

Grantee: Arlington, TX

Grant: B-08-MN-48-0001

April 1, 2014 thru June 30, 2014 Performance Report



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:

No QPR Contact Found

LOCCS Authorized Amount:

\$2,044,254.00

Estimated PI/RL Funds:

\$528,122.36

Total Budget:

\$2,572,376.36

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.

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.

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.

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.

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.

| Overall | This Report Period | To Date |
|---|--------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,943,311.26 |
| Total Budget | (\$86,611.43) | \$2,572,376.36 |
| Total Obligated | (\$86,611.43) | \$2,572,376.36 |
| Total Funds Drawdown | \$1,612.45 | \$2,281,211.59 |
| Program Funds Drawdown | \$0.00 | \$1,871,242.98 |
| Program Income Drawdown | \$1,612.45 | \$409,968.61 |
| Program Income Received | \$0.00 | \$528,122.56 |
| Total Funds Expended | \$1,667.08 | \$2,281,345.63 |
| Match Contributed | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|--|--------------|--------------|
| 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 | \$182,207.88 |
| Limit on State Admin | \$0.00 | \$182,207.88 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|-------------------------------|--------------|--------------|
| NSP Only - LH - 25% Set-Aside | \$511,063.50 | \$713,165.08 |

Overall Progress Narrative:

The Arlington Housing Authority continues to work toward completion of two NSP properties, using program income. Currently, the housing units are undergoing a revised design, after several unsuccessful attempts to secure reasonable bids to construct the units using Structured Insulated Panels (SIP). The revised design will use traditional construction methods. When the design is complete, construction bids will be solicited as soon as possible.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--------------------------|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |



| | | | |
|---|--------|----------------|----------------|
| ADMIN, Administration | \$0.00 | \$184,424.00 | \$161,319.14 |
| NSPADR001, Acquisition/Demo/Redevelopment | \$0.00 | \$210,641.77 | \$52,550.00 |
| 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 | \$225,426.66 | \$49,739.39 |



Activities

Project # / Title: ADMIN / Administration

Grantee Activity Number: ADMIN

Activity Title: Administration

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

03/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington1

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$184,424.00

Total Budget

(\$3,865.67)

\$184,424.00

Total Obligated

(\$3,865.67)

\$184,424.00

Total Funds Drawdown

\$702.45

\$182,207.88

Program Funds Drawdown

\$0.00

\$161,319.14

Program Income Drawdown

\$702.45

\$20,888.74

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$724.87

\$182,309.71

City of Arlington1

\$724.87

\$182,309.71

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration and monitoring of Neighborhood Stabilization Program activities.

Location Description:

Administration

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------|
| Neighborhood Stabilization Program | \$0.00 |
| Total Other Funding Sources | \$0.00 |

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

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

Activity Category:

Clearance and Demolition

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington1

| Overall | Apr 1 thru Jun 30, 2014 | To Date |
|---|-------------------------|---------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total Budget | (\$23,707.38) | \$0.00 |
| Total Obligated | (\$23,707.38) | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |



| | | |
|--------------------------------|--------|--------|
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| City of Arlington1 | \$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.

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 Progress Narrative:

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 0/1 |

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------|
| Neighborhood Stabilization Program | \$0.00 |
| Total Other Funding Sources | \$0.00 |



Grantee Activity Number: ADR-50-001

Activity Title: Acquisition/Demolition/Redevelopment 50

Activity Category:

Clearance and Demolition

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

| Overall | Apr 1 thru Jun 30, 2014 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$210,641.77 |
| Total Budget | \$0.00 | \$210,641.77 |
| Total Obligated | \$0.00 | \$210,641.77 |
| Total Funds Drawdown | \$0.00 | \$82,955.28 |
| Program Funds Drawdown | \$0.00 | \$52,550.00 |
| Program Income Drawdown | \$0.00 | \$30,405.28 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$82,955.28 |
| City of Arlington2 | \$0.00 | \$82,955.28 |
| 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.

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 Progress Narrative:



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------|
| Neighborhood Stabilization Program | \$0.00 |
| Total Other Funding Sources | \$0.00 |

Project # / Title: NSPAR01 / Acquisition Rehab

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

Activity Category:

Acquisition - general

Project Number:

NSPAR01

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington1

Overall

| | Apr 1 thru Jun 30, 2014 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$145,508.24 |
| Total Budget | (\$59,073.37) | \$145,508.24 |
| Total Obligated | (\$59,073.37) | \$145,508.24 |
| Total Funds Drawdown | \$0.00 | \$145,508.24 |



| | | |
|--------------------------------|--------|--------------|
| Program Funds Drawdown | \$0.00 | \$80,836.88 |
| Program Income Drawdown | \$0.00 | \$64,671.36 |
| Program Income Received | \$0.00 | \$74,675.51 |
| Total Funds Expended | \$0.00 | \$145,508.24 |
| | | |
| Match Contributed | \$0.00 | \$0.00 |

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.

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 Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$145,508.24 |
| Total Other Funding Sources | \$0.00 |

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



Grantee Activity Number: PF-120-001

Activity Title: NSP Public Facility

Activity Category:

Rehabilitation/reconstruction of a public improvement

Project Number:

PF-120-001

Projected Start Date:

07/01/2012

Benefit Type:

Direct (Person)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Public Facility

Projected End Date:

07/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Arlington Housing Authority

| Overall | Apr 1 thru Jun 30, 2014 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$225,426.66 |
| Total Budget | \$34.99 | \$225,426.66 |
| Total Obligated | \$34.99 | \$225,426.66 |
| Total Funds Drawdown | \$910.00 | \$64,164.50 |
| Program Funds Drawdown | \$0.00 | \$49,739.39 |
| Program Income Drawdown | \$910.00 | \$14,425.11 |
| Program Income Received | \$0.00 | \$49,752.06 |
| Total Funds Expended | \$942.21 | \$64,196.71 |
| Arlington Housing Authority | \$942.21 | \$64,196.71 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

The areas of greatest 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.

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 further target high risk neighborhoods based on additional detailed data.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$225,426.66 |
| Total Other Funding Sources | \$0.00 |

