized Amount:

\$2,044,254.00

Estimated PI/RL Funds:

\$720,423.85

Total Budget:

\$2,764,677.85

Disasters:

Declaration Number

NSP

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 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.

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.

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,756,277.60
Total Budget	(\$153,908.49)	\$2,610,769.36
Total Obligated	(\$153,908.49)	\$2,610,769.36
Total Funds Drawdown	\$0.00	\$2,610,769.36
Program Funds Drawdown	\$0.00	\$2,044,254.00
Program Income Drawdown	\$0.00	\$566,515.36
Program Income Received	\$0.00	\$720,423.85
Total Funds Expended	\$0.00	\$2,610,769.36
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$306,638.10	\$0.00
Limit on Admin/Planning	\$204,425.40	\$184,424.10
Limit on Admin	\$0.00	\$184,424.10
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$691,169.46	\$741,510.93

Overall Progress Narrative:

Construction is 100 percent complete for the remaining two housing units and both units have been sold to eligible households. All invoices have been processed and the NSP closeout process is underway.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, Administration	\$0.00	\$184,424.10	\$161,721.10
NSPADR001, Acquisition/Demo/Redevelopment	\$0.00	\$474,461.33	\$274,898.45
NSPAR01, Acquisition Rehab	\$0.00	\$881,488.08	\$601,620.67
NSPHA001, Homebuyer Assistance	\$0.00	\$1,070,395.85	\$1,006,013.78
PF-120-001, NSP Public Facility	\$0.00	\$0.00	\$0.00



Activities

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

Grantee Activity Number: ADR-120-001

Activity Title: Acquisition/Demolition/Redevelopment 120

Activity Category:

Construction of new housing

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

09/30/2018

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$235,473.71
Total Budget	(\$81,722.22)	\$235,473.71
Total Obligated	(\$81,722.22)	\$235,473.71
Total Funds Drawdown	\$0.00	\$235,473.71
Program Funds Drawdown	\$0.00	\$170,392.57
Program Income Drawdown	\$0.00	\$65,081.14
Program Income Received	\$0.00	\$169,867.08
Total Funds Expended	\$0.00	\$235,473.71
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: ADR-50-001

Activity Title: Acquisition/Demolition/Redevelopment 50

Activity Category:

Construction of new housing

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

09/30/2018

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$238,987.62
Total Budget	(\$72,186.27)	\$238,987.62
Total Obligated	(\$72,186.27)	\$238,987.62
Total Funds Drawdown	\$0.00	\$238,987.62
Program Funds Drawdown	\$0.00	\$104,505.88
Program Income Drawdown	\$0.00	\$134,481.74
Program Income Received	\$0.00	\$72,186.27
Total Funds Expended	\$0.00	\$238,987.62
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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 Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

