Housing Needs Assessment

Arlington Housing Authority
and City of Arlington

July 2015

9.0 Housing Needs

A. Housing Needs Assessment Overview

This section presents data and analysis regarding needs in the areas of Housing, Public Housing, Homelessness, Special Populations and Community Development.

Housing Needs Assessment

Summary of Housing Needs

According to the 2007-2011 ACS 5-year estimates, the City of Arlington has a population of 363,933, which is an increase of 9% from the 332,969 residents indicated in the 2000 Decennial Census. The ACS data also estimates that the number of households in Arlington grew 6%, from 124,852 households in 2000 to 132,182 eleven years later.

As of 2011, the median household income in the City of Arlington is $52,699, up 11% from 2000 . Approximately 51% of households earn less than 100% of the Area Median Income (AMI) and 40% of households are defined as low and moderate income (LMI), earning less than 80% of AMI (24 CFR 91.5). In accordance with the requirements of 24 CFR 91.205 (b), this section will address the housing needs for households earning less than 100% AFMI.

Based on the data below, households with one or more children under the age of 6 were the household type with the greatest percentage of households earning under 100% of AFMI (67%), while small families and households with at least one person between 62-74 years of age had the lowest percentage (41% and 42%, respectively).

Beyond describing households by type, it is important to understand the condition of the housing being occupied in order to ensure safe and sanitary conditions are being met. Housing units that do not meet minimum safe and sanitary thresholds are categorized as has having a “housing problem.” The consolidated planning guidelines define housing problems as one of four living conditions:

- Lacking complete plumbing (including hot and cold running water, a flush toilet, and a bathtub or shower)
- Lacking complete kitchen facilities (including a kitchen sink; a cooking stove, built-in burners, or a microwave oven; and a refrigerator)
- Overcrowding with more than 1.01 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 30% of household income on housing

Severe housing problems are a subset of the above conditions. The first two conditions (lacking complete plumbing or kitchen facilities) are considered to be severe enough as defined above. The second two are only considered severe if households experience:

- Overcrowding with more than 1.51 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 50% of household income on housing

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	332,969	363,933	9%
Households	124,852	132,182	6%
Median Income	$47,622.00	$52,699.00	11%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	14,840	14,960	23,365	13,925	65,090
Small Family Households *	5,615	5,975	10,010	5,925	37,330
Large Family Households *	1,620	2,325	3,320	1,895	5,290
Household contains at least one person 62-74 years of age	1,275	1,490	2,695	1,825	10,100
Household contains at least one person age 75 or older	945	1,360	1,640	905	3,240
Households with one or more children 6 years old or younger *	3,935	4,113	5,790	3,125	8,145
* the highest income category for these family types is >80% HAMFI					

Table 2 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	325	205	285	65	880	25	80	100	0	205
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	370	315	300	90	1,075	70	25	15	65	175
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	950	765	715	290	2,720	90	360	540	200	1,190
Housing cost burden greater than 50% of income (and none of the above problems)	7,525	2,860	625	130	11,140	2,000	2,410	1,645	475	6,530
Housing cost burden greater than 30% of income (and none of the above problems)	790	4,870	5,040	760	11,460	490	995	3,620	2,740	7,845

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,100	0	0	0	1,100	270	0	0	0	270

Table 3 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,165	4,145	1,920	580	15,810	2,180	2,880	2,300	740	8,100
Having none of four housing problems	1,440	5,885	11,535	5,615	24,475	685	2,050	7,610	6,995	17,340
Household has negative income, but none of the other housing problems	1,100	0	0	0	1,100	270	0	0	0	270

Table 4 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,080	3,625	2,800	10,505	910	1,485	2,765	5,160
Large Related	1,100	825	575	2,500	365	1,015	945	2,325

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Elderly	785	1,010	470	2,265	800	805	1,025	2,630
Other	3,850	3,245	2,115	9,210	580	505	835	1,920
Total need by income	9,815	8,705	5,960	24,480	2,655	3,810	5,570	12,035

Table 5 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	3,575	1,005	350	4,930	740	1,145	980	2,865
Large Related	925	235	40	1,200	300	555	75	930
Elderly	660	675	200	1,535	600	420	365	1,385
Other	3,550	1,160	90	4,800	525	410	235	1,170
Total need by income	8,710	3,075	680	12,465	2,165	2,530	1,655	6,350

Table 6 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	1,100	1,015	805	350	3,270	110	365	409	125	1,009
Multiple, unrelated family households	160	80	200	35	475	50	25	150	140	365
Other, non-family households	105	45	60	0	210	0	0	0	0	0
Total need by income	1,365	1,140	1,065	385	3,955	160	390	559	265	1,374

Table 7 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 8 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

According to the Arlington Housing Authority the waiting list for Housing Choice Vouchers contains 3,498 single-person households. Of this total 3,238 are non-elderly households and 260 are elderly.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Table 24 indicates that about 22% of the current housing vouchers are used by households with a disabled family member. According to the Arlington Housing Authority, 1,754 applicant households include persons with disabilities. Of this total 1,569 are non-elderly households and 185 are elderly. Housing assistance for victims of domestic violence, dating violence, sexual assault, and stalking is primarily coordinated by organizations such as SafeHaven of Tarrant County, a resource that maintains a 24/7 hotline and emergency shelter for this population group. SafeHaven also has resources for Rapid Rehousing vouchers and transitional housing units as well as an indepth network of other housing resources. On an annual basis, SafeHaven serves 700 adult and child victims of domestic violence at the Arlington shelter.

What are the most common housing problems?

Housing Cost Burden is by far the most common housing problem among all income and racial groups. Very low income households are most in need of temporary rental assistance to maintain stable housing. As housing ages in Arlington, there is also a need for housing rehabilitation.

Are any populations/household types more affected than others by these problems?

Approximately, 69% of households earning less than 80% of AMI paid more than 30% of their income for rent (69% of LMI renters, and 66% of LMI homeowners were housing cost burdened). Of those households experiencing a severe cost burden (paying more than 50% of income for housing), the city's lowest income rental households (those earning less than 50% AMI), comprised the vast majority. Approximately, 95% of severely cost burdened renter households and 73% of severely cost burdened owner households earned less than 50% AMI

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The most common characteristics of low-income individuals and families who are housed, but at imminent risk of homelessness, include status as a single parent and employment at or near the minimum wage, with few employer-paid benefits. The majority of these households are headed by females and the average age is between 30 and 50 years. The primary reason for households facing eviction and potential homelessness is the occurrence of a crisis, such as job loss, reduction of hours, lay-off, medical emergency or inability to pay health care expenses, domestic violence situations, or other situations that effect financial stability, leading to inability to pay rent. The most common needs of this group include access to rental assistance payments, utility payments, job search assistance, medical care, and supplemental assistance, such as food stamps, Medicaid, and or the Children's Health Insurance Program (CHIP). Families in unstable housing situations and those experiencing a crisis, often need guidance from knowledgeable case managers to navigate available resources.

Homeless families and individuals who have received rapid re-housing are primarily characterized by larger household sizes. Typically, the head of household is a single female, with lower levels of education and minimal job skills. These families may be victims of domestic violence and/or a history of evictions due to inability to pay rent. The primary needs of this group include job skills training, access to higher wage jobs, transportation, affordable childcare, health insurance, and quality affordable housing. For individuals nearing the end of their Rapid Rehousing Assistance, many are able to sustain housing without subsidies, while others are referred to longer-term housing solutions.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households that are considered most at risk of homelessness and therefore eligible for HUD homelessness prevention resources include those with an income of 30% AMI or less and a notice to vacate or an eviction notice.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households that face potential homelessness include very low income individuals that are severely cost-burdened and/or low-income households facing one or more crisis events, causing them to be unable to

pay rent. Housing Cost burden is the greatest housing problem City of Arlington residents face as overcrowding and substandard housing are minimal compared to those experiencing cost burden.

Discussion

As discussed above, housing needs vary depending on the characteristics of the population, however, across all groups, races and income levels, housing cost burden appears to be the predomimant housing need that affects all groups.

Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As discussed in the previous section, the consolidated planning guidelines define housing problems as one of four living conditions:

- Lacking complete plumbing (including hot and cold running water, a flush toilet, and a bathtub or shower)
- Lacking complete kitchen facilities (including a kitchen sink; a cooking stove, built-in burners, or a microwave oven; and a refrigerator)
- Overcrowding with more than 1.01 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 30% of household income on housing

In each of the tables in this section there is a column that indicates the "percentage of the population that has one or more of the four housing problems" as defined by the consolidated planning guidelines. Racial and ethnic groups at specific income levels are considered to have disproportionately greater housing needs than the rest of the community if a substantially larger share (a difference of 10 percentage points or more) of the householders belonging to that group experiences one or more of the four problems than does the "jurisdiction as a whole" at that income level. For example, Table 10 shows that 86% of all households in the "jurisdiction as a whole" that earn less than 30% AMI had one or more housing problems; however, the table also shows that 92% of Hispanic households (earning less than 30% AMI) had one or more housing problems, which means Hispanic households are 7 percentage points higher than the jurisdiction as a whole. In this example, the percentage of Hispanic households that had one or more housing problems was not 10 percentage points greater than the jurisdiction as a whole, so Hispanic households that earn less than 30% AMI are not deemed to have a disproportionately greater need than the greater population.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,500	935	1,120
White	5,290	565	405
Black / African American	3,575	200	265
Asian	990	75	270

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	15	0	15
Pacific Islander	0	0	0
Hispanic	3,330	89	165

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,415	2,450	0
White	4,275	1,310	0
Black / African American	2,570	290	0
Asian	695	125	0
American Indian, Alaska Native	120	45	0
Pacific Islander	10	0	0
Hispanic	4,530	675	0

Table 10 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,975	13,145	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	5,040	6,350	0
Black / African American	2,560	2,560	0
Asian	795	715	0
American Indian, Alaska Native	75	105	0
Pacific Islander	0	0	0
Hispanic	3,230	3,305	0

Table 11 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,135	9,995	0
White	2,610	5,715	0
Black / African American	1,095	1,775	0
Asian	260	350	0
American Indian, Alaska Native	0	15	0
Pacific Islander	55	0	0
Hispanic	990	2,005	0

Table 12 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Based on the data above, a disproportionally greater housing need does not exist with any of the racial groups, with the exception of the small population of Pacific Islanders. According to the 2009-2013 ACS data, 163 Pacific Islanders live in the City of Arlington, less than .05% of the total population of the City. Because this population is so small, in several data groups above, the housing need for Pacific Islanders

in a particular income group presents at 100%. Due to the size of the population of this race in the city, the number is so small that it is likely affected by the margin of error, and therefore, not significantly presenting as a disproportionate need.

Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As mentioned in the previous section, severe housing problems are a subset of the four general conditions outlined in the consolidated planning guidelines. The first two conditions (lacking complete plumbing or kitchen facilities) are considered to be severe. The second two are only considered severe if households experience:

- Overcrowding with more than 1.51 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 50% of household income on housing

Racial and ethnic groups at specific income levels are considered to have disproportionately greater housing needs than the rest of the community if a substantially larger share (a difference of 10 percentage points or more) of the householders belonging to that group experiences one or more of the four problems than does the total universe of households at that income level.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,775	2,665	1,120
White	4,735	1,120	405
Black / African American	3,335	440	265
Asian	775	290	270
American Indian, Alaska Native	15	0	15
Pacific Islander	0	0	0
Hispanic	2,655	765	165

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,535	9,325	0
White	1,870	3,715	0
Black / African American	960	1,905	0
Asian	500	320	0
American Indian, Alaska Native	80	90	0
Pacific Islander	0	10	0
Hispanic	2,010	3,195	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,035	21,080	0
White	1,465	9,925	0
Black / African American	730	4,390	0
Asian	355	1,150	0
American Indian, Alaska Native	0	180	0
Pacific Islander	0	0	0
Hispanic	1,435	5,100	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	13,785	0
White	545	7,780	0
Black / African American	135	2,730	0
Asian	105	505	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	55	0
Hispanic	545	2,455	0

Table 16 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

With regards to severe housing needs, no race presents a disproportionately greater need with the exception of the Asian race in the 30%-50% of AMI range where 61% of this population has a severe housing need compared with 37% of the general population. According to the data provided by HUD, approximately 820 Asian households in Arlington are earning between 30%-50% of AMI (500 of which have a severe housing need, including paying more than 50% of their income for rent). When reviewing the location of the low-mod Asian population using CPD maps, there is large number of Asian households living in a low-income census tract surrounding the University of Texas at Arlington which is primarily comprised of student housing. According to CPD maps, this tract is 80% low-mod and 30% of the 1580 households living in this tract are Asian (or 474 households). Data from UT-Arlington also indicates that 10% of the student body at the university is Asian. As of spring 2015, the University has an on-campus and commuter enrollment of about 36,000 students, which would attribute about 3600 Asian residents to the population of the City of Arlington. Therefore, this disproportionate need is believed to be primarily due to college students who are paying market rents with little or no income other than parental or other financial aid support.

According to 2009-2013 ACS data, approximately 26,900 Asian residents lived in the City (7.4% of the population).

Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section seeks to identify particular racial or ethnic grous that may present a disproportionately greater need for housing cost burden categories than the City as a whole.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	87,060	25,780	18,355	1,290
White	53,935	11,270	7,955	460
Black / African American	12,830	5,690	4,590	305
Asian	4,395	1,345	1,285	310
American Indian, Alaska Native	400	125	95	15
Pacific Islander	0	65	0	0
Hispanic	14,370	6,730	4,045	200

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

According to the data provided above no race presents a disproportionately greater need within the Housing Cost Burden categories. Pacific Islanders again present a 100% housing burden need for the 65 households that reside in the City, however this is less than .05% of the housing units in the city and is attributed to the small data sample that exists for this racial group.

Disproportionately Greater Need: Discussion

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

No racial or ethnic group clearly presents a disproportionately greater need in any of the above categories with the expectation of the 30%-50% of AMI Asian population, described above, which is attributed to the large percentage of the student population living around the university area.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In both the target areas identified in the Consolidated Plan, a variety of races and ethnic groups are present. For example, in the East Arlington Target area, 58% of residents are Hispanic, 14% are Black/African American and 5% are Asian. This adds to the culture characteristics of these target areas but due to the low income nature of these areas, it also provides opportunities to assist different racial and ethnic groups in a neighborhood setting with support services such as language training, financial stability programs, job training/education opportunities and housing support/rehabilitation.

Public Housing

Introduction

The Housing Authority of the City of Arlington was established in 1976 under Texas Local Government Code Section 392. In 1988, the Housing Authority executed an interlocal cooperation agreement with the City of Arlington, effectively, making Housing Authority employees City employees as well as transferring administrative support functions such as workforce services to the City government. While the Housing Authority has no traditional public housing units, it administers approximately 3,600 Housing Choice Vouchers. The Arlington Housing Authority leveraged public/private partnerships to provide supportive services to participants in the following programs over the last 10 years: Shelter Plus Care, HOME Tenant Based Rental Assistance (TBRA), Supportive Housing Program, Homeless Housing and Supportive Program, Homelessness Prevention and Rapid Re-Housing Program, and Emergency Solutions Grants.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,392	0	3,279	0	15	77

Table 18 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,705	0	11,616	0	14,253
Average length of stay	0	0	0	5	0	5	0	8
Average Household size	0	0	0	2	0	2	0	4
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	586	0	545	0	0
# of Disabled Families	0	0	0	742	0	695	0	4
# of Families requesting accessibility features	0	0	0	3,392	0	3,279	0	15
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 19 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,133	0	1,071	0	8	46
Black/African American	0	0	0	2,045	0	2,003	0	7	24
Asian	0	0	0	181	0	172	0	0	7
American Indian/Alaska Native	0	0	0	22	0	22	0	0	0
Pacific Islander	0	0	0	11	0	11	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 20 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	430	0	416	0	3	7
Not Hispanic	0	0	0	2,962	0	2,863	0	12	70
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 21 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Arlington does not have Public Housing units or Public Housing Tenants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of Housing Choice Voucher holders mirror the general low-income populations of the city. Need for better transportation opportunities, access to senior services, as well as education and job training opportunities. In addition, staff also commented on what appears to be a recent trend in the greater DFW area including Arlington where owners and property management companies of large multifamily apartment developments are with increasing numbers unwilling to accept Section 8 vouchers. Historically, the success rate of participants with Housing Vouchers has been in excess of 90% however; within the last twelve to eighteen months success rates have dropped into the 60% range. Housing Authority staff are increasing efforts to market the benefits of the Housing Choice Voucher program to landlords as limited administrative funding resources permit.

How do these needs compare to the housing needs of the population at large

The needs of the Housing Choice Voucher holders in the City of Arlington are reflective of the needs of other low and moderate residents in the City of Arlington.

Homeless Needs Assessment

Introduction:

Data for the table below has been provided by the Tarrant County Homeless Coalition from the Point in Time Count and the Homeless Management Information System (and comparable data bases) for homeless individuals living in Arlington, Texas.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	150	1,045	311	287	58
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	34	112	775	740	731	20
Chronically Homeless Individuals	1	44	51	21	23	15
Chronically Homeless Families	0	6	11	4	3	9
Veterans	5	10	80	75	64	22
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	5	4	3	19

Table 22 - Homeless Needs Assessment

Data Source Comments: HMIS and Comparable data set for victims of domestic violence

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Not applicable, since data is available.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	360	22
Black or African American	411	8
Asian	18	3
American Indian or Alaska Native	4	0
Pacific Islander	3	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	284	2
Not Hispanic	678	25

Data Source Comments: An additional 149 Sheltered persons reported their race as "Other race or more than 1 race"

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During the 2015, Point in Time Count, there were 150 persons in families with children identified as homeless in Arlington. All of these families were residing in either a homeless shelter or in transitional housing with rental assistance provided by one of several homeless service programs. During a one year period, there were 1,045 homeless persons in families with children identified in the Homeless Management Information System (HMIS) and comparable data base (for victims of domestic violence). This group experienced homelessness for an average length of time of 58.67 days, the longest average length of homelessness for any subpopulation group.

During the 2015, Point in Time Count, there were five unsheltered homeless veterans and ten sheltered homeless veterans identified in Arlington. There are approximately 80 veterans that experience homelessness each year in Arlington. On average, veterans are homeless for 22 days, and are able to quickly find resources to assist them in moving to stable housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Approximately 38 percent of sheltered homeless are white, 43 percent are Black or African American, 2 percent Asian, 1 percent American Indian or Pacific Islander, and 16 percent other race or multi-race. For unsheltered homeless, 67 percent are White, 24 percent Black or African American, and 9 percent Asian. The ethnic composition of homeless individuals in shelters includes 30 percent Hispanic and 70 percent non-Hispanic. The unsheltered homeless population includes 7 percent Hispanic and 93 percent non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the latest Point in Time (PIT) Count, conducted on January 22, 2015, Tarrant County has a total of 1,914 homeless individuals on any given night. Arlington's share of the total PIT estimated homeless population in Tarrant County is 14.5 percent or 279 individuals. The homeless count team identified 34 unsheltered homeless in Arlington, which is 12 percent of Arlington's homeless population. Additionally, 133 individuals were in homeless shelters on January 22, 2015, accounting for nearly 50 percent of homeless individuals identified in Arlington on that date. The remaining 112 individuals were in Transitional Housing for homeless families. There are three homeless shelters in Arlington to address the needs of homeless families and individuals. Unsheltered homeless individuals are outreached through a team of service providers and community outreach workers.

Discussion:

The City of Arlington has between 10 and 15 percent of the homeless population in Tarrant County, or a total of 279 individuals on any given day, according to the 2015 Point in Time count. On any given day, 133 individuals are housed in one of three homeless shelters in Arlington, another 112 reside in transitional housing and 34 are unsheltered. Outreach is provided to unsheltered homeless by a coordinated outreach team in an attempt to link them with housing and services and register them with the Centralized Assessment System.

Households that face potential homelessness include very low income individuals that are severely cost-burdened and/or low-income households facing one or more crisis events, causing them to be unable to pay rent. The needs of families facing possible homelessness was assessed through community-wide 211 data and from consultation with local non-profit organizations. Data from the 211 system indicates that the top 10 requested needs in Arlington include Food Stamps, Medicaid, Utility Bill Assistance, Rent Payment Assistance, Food Pantries, and Housing Subsidies. The call center received a total of 5,806 requests for rental payments and/or housing subsidies from Arlington residents in 2013. Staff of the 211 Call Center follow-up with residents to see if they were able to access the needed service and determine unmet need. Unmet need was 3 percent for residents seeking rental payments and 1 percent for housing subsidies. The homeless assistance hotline was available to individuals unable to locate other resources in an effort to prevent eviction and homelessness.

Consultation with local non-profits resulted in the following identified needs and trends:

- Increase in homeless women with children (i.e. female beds are always at capacity), elementary school children, single fathers, chronic homeless, LGBTQ, already employed homeless, etc.
- Increase in homeless clients with jobs, however jobs tend to be seasonal, resulting in an inability to afford rent. There is an identified need to connect individuals with skills training and higher paying, full-time jobs.
- Transportation is an issue that prevents some working clients from accessing better job opportunities, including inability to afford a vehicle and lack of public transportation that serves Arlington.

- Shelter Capacity is becoming a greater issue. Arlington Life Shelter, the primary general Homeless Shelter in Arlington had 146 days over capacity in the last year.
- Human trafficking victims are now being served by the shelters and this can make it difficult when male teenagers and female teenagers/young adults are in the same shelter.
- Shelter stay lengths are increasing due to increases in the length of time for clients to become financially stable.
- Current needs for the shelter are: childcare, employment, housing, volunteer and home supplies.
- There are 1761 homeless students being served by the Arlington ISD (cumulative in the 2014-2015 school year to February).
- Of the 146 unaccompanied youth reported, some of the causes of homelessness are: physical abuse, sexual abuse, parents/guardian substance abuse, they have been thrown out of the house (due to pregnancy, LGBTQ, age, etc.).
- Among the issues that homeless students face are: transportation, jobs, immigration status, distant location of the Youth Shelter (Fort Worth), lack of mentorship (especially for high school students), self-esteem issues, anger issues, etc.

Non-Homeless Special Needs Assessment

Introduction:

This section outlines the characteristics and needs of non-homeless special needs individuals as defined by HUD. Special needs populations include elderly and the frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with alcohol and other drug addiction, persons with HIV/AIDS, and victims of domestic violence. In addition, this section discusses the characteristics and needs of persons with limited English proficiency.

Describe the characteristics of special needs populations in your community:

The characteristics and needs of each of the population groups listed above are addressed in Attachment 1: Non-Homeless Special Needs Assessment.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations are addressed in Attachment 1: Non-Homeless Special Needs Assessment.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Tarrant County Public Health stopped reporting HIV/AIDS data in 2010. As of the last publication, the County had 181 reported cases of HIV and 102 cases of AIDS. Data from the last report indicate that the City of Arlington had approximately 34 AIDS cases and 51 HIV cases in the period October 2008 through September 2009. The AIDS Outreach Center (AOC) reports 72 individuals with HIV/AIDS in Arlington in the last complete calendar year. AOC also reports that approximately 33 percent of their total cases in Tarrant County are located in Arlington. AOC serves approximately 130 individuals each year in Arlington with testing and referrals to housing and related services.

Arlington the top zip codes are 76006, 76010, 76002, and 76011 for HIV infection. Arlington ranks second to Fort Worth in the number of HIV/AIDS cases.

Discussion:

This section discusses the primary needs of several special needs population groups in Arlington. The strategic plan addresses these needs with a variety of programs, including support for meal programs for elderly and frail elderly, HIV/AIDS prevention and treatment, substance abuse treatment and counseling, shelter and services for victims of domestic violence, and basic literacy and English as a Second Language (ESL) for individuals with limited English proficiency.

Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities:

Among other activities, the City of Arlington 2014, bond package includes, in the next five years, an investment of $60,000,000 in parks and recreation centers, and $9,780,000 in fire facilities. The activities to be undertaken include renovation of recreation centers, trails, and parks, including one recreation center paired with a library in East Arlington, the renovation of a sports center, and the acquisition of park land. The funds invested in fire facilities will serve for the remodeling of the fire training center and the rebuilt of a fire station. These are among the needs in public facilities identified in the Arlington community and that will be addressed in the next five years.

In addition to the projects mentioned above, an investment of $6,090,000 for libraries is included in the 2014 Bond Package. These funds will primarily serve to the remodeling of a library and the construction of the library paired with a recreation center in the East Arlington Target Area.

The newly adopted City of Arlington Comprehensive Plan calls for seven catalyst projects including, creation of a neighborhood program, development of a full-service destination hotel, aesthetic improvements to Arlington's major corridors, additional downtown development, mixed use office space, business incubator and an expanded network of greenways. Additional public facility needs include a head start center for ages 0-3 and a multi-generational and/or senior center.

How were these needs determined?

The process to put together a package of projects began in late 2013, when city department staff reviewed master plans, assessed needs, reviewed citizen input and reviewed recommendations from boards and commissions such as the Parks and Recreation Board and developed a list of high-priority projects. At the same time, the City Council appointed a Citizens' Bond Committee, made up of 19 citizens. The Citizens' Bond Committee met over a dozen times between March and May 2014 to gather information about each proposed project and further prioritize the list. As part of their process, they listened to presentations of proposed projects, went on a tour of project locations and held two public open houses to receive feedback. In May, P&Z considered the package and recommended the proposed projects to City Council. City Council then spent the summer deliberating on the project list. After months of public input, the Arlington City Council unanimously approved a package of bond projects that will focus on streets, parks, fire facilities and libraries. The City Council accepted and approved the CBC's recommendations and decided to add a fifth year to the proposed bond program. With that fifth year of funding, the City Council added several additional roadway projects. In August, the City Council voted to call the election for November 2014. The 236 million bond program was approved by voters in the November 4, 2014 municipal election.

Additional efforts which identified needs for public facilities include citizen involvement and input in the Comprehensive Planning process culminating in the City Council adoption of the new Comprehensive Plan entitled "the 99 Square Mile Plan." Resident surveys developed for both the Comprehensive

Housing Strategy and the 2015-2019 Consolidated Plan public input process also helped identify the needs for public facilities over the next five years.

Describe the jurisdiction's need for Public Improvements:

Among other activities planned to answer the needs of Arlington residents, the 2014 Bond Package allocated a large portion of its funds to street improvements. Indeed, under that bond, street improvements will be allocated $160,130,000. These funds will be used for irrigation repair, signal/ITS and residential rebuild programs; it will also be used for right-of-way acquisition, construction or reconstruction of roadways, for a sidewalk design and reconstruction program, for a construction material testing program, and for matching state grant funds.

Other public improvement needs that will be addressed over the next five years include infrastructure improvements outline in the New York Corridor Plan, the redevelopment of Abram Street, neighborhood street improvements in the East Arlington and NRSA target areas and the Division Street Corridor.

Priority projects for the Parks department that were proposed for the 2014 bond package include Hugh Smith Recreation Center (being redeveloped with the East Arlington Branch Library), Rush Creek Linear Park, Bowman Branch Linear Park, Helen Wessler Pool, Harold Patterson Sport Center, River Legacy Park renovations, C.W. Ditto Golf Course, Randol Mill Park, Multi-Generational Center, Fielder Park, FJ Red Kane Park, Cliff Nelson Park, Clarence Thompson Park, Harris Road Park Development, Eden Road-Mansfield Webb Park Development and an Active Adult Center.

How were these needs determined?

The development of the New York Corridor Plan as well as the citizen input process for the 2015-2019 HUD Consolidated Plan provided multiple opportunities for citizen input and interaction. In addition, the Parks Master Plans included citizen and neighborhood level input as well as input and direction from Arlington City Council. The needs for the public improvements that would be undertaken with the 2014 Bond Package was determined under the same process as the one described above. That process comprised all the projects included in the bond package which consist of street improvements, parks and recreation projects, fire facilities projects and finally libraries projects.

Describe the jurisdiction's need for Public Services:

The City of Arlington provides various public services to its residents and HUD grants help fund some of those public services. CDBG dollars are used to fund public services such as meals and case management for the disabled and elderly, abused and neglected children services, adult literacy and ESL citywide and in the NRSA, case management for persons with substance abuse, testing and case management for persons with HIV/AIDS, transportation services, health services, youth services, childcare and many more. These public services are crucial to Arlington residents with low and moderate income. Thus, the

City plans to continue to fund these types of services over the next five years. Additionally, the City anticipates more need in childcare services that would require to be addressed in the coming years. Childcare Associates, an affordable childcare service provider, has a waiting list of 165 infants, 0 to 3 year's old, from low income families on one of its Arlington location. This reflects the need for more affordable childcare services for that particular location. If not addressed, this lack of space in childcare for eligible infants could be an impediment to professional and financial stability for the infant's parents or providers.

The City provides other public services with ESG and HOME grants. ESG help fund public services such as emergency shelter and rapid rehousing services for victim of domestic violence and homeless. HOME grant is used to fund public services such as homebuyer's assistance programs, tenant-based rental assistance program, and CHDO activities. For these types of services as well, the City anticipates that it will continue to fund them over the next five years.

Other needs in Arlington identified through focus groups with service providers are transportation, homeless prevention, homeless services, senior services, services and housing for people with disabilities, services for people with substance abuse, youth services, affordable housing, and shelter infrastructure.

The community survey also gave an insight of the needs identified by the residents to be the most important. The top three needs identified in the survey for homeless services were: homeless prevention, domestic violence shelters, and housing for homeless families. For housing resources the top three needs were affordable homeownership, affordable rental housing, and housing rehabilitation for owners. The top three community development needs identified by the survey are street improvements, neighborhood revitalization, and economic development. For social services those needs were crime awareness and prevention, transportation, and finally job training and employment services.

How were these needs determined?

The City of Arlington works in collaboration with United Way that provide planning services to the City. United Way conduct studies pertaining to public services in Arlington and provide recommendations to the City that consult with them regularly. In addition, United Way organize a monthly meeting for public services providers in Arlington where they exchange about service's needs and gaps in Arlington. The City participates to those meetings, and examples of topics discussed include employment assistance, youth services, and homeless services among many more.

The service provider focus group was conducted in preparation of the 2015-2019 Consolidated Plan on August 6, 2014. Service providers came together to discuss the public services needs they anticipated for the next five years in Arlington.

In early November 2014, a community survey, in English and Spanish, was published. It was posted on the City website and SpeakUp Arlington, a City website totally dedicated to citizen's engagement. The

survey was also distributed electronically and physically to community organizations and service providers. It closed on January 15, 2015, and 427 responses were received in English and 21 in Spanish. The participants were asked to rate the need for each public service using 4 ratings levels: strong need, moderate need, low need and no need.

Public Service, Infrastructure and Public facility needs were also address by internal City Staff and partners during an internal working group meeting in January 2015. Three public hearings were held between January and April 2015 to give citizens, service providers and other community stakeholders and opportunity to provide input to these needs as well. Finally, one-on-one meetings were held with service providers such as Arlington Life Shelter, Salvation Army and Mission Arlington to help identify areas that need priority focus for public services in the next five years.

B. Housing Marketing Analysis

Overview

The City of Arlington Housing Market Analysis provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing. The analysis is primarily based upon data from the 2008-2012 5-Year American Community Survey (ACS), as it provides a complete and consistent data set. The City of Arlington's housing inventory increased by 14,923 units (11.4) percent since 2000. This growth can be attributed to an 11.7 percent (7,962 units) increase in owner-occupied housing. The city's inventory of renter-occupied units has decreased by 1.1 percent (599) units since 2000. The city experienced an increase in the number of vacant housing units which increased by 127 percent (7, 565 units) since 2000.

From 2000 to 2012, the City experienced a 32 percent (5,582 units) decrease of units in 20 or more unit structures. The loss of these units has pricing implications, especially for low-income households since it comprises 13.5 percent of the total housing units in the city. There are 27,489 households (50.2 percent) cost-burdened renter households in the City and the number of cost-burdened renter households in the City has increased by 42.5 percent (8,203 renters) since 2000.

The current median rent for two-bedroom ($813) and three-bedroom ($1,058) units in the City result in significant affordability gaps for "extremely low" and "very low" household income categories. Owner-occupied housing units with a mortgage comprise 74.2 percent (56,614 owner units) of the City of Arlington's total owner-occupied housing units, and there are 17,652 (31.3 percent) cost-burdened owner households with a mortgage in the City.

The City's median monthly owner cost with a mortgage is $1,446 compared to $569 for owners without a mortgage. There are significant gaps in the supply of owner units within the price range of all household income categories with the exception of "moderate" income households. Affordability gaps within the "extremely low-income" and "very low-income households are expected as ownership opportunities within these lower income levels is often cost prohibitive.

There is a significant gap in the supply of affordable renter units for "extremely" low income households, but sizeable gaps also within the price ranges of "moderate" and "upper" renter household income categories. There has been a 19 percent increase in the March 2013-2014 year over year median value of single-family homes in the City.

NOTE: For the purposes of this Market Analysis, FY2014 HUD Median income of $65,800 was used. Moderate income includes households that make 80-100% of median income; Low-income includes households earning between 50-80% of median income; Very-low income include households earning

between 30-50% of median income and Extremely low-income includes households earling below 30% of median income.

Additional categories of Middle Income (100-120%) and Upper Income (over 120% of MFI) may also be discussed in this analysis.

Number of Housing Units

Introduction

The City of Arlington has a mix of housing types for various income levels and household sizes. Aging housing stock is in need of rehabilitation, more affordable housing is needed for low-income households that are cost burdened, and additional housing is needed for special needs populations.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	86,728	60%
1-unit, attached structure	4,818	3%
2-4 units	11,547	8%
5-19 units	27,390	19%
20 or more units	12,080	8%
Mobile Home, boat, RV, van, etc	2,735	2%
Total	***145,298***	***100%***

Table 1 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

City of Arlington, TX Housing Supply & Demand: Owner Housing

	Income Category	Number of City Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Extremely Low Income	0-30% MFI			30% MFI	0-30% MFI	
	$0 - $19,740	20,247		$49,350	3,443 (5%)	(16,804 units)
Very Low Income	31-50% MFI		31% MFI	50% MFI	31-50% MFI	
	$20,398 - $32,900	19,478	$50,995	$82,250	10,513 (14%)	(8,965 units)
Low Income	51-80% MFI		51% MFI	80% MFI	51-80% MFI	
	$33,558 - $52,640	24,297	$83,895	$131,600	23,361 (31%)	(936 units)
Moderate Income	81-100% MFI		81% MFI	100% MFI	81-120% MFI	
	$53,298 - $65,800	13,084	$133,245	$164,500	14,196 (19%)	1,112 units

Source: U.S. Census, 2012 ACS

City of Arlington, TX Housing Supply & Demand: Renter Housing

	Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Extremely Low Income	0-30% MFI			30% MFI	0-30% MFI	
	$0 - $19,740	15,237		$494	2,304 (4%)	(12,933 units)
Very Low Income	31-50% MFI		31% MFI	50% MFI	31-50% MFI	
	$20,398 - $32,900	12,576	$510	$823	23,035 (41%)	10,459 units
Low Income	51-80% MFI		51% MFI	80% MFI	51-80% MFI	
	$33,558 - $52,640	11,928	$839	$1,316	20,845 (27%)	8,917 units
Moderate Income	81-100% MFI		81% MFI	100% MFI	81-120% MFI	
	$53,298 - $65,800	4,835	$1,333	$1,645	3,355 (6%)	(1,480 units)

Source: U.S. Census, 2012 ACS

Housing Supply and Demand by Income Level

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	90	0%	1,842	3%
1 bedroom	735	1%	19,476	35%
2 bedrooms	5,030	7%	20,009	36%
3 or more bedrooms	71,439	92%	13,561	25%
Total	***77,294***	***100%***	***54,888***	***99%***

Table 2 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Arlington has a total of 39 multi-family properties in the city that are assisted with federal, state and local programs. These assistance programs may include Housing Choice Vouchers, Project-based Section 8, Low-Income Housing Tax Credits (LIHTC), HUD-assisted mortgages, HOME-assisted units and others for income categories of below 30%-80% AMFI. The number of units per site ranges from 403 to 6. The total number of all subsidized units in the city is 6,617, which is 12.3 percent of the number of housing units other than 1-unit structures.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Based on the latest HUD Multifamily Assistance and Section 8 Contract Expiration database there are currently three properties listed in the City of Arlington which may lose their affordibility restrictions. Arlington VOA Living Center has 15-units, Fort Worth VOA Living Center 6-units and VOA Community Home 7-units. It is not clear if these properties expired contracts during the ConPlan period. Arlington New Beginnings (a HOME-funded project) will lose their affordability restrictions in 2019.

Does the availability of housing units meet the needs of the population?

Based on Table 23, 60% of the total number of housing units in the city are 1-unit structures, 5-19 units accounts for 19% of the total housing units and only 8% accounts for 20 or more units structures. 92% of owners occupy a unit size with 3 or more bedrooms compared to 7% for 2 bedrooms and 1% for a 1 bedroom. 35% of renters occupy 1 bedrooms, 36% of renters occupy 2 bedrooms and 25% occupy 3 or more bedrooms within the city.

According to 2008-2012 ACS data, the city's inventory of renter-occupied units has decreased by 1.1 percent (599) units since 2000. The city experienced a slight increase in the number of vacant housing units which increased by 127 percent (7, 565 units) since 2000.

From 2000 to 2012, the City experienced a 32 percent (5,582 units) decrease of units in 20 or more unit structures. The loss of these units has pricing implications, especially for low-income households since it comprises 13.5 percent of the total housing units in the city.

The Housing Market Analysis conducted in the Fall of 2014 identified significant gaps in the rental and owner market for extremely low income households (0-30% of MFI) as well as gaps in owner-occupied housing stock for very low income (30-50% of MFI) and low-income (50-80% of MFI), however a surplus in rental housing stock actually exists in both the very low and low income ranges which could help offset the VLI gap, if rental subsidies were available to assist these families. With regards to moderate income housing, a small surplus exists with owner units and a small gap exists in rental units, which could also be filled by the surplus of rental housing available at lower income levels (VLI and LI). The attached JPEG chart illustrates the availability of housing units at each income level.

Describe the need for specific types of housing:

The Housing Market Analysis demonstrated a gap in housing supply for extremely low and very low-income owner occupied households, but recommended focusing on the significant gap of affordable renter units for extremely low income households. This need may be address with the surplus supply of rental units priced for the very low-income and low income households (see attached JPEG graphic detailing the housing surplus and gaps by income group). The city must also address the age and housing conditions of its housing stock. The age and the condition of the housing stock is a very important variable when assessing the overall characteristics of the local housing market. According to 2008-2012 data 1.8 percent of housing units in Arlington are lacking complete plumbing or kitchen facilities. Additionally, 4.9 percent of housing units are estimated as being overcrowded. Overall, the amount of substandard units in the City of Arlington has increased by 64 percent since 2000, most likely due to an aging housing stock. The level of affordable housing is largely determined by job growth and retention. The availability of an existing supply of various housing types and price levels must be maintained to address the housing demand of the variety of occupations that comprise the local industrial base.

Discussion

Census data was used to assess the ability of the City's current housing stock to meet the needs of its population. The data show a need for housing for families and different income levels in the city. Currently, the availability of housing in city does not completely meet the needs of the population in low and moderate income categories, and improvements have been identified in the areas of rental assistance, housing rehabilitation, energy-efficient housing, owner-occupied housing, and housing for special needs populations. The City of Arlington will address the housing needs and affordability of key income categories for both owner-occupied and renter household.

Housing Market Analysis: Cost of Housing

Introduction:

The following sections describe the significant characteristics of the jurisdiction's housing market, including the supply, demand, condition, and cost of housing and the housing stock available to serve persons with special needs.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	94,800	131,800	39%
Median Contract Rent	550	657	19%

Table 3 - Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	10,301	18.8%
$500-999	38,686	70.5%
$1,000-1,499	4,796	8.7%
$1,500-1,999	711	1.3%
$2,000 or more	394	0.7%
Total	***54,888***	***100.0%***

Table 4 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,385	No Data
50% HAMFI	11,675	4,755
80% HAMFI	38,860	17,125
100% HAMFI	No Data	25,290
Total	***51,920***	***47,170***

Table 5 - Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	610	714	924	1,239	1,475
High HOME Rent	631	725	938	1,136	1,248
Low HOME Rent	606	649	778	900	1,003

Table 6 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The basic premise of all housing markets is that a spectrum of housing choice and opportunity should exist for local residents. The value of owner-occupied housing is an important determinant of housing accessibility and affordability. Housing values have fluctuated significantly in many housing markets during the past decade due to the housing bubble and then followed by the subsequent collapse and economic recession. According to the 2011 ACS data, the median home value in the city is at $131,800 up 39% from the year 2000, data provided in by the Arlington Board of Realtors from March 2013-2014 indicates that housing values continue to climb as the current median home value is $158,000, a 20% one-year increase. The median contract rent has increased 19% from $550 in 2000 to $657 in 2011. According to 2012 ACS data, the median monthly owner cost with a mortgage is $1,446 compared to $569 for owners without a mortgage. The comparison of median monthly household income and median monthly owner costs is shown as a percentage that establishes overall affordability and level of cost burden. The general rule of thumb is that households should not spend any more than 30 percent of their income on housing costs. The 2012 ACS data estimates that there are 54,755 occupied housing units in the City of Arlington paying rent (41.4 percent of all occupied units) and 56,614 owner-occupied housing units with a mortgage (74.2 percent of all owner-occupied units).

The data estimates 50.2 percent (27,489 households) of the City of Arlington's renter households are paying in excess of 30 percent of their incomes on housing costs. This represents a 42.5 percent (8,203 renters) increase in cost-burdened rent households in the city since 2000. Data provided by HUD also indicates that 12,225 households are paying more than 50 percent of income for housing. Of these, there are 8,220 households (67.2%) in the extremely low-income category.

Additionally, the data estimates 17,652 (31.3 percent) of the city's owner households with a mortgage pay in excess of 30 percent of their income on housing costs. In addition, 2,280 (11.6 percent) of owner households without a mortgage pay in excess of 30 percent. Data from HUD shows that there are 6,195 owner households paying in excess of 50 percent of income for housing and 35.6 percent in the extremely low-income range.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing is very likely to change within the City of Arlington considering recent trends in increasing home value and rents. The ever increasing demand and supply for affordable housing in the City of Arlington shows significant gaps in both owner and renter households. The housing supply and demand analysis for owner units in the City shows significant gaps in the supply of owner units within the price range of all household income categories with the exception of "moderate" income households. Affordability gaps within the "extremely" and "very low" household income categories are fairly normal as ownership opportunities within these lower income levels is cost prohibitive.

The housing supply and demand analysis for renter units in the City shows a significant gap in the supply of affordable renter units for "extremely" low income households, but gaps also exist within the price range of "moderate" household income categories.

An analysis of current housing market data from the Arlington Board of Realtors and Texas A&M University Real Estate Center shows a steady increase in values for both owner and renter housing in the City.

Home buyer affordability calculations based on the current median value and the Tarrant County MFI show substantial affordability gaps in the "extremely low," and "very low" family income categories and a moderate affordability gap in the "low" family income category.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2014 HOME program rents, the Fair Market rent and the High HOME rent limits based are the same per size with the exception of a slightly higher number of an Efficiency High HOME rent limits. In comparison with the median rent of $835, both the FMR and High Home rents are lower for efficiency and 1 bedroom. However, for units with 2 bedrooms or more the FMR and High HOME rents exceed the area's median rent. The FMR in Arlington for a two-bedroom apartment is $893 per month (2015 FMR). The monthly rent affordable to the mean renter wage (16.06 per hour) is $835 which is $58 less than the Fair Market Rent figure. The low HOME rents appear to be lower than the area's median rents for efficiency, 1-3 bedrooms units. However, units with 4 or more bedrooms exceed the area's median rent. It should be noted that Arlington is one of nineteen areas in which Fair Market Rents were set at the 50th percentile because voucher tenants were concentrated in high poverty areas. The higher voucher payments enabled voucher holders to seek housing in less impoverished areas. The demand for affordable housing for low and moderate income households has been persistent in Arlington. The Arlington Housing Authority has a long waiting list for its Housing Choice Voucher waiting list has been closed because the demand so far exceeds supply.

As previously noted, housing affordability is defined as housing costs that do not exceed 30 percent of a household's monthly gross income. A significant percentage (50.2) of the City of Arlington's renter households pay in excess of 30 percent and are considered cost-burdened. A rent affordability analysis, based on HUD 2014 Income Limits and the two ($813) and three bedroom ($1,058) average rents from the 4Q-2014 Apartment Market Report found substantial rent affordability gaps at the "extremely low" household income category for both two and three bedroom renter units and affordability gaps for three bedroom renter units at the "very low" income category. Also, there are significant gaps the supply of affordable renter units for "extremely" low income households. The data does impact the City of Arlington's strategy on how it produces more affordable housing in the city for its most vulnerable household income categories.

Discussion:

It is clear that affordability in both owner-occupied and renter housing faces affordability gaps within the city. The city will address these affordability issues found in the data which suggests affordability gaps at the extremely low household income category for both two and three bedroom renter units, as well as affordability gaps for moderate and upper renter households within the city.

Housing Market Analysis: Condition of Housing

Introduction

This section outlines the condition of the housing stock in the City of Arlington as reflected by 2007-2011 ACS data.

Definitions

The definition of substandard can be found in the City of Arlington Uniform Housing Codes, Article X which is attached in the Grantee Unique Attachments (Attachment 3)

Substandard, but suitable for rehabilitation is defined as:

To determine the economic feasibility of the rehabilitation activity, the total amount spent on each home will not exceed 50 percent of the after rehabilitation value (ARV) of the home. After rehabilitation, value will be determined by adding 33 percent of the rehabilitation grant amount (RG) to the Tarrant Appraisal District market value (MV). [MV + (1/3 of RG)] = ARV * 50% > RG

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,425	26%	25,337	46%
With two selected Conditions	1,044	1%	2,604	5%
With three selected Conditions	49	0%	318	1%
With four selected Conditions	0	0%	52	0%
No selected Conditions	55,776	72%	26,577	48%
Total	***77,294***	***99%***	***54,888***	***100%***

Table 7 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,825	17%	7,145	13%
1980-1999	33,657	44%	26,897	49%
1950-1979	29,755	39%	19,732	36%
Before 1950	1,057	1%	1,114	2%
Total	***77,294***	***101%***	***54,888***	***100%***

Table 8 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	30,812	40%	20,846	38%
Housing Units build before 1980 with children present	9,570	12%	7,610	14%

Table 9 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	13,463	0	13,463
Abandoned Vacant Units	2,069	0	2,069
REO Properties	554	0	554
Abandoned REO Properties	0	0	0

Table 10 - Vacant Units

Alternate Data Source Name:
2009-2011 ACS
Data Source Comments:

Need for Owner and Rental Rehabilitation

The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which, in turn, impacts the housing supply in terms of accessibility and affordability. The City of Arlington's housing supply is relatively new with 60.3 percent of the housing built after 1980. Significantly, however, 11,353 units (7.8 percent) in the City are now 50 years of age and older.

The roster of Multi-family subsidized units shows that 21.1 percent of the subsidized units were constructed between 1964 and 1970, 14.0 percent were built between 1975 and 1979, and another 19.5 percent were built between 1980 and 1987. Thus, 54.6 percent of the City's subsidized units are 25 years old or older.

According to 2008-2012 5-Year ACS estimates, 2,412 housing units (1.8 percent) in the City of Arlington are lacking complete plumbing or kitchen facilities. Additionally, 6,537 housing units (4.9 percent) are estimated as being overcrowded. Significantly, the amount of substandard units in the City has increased by 64 percent (1,471 units) since 2000. However, anecdotal information from focus group attendees, persons interviewed during the research process, as well as members of the real estate community indicate that many of the units built during the period of rapid growth in the 1970s and 1980s are of poor quality construction and now require often significant rehabilitation. This can include

wiring, plumbing, insulation, and foundation work, in addition to the usual roofing, window and painting maintenance necessary for older structures.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to 2011 ACS data, the total number of units built before 1980 for owner-occupied was 30,812 (40 percent) and 9,570 (12 percent) have children present. The total number of renter-occupied units built was 20,846 (38 percent) and 7,610 (14 percent) have children present.

Discussion

The City of Arlington's housing condition does indicate a need for owner and rental rehabilitation. The age of the city's housing stock plays a very vital role in the housing market. Older renter units and owner-occupied units can and will impact the longevity of a housing structure. Rehabilitation efforts will only enhance the housing supply thus increasing the accessibility and affordability.

Actions taken to reduce lead-based paint hazards include the provision of an education program for tenants and new homeowners. All recipients of federally-funded housing assistance (i.e., Arlington Homebuyers' Assistance, Section 8, Tenant-Based Rental Assistance, Supportive Housing Program, and Shelter Plus Care) were provided brochures describing the hazards of lead-based paint.

Housing rehabilitation contractors used by the City of Arlington maintain current Lead-Safe Work Practices and Lead Abatement certificates. The City Rehabilitation Specialists maintain current Lead Risk Assessment certifications and conduct Lead Risk Assessments on all housing built prior to 1978 which are to be rehabilitated.

Public and Assisted Housing

Introduction:

The Housing Authority of the City of Arlington does not have publicly owned housing developments. As noted in the chart below, it does administer about 3500 Housing Choice Vouchers.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				3,646			0	119	807
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 11 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Arlington does not have Public Housing Units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 12 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

N/A

Homeless Facilities and Services

Introduction

The City of Arlington has three shelters for individuals and families that experience homelessness. The jurisdiction also has a supply of transitional and permanent supportive housing beds. The beds that are identified in HMIS are supplemented by a HOME-funded tenant-based rental assistance program for homeless individuals and families and a state-funded homeless prevention program.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	151	0	80	21	0
Households with Only Adults	45	0	12	22	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 13 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Mainstream services targeted to homeless adults and children include the county public health system, John Peter Smith (JPS), Cook Children's Health Care, Texas Health Resources, and other clinics operated by non-profit organizations. Mission Arlington has a health clinic and dental clinic to serve homeless and other low-income individuals. Dental Health Arlington provides dental care, education, and prevention to adults and children. Mental health services are provided by MHMR of Tarrant County, a group that is very active in the Continuum of Care, and provides focused mental health services for homeless individuals. Tarrant County also has an active collaborative approach to mental health services through Mental Health Connection, a group that provides training, support to case managers, collaborative proposals for funding, and a variety of events that support mental health services in the community. Employment services are provided by Workforce Solutions of Tarrant County. They provide free access to employment resources, including job search and skills training based on need. The Arlington Life Shelter also has an on-site employment program and has been very successful in connecting shelter residents to jobs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Arlington has three homeless shelters, each serving a specific homeless population. Safe Haven provides shelter and services for victims of domestic violence and their children, The Salvation Army Family Life Center provides temporary shelter and services for families only, and the Arlington Life Shelter provides emergency shelter and services for homeless men, women, and children, including those who meet the definition of chronically homeless. Veterans and their families are served through a Tarrant County coalition of providers that focuses on housing 100 percent of all veterans by the end of 2015. As veterans present as homeless, they are connected with a team of providers that can offer housing vouchers (e.g., VASH), and an array of supports. Unaccompanied youth are often served through the Arlington Independent School District. When emergency shelter is needed, youth have access to the Bridge, a youth shelter operated by ACH in Fort Worth.

Special Needs Facilities and Services

Introduction

Special needs populations as defined by HUD include the elderly and the frail elderly, persons with severe mental illness, persons with developmental disability, persons with alcohol and other drug addiction, persons with HIV/AIDS, and victims of domestic violence. These populations can be greatly affected by housing instability and may require specific types of facilities and services to address a variety of needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Supportive Housing Needs for Housing Choice Voucher holders, Elderly and Frail Elderly, Persons with Mental, Physical and/or Developmental Disabilities, Persons with Alcohol or other Drug Addiction, Persons with HIV/AIDS and victims of domestic violence are detailed in the attached text boxes.

Housing Choice Voucher Holders

The Arlington Housing Authority (AHA), a High Performing Authority per HUD designation, is responsible for a wide range of housing programs in Arlington. These include Rental Assistance, Homeless Prevention, a Family Unification Program, Home Improvement and Housing Rehabilitation programs, Foreclosure Prevention, Landlord Assistance, and Neighborhood Stabilization. These programs include financial assistance for first-time homebuyers, financial training and counseling, and financial assistance for home improvements and emergency repairs.

There are no Public Housing units in the City, but the Authority currently has 3,646 Housing Choice Vouchers (HCV). Arlington is a 50th percentile community per HUD regulations, enabling Voucher holders to seek housing in a wider range of neighborhoods. Approximately 48% of the assisted households are elderly and /or disabled (i.e. the head of household or spouse or co-head is elderly or disabled). AHA figures indicate also that approximately 48 percent of those holding vouchers have income from employment, and that 4 percent have no income.

The AHA does not have sufficient funding to assist all applicants that apply for rental housing assistance, and thus maintains a waiting list. The AHA contacts applicants from the waiting list by mail or e-mail when funding becomes available to provide rental housing assistance for additional households. Applicants are selected from the waiting list in order of the date and time of application and based on local preference criteria, which include residence or work in Arlington and households in which the applicant or spouse is 62 or over or disabled.

The AHA recently opened the application process and received some 12,115 applications before closing the enrollment period. The current waiting list total is 13,643.

Elderly and Frail Elderly

HUD provided data for the preparation of the City's Consolidated Plan indicates that there are 2,250 elderly renter households with a cost burden greater than 30 percent of income, and an additional 1,445 elderly renter households with a cost burden greater than 50 percent. Among elderly owner households, HUD data shows that 2,605 households have a cost burden greater than 30 percent and that 1,415 elderly households have a cost burden greater than 50 percent. This data shows that there is a need for housing assistance among the elderly and the frail elderly in Arlington.

Currently, the Arlington Housing Authority (AHA) is providing Housing Choice Vouchers (HCV) to 586 elderly participating in that program in Arlington. The AHA also is currently providing Tenant-Based Rental Assistance (TBRA) to 545 elderly.

Persons with Mental, Physical and/or Developmental Disabilities

In the course of the focus group discussions, the interview, as well as in the survey results, a general expression of need for additional housing for persons with disabilities did emerge. There was no specific type of housing or specific group of persons noted, though affordability was mentioned as a concern.

At the moment, 742 disabled families are receiving vouchers under the HCV program and 695 disabled families are receiving rental assistance under the TBRA program. An additional 4 disabled families are benefiting of vouchers under the Family Unification Program.

Persons with Alcohol or other Drug Addictions

The Arlington Housing Authority (AHA) does not keep record of data on people with alcohol or other drug addiction. However, any person with alcohol or substance abuse addiction is eligible to the AHA housing programs if they fulfill the requirements to enter those programs, such as the income limits requirement, upon funds availability.

Persons with HIV/AIDS

The AHA does not presently have an HIV/AIDS program participant that is receiving housing vouchers or rental assistance. AIDS Outreach Center works in collaboration with the AHA to refer its HIV positive Arlington clients that are low to moderate income and that are experiencing homelessness to Samaritan House and similar programs.

Victims of Domestic Violence

The AHA does not presently have any domestic violence victims participating in its housing programs. However, in 2013, SafeHaven advocates answered 43,930 calls on their crisis hotline, and in PY2013, the Arlington SafeHaven shelter served 700 unduplicated women and children. The discrepancy between the number of reported incidents of domestic violence and how many women actually enter their shelter illustrates a possible unmet need for domestic violence victim services. Additional assistance is available through One-Safe Place in Fort Worth and a network of services available to assist victims.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons returning from mental and physical health institution without a place of residence could be considered as at risk for homelessness. In Arlington, homelessness prevention services are available to Arlington residents through providers such as United Way's 2-1-1 Information and Referral and Crisis Relief Fund, Mission Arlington, Arlington Urban Ministries, Texas Health and Human Services Commission, Arlington Workforce Center, Mental Health Mental Retardation, the Arlington Housing Authority, the Salvation Army of Fort Worth, and Cornerstone Assistance Network.

In addition, housing for persons with disabilities are provided in Arlington through Arlington and Fort Worth Volunteers of America (VOA) Living Centers, VOA Community Home and Scattered Site Duplexes, Easter Seals, Arlington Villas, Parkview Townhomes, Parkland Pointe, Providence at Prairie Oaks, Northridge Apartments, Running Brook Apartments, and Pineridge Apartments. The City of Arlington is an active participant in the Tarrant Area Continuum of Care and has adopted the county-wide discharge planning policy to ensure that persons returning from mental and physical health institutions receive appropriate supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Please refer to section AP-20 and AP-35 for the Annual Goals and Projects that the city plans to fund in the coming year to address the housing and supportive service needs of the non- homeless special needs population. Briefly, these services include tenant-based rental assistance (HOME), Housing Rehabilitation, including architectural barrier removal, Homebuyer Assistance, with additional assistance for households with a disabled family member, support for meal programs for elderly and disabled, a day habilitation program for persons with severe disabilities, shelter and support for victims of domestic violence, and many other services as outlined in the Annual Action Plan.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please refer to section AP-20 and AP-35 for the Annual Goals and Projects that the city plans to fund in the coming year to address the housing and supportive service needs of the non- homeless special needs population.

Barriers to Affordable Housing

Describe any negative effects of public policies on affordable housing and residential investment.

The City has completed its Analysis of Impediments to Fair Housing Choice (AI). This analysis not only examines what discriminatory practices may potentially be occurring in Arlington, but also determines if housing costs or availability are barriers that exist to affordable housing for low- to moderate- income households. The AI was completed as part of a comprehensive housing strategy for the City of Arlington. The review of public policy issues in the AI showed the following:

- The newly updated City's Comprehensive Plan emphasizes the development of a range of housing opportunities for all residents.
- The City's Building and Zoning Codes do not limit fair housing, and the development of the new Unified Development Code addresses key issues concerning group living in particular.
- The City's new public transit system is a first step in addressing the transportation needs of persons without a car, the elderly and the disabled.

In summary, current public policies do not serve as substantial barriers to affordable housing and residential investment. The City's One-Start Center assist in expediting the plan review process and enables developers to move expeditiously throughout the development process. The City also has a Building Code and a Zoning Code, which serve to protect the public interest and create safe and sanitary living conditions. The Zoning Code permits this range of development and permits a range of housing in a range of areas within the City.

Non-Housing Community Development Assets

Introduction

Arlington is a city with valuable community development assets. Centrally located between two major urban areas—Dallas and Fort Worth—it has ready access to three Interstate highways (I-20, I-30, and I-35) and a Class I railroad. One of the world's 10 busiest passenger airports, the Dallas-Fort Worth International Airport, is minutes away. It has a growing population, a branch of the University of Texas (UT-Arlington), a major theme park (Six Flags), and the largest industrial park in the region. The 7,000-acre Great Southwest Industrial District offers more than 82 million square feet of space. Arlington is home to several facilities that provide employment opportunities including Globe Life Park, AT&T Stadium, hospitals and health care services, colleges and universities, and the public school system.

Economic Development Market Analysis -

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,466	278	1	0	-1
Arts, Entertainment, Accommodations	17,263	19,265	14	18	4
Construction	6,537	5,477	5	5	0
Education and Health Care Services	19,516	20,148	15	19	4
Finance, Insurance, and Real Estate	12,003	9,822	9	9	0
Information	3,474	2,121	3	2	-1
Manufacturing	16,001	7,798	13	7	-6
Other Services	4,923	4,696	4	4	0
Professional, Scientific, Management Services	10,288	8,111	8	8	0
Public Administration	0	0	0	0	0
Retail Trade	17,552	19,788	14	18	4
Transportation and Warehousing	8,941	3,630	7	3	-4
Wholesale Trade	9,361	6,932	7	6	-1
Total	127,325	108,066	--	--	--

Table 14 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	199,330
Civilian Employed Population 16 years and over	182,720
Unemployment Rate	8.33
Unemployment Rate for Ages 16-24	25.73
Unemployment Rate for Ages 25-65	5.44

Table 15 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	40,473
Farming, fisheries and forestry occupations	10,294
Service	16,480
Sales and office	51,163
Construction, extraction, maintenance and repair	17,449
Production, transportation and material moving	12,756

Table 16 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	105,306	61%
30-59 Minutes	56,528	33%
60 or More Minutes	10,637	6%
Total	***172,471***	***100%***

Table 17 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	20,893	1,946	7,309
High school graduate (includes equivalency)	32,760	2,613	8,682
Some college or Associate's degree	48,959	3,769	9,522

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Bachelor's degree or higher	47,156	2,152	6,618

Table 18 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,214	3,445	4,774	5,759	2,165
9th to 12th grade, no diploma	6,101	5,699	4,687	5,784	2,758
High school graduate, GED, or alternative	12,031	13,600	12,119	18,415	7,900
Some college, no degree	16,644	14,183	12,981	20,774	6,618
Associate's degree	1,591	4,041	4,054	6,260	1,114
Bachelor's degree	3,245	10,906	10,891	17,933	5,130
Graduate or professional degree	176	3,469	4,267	8,498	2,795

Table 19 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,830
High school graduate (includes equivalency)	28,766
Some college or Associate's degree	34,196
Bachelor's degree	50,109
Graduate or professional degree	58,925

Table 20 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Education and Health Care Services employ the most people in Arlington with 19,516 workers (14%) and 20,148 jobs (17%); however, this industry has 3% of jobless workers. The major employers in this industry include the Arlington Independent School District (8,000 employees), the University of Texas at Arlington (8,000 employees) and Texas Health Resources (2,871 employees). Another major industry in Arlington is Retail Trade that employs 17,552 people (12%) and has 19,788 jobs (16%); this industry also has a gap of 4% between the number of jobs available and the number of people employed. The biggest

employer in retail in Arlington is The Parks Mall with 3,500 employees. The Arts, Entertainment, Accommodation sector is also a large employer in Arlington with 17,263 employees (12%) and a total of 19,265 jobs (16%). This sector has 4% of jobless workers. Major employers in this sector include Six Flags Over Texas (3,800 employees) and Texas Rangers (1,881 employees). The Manufacturing sector is another major employer in Arlington with 16,001 employees (11%) and 7,798 jobs (6%). General Motors Company is the largest manufacturing employer in Arlington with 4,440 employees. These four sectors (Education and Health Care Services; Retail Trade; Arts, Entertainment, Accommodation; and Manufacturing) account for 49% of workers in Arlington and 55% of jobs in the market.

Other notable industries that employ large numbers of people in Arlington are the Finance, Insurance, and Real Estate industry as well as the Professional, Scientific, Management Services industry. The first employ 12,003 workers (9%) with a total of 9,822 jobs (8%) and the later employs 10,288 workers (7%) with a total of 8,111 jobs (7%). Notable employers in Financial Services in Arlington include GM Financial with 2,000 employees and J.P. Morgan Chase with 1,965 employees.

Describe the workforce and infrastructure needs of the business community:

This section can be found in Attachment 2 to the Consolidated Plan.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

This section can be found in Attachment 2 to the Consolidated Plan.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the ACS 2009-2013, there are 184,161 civilians, 16 and over, employed in Arlington. Of that population, 33.8% are in the Management, Business, Science & Arts occupations, 16.7% are Service occupations, 27.5% are in Sales and Office occupations, 9.6% are in Natural Resources, and Maintenance occupations, and 12.4% are in Production, Transportation and Material Moving occupations. Among those occupations, Management, Business, Science & Arts occupations tend to require a college or graduate-level education. The 2009-2013 ACS shows that, among the population 25 to 64 years that is employed 48,382 (32.2%) have a Bachelor's degree or higher. This percentage is close to that of the people working in occupations requiring those degrees. Nonetheless, the City of Arlington is engaged in partnership with local and regional partners to develop a high skilled workforce in order to maintain and attract high skilled jobs. In addition, 49,811 (33.1%) of the population 25 to 64 years that is employed have some college or associate degree, 31,553 (21%) have a High School diploma or the equivalent, and

20,590 (13.7%) have less than a High School diploma. In total, approximately 65% of the people employed in Arlington have some education beyond high school, which is necessary as the majority of jobs today require post-secondary education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Tarrant County Workforce Solutions has a list of approved occupational training based on occupations that are in demand by area employers, on occupations that are expected to experience above-average growth, and occupations that will provide numerous employment opportunities. These occupations are determined through research of current labor market information specific to Tarrant County. The trainings must be provided by approved providers. The occupational trainings approved by the Workforce Solutions include trainings in these sectors: Administrative/Business; Construction & Infrastructure; Education & Training; Finance; Information Technology; Health Science; Manufacturing; Science, Technology, Engineering, & Math (STEM); Transportation, Distribution, & Logistics.

Additionally, the Dallas/Fort Worth Regional Workforce Leadership Council (RWLC), a regional collaborative effort to promote the region's strongest industries, has identified five regional clusters in the region: Aerospace, Healthcare, Infrastructure, Logistics (Advanced Manufacturing and Supply Chain) and Technology. The RWLC aids in the further growth and success of the Dallas/Fort Worth economy by addressing the employment, training and certification needs of the region's industries. To date, the RWLC has received over $12 million in grants for training and educational initiatives that meet the needs of DFW regional employers. The RWLC works in collaboration with local education institutions to provide the appropriate trainings in each of the clusters targeted. Some initiatives taken by the RWLC include training opportunities through Tarrant County College and the Community Learning Center; trainings are provided in these areas: Aircraft Assembly, Aerospace Manufacturing Training Program (AMTP), Aviation Maintenance and Avionics Technology, Computer Numerical Control and Conventional Machinist, and other trainings. The RWLC also partnered and collaborated with the University of North Texas System on Professional Science Masters (PSM) degree.

During this planning period, the City of Arlington plans to collaborate with the Office of Economic Development to encourage business and job development citywide as well as in the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) and the East Arlington Target Area. These training programs provided through the local and regional partners will help increase the skill sets of the workforce, will train the workforce according to the demand by area employers, and thus decrease unemployment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Arlington does not participate in a Comprehensive Economic Development Strategy (CEDS); however, the City's Office of Economic Development updated its 5 years Economic Development Strategic Plan in September 2014. In March 2015, the City Comprehensive Plan was adopted and echoed the overarching goals of the Strategy as it relates to the city's future economic development.

One of the major goals of the 2015-2019 Consolidated Plan is to assist with the seven catalyst projects outlined in the City's Comprehensive Plan as well as to assist with eligible business development and job creation opportunties especially as they impact the target areas of the NRSA and East Arlington.

Discussion

In planning for the future economic development of the City, three main economic development goals were established:

- Elevate Arlington's competitive positioning in the region to capture a larger share of high-wage, high-impact growth;
- Rejuvenate and transform key economic centers into vibrant destinations;
- Create amenities and assets that will secure Arlington's position as a major activity hub in North Texas.

In order to achieve these stated goals, the City intends to implements various strategies and actions including the ones below:

- Expand Arlington's toolbox to include a variety of tools, such as new market tax credits, a dedicated economic development investment fund, and special fee waivers, to address barriers to infill and redevelopment.
- Keep Arlington's mix of housing healthy and diverse by increasing the momentum around the renovation or redevelopment of aging multi-family housing projects and low-density housing.
- Align career and technical education with the workforce needs of regional businesses.
- Continue to strengthen the connection between UT Arlington and the community at-large; this includes collaborating with the UT Arlington to create a business incubator designed to support new technological and scientific business ventures.

The Consolidated Plan includes Economic Development and Neighborhood Development & Revitalization among its high priority needs for the next five years. Some of the goals associated with these needs are:

- Business and Job Development which will consist of working with the Office of Economic Development to identify investment tools such as New Market Tax Credits and Promise Zone tax incentives that could be layered with local economic development incentives and CDBG to encourage business and job development in these target areas;
- Neighborhood Revitalization which include the investment of resources to improve the NRSA and the East Arlington Target Area.

The Consolidated Plan will also support Catalyst Projects identified in the City Comprehensive Plan such as cooperating with the City to support microenterprise development and job creation in the Business Incubator project.

Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In both the East Arlington Target area and to a lesser extent the Central Arlington Revitalization are low and moderate income households are more likely to experience one or more of the four housing problems. While substandard housing is a problem in these areas, due to the fact that approximately 90% of housing in the East Arlington area was built prior to 1980, cost burden is more than twice as likely to occur as all other problems combined (see Table 4).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

While there are no census tracts where racial or ethnic minorities are concentrated (greater than 51% of the census tract population), in the majority of the East Arlington Target Area (7 census tracts) and in the eastern section of the NRSA (3 census tracts) have populations that are greater than 51% Hispanic.

What are the characteristics of the market in these areas/neighborhoods?

The area designated at the East Arlington target area is home to more than 51,000 residents and has a poverty rate of 35% (compared to 15.9% citywide), unemployment of 12% (compared to 4.8% citywide) and a vacancy rate of 5% (compared to 3.4% citywide) according to the Promise Zones mapping tool. According to Workforce Solutions of Tarrant County, the zip code 76010, (which comprises a major portion of this target area) has the highest unemployment rate in Tarrant County. Arlington Independent School District reports that 91% of the elementary and middle school students attending school in this target area are eligible for free or reduced lunch. The zip code 76010 is also characterized by some of the lowest literacy rates, highest number of public benefit recipients, and lowest household incomes in the county.

The East Arlington target area of the city is highly influenced by the General Motors assembly plant that sits just above the northern border of the East Arlington target area. GM opened this production facility in 1954 when the City of Arlington population was around 8,000 residents, and by 1970, only 20 years later, the City population exceeded 90,000. This East Arlington area quickly grew with small affordable housing units designed to house GM employees and their families. Today, the 19,365 housing units in the 7.2 square mile target area are some of the oldest and most affordable housing units in the city with a median home value of $82,500 and the majority of housing units renting for under $700 a month. These low real estate values can be attributed to the age, condition and size of the housing as well as the overall neighborhood conditions and poverty.

The City of Arlington identified the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) as an area of high poverty and need for concentrated redevelopment and assistance to residents. The

Central Arlington NRSA was approved by HUD in November 2005 with the 2005-2010 Consolidated Plan. In 2008, the City sought approval to expand the boundaries for the purpose of providing greater flexibility for housing strategies within Arlington. In July 2008, the City Council approved expanding the boundaries to include four residential census blocks west of the original NRSA. The expanded NRSA boundaries were approved by HUD in August 2008.

From 2005-2010, the City of Arlington invested over $10 million of CDBG and HOME funds in public facilities and services within the NRSA, including streets, sidewalks, housing rehabilitation, senior housing, new owner-occupied housing, homeless shelters, child care training, adult education, youth centers and programs, parks, and social service facilities. The land use in the Central Arlington NRSA is 64.6 percent residential. The neighborhood contains some of the oldest surviving housing, original downtown, a state university, and diverse racial and ethnic populations.

Are there any community assets in these areas/neighborhoods?

The East Arlington Target Area has many assets that can support revitalization efforts. The University of Texas at Arlington (UT Arlington), a major 4-year state university with almost 40,000 students offers world-class education and training opportunities which could benefit low and moderate income families, given adequate resources. The Center for Continuing Education and Workforce Development, which is funded with $1.5 million a year in Workforce Investment Resources, is available to assist low and moderate income residents with their employment search and job training needs.

Within the East Arlington target area, Arlington Independent School District is currently investing $46 million in a Career and Technology Center. Currently under design and slated to open in 2017, this center will expand AISD's existing Career and Technical Education (CTE) program by providing 1,400 students a year the opportunity to train for endorsements in Science, Technology, Engineering and Math (STEM), Business and Industry, Public Service/Health Sciences, Criminal Justice and Workforce Dual Credit in partnership with UT Arlington and Tarrant County College.

Additional assets include those programs and facilities that are targeted toward at risk youth and adults without a high school diploma. The Dropout Prevention center located at 600 New York Avenue supports students by providing alternative methods of earning high school credits. Arlington ISD is also supported by Tarrant County and the State of Texas with Attendance Improvement Grants which fund case workers that work directly with families where students show challenges with regular school attendance. The Salvation Army's Youth Education Town (YET), located in both the East Arlington Target Area and NRSA, provides after school support and activities to students from the community as well as those who live in the Salvation Army Family Life Shelter, a homeless shelter for families which is adjacent to the YET Center. Additional non-profit partners focusing on youth development and family support in the East Arlington Target area includes the Boys and Girls Club, Girls Inc. and the YWCA

Are there other strategic opportunities in any of these areas?

Both the East Arlington Target Area and the Central Arlington Revitalization areas have strong community based partnerships targeted at addressing the needs of low and moderate income households and the neighborhoods in which they live. Over the next five years strategic opportunities exist in the development of financial stability opportunities, but through opportunities to increase income as well as manage financial resources.

C. Strategic Plan

Strategic Plan Overview

This section details the Strategic Plan for the City of Arlington 2015-2019 Consolidated Plan, including geographic priorities, priority needs, the influence of market conditions on the use of funding and programs, barriers to affordable housing, homeless strategy, anti-poverty strategy and monitoring of subrecipients.

Geographic Priorities

Geographic Area

Table 1 - Geographic Priority Areas

1	**Area Name:**	EAST ARLINGTON
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Boundries for the East Arlington Target area include a 7.2 square mile area South of Abram Street, West of 360, North of Arkansas Lane, East of Fielder between Abram and Park Row and East of Davis between Park Row and Arkansas.
	Include specific housing and commercial characteristics of this target area.	The East Arlington target area is primarily residential, it contains 19,365 housing units which are some of the oldest and most affordable housing units in the city with a median home value of $82,500 and the majority of housing units renting for under $700 a month. These low real estate values can be attributed to the age, condition and size of the housing as well as the overall neighborhood conditions and poverty. This area is highly influence by a large General Motors Plan that sits just above its northern border.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In addition to consulting with non-profits who serve a large number of families in this area, the New York Corridor Plan (a major infrastructure redevelopment project in the center of the target area) involved an extensive Citizen Participation process which helped the City identify both the social and physical needs that are present in this target area.

	Identify the needs in this target area.	The primary needs of the East Arlington Promise Zone area include access to higher paying jobs, training to enhance job skills and financial stability, and physical revitalization of the aging neighborhood including infrastructure redevelopment and quality housing. High unemployment in the target area (12% as compared to 4.8% citywide) is compounded by lack of living wage job opportunities, as many of the service jobs close to the community are seasonal in nature. In addition to the need for year round jobs, there is also a need for skills training at all levels that can help families access higher wage jobs. The majority of the housing stock is single family housing and that is close to 40 years old and in need of rehabilitation and repair. The irony is the affordability of this housing provides a valuable resource to families living in or on the edge of poverty. As this is an older area of the City, the infrastructure is also aging as well and in need of repair and replacement. In the winter of 2013, Arlington City Council adopted the New York Corridor Strategy[1] with the current commitment to invest $31 million in the redevelopment of roadways and public facilities in the Promise Zone area in the next 10 years. Finally, a higher crime rate is compounded by at risk youth issues which the Arlington Police Department attempted to address with a Weed and Seed grant in 2010, but lost some momentum when Congress eliminated funding two years later.
	What are the opportunities for improvement in this target area?	Commercial and economic development, housing rehabiliation, infrastructure redevelopment, employment opportunties and job training.
	Are there barriers to improvement in this target area?	Financial resource limitations; crime rates, skill and educational levels of residents.
2	**Area Name:**	REVISED CENTRAL ARLINGTON NRSA
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	8/29/2008

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Central Arlington NRSA includes the area west of Collins St, South of Randol Mill Rd and North of Abram Street. On the west it is bound by Davis Street between Sanford and Randoll Mill, by Crowley between Abram and Sanford, and by Davis St and Cooper streets between Abram and Greek Row.
	Include specific housing and commercial characteristics of this target area.	According to the Promise Zone mapping tool, there are 5,659 housing units in the Central NRSA. The Central Arlington NRSA has a significant inventories of pre-1970 housing units, about 37% of the housing units were built prior to this time. The age and condition of the housing is reflective of housing values, where median owner value ranges are far less in most sections of the Central Arlington NRSA ($13,300-$179,200) than other City neighborhoods. According to Section VI of the 2010-2015 Consolidated Plan, the Central Arlington Neighborhood Revitalization Strategy is an effort to make a significant and measurable impact in the oldest section of Arlington. From 2005-2010, the City of Arlington invested over $10 million of CDBG and HOME funds in public facilities and services within the NRSA, including streets, sidewalks, housing rehabilitation, senior housing, new owner-occupied housing, homeless shelters, child care training, adult education, youth centers and programs, parks, and social service facilities. The land use in the Central Arlington NRSA is 64.6 percent residential. The neighborhood contains some of the oldest surviving housing, original downtown, a state university, and diverse racial and ethnic populations.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Central Arlington Neighborhood Revitalization area was identified as a revitalization area in the 2005-2010 HUD Consolidated Plan. There was strong participation from the downtown business community as well as the Town North Neighborhood, including the Neighborhood Plan to bring additional community resources to bear on the area. Economic Development, Housing Rehabilitation and CHDO housing development have been the main focuses of this area.
	Identify the needs in this target area.	Economic and Community Development, Housing Rehabiliation, New Housing Construction and Neighborhood Revitalization.
	What are the opportunities for improvement in this target area?	Investment in business development through the new 100 Center Street Project; investment in new public facilities that will support revitalization; investment in new housing construction and public infrastructure to support economic development.
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Due to the concentrations of low and moderate income families, along with aging housing stock, public facilities and infrastructure, both the East Arlington target area and the Central Arlington Neighborhood Revitalization Strategy Area will be priority areas for investment of community development funds over the next five years. Based on past program year spending, it is envisioned that at least 50% of CDBG will be spent in the target areas on an annual basis

Priority Needs

Priority Needs

Table 2 – Priority Needs Summary

1	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON
	Associated Goals	Business and Job Development Infrastructure Improvements Public Facility Development/Improvement Neighborhood Development and Revitalization
	Description	• Economic Development/Redevelopment: Focus on investment opportunities in the NRSA and East Arlington Target Areas that drive economic value into these neighborhoods. • Strategic Partnerships: Support the implementation of the Catalyst Projects identified in the 2020 Comprehensive Plan • Quality Neighborhoods: Enhance Neighborhood Development and Revitalization efforts throughout the City
	Basis for Relative Priority	Economic Development is a high priority for the City of Arlington as high wage jobs are needed to help families move to financial self-sufficiency.
2	**Priority Need Name**	Quality Housing Opportunities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON
	Associated Goals	Housing Rehabilitation Homebuyer Program Tenant-Based Rental Assistance Housing Development
	Description	• Support quality housing opportunities for all residents in the City of Arlington • Increase the impact existing housing programs have on target neighborhoods • Continue supporting existing housing programs funded with CDBG and HOME
	Basis for Relative Priority	Quality Housing Opportunties are a high priority for the City of Arlington as increase in housing prices and rents are making it more difficult for low and moderate income households to find affordable housing opportunities.

3	**Priority Need Name**	Neighborhood Development and Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON
	Associated Goals	Infrastructure Improvements Public Facility Development/Improvement Neighborhood Development and Revitalization
	Description	Quality Neighborhoods: Enhance Neighborhood Development and Revitalization efforts throughout the City
	Basis for Relative Priority	Neighborhood Development and Revitalization is a high priority for the City of Arlington as neighborhoods are growing older and in need of repair or replacement of infrastructure and public facilities.
4	**Priority Need Name**	Social Service Support
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON
	Associated Goals	Public Services
	Description	• Identify and fund collaborative projects that increase the efficiency or effectiveness of social service providers by consolidating programs and services. • Fund non-profit agencies providing Social Services to eligible Arlington residents up to the maximum allowed under the 15% cap. • Enhance the effectiveness of social service resources by encouraging partnerships with other Consolidated Plan goals and activities.
	Basis for Relative Priority	Social Service Support is a high priority for the City of Arlington as such services are needed to provide support for low and moderate income families and individuals.

5	**Priority Need Name**	Homeless Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON
	Associated Goals	Tenant-Based Rental Assistance Homeless Services

	Description	• Support the Tarrant County Continuum of Care Strategic Plan Goals to Reduce Homelessness in Arlington • Support the "Housing First" strategy by partnering with non-profits, government agencies and other funding sources to prevent homelessness and rapidly-rehouse newly homeless families. • Continue to support Shelter Services to the maximum allowed by ESG. Encourage shelter providers to implement programs that target economic self-sufficiency to minimize the shelter stay.
	Basis for Relative Priority	Homeless Services are a high priority for the City of Arlington as more families and individuals are at risk for homelessness due to low wages and increase costs of housing.

Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Rising cost of housing, increased rents, and increased housing cost burden of extremely low and very low income households. Also the impact that these rising home values and rents have, including leading to an increase in the homeless population.
TBRA for Non-Homeless Special Needs	As households age and are unable to continue to remain in their home due to rising costs and the need for accessible units.
New Unit Production	Increased cost of land and increased cost of infill housing.
Rehabilitation	Increased aging of local housing stock.
Acquisition, including preservation	Cost of land and incentives needed to preserve affordable housing.

Table 3 – Influence of Market Conditions

Anticipated Resources

Introduction

The following section outlines anticipated federal funds to be received during the 2015-2019 Consolidated Plan period as well as how those funds will be leveraged with other non-federal funds to meet the goals and objectives outlined in this plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,913,648	6,868	351,282	3,271,798	11,654,592	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	837,670	0	339,896	1,177,566	3,350,680	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	264,459	0	0	264,459	1,057,836	

Table 4 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage additional resources in several ways. Non-profits who receive public service funding match those resources at various levels with private and other foundation funding. With regards to HOME and ESG, the City will match TBRA, Homebuyer and Housing Rehabilitation funding with other programs and services provided by grantees, such as below market interest rates, counseling and services for TBRA voucher recipients, and private donations of programs and resources. ESG subrecipients are required to demonstrate how the required match will be met for ESG. In recent years this has been met with other agency resources such as food donations, Salvation Army Red Kettle funds and shared staff resources.

Additional resources that have partnered with the City in the past and will continue to on future projects partially funded with federal community development dollars include Arlington ISD bond funding, Tarrant County Community College, UT-Arlington, TDHCA, Workforce Solutions, Texas Education Agency, United Way, Arlington Tomorrow Foundation and other local foundations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Several publicly owned properties are used to address ongoing needs of low and moderate-income households in Arlington, including the Arlington Human Services Center at 401 Sanford, the Alliance for Children facility at 1312 W. Abram, which serves abused and neglected children, and the Boys and Girls Club facility at 2011 Wynn Terrace. At this time, there are no additional plans to use publicly owned land or property to address new needs identified in the Consolidated Plan.

Discussion

The resources outlined in this section will be used to leverage the work of the City and its community partners in addressing the needs of low and moderate income persons in the City of Arlington. During this 5 year period, the City will also seek to identify additional funding and resources that may be used to meet needs that may not be addressed due to resource limitations.

Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ARLINGTON HOUSING AUTHORITY	PHA	Homelessness Public Housing Rental	Jurisdiction
TARRANT COUNTYHOMELESS COALITION	Continuum of care	Homelessness Planning	Region
TARRANT COUNTY HOUSING PARTNERSHIP	CHDO	Non-homeless special needs Ownership neighborhood improvements	Region
DEVELOPMENT CORPORATION OF TARRANT COUNTY	CHDO	Non-homeless special needs Ownership neighborhood improvements	Region
United Way Arlington	Non-profit organizations	Planning	Jurisdiction

Table 5 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The organizations listed above have been longtime partners in the City of Arlington and work well together to address a myriad of social service needs for low income persons in the City of Arlington. Additional capacity building is needed in the area of Community Development Corporations which can assist these agencies in comprehensive community development and revitalization.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 6 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system in Arlington and the Tarrant Area Continuum of Care meets the needs of homeless persons through regular and ongoing coordination among partner organizations, local governments, service providers, and interested stakeholders. A combination of resources is used to address the needs of chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth and others in need. The Tarrant Area CoC Strategic Plan describes the priority needs and actions planned to address homelessness in Tarrant County. The plan can be found at: http://www.ahomewithhope.org/wp-content/uploads/CoCSP-Final.pdf. The Continuum of Care brings together organizations with a broad range of services, to focus on a variety of target groups that experience homelessness. Regular meetings are supplemented with targeted training sessions and in-depth initiatives, designed to address and end homelessness for veterans, families, and youth.

In Arlington, street outreach is provided by a team of organizations, including MHMR PATH, MHMR Addiction Services, American Medical Response (AMR), Police Department Community Outreach, and the Veterans Administration. Veterans are further served by the Department of Veterans Affairs, Homeless Veterans Program, the local Workforce Board, Cornerstone Assistance Network, and the Veterans Affairs Medical Center. The local workforce development program has a full time employment specialist working with shelter staff to serve homeless veterans.

Homeless families with children are served by the Arlington ISD, the YWCA, SafeHaven, Salvation Army, Arlington Life Shelter, Mission Arlington, Arlington Urban Ministries, Community Enrichment Center's Adopt a Family program, the Tarrant County Department of Human Services, Arlington Housing Authority, and ACH Children and Families Together program. Unaccompanied youth are served by ACH, YWCA, Arlington ISD, Salvation Army, SafeHaven, Mission Arlington, and others.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Arlington residents have access to a range of services intended to prevent homelessness and to rapidly transition homeless individuals and families into stable housing. The primary gap noted in the table above is for mortgage assistance targeted to homeless individuals and persons with HIV. General mortgage assistance is available through Tarrant County Housing Partnership and their housing counseling and foreclosure prevention counseling programs. Other gaps include shelter overflow during periods of extreme temperatures. This issue is being addressed through a coordinated effort among the shelters. Strengths include the coordinated homeless outreach and referral team, the three emergency shelters, and providers of supportive services, including AIDS Outreach, YWCA (childcare and rapid rehousing), Mission Metroplex (transportation, food, and health clinics), Arlington Urban Ministries (homeless prevention), Arlington Housing Authority (homeless prevention and housing vouchers), Arlington ISD (services for homeless youth and their families), MHMR (mental health counseling and services), Northwest Legal Aid (legal services), Workforce Solutions (employment programs), and United Way 211 Call Center (information and referrals). The City also uses CDBG and HOME funds to support homeless programs such as Tenant Based Rental Assistance (HOME), and Case Management and Housing through Community Enrichment Center (CDBG funds the case management piece).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In addition to the existing institutional delivery structure, the City plans to seek opportunties to enhance community development resources by seeking opportunties to develop one or more Community Development Corporations that can assist other service providers in the provision of services and

training as well as address physical improvements in low to moderate income neighborhoods such as economic development and housing development/rehabilitation.

Goals Summary

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Business and Job Development	2016	2019	Non-Housing Community Development	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Economic Development	CDBG: $1,000,000	Jobs created/retained: 30 Jobs
2	Infrastructure Improvements	2015	2019	Non-Housing Community Development	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Economic Development Neighborhood Development and Revitalization	CDBG: $1,934,774	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
3	Public Facility Development/Improvement	2015	2019	Non-Housing Community Development	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Economic Development Neighborhood Development and Revitalization	CDBG: $872,143	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Housing Rehabilitation	2015	2019	Affordable Housing	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Quality Housing Opportunities	CDBG: $5,520,589 HOME: $479,411	Homeowner Housing Rehabilitated: 250 Household Housing Unit
5	Homebuyer Program	2015	2019	Affordable Housing	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Quality Housing Opportunities	HOME: $1,500,000	Direct Financial Assistance to Homebuyers: 140 Households Assisted
6	Tenant-Based Rental Assistance	2015	2019	Affordable Housing Homeless	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Quality Housing Opportunities Homeless Services	HOME: $1,500,000	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
7	Neighborhood Development and Revitalization	2015	2019	Non-Housing Community Development	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Economic Development Neighborhood Development and Revitalization	CDBG: $500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Social Service Support	CDBG: $2,185,236	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
9	Homeless Services	2015	2019	Homeless	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Homeless Services	ESG: $1,322,295	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 5000 Persons Assisted
10	Housing Development	2015	2019	Affordable Housing Non-Homeless Special Needs	REVISED CENTRAL ARLINGTON NRSA EAST ARLINGTON	Quality Housing Opportunities	HOME: $630,000	Homeowner Housing Added: 5 Household Housing Unit

Table 7 – Goals Summary

Goal Descriptions

1	**Goal Name**	Business and Job Development
	Goal Description	Work with Economic Development to identify investment tools such as New Market Tax Credits and Promise Zone tax incentives that could be layered with local economic development incentives and CDBG to encourage business and job development in these target areas.
2	**Goal Name**	Infrastructure Improvements
	Goal Description	• Connect with Neighborhood Plans by supporting eligible projects in eligible areas • Support street, sidewalk and park improvements in eligible neighborhoods (e.g., East Arlington, New York Corridor)
3	**Goal Name**	Public Facility Development/Improvement
	Goal Description	• Connect with Neighborhood Plans by supporting eligible projects in eligible areas • Consider Public Facility development/improvements in areas where other City improvement projects are underway
4	**Goal Name**	Housing Rehabilitation
	Goal Description	• Expand the existing Housing Rehabilitation program in NRSA to include households with incomes up to 120% of median income (51% of all units must still serve low-mod). Focus this exception on seniors and/or persons with disabilities. • Continue to provide support for Housing Rehabilitation, First-time Homebuyer Program and Tenant-based Rental Assistance throughout the city.
5	**Goal Name**	Homebuyer Program
	Goal Description	• Consider increasing the first-time homebuyer assistance level from $7,500 to $10,000 in the East Arlington target area • Continue to provide support for Housing Rehabilitation, First-time Homebuyer Program and Tenant-based Rental Assistance throughout the city.

6	**Goal Name**	Tenant-Based Rental Assistance
	Goal Description	Continue to support Tenant-Based Rental Assistance with HOME funds to provide stable housing for homeless families
7	**Goal Name**	Neighborhood Development and Revitalization
	Goal Description	• Connect with Neighborhood Plans by supporting eligible projects in eligible areas • Identify and Develop Neighborhood Expression/Neighborhood Engagement Opportunties • Invest resources to improve the Central Arlington Neighborhood Revitalization Strategy Area and the East Arlington Target Area.
8	**Goal Name**	Public Services
	Goal Description	• Identify and fund collaborative projects that increase the efficiency or effectiveness of social service providers by consolidating programs and services. • Fund non-profit agencies providing Social Services to eligible Arlington residents up to the maximum allowed under the 15% cap. • Enhance the effectiveness of social service resources by encouraging partnerships with other Consolidated Plan goals and activities.
9	**Goal Name**	Homeless Services
	Goal Description	• Support the Tarrant County Continuum of Care Strategic Plan Goals to Reduce Homelessness in Arlington • Support the “Housing First” strategy by partnering with non-profits, government agencies and other funding sources to prevent homelessness and rapidly-rehouse newly homeless families. • Continue to support Shelter Services to the maximum allowed by ESG. Encourage shelter providers to implement programs that target economic self-sufficiency to minimize the shelter stay.

10	Goal Name	Housing Development
	Goal Description	• Support Community Housing Development Corporation Activities (CHDO) through the use of the required HOME CHDO set-aside. • Support other Housing Development opportunties that increase affordable/accessible housing opportunities for eligible Arlington households.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

- Housing Rehabilitation: 250 households/50 per year -- It is anticipated that 20% of households will be Very Low Income, 50% will be Low Income and 30% will Moderate Income.
- Homebuyer Assistance: 140 households/28 per year -- It is anticipated that 10% of households will be Very Low Income, 10% will be Low Income and 80% will be Moderate Income.
- CHDO Housing: 5 households/1 per year (plus proceeds properties) -- It is anticipated that 50% of households will be Low Income and 50% will be Moderate Income.
- Tenant-based Rental Assistance: 200 households/40 per year -- It is anticipated that 80% of households will be Very Low Income and 20% will be Low Income.

Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

The City of Arlington Housing Authority does not have any public housing units and is designated as a "High Performing" Housing Authority.

Barriers to Affordable Housing

Barriers to Affordable Housing

The City has completed its Analysis of Impediments to Fair Housing Choice (AI). This analysis not only examines what discriminatory practices may potentially be occurring in Arlington, but also determines if housing costs or availability are barriers that exist to affordable housing for low- to moderate- income households. The AI was completed as part of a comprehensive housing strategy for the City of Arlington. The review of public policy issues in the AI showed the following:

- The newly updated City's Comprehensive Plan emphasizes the development of a range of housing opportunities for all residents.
- The City's Building and Zoning Codes do not limit fair housing, and the development of the new Unified Development Code addresses key issues concerning group living in particular.
- The City's new public transit system is a first step in addressing the transportation needs of persons without a car, the elderly and the disabled.

In summary, current public policies do not serve as substantial barriers to affordable housing and residential investment. The City's One-Start Center assist in expediting the plan review process and enables developers to move expeditiously throughout the development process. The City also has a Building Code and a Zoning Code, which serve to protect the public interest and create safe and sanitary living conditions. The Zoning Code permits this range of development and permits a range of housing in a range of areas within the City.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In order to ameliorate any barriers to affordable housing, the City of Arlington has taken the following actions:

- Continue to update Comprehensive Plan to develop a new set of goals and necessary policies to achieve them
- Promote a range of available, accessible affordable housing
- Provide quality housing to preserve existing neighborhoods
- Protect the city's history
- Identify areas to reduce review and approval process times for both new constructions, home modification applications, encourage use of universal design in new housing
- Ensure local ordinances and building codes property address issues of concern with respect to higher density housing, persons with disability, and group homes, congregate living, and community care.

Current public policies do not serve as substantial barriers to affordable housing. The City's One-Start Center assist in expediting the plan review process and enables developers to move expeditiously throughout the development process. The City also has a Building Code and a Zoning Code, which serve to protect the public interest and create safe and sanitary living conditions. The Zoning Code permits this range of development and permits a range of housing in a range of areas within the City.

Homelessness Strategy

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach teams targeted to reaching homeless persons, especially unsheltered individuals, include a combination of mental health professionals, police community outreach, emergency medical care, social workers, and veterans outreach workers. The Arlington Homeless Outreach Team consists of MHMR, Veterans Administration, Arlington Police Department Community Outreach, AMR Emergency Medical Services, and Reentry/Addiction Services.

This team identifies, assesses, and connects homeless persons living on the street, and other places unfit for human habitation, with resources that provide comprehensive services and housing. The team provides unsheltered homeless individuals with a range of services, including outreach, referral to shelter (including youth shelter), food pantry, mental health counseling and referral, substance abuse counseling and referral, health care, employment services, education, hygiene kits, VA referral, bus passes, etc. Mental health services and medical services are a strong component for this group, and immediate and expert care is provided.

Addressing the emergency and transitional housing needs of homeless persons

The City of Arlington's policies and strategies for addressing the emergency shelter and transitional housing needs of homeless persons are consistent with the Continuum of Care Strategic Plan, which outlines the following objectives: 1) Increase progress toward ending chronic homelessness, 2) increase housing stability, 3) increase incomes of program participants, 4) increase participants obtaining mainstream benefits, and 5) use rapid rehousing to reduce family homelessness.

Three shelters are available in Arlington to meet emergency housing needs of victims of domestic violence, homeless families, chronically homeless individuals, veterans, youth, and other special needs populations. Transitional housing is available through the Supportive Housing Program, and non-profit owned housing units. Arlington uses CDBG, HOME, and ESG funds to complement CoC funding with services such as HOME-funded Tenant Based Rental Assistance (temporary transitional housing for homeless individuals and families), CDBG-funded case management for scattered site housing for homeless families, and ESG-funded rapid rehousing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Homeless individuals and households in Arlington have access to the county-wide centralized assessment and referral system to be prioritized for permanent supported housing, transitional housing, and related housing and supportive services. The City of Arlington works hand in hand with other members of the Tarrant County Continuum of Care to address housing stability among homeless households. Additional details are included in the continuum-wide strategic plan.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City has adopted the Continuum of Care discharge planning policy to ensure that individuals do not become homeless after being discharged from publicly funded institutions of care. The CoC Discharge Planning Policy is summarized in the Action Plan in Section AP-65: Homeless and Other Special Needs Activities. Homeless prevention services are provided through a combination of resources, including the Housing Authority's Homeless Housing and Services Program (state funding), Tarrant County Department of Human Services, Mission Arlington, and other local churches and faith based groups.

Lead Based Paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

Actions taken to reduce lead-based paint hazards include the provision of an education program for tenants and new homeowners. All recipients of federally-funded housing assistance (i.e., Arlington Homebuyers' Assistance, Section 8, Tenant-Based Rental Assistance, Supportive Housing Program, and Shelter Plus Care) were provided brochures describing the hazards of lead-based paint.

Housing rehabilitation contractors used by the City of Arlington maintain current Lead-Safe Work Practices and Lead Abatement certificates. The City Rehabilitation Specialists maintain current Lead Risk Assessment certifications and conduct Lead Risk Assessments on all housing built prior to 1978 which are to be rehabilitated.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to 2011 ACS data, the total number of units built before 1980 for owner-occupied was 30,812 (40 percent) and 9,570 (12 percent) have children present. The total number of renter-occupied units built was 20,846 (38 percent) and 7,610 (14 percent) have children present.

While less than 15% of owner occupied housing and renter occupied housing have children present in housing which may have lead-based paint, efforts are being made across all housing programs to educate and minimize the impact of lead on these households.

How are the actions listed above integrated into housing policies and procedures?

Implementation of the above actions are detailed in the Housing Rehabilitation and Homebuyer Assistance program policies and procedures. The Housing Authority of the City of Arlington also addressed LBP hazards in their policies and procedures when it comes to administering its rental assistance programs.

Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Priority Needs and Goals outlined in this plan work to reduce the number of families living in poverty in the City of Arlington. Specifically, Business and Job Development, Housing Rehabilitation, Homebuyer Programs, Tenant-based Rental Assistance, Public Services and Homeless Services will seek to target community development resources into programs and agencies that are working directly with families to improve long term financial self-sufficiency. The City is actively involved with organizations whose mission is to reduce poverty and support low-income families. These organizations and groups include: The Arlington Financial Stability Partnership, Strong Family Coalition of Tarrant County, United Way of Tarrant County, Foundation Communities, Catholic Charities Diocese of Fort Worth, Mission Metroplex, Community Enrichment Center, and many others. Over the next five years, the City will continue to seek additional resources to focus efforts on increasing financial stability for families at or near the poverty level.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City has devoted resources to reduce the number of persons and households living in poverty through a number of programs and efforts. Partnership between the City and United Way serves to increase the earnings of Arlington households making less than $50,000 per year by providing year-round financial literacy classes, referrals to job skills training, and basic education. In addition, these persons can receive targeted access to Volunteer Income tax Assistance Sites where families receive free tax assistance, access to the Earned Income Tax Credit and Child Tax Credit, and referrals to numerous partner organizations that help low income families increase assets and reduce poverty. Rental assistance, including Tenant Based Rental Assistance, and case management, through entities such as the Community Enrichment Center, are provided to homeless persons and very low-income households to assist them in achieving self-sufficiency. The Central Arlington Neighborhood Revitalization Strategy Area has received concentrated redevelopment and services since the inception of that program in 2005 which will continue along with the East Arlington Target Area. In addition, foreclosure prevention efforts, such as that offered by the Tarrant County Housing Partnership, serve to prevent an increase in homelessness. However, the recession, a slow recovery from it, and a general lack of increase in earnings and buying power have exacerbated the levels of poverty nationwide and in Arlington.

Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Arlington monitors its CDBG, HOME, and ESG programs to ensure compliance with HUD regulations, sub-recipient contracts, and attainment of Consolidated Plan goals. Annual Action Plan activities are set up and tracked in IDIS in addition to the creation of shared financial reconciliation spreadsheets, allowing ongoing review of activity expenditures. Data entry into IDIS is completed, on a quarterly basis, and standard IDIS reports are reviewed by the appropriate program staff, for the purpose of determining accuracy. IDIS reports are reviewed by staff and management either on a monthly basis or quarterly basis, depending on the type of report and the time of year as specified in the IDIS Standard Operating Procedure.

Action Plan activity outputs and outcomes are compiled and reviewed quarterly to determine which activities are on track to meet planned performance goals. The City ensures timely expenditure of CDBG funds by the following actions:

- Establishing and tracking expenditure benchmarks for projects;
- Careful selection of qualified sub-recipients and ongoing technical assistance provided to new and experienced sub-recipients;
- Annual sub-recipient workshop to review monthly reporting, contract and regulation compliance, and monitoring requirements;
- Monthly desk monitoring and tracking of sub-recipient expenditures;
- Reprogramming of funds for activities as needed.

City Grants Coordinators and Program Specialists monitor internal operations and sub-recipient agreements. Desk and on-site monitoring was conducted to assure compliance with Davis-Bacon construction project requirements, proper submittal of program reimbursements, adherence to national objectives and other federal requirements such as match requirements.

Procedures for monitoring sub-recipients are detailed in a Standard Operating Procedure. Monitoring includes monthly desk reviews of all sub-recipient performance reports and requests for reimbursement. A risk analysis of all sub-recipients was conducted at the beginning of the contract year. On-site monitoring visits are conducted for selected sub-recipients based on an assigned level of risk.

The level of monitoring is often adjusted during the contract year as circumstances dictate. Provisions are in place which provide for the suspension of funds, termination of the contract, and request for repayment of funds at any time during the program year based on performance deficiencies.

Minority business outreach is accomplished by broad distribution of projects that are procured. The City has hired a Minority Business Outreach Coordinator who assists City Departments in providing technical assistance and outreach to minority businesses that are interesting in working with the City of Arlington.

D. Executive Summary

1. Introduction

The 2015-2019 HUD Consolidated Plan for the City of Arlington, Texas is the result of a collaborative process designed to identify housing and community development needs and to establish goals, priorities, and strategies to address those needs, especially for low and moderate income households. This process serves as the framework for a community-wide dialogue to better focus funding from the U.S. Department of Housing and Urban Development (HUD) formula block grant programs to meet local needs.

The City of Arlington is an entitlement jurisdiction that receives federal funds from HUD to support local community development and affordable housing activities. The federal block grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). As a condition of receiving these funds, the City of Arlington is required to submit a 5-Year Consolidated Plan, which outlines the city's housing and community development needs and priorities, and the First Year Annual Action Plan (budget) that identifies how the city plans to allocate its HUD funding to address those priority needs.

In turn, the Consolidated Plan serves as the document that guides the priorities and expenditure of CDBG, HOME and ESG funds received by the city. Additional information on each of these programs is provided following the summary of the Consolidated Plan's sections.

The Consolidated Plan is organized into four primary sections:

The Process section (PR) describes the development of the Consolidated Plan and discusses how citizens were involved in the process, how the city consulted with public and private service providers, and other stakeholders to facilitate the development of the Plan. The section also shares key findings from the citizen survey and focus group interviews.

The Needs Assessment (NA) provides data, analysis, and other relevant information on the city's needs as they relate to affordable housing, special needs housing, community development, and homelessness. Throughout the Needs Assessment section, special attention is paid to the needs of Low and Moderate Income (LMI) households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.

The Housing Market Analysis section (MA) provides information and detailed data about the local housing market conditions in the City of Arlington. The Housing Market Analysis is meant to supplement the information gleaned from the Needs Assessment to facilitate the creation of goals that are better tailored to the local context.

The Strategic Plan section (SP) is based on the findings from the Needs Assessment, Housing Market Analysis, stakeholder and resident input, and review of existing local/regional planning documents. The primary purpose of the Strategic Plan is to prioritize the needs identified through the Consolidated Planning process in order to develop associated goals that direct the allocation of federal funds in a manner that maximizes community impact.

The findings from the Consolidated Plan were used to determine the types of programs the city would fund in the annual Action Plans. The First Year Annual Action Plan provides a summary of the actions, activities, and programs the City of Arlington will implement during the first year (2015) of the Consolidated Plan period to address the priority needs and goals identified by the Strategic Plan. The Action Plan functions as an annual guide and budget to explain how federal resources will be used to improve conditions for LMI households, racial and ethnic minorities, homeless persons, and other non-homeless special needs populations in the City of Arlington.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Priorities identified in the Needs Assessment section include issues of housing cost burden, especially for the extremely low and very low income households. Rising home values and rent levels will continue to tighten the supply of affordable housing units making housing vouchers and other rental assistance subsidies more difficult to use. The aging housing stock provides more affordable housing, but brings with it the need for rehabilitation. Homeless resources remain in high demand especially among single parent families who continue to find it difficult to provide housing on one income, resulting in longer shelter stays. Finally, with regards to non-housing community development neighborhood infrastructure and public facilities, especially in the target areas of the Central Arlington NRSA and East Arlington, remain a high need and priority. Additional information on Goals and Priority Needs can be found in the Strategic Plan Section (SP-05 to SP-80).

3. Evaluation of past performance

CDBG, HOME and ESG funds received during 2010-2015 Consolidated Plan enabled the City of Arlington to improve housing, strengthen neighborhoods, and provide necessary services for low- and moderate-income residents. The City is pleased to report significant accomplishments in meeting performance objectives in the Central Arlington Neighborhood Revitalization Strategy Area and in the areas of affordable housing, homeless services, non-homeless special needs and community development. The attached documents detail the accomplishments for each area.

Neighborhood Revitialization Area

Infrastructure

- Construction of nine (9) affordable homes was completed in the NRSA using HOME funds. These new, energy star certified homes were purchased by eligible first-time homebuyers.
- Housing rehabilitation grants were provided to 23 low- to moderate-income households to address emergency conditions and/or to improve substandard housing conditions.
- Sidewalk improvements were completed on Fuller, Rodgers and N. East Streets (2010-2011)
- Street improvements on Oak Street, Pecan Street, Cedar Street, Sanford Street and East Street in the Town North Neighborhood. (2012)
- Economic Development assistance in the form of a grant to develop the Mellow Mushroom restaurant at Center Street Station created 58 new jobs to support low and moderate income households in the NRSA. (2010-2011)
- Senior Citizen Services received a grant to open a new senior center at 401 West Sanford. The center provides transportation and access to daily programs and nutritious meals to seniors living in the NRSA (2010)
- A property consisting of three structures was identified for demolition and clearance in the NRSA. Clearance on 710 W. Main was completed in PY2013.
- Energy-efficency improvements at the Arlington Human Services Center (401/501 Sanford), including a new heating and air conditioning system and an accessible sliding door. (2013)[1]

Services

- Senior Citizens Services provided transportation Monday through Friday to seniors living in the central Arlington target area, which allows otherwise-isolated seniors access to daily programs and nutritious meals, as well as necessary grocery and pharmacy trips. Over the 5-year Consolidated Plan period, 354 seniors have been served by this program (as of 12/14).
- Fifty-one home-based childcare providers in the NRSA received childcare training. Sixteen trainees received technical assistance with obtaining a state child care provider license. (2010)
- Adult Literacy classes were provided by Water from the Rock, a Community-Based Development Organization (CBDO) in the NRSA. During the 2010-2015 Consolidated Plan, 610 students attended GED or ESL classes and/or participated in a job readiness program, 21 students passed the official GED test (2012, 2013) and 1350 clients were provided with food pantry services.
- Code Compliance completed inspections at 7,024 properties in the NRSA as part of a comprehensive revitalization strategy to improve neighborhoods and increase public health and safety.

Affordable Housing

Affordable Housing Highlights

- Construction of sixteen (16) affordable homes city-wide was completed in partnership with Community Housing Development Corporation (CHDO) partners using HOME funds. These new, energy star certified homes were purchased by eligible first-time homebuyers. (through 12/14)
- Housing rehabilitation grants were provided to 332 low- to moderate-income households to address emergency conditions and/or to improve substandard housing conditions. 132 households received full rehabilitation, 20 households received stand-alone architectural barrier removal and 180 received emergency repairs.
- The Arlington Homebuyers' Assistance Program (AHAP) provided funds for down-payment and closing costs to help 151 families buy their first home (as of 12/14). Homebuyers received a minimum of ten hours of education and counseling before the purchase to ensure a successful transition to homeownership.
- Temporary rental assistance was provided to 417 low-income households through the Tenant-Based Rental Assistance (TBRA) program. Families in the program must be sponsored by a non-profit organization and attend case management sessions leading to self-sufficiency.
- The City used grant funds from the state to provide energy-efficient home improvements to 334 low-income households through the Weatherization Assistance Program. (2010-2011)
- The Neighborhood Stabilization Program (NSP), which was authorized by the Housing and Economic Recovery Act of 2008, spurred development of foreclosed and vacant properties. Thirty-eight (38) Arlington households have received assistance through this program since 2008, and two additional properties are in the process of design and construction using program income from the NSP grant.

Homeless Services

Homeless Services Highlights

- Temporary shelter was provided to 8,278 homeless individuals over the 5 year period at the Arlington Life Shelter, the Salvation Army and SafeHaven. 60% of those served were adults and 40% were children.
- The City of Arlington participated in the Tarrant County Homeless Coalition, which received $44,061,455 in competitive Continuum of Care funds (through PY2013) to provide a continuum of homeless services in Tarrant County.
- Thirty (30) households were rapidly rehoused by SafeHaven of Tarrant County, Salvation Army and the Arlington Housing Authority. (2012-2013)
- Homeless Prevention Assistance was provided to 348 individuals over the five year Consolidated Plan period.

- The Homeless Prevention and Rapid Rehousing (HPRP) grant provided services to either prevent homelessness or obtain housing stability for homeless individuals. Eight organizations, including the Arlington Housing Authority, stably housed 448 households totaling 1230 persons. (2010-2012)
- The City utilized state funding for the Homeless Housing and Services Program (HHSP) to provide outreach, temporary rental assistance and support services to 710 homeless individuals.

Non-Homeless Special Needs

Highlighted Services for Persons with Special Needs

- Housing Rehabilitation was provided to 133 elderly and disabled households during the 5-year Consolidated Plan period. (through PY2013)
- Meals were provided to 1,180 seniors by Meals on Wheels and Senior Citizen Services to seniors and persons with disabilities.
- AIDS Outreach Center provided HIV testing and risk reduction counseling services to 569 persons.
- Recovery Resource Council provided substance abuse counseling and referrals to 1058 individuals.
- Advocates for Special People provided day habilitation services for 306 adults with physical and mental disabilities.
- Rental vouchers were provided to 511 households through the Arlington Housing Authority programs including TBRA, Supportive Housing and Shelter Plus Care (SPC).

Community Development

Community Development Highlights

- Park Improvements were completed for Valley View, Bob Cooke, Helen Wessler, Pirie and Burl Wilkes Parks.
- Rehabilitation was completed at AISD Dropout Prevention Center at 600 New York Avenue. (2012-2013)
- Public Services programs were funded with the maximum amount allowed – 15 percent of the CDBG allocation**.** Eighteen non-profit organizations, the City Parks & Recreation Department, and the Public Library provided services to an average of 14,500 low and moderate income residents per year. Organizations offered services such as transportation, job skills training, child care, meals for seniors, tutoring and mentoring for youth, dental health services, and case management for persons with HIV/AIDS.
- United Way – Arlington facilitated the Financial Stability Partnership and Arlington Resource Sharing Group, which successfully increased community awareness of the Earned Income Tax Credit (EITC) and financial literacy programs. A total of 8,805 Arlington tax returns were prepared at five Arlington VITA sites by Foundation Communities and volunteers yielding

$15,284,150 in tax refunds. The programs claimed a total of $5,204,504 in Earned Income Tax Credit for low and moderate income residents.

- The Ride2Work program, operated by Catholic Charities, provided access to jobs for low-income residents. Funding was provided by CDBG, Arlington Tomorrow Foundation and a Job Access Reverse Commute grant. Since PY2011, 265 clients have been served by this program.
- Youth services included dental health education, day camps, one-on-one mentoring, computer classes, educational tutoring, health and life skills training, and after-school programming. Approximately 11,000 low-income Arlington youth benefitted from these programs each year.

4. Summary of citizen participation process and consultation process

The Citizen Participation process consisted of three public hearings, an online resident survey, hard copy survey, website and newspaper publication of citizen participation process with links to draft plans, availability of draft plans at key locations across the city, and a thirty day comment period. Stakeholder consultation consisted of one-on-one and group meetings with a variety of organizations including social service providers, educational entities, businesses, local advisory groups, non-profit housing developers, homeless individuals and service providers, and representatives of other special needs populations. Focus group discussions with the Arlington Resource Sharing Group were coordinated by United Way Arlington and participation with the Continuum of Care through the Tarrant County Homeless Coalition Meetings. Attached are the stakeholders, groups and homeowners associations that were consulted as part of the planning process.

Focus Group Representation

Homeowners Associations - Part 1

Trails West Neighborhood Association

Marthas Vineyard HOA

Oak Creek Condominium Association

Manor Homes of Wimbledon Owners Association

Shorewood Estates

Arlington Downs Townhouse Assoc.

Islands at Enchanted Bay

Oak Meadows Home Owner's Association

Lynn Creek Village HOA

Manors of Channing Park

Hampden Woods Property Owners Association

Greenspoint Estates

WeCan (West Citizen Action Network)

The Island at Enchanted Bay

ACTION North Arlington

Arbor Oaks HOA

Arlington Chamber of Commerce

Lago Vista HOA

Arlington Neighborhood Council

Arlington Townhome HOA

Bay Springs HOA

Berkeley Square CrimeWatch

Berkeley Square Phase I HOA

Briarhill Neighborhood Assn

Central Arlington Property Owners, Inc.

Clubview Neighborhood Assn

Columbine Condominiums HOA

Community Watch/Citizens on Patrol

Countryside Citizens on Patrol

Deer Creek Neighborhood Watch

Deerwood Park HOA

Double Y Wooded Estate Addition

Eagle Chase Subdivision

East Arlington Renewal

East Arlington Review

Enchanted Lake Estates HOA

Estates Above Wimbledon HOA

Estates of Hidden Woods

Evans Pecan Grove

Fannin Farm HOA

Fannin Farms West Assn, Inc.

Far South Arlington Neighborhood Assn

Fielder Park Neighborhood Assn

Fitzgerald Concerned Citizens

Forest Hills HOA

Fossil Lake III HOA

A Better Community at Fossil Lake

Friends of Parkway Central Park

Georgetown HOA

Graham Square Neighborhood Assn

Harold Patterson Community Assn

Harris Crossing HOA

Heart of Arlington Neighborhood Assn

Hidden Creek Neighborhood Assn

Hidden Oaks Addition

High Oak/ Brent / Westridge Neighborhood

Highland Ridge Phase II HOA

Highpoint I

Highpoint II Community Group

Hilldale-Mintwood

Homeowners Associations -- Part 2

2014-2015 Resident Survey Distribution and Participation (Homeowners Associations)

NRSA Steering Committee

Place #1: Medical Professional and Business Owner

Place #2: Neighborhood Resident and Business Owner

Place #3: Business Professional

Place #4: Faith-Based Organization

Place #5: Neighborhood Resident and Business Owner

Place #6: Business Owner

Place #7: Business Owner

Place #8: Representative of University

Place #9: Faith-Based Organization

5. Summary of public comments

PR-15 provides a summary of the public comments received in the public hearings and through various types of outreach, including hard copy surveys, internet surveys, community presentations, and other consultations.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views expressed through the public comment process were accepted.

7. Summary

The public and stakeholder input process provided citizens, businesses, community leaders, governmental organizations, and service providers with an opportunity to reflect on past performance, existing challenges and to assist in determining the priority needs and goals that should be established for the 2015-2019 HUD Consolidated Plan.