

I. General Information

A. Executive Summary

The Consolidated Plan serves as a road map to guide the responsible use of federal resources in the City of Arlington. The Plan addresses the following **three primary goals** for the use of U.S. Department of Housing and Urban Development (HUD) funds from Community Development Block Grants (CDBG), HOME Investment Partnership funds (HOME), and Emergency Shelter Grants (ESG).

1. Provide Decent Housing

The goal of providing decent housing includes maintaining affordable housing stock, providing housing that is affordable to low-income residents without discrimination, increasing the supply of supportive housing for persons with special needs, preventing homelessness, and assisting homeless individuals in obtaining housing.

A comprehensive housing market analysis was completed in 2004 to determine priority housing needs in Arlington over the next five years. This analysis was combined with a review of related plans and studies to arrive at a strategic plan for the provision of safe and decent housing for low- to moderate-income citizens. Housing priorities will include:

- New affordable housing
- Homeownership assistance
- Housing rehabilitation
- Emergency shelter, transitional and permanent supported housing for individuals facing homelessness

2. Establish and Maintain Suitable Living Environments

Suitable living environments may be established and maintained by improving the safety and livability of neighborhoods, increasing access to quality facilities and services, reducing isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods, restoring and preserving properties of special value for historic, architectural, or aesthetic reasons, and conserving energy resources.

The City of Arlington has identified the following priorities to improve the safety and livability of low- to moderate-income neighborhoods:

- Infrastructure enhancements such as streetscapes, pedestrian walkways, and utility improvements and
- Public service programs such as transportation, youth tutoring, meals for seniors, dental health services, and child care.

3. Expand Economic Opportunity

The goal of economic opportunity is furthered through the creation of jobs which are accessible for low-income persons, providing access to capital and credit for development activities that promote the long-term economic and social viability of the community, assisting small businesses, and empowering low-income persons to achieve self-sufficiency.

Federal funds will be used over the next five years to leverage public and private resources for economic development initiatives that support and create jobs for low- and moderate-income persons. Priority economic development activities in Arlington include:

- Establishment of the Central Arlington Neighborhood Revitalization Strategy Area (NRSA)
- New Mixed-use Development
- Business Façade Improvements



The Arlington Workforce Center was completed in 2003 with the assistance of CDBG funds.

The Consolidated Plan identifies and recommends strategies to address the housing and community development needs of a jurisdiction's citizens. The Plan addresses issues such as affordable housing, homelessness, special needs populations, non-housing community development, and a strategy to reduce poverty. Input received by citizens and community leaders throughout the planning process ensures a comprehensive and coordinated approach to identifying and prioritizing needs and developing solutions.

The following table summarizes the City of Arlington's five-year strategic plan to address housing and community development needs.

Five-Year Strategies				
Strategy	Anticipated Funding Sources	Service Delivery & Management	Anticipated Results/Planned Outputs	Geo-graphic Location
Affordable Housing				
Homebuyers Assistance: Increase affordability of homeownership.	ADDI Prior Year HOME	AHAP AHFC Non-profit partners	1 Year: 20 5 Year: 100	Citywide
Housing Rehabilitation: Maintain & improve existing housing stock through owner-occupied rehabilitation, emergency repair, and	HOME	Neighborhood Services Non-profit partners	1 Year: 50 homes 5 Year: 250 1 Year: 10 homes 5 Year: 50 homes	Citywide NRSA

Five-Year Strategies				
Strategy	Anticipated Funding Sources	Service Delivery & Management	Anticipated Results/ Planned Outputs	Geo-graphic Location
architectural barrier removal.				
Tenant-Based Rental Assistance (TBRA): Expand the availability of affordable housing to low-income renters.	Prior Year HOME	Neighborhood Services through Arlington Housing Authority	1 Year: 20 5 Year: 100	Citywide
Central Arlington Neighborhood Revitalization Strategy Area (NRSA)				
Mixed Use Residential Facilities	HOME CDBG	Leverage private funds	5 Year: 2 developments	NRSA
Develop New Owner-Occupied Housing	HOME CDBG	Leverage private funds	5 Year: 45 Units	NRSA
Infrastructure: Street and sidewalk improvements, streetscapes	CDBG	NS Grants Mgt City Departments Community Partnerships	5 Year: 5 Projects	NRSA
Business façade improvements	CDBG	NS Grants Mgt Leverage private funds	1 Year: 2 Businesses 5 Year: 10 Businesses	NRSA
Homelessness				
Reducing Homelessness: Reduce homelessness in Arlington.	ESG, SHP, S+C	Non-profit partnerships	1 Year: Support shelter for 2600 persons annually and 194 beds nightly; Participate in CoC and seek additional funds for PH and TH.	Citywide
Transitional & Permanent Housing: Maintain current supply of units for homeless persons.	SHP, S+C	AHA Non-profit partnerships	1 Year: Maintain 125 transitional & permanent housing units	Citywide
Supportive Services: Provide supportive services to individuals and families who are homeless.	ESG, CDBG SHP, S+C	NS Grants Mgt Non-profit partnerships	1 Year: Dental Services for 72 homeless persons; transportation for 350 homeless; Case management for 1500 homeless	Citywide
Special Needs				
Housing Rehabilitation for Elderly and Disabled: Maintain and improve	HOME	NS Grants Mgt Non-profit partners	1 Year: 5 Houses for Elderly Residents 5 Year: 5 houses	Citywide

Five-Year Strategies				
Strategy	Anticipated Funding Sources	Service Delivery & Management	Anticipated Results/Planned Outputs	Geo-graphic Location
existing housing stock for elderly residents. Provide architectural barrier removal for homeowners with disabilities.			for persons with disabilities	
Architectural Barrier Removal: Remove barriers in housing for disabled renters.	CDBG	NS Grants Mgt Non-profit partners	5 Year: 5 Houses	Citywide
Case Management (See Public Services): Meet the human and social service needs of the Arlington community with the funds available.	CDBG, ESG, SHP, S+C	Non-profit partnerships	1 Year: Meals and Case Mgt for 267 elderly; Case Management for 150 with HIV/AIDS and/or substance abuse problems	Citywide
Transportation for the elderly.	CDBG, ESG	Non-profit partnerships	1 Year: Transportation for 300	Citywide
Community Development				
Public Services: Meet the human and social service needs of the Arlington community with available funds.	CDBG	NS Grants Mgt Non-profit partnerships	1 Year: Provide 15% of CDBG grant to human service agencies 1 Year: Provide services to 11,000 1 TA Workshop	Citywide
Park Improvements for neighborhood parks.	CDBG	NS Grants Mgt	1 year: 2 projects	Citywide
See NRSA for additional Community Dev. Strategies	CDBG HOME	Leverage private funds	See page 3	NRSA
Barriers to Affordable Housing				
Homeownership Education, Credit Repair, and Personal Finance Training: Decrease obstacles to affordable housing for LMI families.	ADDI/HOME	NS Grants Mgt Non-profit partnerships	1 Year: 1 Seminar	Citywide
Policy Planning Studies: Obtain essential data for policy planning and activity management.	CDBG	NS Grants Mgt AHSP Arlington Child Care Council Other Partners	5 Year: Complete 1 Study	Citywide
Anti-Poverty Strategy				
Childcare for Low-Income Families (see	CDBG	Non-profit partnerships	1 Year: Child care for 30 children	Citywide

Five-Year Strategies				
Strategy	Anticipated Funding Sources	Service Delivery & Management	Anticipated Results/Planned Outputs	Geo-graphic Location
Public Services)				
Credit Repair Services	CDBG/HOME	Private and Non-profit Orgs	1 Year: 1 Seminar	Citywide
Lead-Based Paint				
Lead-Based Paint Training: Educate the public, landlords, and tenants about the risk of lead-based paint.	CDBG HOME	NS Grants Mgt AHA	5 Year: Ongoing	Citywide
Provide Resources to reduce lead hazards in homes.	CDBG HOME	NS Grants Mgt AHA	1 Year: Lead testing for 20 households	Citywide
Planning				
Policy Planning Studies: Obtain essential data for policy planning and management of activities.	CDBG	NS Grants Mgt AHSP Arlington Child Care Council Other Partners	5 Year: Complete 1 Study	Citywide
Pedestrian Infrastructure Study: Planning document for Abram Street, Central Street, and Johnson Creek linear trail.	CDBG	NS Grants Mgt Contract	1 Year: Complete 1 Study	NRSA and adjoining area

B. General Information

1. Geographic Areas of Investment

Arlington will concentrate federal grant assistance primarily in the Central Arlington Neighborhood Revitalization Strategy Area (NRSA), a targeted area which includes 70 percent low- to moderate-income (LMI) individuals, a 29 percent poverty rate, and a high concentration of minority citizens (see details and maps in Section VI: NRSA).

Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents which will result in new housing, new jobs, and a new revitalized look for Central Arlington. As an incentive to develop NRSAs, HUD provides greater flexibility for economic development and affordable housing developments in approved areas. These incentives, combined with a focused funding approach, will result in far-reaching benefits for the core neighborhood in Arlington.

Successful neighborhood revitalization strategies are those that bring together the neighborhoods' and the larger communities' stakeholders to forge partnerships that:

- *Obtain commitments to neighborhood building;*
- *Make neighborhoods attractive for investments, thereby creating a market for profit;*
- *Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development;*
- *Support the use of neighborhood intermediary institutions to bridge the gaps between local government agencies, the business community, community groups, and residents; and*
- *Foster the growth of resident-based initiatives to identify and address their housing, economic, and human services needs.¹*

In February 2004, the Office of Management and Budget (OMB) produced a performance assessment report of HUD programs, including CDBG. The OMB report rated the overall CDBG program as ineffective. However, the report did find that where CDBG funds were concentrated in a NRSA, some empirical evidence did exist, showing that large investments are linked to improvements in neighborhood quality. In developing the 2005-2010 Consolidated Plan, the City of Arlington conducted an analysis of the CDBG funds used over the past 20 years. The analysis determined that the City had invested over \$18 million in public facilities, including senior housing, homeless shelters, child care facilities, youth centers, parks, clinics, social service agency facilities, and a workforce development facility. Although funds have been used for a variety of worthwhile projects, it was also determined that a significant impact on low- to moderate-income neighborhoods is unlikely without a concentrated investment of funds and a well-developed strategy.

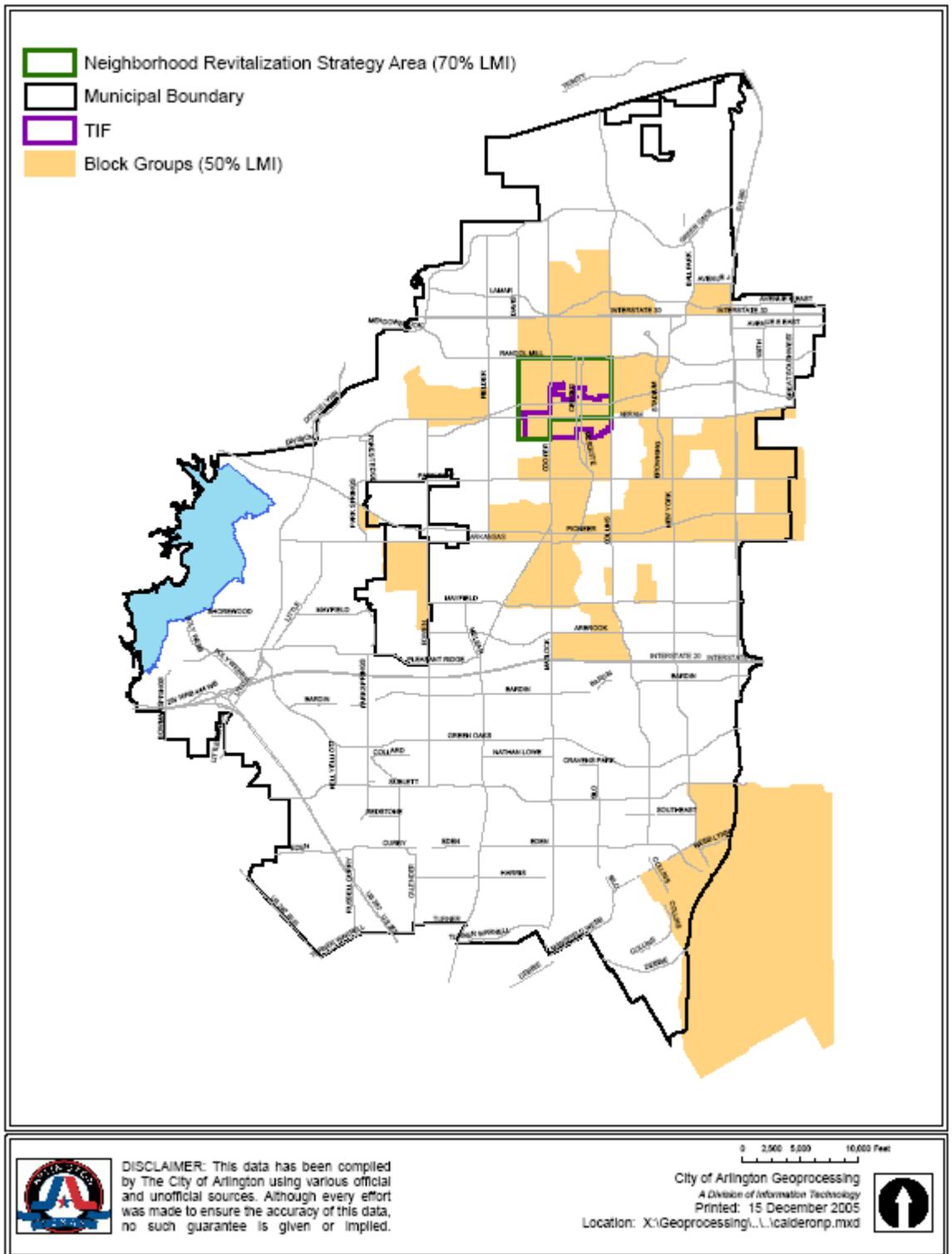
Based on these findings, the City of Arlington's Neighborhood Services Grants Management staff took the lead in developing the Central Arlington Neighborhood Revitalization Strategy in an effort to make a significant and measurable impact in the oldest section of Arlington that has been determined to be more than 70 percent low to moderate income. Another important factor that supports this approach is the current funding proposal from the White House administration that will eliminate all CDBG funds as of July 1, 2006. If the City is to see a lasting and measurable use of these funds, this may be the last opportunity to make a focused approach utilizing CDBG.

¹ Department of Housing and Urban Development, Community Planning and Development notice 96-01, 1996.

The City of Arlington is seeking approval from HUD for a designated NRSA in the following Central Arlington block groups.

Neighborhood Revitalization Strategic Area Block Groups			
Block Group	Low/Mod Pop	Total Pop	Percent L/M
1216.052	552	863	64
1217.032	2,467	3,141	78.5
1217.042	1,591	2,147	74.1
1222.001	1,004	1,217	82.5
1222.002	552	792	69.7
1223.001	1,135	1,417	80.1
Total	7,301	9,577	76.23

The map of Arlington on the following page outlines the Central Arlington NRSA, the census block groups where over 51 percent of the residents are low to moderate income, and the area designated for tax increment financing to revitalize portions of the downtown area.



2. Basis for Investment Allocation

Investments were allocated geographically within the jurisdiction and priority needs were assigned based on a combination of methods. The data used to target geographic areas represents the most recent socioeconomic data available at the time the report was prepared. Information was gathered from HUD, the U.S. Bureau of Labor Statistics, and other sources.²

The City contracted with BBC Research & Consulting to provide a comprehensive housing market analysis, including qualitative and quantitative data collection and analysis.³ The BBC report served as a base line tool for assessing housing and community development needs. The jurisdiction also conducted an in-depth analysis of related plans and reports to ensure that activities proposed in the Consolidated Plan were coordinated with the plans of public and private sector partners and other governmental entities (see Plan Matrix in Section VIII).

The Arlington Human Service Planners, a United Way planning entity, conducted a non-housing community needs assessment, which provided a framework for public service, infrastructure, public facilities, and economic development priorities. Consultations with local service providers, citizens' groups, neighborhood associations, governmental entities, business leaders, and elected officials contributed to the determination of priority needs. Additional information about the citizen participation process is included in Section I-D.

Consultation with numerous individuals, community groups, business leaders, elected officials, and written reports resulted in the conclusion that a concentrated effort is needed in the Central Arlington area. Additional details about activities planned for this area are included in the 2005-2006 Action Plan and in the NRSA application (Section VI).

City of Arlington Overview

The following section provides an overview of population growth, race and ethnicity, employment overview, household income, and information on the poverty population in Arlington.

Arlington is 98.7 square miles and has a population of 355,634.⁴ Trends in population growth by decade are summarized in Exhibit I-1. From 1990 to 2000, Arlington "... grew at a much slower pace than in the prior decade, but more quickly than was projected."⁵

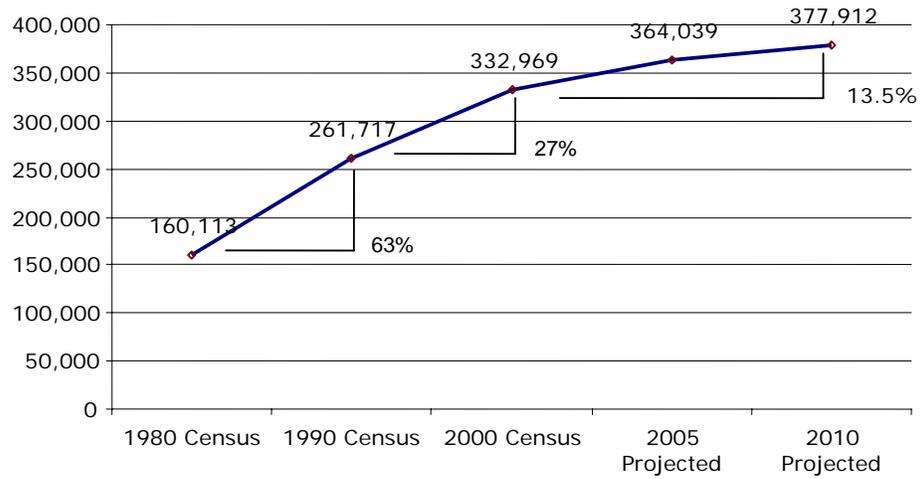
² Section VII contains a complete list of sources.

³ Core information describing the demographic profile of Arlington was provided in part from a Housing Need Assessment Report compiled by an independent research firm, BBC Research and Consulting.

⁴ March 2004 figure from City of Arlington Department of Planning and Development Services.

⁵ BBC Housing Needs Analysis Executive Summary.

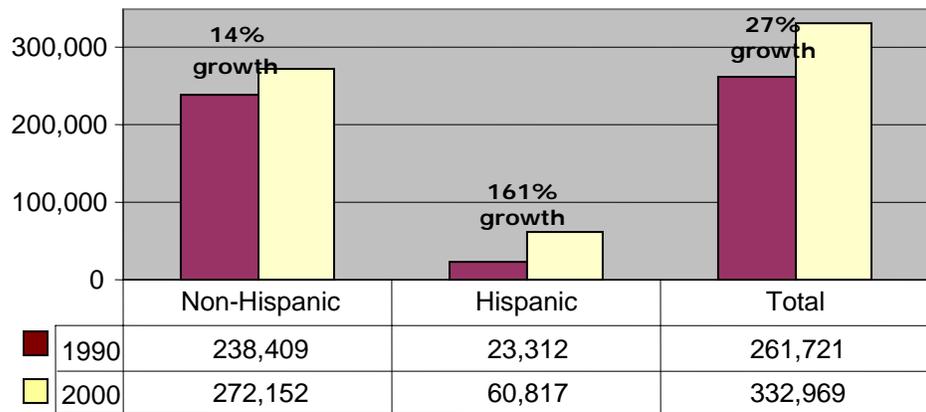
Exhibit I-1: Arlington Population Growth



Sources: 1980, 1990, 2000 U.S. Census, North Central Texas Council of Government Population Estimates for 2005 and 2010

Race and Ethnicity. While overall population growth in Arlington has slowed, minority populations are on the rise. Arlington continues to grow more racially and ethnically diverse, although the proportion of minority residents is still slightly lower than in the Metroplex as a whole. From 1990 to 2000, the city's Hispanic population grew by 161 percent, while the population overall grew by 27 percent.

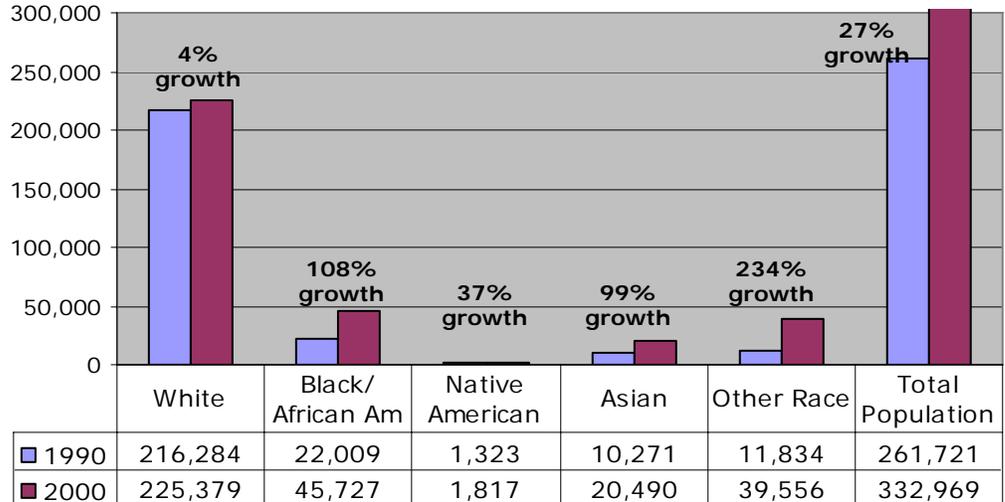
Exhibit I-2: Population Growth by Ethnicity (1990 to 2000)



Sources: 1990 and 2000 U.S. Census

Over the same period, the city's other minority populations also grew at a faster rate than the general population (see Exhibit I-3).

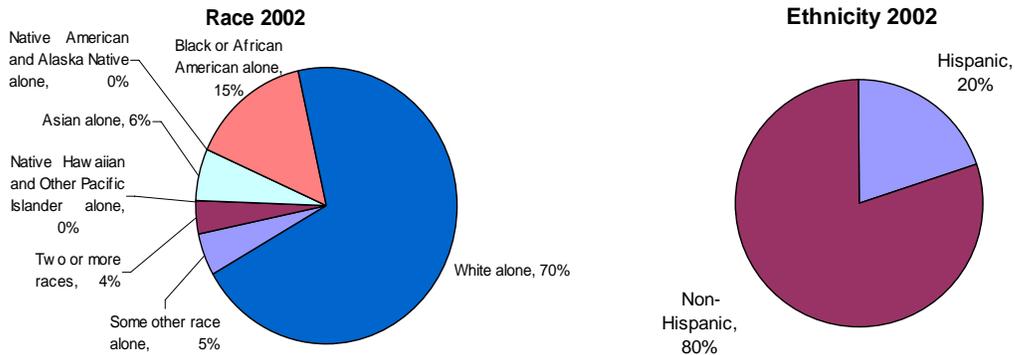
Exhibit I-3: Population Growth by Race (1990 to 2000)



Sources: 1990 and 2000 U.S. Census

Exhibit I-4 shows the distribution of Arlington's population by race and ethnicity in 2002.⁶

Exhibit I-4: Racial and Ethnic Composition of Arlington's Population



Note: The city's Native American population makes up less than 1 percent of the total population.

Sources: U.S. Census Bureau, 2002 American Community Survey

⁶ BBC, Section II-7.

The data on race in the 2000 Census (and more recent estimates) is not directly comparable to the 1990 Census and other previous census decades. Beginning with the 2000 Census, people were able to identify themselves as more than one race, whereas in previous surveys, people could indicate only one race. Therefore, calculations reflecting percentage change in race and ethnicity from 1990 to 2000 could vary. However, the general increase or decrease of the change in particular population groups is likely to be accurate.

Income. Median household incomes increased by approximately 36 percent (not adjusted for inflation) from 1990 to 2000. Arlington continues to have a comparable household and median family income to surrounding cities in the Metroplex.⁷

Exhibit I-5: Change in Median Income (Households and Families)

	1990 Census	2000 Census	2002 Estimate	1990-2000 % Change
Median Household Income	\$35,048	\$47,622	\$52,634	36%
Median Family Income	\$41,620	\$56,080	\$66,261	35%

Sources: 1990 and 2000 U.S. Census, 2002 American Community Survey

Employment. Arlington's unemployment rate from 1990 to 2004 has been consistently lower than any of the surrounding cities. Preliminary data from Texas Labor Market Information shows a March 2004 unemployment rate of 5 percent in Arlington, compared with 5.7 percent for Tarrant County.

According to the 2000 Census, Arlington's top industries by employment were:

- Education, health, and social services
- Manufacturing
- Retail trade

Forecasts of employment growth show that Tarrant County is projected to add over 140,000 jobs from 2000 to 2010. Twenty-nine (29) percent of those jobs will be higher wage occupations. Only 21 percent of Arlington residents are currently employed in comparable higher wage occupations. Thus, Arlington will be underrepresented over the next five years if the proportion of high wage jobs remains the same.⁸

⁷ BBC Report, Executive Summary.

⁸ BBC Report, Executive Summary.

Poverty Population. The Census Bureau uses the federal government's official poverty definition developed by the Social Security Administration. The poverty population in Arlington for families and individuals is summarized below.

Exhibit I-6: Poverty Population for Families and Individuals (1990-2000)

Poverty Status in Arlington	1990		2000		% Change 90-00
Families in poverty	3,969	5.7%	6,288	7.3%	58.4%
Families at or above poverty	65,258	94.3%	79,397	92.7%	21.7%
Total Families	69,227	100.0%	85,685	100.0%	23.8%
Individuals in poverty	21,272	8.2%	32,496	9.9%	52.8%
Individuals at or above poverty	237,779	91.8%	297,113	90.1%	25.0%
Total Individuals	259,051	100.0%	329,609	100.0%	27.2%

Sources: BBC, 1990 and 2000 U.S. Census, Summary File 3

A comparison of Arlington's family poverty rate with that of the eight surrounding cities in the Metroplex is shown in the exhibit that follows.

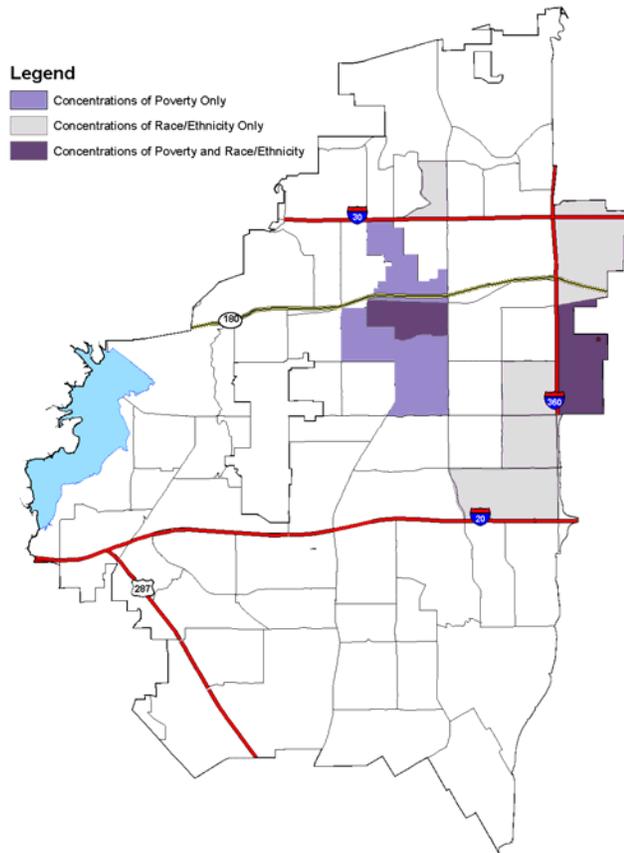
Exhibit I-7: Percentage of Families Living in Poverty, 1990 to 2000

	1990	2000	Percentage Point Change
Arlington	5.7%	7.3%	1.6%
<i>Surrounding Areas</i>			
Carrollton	3.2%	4.1%	0.9%
Dallas	14.7%	14.9%	0.2%
Fort Worth	13.6%	12.7%	-0.9%
Garland	5.8%	6.8%	1.0%
Grand Prairie	7.7%	8.7%	1.0%
Irving	7.7%	8.0%	0.3%
Mesquite	6.3%	5.0%	-1.3%
Plano	2.2%	3.0%	0.8%

Source: Arlington Department of Planning, *Pathways of Change*

Where persons in poverty live. In 2000, most persons below the poverty level lived in Central Arlington, with one census tract in East Arlington containing a higher percent of persons in poverty. The areas of concentrated poverty are also areas of minority concentration in Arlington.

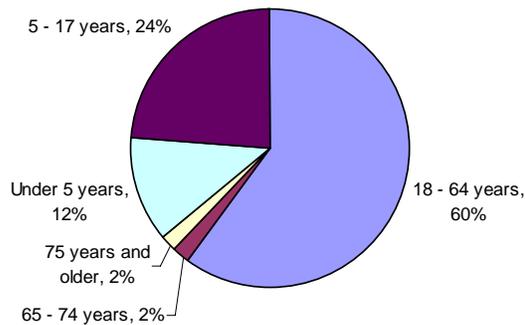
Exhibit I-8: Locations of Persons Living in Poverty in 2000



Source: 2000 U.S. Census Bureau

Demographics of persons in poverty. Nearly ten percent or 32,500 individuals in Arlington lived below the poverty level in 2000. The following chart demonstrates the age range of persons living in poverty. Arlington children under age 18 represent 28 percent of the total population but represent 36 percent of the poverty population.

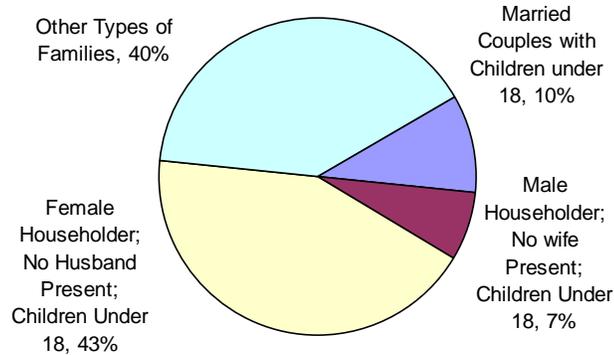
Exhibit I-9: Age Range of Persons in Poverty, 2000



Source: U.S. Census Bureau, 2000

Approximately 7 percent of families lived below the poverty level in 2000. The following chart demonstrates the family type of families living in poverty. Six times as many single women with children as single men with children lived in poverty in 2000.

Exhibit I-10: Family Type of Families in Poverty, 2000



Source: 2000 U.S. Census Bureau

Arlington's non-white populations are disproportionately represented in the poverty population, as demonstrated in Exhibit I-11.

Exhibit I-11: Comparison of Racial/Ethnic Composition in Total Population versus Poverty Population

Race	% of Total Population	% of Poverty Population
White	68%	38%
African American	13%	22%
Asian	6%	10%
Other/Multiple Races	13%	30%
Total Race	100%	100%
Ethnicity		
Hispanic	18%	34%

Although actual numbers are rarely available, it is generally accepted that persons with special needs have a higher incidence of poverty than populations without special needs. The 2000 Census provides data on the rates of poverty for persons with disabilities and elderly individuals but not for other special needs populations. In 2000, 15 percent of persons in Arlington who were disabled were living in poverty, compared to 10 percent of Arlington's population overall. Therefore, persons with disabilities were disproportionately likely to be living in poverty.

Racial and poverty concentration. Arlington's non-white populations are largely concentrated in Central Arlington. This is also the area where the poverty rate is the highest. The legends accompanying Exhibits I-12 through I-15 define and delineate relative levels of poverty and minority concentration.

Exhibit I-12: Concentrations of Poverty and Race/Ethnicity

To demonstrate this connection between poverty and race, the following exhibit shows racial and ethnic concentration in Arlington with areas of high poverty (defined as a census tract where more than one-fourth of the population lives in poverty).

Sources: U.S. Census Bureau and BBC

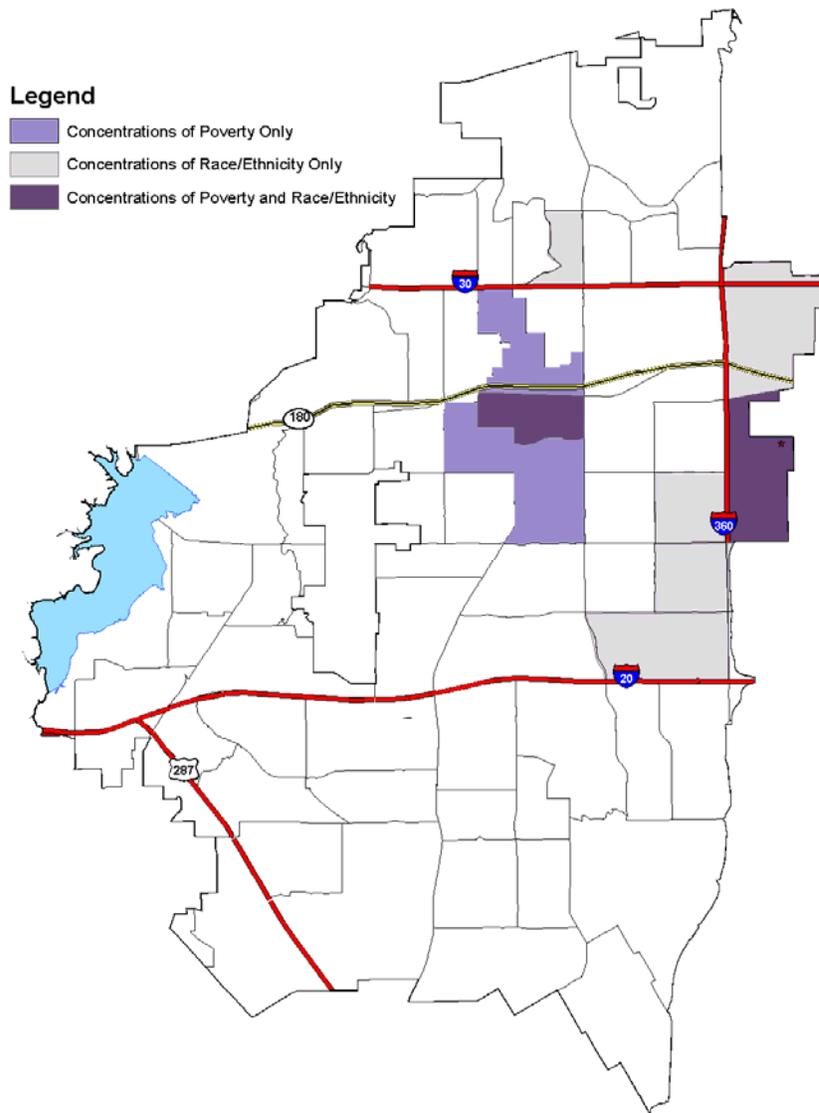
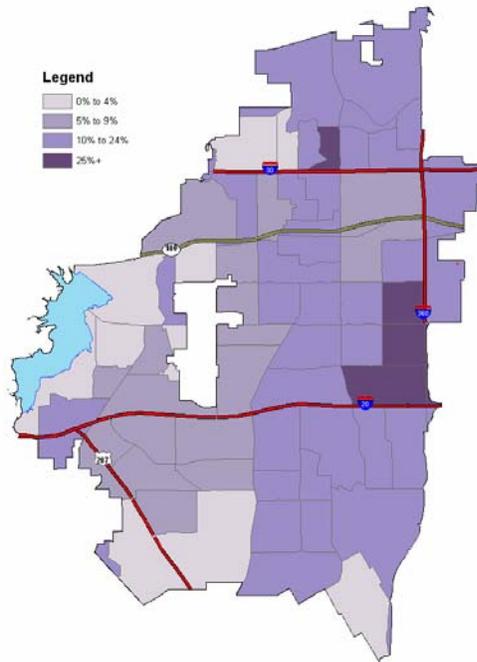


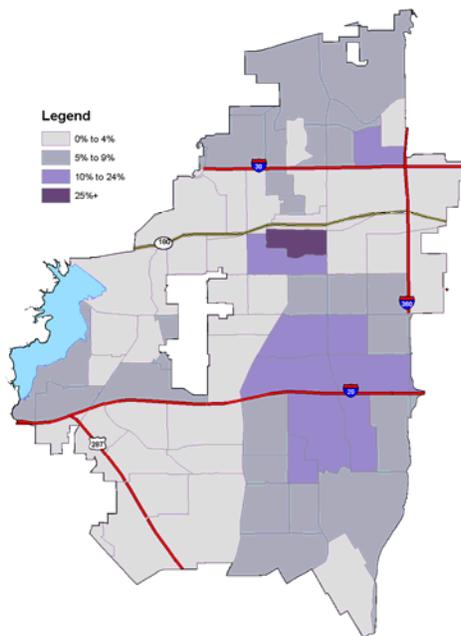
Exhibit I-13: Location of African- American Population, 2000



The Census Bureau reported that 44,600 African Americans lived in Arlington in 2000. The American Community Survey estimated the African-American population to be 53,000 in 2002. According to the Census Bureau, African Americans made up 14 percent of Arlington's population in 2000 and an estimated 15 percent in 2002. In 1990, African Americans made up just eight percent of the city's population. The majority of the city's African-American residents live in the eastern part of Arlington.

Source: 2000 U.S. Census Bureau

Exhibit I-14: Location of Asian and Pacific Islander Population, 2000



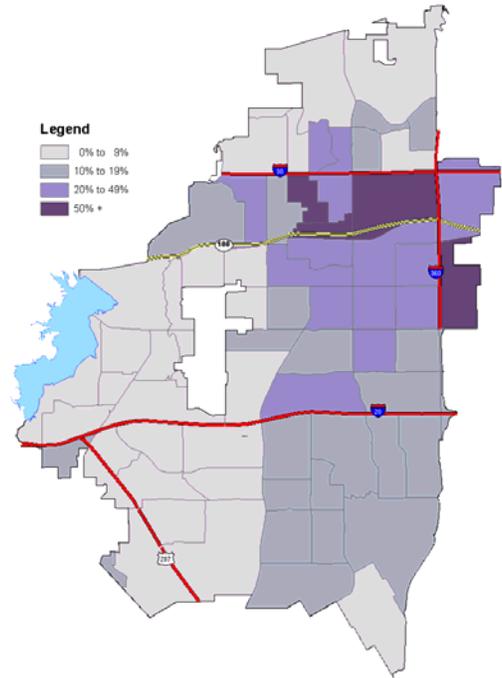
In 2000, approximately 19,200 Asian or Pacific Islanders lived in Arlington where they accounted for six percent of the population. In 2002, the population was estimated at 19,600 – still 6 percent of the city's population. The southeastern parts of the city contain the highest percentages of Asian residents. One Census Tract in Arlington was 31 percent Asian and contained 5 percent of the city's Asian population. The other census tracts were less than 26 percent Asian.

Source: 2000 U.S. Census Bureau

Exhibit I-16: Location of Hispanic Population, 2000

In 2000, approximately 61,000 persons of Hispanic descent lived in Arlington, comprising 18 percent of the population. In 2002, the Hispanic population was estimated at 69,700, representing 20 percent of the city's population. The central and east areas in Arlington have the highest proportion of Hispanic residents.

Source: 2000 U.S. Census Bureau



Areas of minority concentration are defined as those census tracts where the percentage of African Americans, Asians, and Hispanics exceeds 25 percent.

3. Obstacles to Meeting Underserved Need

The principal obstacles to meeting underserved needs in Arlington are limited funding and provider and staff capacity. Limited funding will be addressed through strategies to implement projects that use CDBG and HOME funds as seed money to leverage other public and private funds. Limited provider and staff capacity will also be addressed with strategies to concentrate efforts in targeted areas and increase coordination among available resources.

C. Managing the Process

1. Lead Agency

The lead agency for overseeing the development of the Consolidated Plan is the City of Arlington Grants Management Division of the Neighborhood Services Department. The Grants Management Division is also responsible for administering CDBG, HOME, and ESG programs. Various activities that support this Consolidated Plan are administered under contract with other City departments and nonprofit agencies.

2. Plan Development Process

The development of this Consolidated Plan was a collaborative process through which the City of Arlington established a unified vision for its community development actions. The process included the gathering of data, a housing market analysis, an assessment of housing and homeless needs, and an assessment of non-housing community development needs in our community.

This Consolidated Plan was developed with the participation of Arlington citizens and in consultation with:

- Public, private, and non-profit organizations
- City of Arlington departments
- Adjacent units of local government
- Arlington Housing Authority (AHA)

Information and opinions from a cross section of the city were gathered to identify the needs that will be addressed from 2005 to 2010. The Mayor and City Council set the framework for the Plan through their strategic directives and funding recommendations.

The City of Arlington has strengthened existing relationships and is developing new relationships through the process of consulting with citizens, neighborhoods, businesses, partners, and social service providers. Services currently provided in our community were identified, as were the gaps in services. The Strategic Plan, with quantifiable goals and objectives, was developed to address priority needs.

Citizen participation in the process extends beyond the development of the Strategic Plan to the commitment of resources and time to ensure the successful implementation of this Consolidated Plan.

The Planning and Development Department of the City of Arlington has begun a comprehensive planning process, ***Arlington 2025***, which will provide an overall strategic direction for the city's future. It is a broad-based effort, exploring economic, social, and cultural aspects of the city.

Arlington 2025 began with 100 community leaders participating in regular meetings over several months in the following Stakeholder Groups:

- Arts and culture
- Community-based
- Economic development and business
- Education

- Ethnicity and advocacy
- Environment
- Faith-based initiatives
- Health and human services
- Neighborhoods
- Youth and recreation

The stakeholder groups identified assets, opportunities, and needs in each of their respective areas. In February 2003, 35 individuals were nominated by the stakeholder groups and appointed by the City Council to serve on a 2025 Futures Committee. This Futures Committee met over several months to discuss and guide the visioning process. Information gathered for *Arlington 2025* has been utilized in the development of this Consolidated Plan. The goals established by the Futures Committee are a vision for an ideal and balanced community.

Public Forums and Hearings

The development of this Consolidated Plan incorporates citizen input obtained at three public forums and two public hearings. These meetings gathered specific input on the housing and community development needs of low- to moderate-income persons. The public forums were held in conjunction with the housing needs assessment conducted by the BBC Research & Consulting Firm.⁹ These public forums were held in the central, eastern, and southern parts of the city at mid-day on May 17, 2004 and in the evenings of May 17 and 18, 2004. Two newspaper advertisements notified the public of these forums. Additionally, information was posted on the City website and flyers were sent to an extensive mailing list. Comments received from these forums provided valuable input to the housing needs assessment.

Two public hearings were held to receive input from citizens regarding the draft Consolidated Plan. The public hearings were advertised in the newspaper and on the City website. Invitations were sent to surrounding municipalities, the Arlington Housing Authority, and public and private organizations. The public hearings were held March 22 and April 4, 2005.

Written public comments were solicited during the 30-day public comment period and throughout the process of developing the Consolidated Plan.

3. Consultations with Housing and Social Service Organizations

The jurisdiction developed the Consolidated Plan in consultation with housing and social service agencies which are focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and persons who are homeless.

Consultation with the following public and private organizations has been an important step in the process of determining needs. It has provided the opportunity to reaffirm the City's commitment to cooperatively address the needs of mutual customers.

⁹ Dr. Linda Keys of The Keys Group facilitated the three public forums conducted in the community.

a. Public Health Organizations/Child Welfare Agencies

The Tarrant County Public Health Department, the Texas Department of Health, and the Texas Department of Epidemiology were contacted to gather information relating to lead-based paint. Information was secured on effective education and intervention strategies for reaching families with children potentially exposed to lead-based paint hazards.

b. Adjacent Local Governments

Adjacent units of local governments were consulted to ensure that the non-housing community development needs that go beyond a single jurisdiction were identified and addressed. The cities of Fort Worth, Mansfield, Irving, Grand Prairie, and Dallas were consulted, as well as Tarrant County and the North Central Texas Council of Governments. Information provided by these governmental entities was included in the Consolidated Plan.

c. Public Housing Authority

The Arlington Housing Authority (AHA) worked closely with Neighborhood Services Grants Management to secure and review BBC's housing needs assessment. The Arlington Housing Authority was also consulted to ensure that the Strategic Plan conforms with and is supportive of the Housing Authority's mission and goals.

d. Additional Consultations

The City of Arlington recognizes the invaluable services provided to its citizens by human service organizations. Their involvement was essential in the development of this Consolidated Plan. A complete list of organizations providing information for the development of the Consolidated Plan can be found in the Bibliography. The following organizations were contacted to gather data and provide insights:

1. Arlington Human Service Planners
2. Arlington Life Shelter
3. AIDS Outreach Center, Inc.
4. Big Brothers Big Sisters of North Texas
5. Boys and Girls Clubs of Arlington
6. Community Enrichment Center, Inc.
7. Dental Health Arlington
8. Meals on Wheels, Inc. of Tarrant County
9. Mission Metroplex, Inc.
10. Senior Citizen Services of Greater Tarrant County
11. Tarrant Council on Alcoholism and Drug Abuse
12. Tarrant County Mental Health and Mental Retardation
13. Tarrant County Public Health Department
14. Texas Department of Human Services
15. The Salvation Army
16. United Way of Metropolitan Tarrant County
17. The Women's Center of Tarrant County, Inc.
18. The Women's Shelter

The following City of Arlington departments were also consulted:

1. Fire
2. Neighborhood Services
3. Parks and Recreation

4. Planning and Development Services
5. Police
6. Public Works

BBC Research & Consulting conducted interviews of 48 individuals who are knowledgeable about housing and community development needs in Arlington. These individuals represented local government officials, citizens, housing and real estate professionals, social service providers, and representatives of community and professional organizations.¹⁰

D. Citizen Participation

1. Summary of Citizen Participation Process

The citizen participation process ensures that entitlement grants are directed to meet identified needs. The City of Arlington will use the following critical objectives during the decision-making process:

- Decisions will be based on valid information which is relevant and has been independently verified;
- Free and informed choices will be facilitated by the provision of valid information and a range of options;
- Internal commitment to choices that are made will be supported by City leadership; and
- Compassion for differing points of view will be considered throughout the process.

The citizens of Arlington are encouraged to participate in the identification of needs and the subsequent development of goals and objectives. The City notifies citizens of the amount of entitlement grants anticipated from HUD, as well as any program income.¹¹

The Action Plan annually provides detailed information about activities that will be funded and their budget amount. The Action Plan tells citizens the source and amount of funds, where they are recommended to be spent, and what organizations will be funded. The Action Plan also outlines the population that will be served and the projected number of low- to moderate-income persons who will be assisted. Each grant year, the Action Plan is made available to the public, a public hearing is held, and comments are received for a 30-day period before submission to HUD.

The City of Arlington provides a performance report to its citizens on the usage of HUD entitlement grants through the Consolidated Annual Performance and Evaluation Report (CAPER). In the CAPER, the City of Arlington reports the extent to which goals established in this five-year Consolidated Plan and specified in annual Action Plans have been met during each program year. The CAPER details all expenditures during the completed program year, measures progress toward meeting goals, and reports the number of low- to moderate-income persons served. Each grant year, the CAPER is made available to the public, a public hearing is held,

¹⁰ See the Bibliography and the Consultation Master List for a listing of the plans which were consulted in developing this Consolidated Plan.

¹¹ Program income includes funds received from projects, loans, or programs using HUD grants.

and comments are received for a 30-day period before submission to HUD.

The following plan outlines the City's policies and procedures for citizen participation. The Citizen Participation Plan focuses on policies regarding:

- a. Displacement
- b. Publication of materials
- c. Public hearings
- d. Citizen comment procedures
- e. Process for substantial amendments
- f. Technical assistance provision
- g. Complaint procedures

a. Displacement

In circumstances where the City of Arlington utilizes entitlement funds from HUD for a project that will displace persons and/or families from their homes, all possible measures will be taken to minimize the number of persons and families displaced. Provisions of the Uniform Relocation Act and Section 104(d) will be followed whenever anyone is displaced. Persons affected will be notified in advance of their rights under the Uniform Relocation Act. Funds will be used to pay for moving expenses and the difference between the former and new rent levels in accordance with Uniform Relocation Act requirements. Additional support services will be provided as required.

b. Publication of Materials

The proposed Consolidated Plan is made available for review and comment by citizens, public organizations, and other interested parties prior to Mayor and City Council approval. The Plan is available for 30 days through the City Manager's Office, public libraries, and the Neighborhood Services Grants Management Division. The Plan is available to any citizen or public or private organization requesting a copy. The Executive Summary of the proposed Plan is published in the local newspaper and is available on the City's web page. The summary describes the contents and purpose of the Consolidated Plan and lists locations where an entire copy of the Consolidated Plan may be examined or obtained. Copies of the Plan are also available by mail upon request.

The Annual Action Plan and the CAPER are also made available to the public each year during the five-year period in which this Consolidated Plan is in effect. Each report has a 30-day period for written comments from the public.

c. Public Hearings

The City of Arlington conducts at least two public hearings per year for the purpose of obtaining citizens' comments on the Action Plan and the CAPER. The hearings provide a forum to respond to questions and comments. The hearings also address housing and community development needs, the annual activities planned in the Action Plan, and a review of program performance at the end of the year detailed in the CAPER.

Public notices in English and Spanish are published in the local newspaper and on the City's website prior to each public hearing. The notice indicates the time and location of each hearing and contains sufficient information about the agenda and subject of the hearing to permit informed comment. The Action Plan public notices also include a list of funding recommendations. All notifications are published prior to the date of the public hearing. Hearings are held at times and locations convenient to citizens who have been or might be impacted by the Action Plan and/or CAPER.

Accommodations are made available for those with disabilities. The City appropriately allocates resources and takes action to encourage participation of minorities, low- to moderate-income persons, and persons with disabilities. Where a significant number of non-English speaking persons attend a public hearing, the City transcribes the hearing into their primary language upon request. Given reasonable notice that a significant number of non-English speaking persons will be attending the public hearing, the City will provide an interpreter. The City of Arlington's goal is to obtain meaningful participation from its citizens in the process of developing the Consolidated Plan and the Action Plan and reporting progress through the CAPER.

d. Citizen Comment Procedure

The City accepts comments from citizens, public and private organizations, and units of general local government regarding the Consolidated Plan, Action Plan, and CAPER. The public comment period will not be less than 30 days prior to the submission to HUD.

The City provides to HUD a summary of comments made at the public hearings and a summary of any comments received orally or in writing during the 30-day period. The summary also includes any comments or views not accepted and an explanation of why the comments or views were not implemented. These comments are submitted to HUD with the Consolidated Plan, Action Plan, and CAPER. The citizen comment procedure will also be followed for any substantial amendments to the Consolidated Plan. The City will provide a substantive response in writing within 15 days to each written citizen comment received.

e. Process for Substantial Amendments

In the event that a substantial amendment is proposed to the Consolidated Plan after it is finalized, the City will follow the citizen comment procedure. The City will receive comments for 30 days. A public hearing will be held to discuss the amendment prior to its taking effect and as a means to provide an opportunity for additional public comments. The comments will be summarized and submitted to HUD. The summary will also include any comments or views not accepted and an explanation of why the comments or views were not implemented. The City of Arlington considers a substantial amendment to the Consolidated Plan to be:

- An addition of an activity not previously described in the Consolidated Plan or the subsequent Action Plans.

- A deletion of an activity previously described in the Consolidated Plan or subsequent Action Plans.
- A substantial change in the purpose, scope, location, or beneficiaries of an activity previously described in the Consolidated Plan or subsequent Action Plans.
- Any budget increase or decrease of \$150,000 for an activity previously approved in the Consolidated Plan or subsequent Action Plans.

The City will provide citizens with a reasonable opportunity to comment on the original and any proposed amendments to this Citizen Participation Plan prior to its adoption. The adopted Citizen Participation Plan will be available to the general public and will be in a format accessible to persons with disabilities. The City of Arlington will follow this Citizen Participation Plan in the development, implementation, and assessment of its Consolidated Plan.

f. Access to Documents and Records

The City of Arlington will make available to citizens, public and private organizations, and other interested parties copies of the Consolidated Plan as proposed and adopted, substantial amendments, the annual Action Plan, and the annual CAPER. Access to information and records relating to the City's development of the Consolidated Plan and the use of federal grants will be available for five years after the completion of an activity.

Citizens will have timely access to information regarding the Consolidated Plan through the Neighborhood Services Department's Grants Management Division. The records accessible will include the Consolidated Plan, annual Action Plan, CAPER, amendments to the Consolidated Plan, and any other information or forms requested within the parameters of the Texas Public Information Act and standards for privacy detailed in the Health Insurance Portability and Accountability Act (HIPAA).

g. Technical Assistance Provision

The City provides technical assistance to groups which are representative of persons of low to moderate income who request such assistance in developing proposals for funding under any of the programs covered by the Consolidated Plan. The City provides a workshop for parties interested in developing a proposal for funds. The workshop is provided at least 30 days prior to the deadline for proposal requests. The City also provides an annual workshop for public and private entities that have been awarded funds to present information regarding HUD regulations and reporting requirements.

h. Complaint Procedures

The City provides a substantive written response to every written citizen complaint related to the Consolidated Plan, any amendment to the Plan, or the implementation of activities funded under the Plan within 15 days of receipt. Complaints may be directed to the Neighborhood Services Grants Manager.

2. Summary of Citizen Comments

Citizens were given opportunities to provide input into the development of the Consolidated Plan as previously described. An Executive Summary was available on the City website, at Arlington public libraries, and upon request. The proposed 2005-2010 Consolidated Plan and 2005-2006 Action Plans were presented for public comment from March 14, 2005 to April 15, 2005.

Citizens were also given the opportunity to speak at the public hearings held on March 22, 2005 and April 4, 2005 (see Section VIII-N, VIII-O). The first public hearing was held before the regularly scheduled City Council meeting. Appearing in favor of the proposed plan was Ms. Barbara Lundgren, representing Meals on Wheels, Inc. Mr. Carroll Smith spoke in favor of historic preservation. There were various persons appearing in opposition to the proposed plan on behalf of the Boys and Girls Clubs of Arlington. In response to the Boys and Girls Clubs, the revised Action Plan eliminates the reprogramming of prior year CDBG funds, which were authorized for facility improvements at the Boys and Girls Club in the 2004 Action Plan.

The second public hearing was on Monday, April 4, 2005, at the Center for Continuing Education and Workforce Development, 140 W. Mitchell Street, Room F200-L. Eleven citizens were present. Deborah Gagliardi spoke in opposition to the proposed Neighborhood Revitalization Strategy Area. Frank Cadwallader spoke in support of the Neighborhood Revitalization Strategy Area. Richard Weber questioned the amount of funds designated for administration and planning and advocated more funds for parks and less for central Arlington. Mr. Lawrence Odom, representing Advocates for Special People Inc., thanked staff and the City Council for their support.

As a result of comments at the second public hearing, the amount recommended for the funding of business facades has been reduced. Neighborhood Services will coordinate with the North Central Texas Council of Governments for additional funding for parks and related projects.

The following written comments were received.

Two agencies wrote in support of the funding recommended for their agency: Advocates for Special People, Inc. and The Salvation Army. Letters in support of the Historic Preservation Loan Program were received from Kathy Clare, Johannah Phelan, Gary Walker, and Suzanne C. Sweek, Chair of the Landmark Preservation Commission. This program was not recommended for funding in the draft Action Plan. After review, it was determined to provide \$150,000 for historic preservation. Tarrant County Housing Partnership asked that their organization be considered for the funds set aside for Community Housing Development (see Section VIII-O).

3. Inclusion of Minorities, Non-English Speakers, and Individuals with Disabilities

The City broadened public participation in the development of the Consolidated Plan through direct interviews, public forums, focus groups, community surveys, and comments received from citizen review of the plan. BBC Research & Consulting conducted three public forums held for the purpose of securing citizen input on housing and community development issues. Additionally, BBC interviewed 45 individuals who are knowledgeable

about housing and community development needs in Arlington. These individuals represented local government officials, citizens, housing and real estate professionals, social service providers, and representatives of community and professional organizations.

Notices of the public forums were sent to various organizations whose memberships include minority and non-English speaking persons. Advocacy organizations for persons with disabilities were also invited to participate in the development of the Consolidated Plan.

4. Written Explanation of Comments Not Accepted

The City made revisions to the draft Consolidated Plan based on the comments received. Comments were integrated to the extent possible based on federal regulation and local priority needs. No comments are considered to be "not accepted."

E. Institutional Structure

1. Description of Institutional Structure

The City of Arlington administers programs identified in the Consolidated Plan. Some activities are directly implemented by the City, while others are implemented in coordination with public institutions, non-profit organizations, and/or private institutions.

a. Public Institutions

The City of Arlington subcontracts for many of its housing and human service programs through existing non-profit organizations. Currently, the City directly operates the following programs:

- Owner-Occupied Housing Rehabilitation
- Emergency Housing Rehabilitation
- Arlington Homebuyers' Assistance

The City also carries out several public works projects each year based on identified needs. Recent public works projects have included the development of the Workforce Development Center, Alliance for Children, renovation of the Arlington Museum, and construction of a Head Start Center administered by Child Care Associates.

The Arlington Housing Authority receives federal funding to operate a Section 8 Rental Assistance Program and offers two related programs – a Supportive Housing Program and a Shelter Plus Care Program. Operation of these programs requires extensive coordination with partner organizations such as MHMR, AIDS Outreach, Millwood Psychiatric Facility, UCP of Tarrant County, local homeless shelters, and other Continuum of Care providers.

The Arlington Housing Authority continues to receive allocations from the City's HOME grant to carry out tenant-based rental assistance. The AHA has entered into an Interlocal Cooperation Agreement with

the City of Arlington to oversee the City's housing rehabilitation program, which is a home repair program.

b. Non-profit Organizations

The City has subrecipient agreements with a large number of organizations that provide housing, public services, and neighborhood projects. The City issues a Request for Proposals annually for programs that will utilize CDBG, ESG, and HOME. The City contracts with new and existing organizations to provide programs which address the needs of Arlington citizens. Examples of recent contractual relationships include the following.

Housing

- Tarrant County Housing Partnership – Acquisition/ Rehabilitation and Infill Housing
- Arlington Life Shelter – Emergency Shelter for Homeless
- The Women's Shelter – Emergency Shelter for Domestic Violence Victims

Youth Services

- Boys & Girls Clubs of Arlington – Youth Development
- Big Brothers Big Sisters of North Texas – Mentoring and Volunteer Recruitment
- Girls Incorporated of Tarrant County – Educational and Recreational Activities
- H.O.P.E. Tutoring Center, Inc. – Tutoring Services
- City of Arlington Parks and Recreation Department – Build a Dream Scholarships Program

Senior Services

- Meals on Wheels, Inc. of Tarrant County – Home Delivered Meals and Case Management
- Senior Citizen Services of Greater Tarrant County – Congregate Meal Program

Other Supportive Services

- AIDS Outreach Center – Case Management
- Mission Metroplex – Emergency Transportation
- Dental Health Arlington – Dental Services
- Tarrant Council on Alcoholism and Drug Abuse – Substance Abuse Case Management
- The Women's Center – Rape Counseling Program

These and other organizations provide services to Arlington residents, utilizing a combination of public and private funding sources. In most cases, the majority of their funds are raised privately through donations, foundations, fees, or other grant sources.

The City also provides funds for planning entities such as the Arlington Human Service Planners (AHSP). A principal function of AHSP is to identify human service needs and gaps in services by

conducting needs assessments throughout Arlington. AHSP assists public service providers, community groups, and organizations in identifying and maximizing assets and resources. Their inclusive human service planning assures more efficient service delivery by coordinating, leveraging, and developing resources customized to Arlington's unique circumstances. Arlington Human Service Planners also provides a committee of citizens who review CDBG, ESG, and HOME grant applications.

c. Private Industry

The private sector is an essential part of Arlington's institutional structure. Many individuals and corporations donate to organizations such as those previously identified. These contributions help leverage other funding sources and thereby increase an organization's service capacity. Local lending institutions have been instrumental in the Arlington Homebuyers' Assistance Program and the Arlington Housing Authority's Family Self-Sufficiency Program. They have contributed funds for the Family Self-Sufficiency Program and emergency assistance accounts that are used for tuition, supplies, and other client needs. The City will continue to work with public and private organizations to help develop stable funding sources for needed services.

Private Industry will play a major role in the development and implementation of projects in the Central Arlington NRSA. Small business owners and developers will be critical to the success of the economic development and housing strategies in the Central Arlington target area.

2. Strengths and Gaps in Delivery System

Arlington has identified the following strengths and gaps in the delivery system for CDBG, HOME, and ESG. Strengths include the ability to implement various activities that assist low- to moderate-income citizens and to fund programs that target priority needs. The City has an institutional structure with the capacity to respond to changing conditions that affect low- to moderate-income citizens. It does so with established and ongoing partnerships with public and private organizations that are able to respond as needs are identified.

Depending on the service gap, the City will either work directly with a single partner, with a group of partners with related missions, or with a coordinating entity to address identified issues. This process builds partnerships that collectively have a greater impact on problems than the City could accomplish on its own. The City recognizes that needs always exceed the availability of both public and private funds. Limited funding is available to public service activities. The City of Arlington works with the Tarrant County and the State of Texas Departments of Human Services and local providers to improve coordination among service delivery systems.

Limited Funding Availability

Limited federal grant funds can be leveraged with local and state public funds and private resources to meet as many needs as possible. As critical,

unmet needs are identified, the City will identify organizations that may provide services to address the needs. When potential resources are identified, they will be linked with established organizations whose missions are compatible. The City will continue to provide technical assistance and support to organizations seeking grant funding.

Fragmented Service Delivery System

The Arlington Human Service Planners serves as a partner in developing collaborative working relationships among local service providers. AHSP conducts forums and surveys throughout the year to identify gaps in service and coordinate available resources.

3. Strengths and Gaps in Public Housing Delivery System

Public Housing service delivery strengths and gaps are described in this section, including a description of the organizational relationship between the City and the Arlington Housing Authority. The Arlington Housing Authority was established in 1975 through an interlocal agreement with the City of Arlington and empowered with the responsibility and authority to maintain HUD-funded rental assistance programs for Arlington. The Housing Authority does not operate congregate public housing; however, it administers Section 8 and the tenant-based rental assistance program.

The gap in the service delivery for the Section 8 Program is measured by the length of the Section 8 waiting list compared to the demand for rental assistance. The Arlington Housing Authority has not received any new Section 8 Housing Choice vouchers since 2001 when 601 new units were awarded. Since that time, the demand for assistance has exceeded the supply of available vouchers. On December 3, 2003, the Arlington Housing Authority's Board of Commissioners closed the Arlington Housing Authority's waiting list, since it had a sufficient number of applicants on its list for several years and the length of time that a client would have to wait for assistance was unreasonable. Currently, the Arlington Housing Authority has over 4,500 families on its waiting list.

The establishment of policy and long-term strategies and goals is the responsibility of the Arlington Housing Authority Board of Commissioners, which are appointed by the Mayor. The day-to-day operations are conducted by City of Arlington employees as outlined in the Interlocal Agreement between the City and the Housing Authority.

The Section 8 Program operates exclusively through HUD allocations. The Arlington Housing Authority also operates Special Needs Grants in addition to those operated by the City of Arlington Neighborhood Services Grants Management Division. Through this combined effort, the supply of affordable housing has been expanded for over 100 Special Needs families who are usually homeless at admission.

F. Monitoring

1. Monitoring Standards and Procedures

The City of Arlington monitors its CDBG, HOME, ESG, and Supportive Housing Programs on an annual basis. The City employs two full-time

compliance specialists to monitor the program's internal operations and subrecipient agreements. Internal monitoring includes Davis-Bacon compliance for construction projects, financial monitoring for program reimbursements, compliance with national objectives, and program match requirements.

A Standard Operating Procedure is used to detail the sequence of steps in monitoring subrecipient agreements. Procedures include the request for proposals, review of proposals, grant award process, and the subrecipient risk analysis and monitoring. Subrecipient monitoring includes on-site monitoring visits and monthly desk monitoring prior to reimbursement of payment requests.

The level of monitoring a subrecipient receives is based on a fair and impartial risk analysis procedure, which is described below.

Subrecipient Risk Analysis

At the beginning of each grant year, a monitoring Risk Analysis is completed on all subrecipients. The Risk Analysis identifies risk criteria and establishes a base-line level of risk for each subrecipient. Subrecipients are assigned levels of monitoring based on the outcome of the Risk Analysis. A preliminary schedule of on-site monitoring visits is established prior to the beginning of the program year.

Subrecipients are notified, prior to the execution of their contract, of the level of monitoring to which they have been assigned. Below is a description of monitoring levels.

Level 1: All grant recipients will receive Level 1 monitoring. Monthly reports are desk monitored by the City's Neighborhood Services Grants Management staff to ensure substantiation of the reimbursement of expenditures, accuracy of unduplicated persons served, and performance progress.

Level 2: All grant recipients who receive one or more points on the Risk Analysis receive Level 2 monitoring. In addition to all items in Level 1, an on-site monitoring visit is conducted by the City's Neighborhood Services Grants Management staff to review documentation at the organization's administrative office and service delivery site.

Level 3: All grant recipients who receive points from the High Risk criteria and/or receive five or more overall points on the Risk Analysis are assessed by City staff for Level 3 monitoring. Staff assesses and determines if an organization should receive Level 3, 4, or 5 monitoring based on the outstanding issues. In addition to all items above, City staff from the Internal Audit Department, in unison with the Neighborhood Services Grants Management staff, monitors the agency and reviews internal controls.

Level 4: All grant recipients who receive points from the High Risk criteria and/or receive five or more overall points on the Risk Analysis are assessed by City staff for Level 4 monitoring. Additionally, if the organization has non-compliance issues during the grant year which increase the risk of administering grant funds, the result could be Level 4 monitoring. In

addition to all of the above items, the subrecipient provides monthly unaudited financial statements to the City.

Level 5: All grant recipients who receive points from the High Risk criteria and/or receive five or more overall points on the Risk Analysis are assessed by City staff for Level 5 monitoring. Additionally, if the organization has non-compliance issues during the grant year which increase the risk of administering grant funds, the result could be Level 5 monitoring. In addition to all of the above items, the subrecipient provides at the City's request a letter from an external auditor indicating that the internal controls of the subrecipient are adequate for the size and scope of work of the organization. The cost of this service will be paid by the City.

The Risk Analysis is based on the following criteria:

3 Points – High risk criteria: If any of the following parameters are met, the subrecipient is automatically considered for Level 3 and/or Level 4 monitoring. Three points are assigned for each applicable element.

- Subrecipients whose annual budget is more than 50 percent City grants, based upon budget information obtained from each subrecipient's grant application
- Subrecipients who are first time recipients of City grants
- Subrecipients who have had a finding¹² in a monitoring visit during the previous funding cycle that remains unresolved
- Subrecipients whose programs are affected by new HUD regulations
- Subrecipients who are involved in economic development activities, such as loan programs

2 Points – Medium risk criteria: Subrecipients receive two points for each applicable element.

- Subrecipients who receive grant funds in excess of \$100,000 during a single funding cycle
- Subrecipients who have had a concern noted on a previous monitoring visit or have repetitively submitted reports late or incorrect
- Subrecipients who have failed to expend grant funds in a timely manner or have not met performance objectives
- Subrecipients whose yearly budget is more than 25 percent City grants, based upon budget information submitted in the subrecipient's grant application
- Subrecipients who have experienced staff turnover in the executive director, program director, or key accounting positions within the last six months
- Subrecipients who have had a finding in a monitoring visit during the previous funding cycle that is resolved

1 Point – Low risk criteria: Subrecipients receive one point for each of the following applicable elements.

- Subrecipients who have more than one contract with the City of Arlington

¹² A finding is defined as noncompliance with the contract or federal guidelines, while a concern is an area that could turn into a finding if not addressed.

- Subrecipients who have not been monitored for two complete funding cycles

The level of monitoring can be adjusted during the contract period for reasons such as non-compliance with contract provisions, failure to meet performance objectives, failure to submit accurate and timely required monthly reports, findings identified from monitoring, staff turnover in key positions of the organization, and other identified changes that increase the risk of administering grant funds. Non-compliance by the subrecipient can result in suspension of funds, termination of the contract, and request for repayment of all funds provided under the contract.

G. Priority Needs Analysis and Strategies

1. Basis for Assigning Priority Needs

The basis for determining priority needs began with the accumulation of information and perspectives. BBC Research & Consulting developed a Housing Needs Assessment, which included extensive primary and secondary research. BBC collected qualitative data by interviewing key informants knowledgeable of Arlington housing needs. The Arlington Human Service Planners gathered data from their network of affiliated organizations. City of Arlington staff collected and analyzed related plans and demographic data. Additional citizen and service provider input was solicited and incorporated into this plan. Priority needs were rated using the following scale.

Priority Level	Funding Priority
High	Activities to address this need will be funded by the municipality during the five-year strategic planning period.
Medium	If funds are available, activities to address this need may be funded by the municipality during the five-year strategic planning period. Also, the locality will take action to help groups locate other sources of funds.
Low	The municipality will not fund activities to address this need during the five-year strategic planning period. The locality will consider certifications of consistency for other entities' applications for federal assistance.

2. Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs include lack of funding and a related lack of organizational/staff capacity. These are further discussed in conjunction with the Summary of the Five Year Strategic Plan.

H. Lead-based Paint

1. Estimated Number of Housing Units with Lead

The 2002 American Community Survey showed that there were 201 homeowners and no renter households living in units built before 1939.

There were 6,530 homeowners and 8,232 renters living in housing constructed between 1940 and 1960. There were also as many as 1,626 homeowners and 1,633 renter households living in units with some type of condition problem. Assuming that 50 percent of housing built between 1940 and 1960 and all housing built before 1940 have a strong likelihood of containing lead-based paint, as many as 5,092 homeowners and 5,799 renter households in Arlington could be living in housing units with some risk of lead-based paint hazards.

An analysis of low-income households and age of housing units they occupy by census tract in Arlington suggests that there are **3,100 low- to moderate-income** households living in units at risk of containing lead-based paint. This estimate includes 769 extremely low-income, 766 low-income, and 1,565 moderate-income households living in units at risk of containing lead-based paint.

2. Actions Proposed to Evaluate and Reduce Lead

The following activities are being undertaken in the City of Arlington's housing programs to reduce or eliminate lead hazards in federally assisted housing units built before 1978.

- a. Offer a lead-based paint training seminar to contractors for the City's Owner-Occupied Housing Rehabilitation Program and subrecipients.
- b. Issue the pamphlet "Protect Your Family from Lead in Your Home" to each household scheduled for rehabilitation under the Owner-Occupied Housing Rehabilitation and Emergency Repair Programs.
- c. Provide unit occupants with notification of the results of any lead hazard evaluation or the presumption of lead-based paint or hazards after results are determined.
- d. Provide unit occupants with notification of the results of hazard reduction activities. The type of reduction activity will vary according to the level of assistance provided.
- e. Utilize funds for recipients of the Owner-Occupied Housing Rehabilitation Program and the Emergency Repair Program for lead remediation activities.

The goals of lead reduction activities are to: 1) reduce lead poisoning or the risk of lead poisoning to children and families; 2) educate families about lead poisoning prevention; and 3) provide intervention through the reduction of lead-based paint hazards in pre-1978 units that contain lead-based paint hazards in the City's federally assisted housing programs.

II. HOUSING Needs

A. Introduction to Housing Needs

1. Estimated Five Year Housing Needs

Housing needs can be measured in a variety of ways, most of which focus on affordability. The housing needs analysis for the city of Arlington incorporated a variety of methods. The first and most detailed method estimated the gap between the availability of housing at different affordability levels with the ability of existing households to afford the housing stock. The second method examined the number and percentage of the city's households who are "overpaying" for housing and are cost burdened.

This section describes the estimated housing needs projected for the next five years for various categories of persons and addresses specific housing problems. According to BBC, the data shows that the city of Arlington is largely affordable to its residents relative to other areas. In particular, the city's housing is very affordable for its homeowners. Arlington has a much lower percentage of homeowner and renter households who are cost burdened than other cities in the Metroplex, the other peer cities, and the Metroplex overall.

In addition to affordability, cost burden is used to estimate the number of households who could be at risk of homelessness. Arlington's low percentage of households who are cost burdened suggests that fewer city residents are at risk of becoming homeless and/or needing housing assistance relative to other areas.

Housing gaps analysis

The starting point for the gaps analysis is calculating the affordable mortgage payment and rent by income level, using the HUD definitions of low-, moderate-, and high-income households. Low-income households are of particular concern when examining the match between housing prices and incomes, as they are most likely to have housing needs. HUD divides low-income households into categories, based on their relationship to the area median income. Affordable housing programs target households earning less than 80 percent of median income, based on the size of the household. The following table summarizes the income limits that are used for Arlington housing programs.

Household Size	Low- to Moderate-Income Limits
1 person	\$35,100
2 persons	\$40,150
3 persons	\$45,150
4 persons	\$50,150
5 persons	\$54,150
6 persons	\$58,200

According to the 2002 U.S. Census, the median household income in the city was \$52,634 and the median family income was \$66,261. The median income of owner-occupied households was \$72,258 and the median income of renter households was \$35,484. Therefore, in 2002, renter households earned an average of \$36,774 less per year than homeowners.

Exhibit II-1 shows the maximum rent or mortgage payment and house price that households would be able to afford by HUD income range, as of 2002. It also shows the number of households in Arlington that fell into the HUD income ranges in 2002.

Exhibit II-1: Number of Households by HUD Income Range and Affordable Rents and Mortgage Payments, 2002

	Income limit	Number of renter households	Affordable rent or mortgage payment	Number of owner households	Affordable house price
Extremely low-income (0-30% of MFI)	\$18,390	8,678	\$460	3,009	\$40,359
Very low-income (31-50% of MFI)	\$30,650	13,618	\$766	5,620	\$67,265
Low-income (51-80% of MFI)	\$49,040	14,322	\$1,226	11,213	\$107,624
Moderate-income (81-100% of MFI)	\$61,300	5,598	\$1,533	7,237	\$134,531
Middle-income (100-120% of MFI)	\$73,560	5,415	\$1,839	7,177	\$161,437
Upper-income (121% or greater of MFI)	\$73,560 +	8,912	\$1,839 +	34,947	\$161,437 +
Total		56,543		69,203	

Note: The affordable mortgage payment calculation assumes loan terms of 5% down, 6% interest rate, and a 30-year term, adjusted for PMI, hazard insurance, property taxes, and utilities. The rent payment includes utilities.

Sources: 2002 U.S. Census Bureau American Community Survey, HUD, and BBC

Exhibit II-2 shows the number of rental and owner-occupied units in each affordability range in 2002.

Exhibit II-2: Number of Units Affordable to Households by HUD Income Range, 2002

	Affordable rent or mortgage payment	Number of rental units	Affordable house price	Number of owner occupied units
Extremely low-income (0-30% of MFI)	\$460	3,416	\$40,359	2,289
Very low-income (31-50% of MFI)	\$766	30,563	\$67,265	6,066
Low-income (51-80% of MFI)	\$1,226	19,882	\$107,624	23,485
Moderate-income (81-100% of MFI)	\$1,533	1,286	\$134,531	13,591
Middle-income (100-120% of MFI)	\$1,839	872	\$161,437	9,963
Upper-income (121% or greater of MFI)	\$1,839 +	524	\$161,437 +	13,809
Total		56,543		69,203

Sources: 2002 U.S. Census Bureau American Community Survey, HUD, and BBC

Exhibit II-3 compares the affordable units with the number of households in each income range in 2002. The numbers of affordable units are adjusted for substandard units; it is assumed that substandard units have the lowest rents and values.

Exhibit II-3: Gap Between Households and Affordable Units, 2002

	Number of renter households	Number of occupied rental units	Gap in rental units	Number of owner households	Number of owner occupied units	Gap in owner units
Extremely low-income (0-30% of MFI)	8,678	2,692	(5,986)	3,009	1,203	(1,806)
Very low-income (31-50% of MFI)	13,618	30,563	16,945	5,620	6,066	446
Low-income (51-80% of MFI)	14,322	19,882	5,560	11,213	23,485	12,272
Moderate-income (81-100% of MFI)	5,598	1,286	(4,312)	7,237	13,591	6,354
Middle-income (100-120% of MFI)	5,415	872	(4,543)	7,177	9,963	2,786
Upper-income (121% or greater of MFI)	8,912	524	(8,387)	34,947	13,809	(21,138)
Total	56,543	55,819		69,203	68,117	

Sources: 2002 U.S. Census Bureau American Community Survey, HUD, and BBC

Gaps in housing supply

The table above compares the number of households at different income ranges with the availability of rental and owner-occupied units for their respective income ranges. The gap analysis reveals a shortage of rental units affordable to households earning less than 30 percent of the median family income in 2002. This shortage is approximately 6,000 units. The gaps analysis also shows an excess of units that would be affordable to households earning between 30 and 80 percent of the median income. These excess units may be occupied by lower-income households who cannot find rental units they can afford and are therefore overpaying rent, or they may be occupied by moderate-, middle-, and upper-income households who do not occupy rental units in their affordability range. Indeed, the gaps analysis shows a shortage of about 17,200 units for renters earning more than 80 percent of the median family income.

The gaps analysis also shows a shortage of about 1,800 owner-occupied units for households earning less than 30 percent of the median family income and a shortage of 21,100 units for households earning over 120 percent of the median family income. It should be noted that the units affordable to households earning less than 30 percent of the median family income were adjusted for units in substandard condition; without this adjustment, the gap is approximately 700 units. The data suggests that there are approximately 21,000 upper-income homeowners occupying units that are priced less than what they can afford.

One limitation of the gaps analysis is that it tends to oversimplify reality (i.e., it assumes that households should be living in units that are affordable for their specific income range). In actuality, households may be living in units that are more expensive than they can afford for very good reasons; e.g., a household might purchase an expensive house in anticipation of future income increases or an elderly

household living on a fixed income may be occupying a home they have owned for a long time which has increased in value.

Exhibits II-4 and II-5 show what type of housing households are living in, by rent and value. (This data is only available for 2000.) For example, in 2000, 23 percent of households earning less than \$10,000 were living in rental units with rents less than \$399 and which were affordable to them; 77 percent of these households were living in units more expensive than what they could afford. The shaded areas highlight the approximate percentage of households by income level who are living in units affordable to them.

Exhibit II-4: Rents Paid by Households, by Household Income Range, 2000

Gross rent	Household income less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
Less than \$200	8%	1%	1%	1%	0%	0%	2%
\$200-399	15%	11%	5%	2%	2%	2%	2%
\$400-\$599	45%	52%	43%	30%	21%	14%	15%
\$600-799	22%	25%	38%	43%	39%	32%	22%
\$800-999	6%	8%	11%	17%	25%	27%	25%
\$1000+	3%	3%	3%	7%	13%	25%	34%
Total	100%	100%	100%	100%	100%	100%	100%
Percent of households who are overpaying	77%	36%	3%	0%	0%	0%	0%
Percent of households who might be underpaying	0%	1%	5%	76%	87%	75%	66%

Sources: 2000 U.S. Census Bureau, HUD, and BBC

Exhibit II-5: Values of Housing Occupied by Owners, by Household Income Range, 2000

Value	Household income less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
Less than \$39,999	N/A	0%	0%	3%	5%	0%	0%
\$40,000 to \$49,999	N/A	0%	0%	0%	0%	2%	0%
\$50,000 to \$59,999	N/A	0%	4%	5%	9%	0%	0%
\$60,000 to \$69,999	N/A	41%	13%	7%	5%	0%	3%
\$70,000 to \$79,999	N/A	38%	10%	19%	4%	2%	2%
\$80,000 to \$89,999	N/A	0%	19%	16%	18%	9%	8%
\$90,000 to \$99,999	N/A	11%	9%	17%	9%	10%	3%
\$100,000 to \$199,999	N/A	11%	34%	20%	46%	71%	61%
\$200,000 to \$299,999	N/A	0%	7%	10%	1%	7%	20%
\$300,000 to \$499,999	N/A	0%	4%	3%	1%	0%	3%
\$500,000 or more	N/A	0%	0%	0%	0%	0%	0%
Total	N/A	100%	100%	100%	100%	100%	100%
Percent of households who are overpaying	N/A	100%	73%	33%	3%	0%	0%
Percent of households who might be underpaying	N/A	0%	0%	16%	51%	22%	77%

Sources: 2002 U.S. Census Bureau American Community Survey, HUD, and BBC

The exhibits above also show the estimated percentages of households in each category who are overpaying and underpaying for housing.

Overpayment occurs when a household occupies a unit that is too expensive for their income category. (These households are cost burdened.) Underpayment occurs when a household is occupying a unit that costs less than what they can afford.

Exhibit II-4 on the previous page suggests that approximately three-quarters of households (76 percent) earning \$35,000 and more are occupying rental units whose rents are lower than what they can afford. The rental units occupied by these households are mostly in the \$400 to \$799 price range. These units are also in demand by lower-income households who are overpaying for housing. Renter households in this and higher income ranges who are underpaying for housing may be doing so because there is a lack of higher end rental housing. Most of these renters earn enough to purchase a single family home Arlington.

Exhibit II-5 suggests that the majority of homeowners earning less than \$35,000 are overpaying for housing. It also suggests that many of the households earning \$50,000 and more are probably occupying housing that is less expensive than they can afford, probably because higher end housing is in limited supply. This housing is also likely to be in demand by households earning lower incomes.

Gaps analysis interpreted

The gaps analysis in Exhibit II-3 shows where the market is under- and over-supplying housing, *assuming households desire to occupy housing that is exactly affordable for their income ranges*. In reality, the type and price of housing that households choose to occupy is a product of many factors, including preferences for location and design, expectations about future employment, personal situations, and, of course, affordability. Exhibits II-6 and II-7 provide information about what price of housing households *are actually occupying*, according to their income ranges. The information on actual occupancies can be combined with the information from the gaps analysis to highlight areas in the housing market where policymakers may want to concentrate to bring the market into balance.

Occupancy/Affordability Matrix

The following two exhibits show the number of units affordable to households at the HUD income levels *and* which households are occupying the units. For example, the first column in Exhibit II-6 shows that in 2002, there were 2,692 rental units affordable to households earning 30 percent or less than the median family income. Statistics on occupancy from the 2000 Census suggest that 1,523 of these units were occupied by households at the 0 to 30 percent median family income level. An additional 541 units were occupied by households earning 31 to 50 percent of the median family income and 384 units were occupied by households earning between 51 and 80 percent of the median family income. The rest of the units were occupied by households with higher incomes.

Exhibit II-6: Rental Occupancy/Affordability Matrix

Source:
BBC

	0-30%	31-50%	51-80%	81%+
Affordable to:	2,692	30,563	19,882	2,682
Occupied by:				
0-30%	1,523	7,492	2,175	257
31-50%	541	7,769	3,193	260
51-80%	384	9,396	5,856	559
81-100%	72	1,929	2,497	342
101-120%	87	2,339	3,027	415
>120%	85	1,639	3,133	849
Total units	2,692	30,563	19,882	2,682

Exhibit II-7
Owner Occupancy/Affordability Matrix

Source:
BBC

	0-30%	31-50%	51-80%	81-100%	101-120%	>120%
Affordable to:	2,289	6,066	23,485	13,591	9,963	13,809
Occupied by:						
0-30%	0	942	1,138	82	60	203
31-50%	0	835	2,409	674	494	760
51-80%	618	1,446	7,048	1,054	773	1,532
81-100%	755	883	2,708	1,264	927	912
101-120%	916	1,070	3,283	1,532	1,123	1,106
>120%	0	889	6,900	8,984	6,586	9,296
Total units	2,289	6,066	23,485	13,591	9,963	13,809

Reading across the columns shows which units are occupied by households of different income levels. For example, 1,523 of the households earning less than 30 percent of the median family income were living in units in their price range. However, 7,492 of these households were occupying rental units that had rents affordable to households earning 31 to 50 percent of median family income, and an additional 2,432 of these households were occupying even more expensive units. The areas in the matrices that are lightly shaded match households with their affordability ranges. The darkly shaded areas show where the largest “mismatches” are occurring. It is in these areas where decisions about housing policy should be concentrated.

In summary, the occupancy/affordability matrices suggest the following:

Rental units

- A large proportion of the city's rental units are priced at a level affordable to households earning between 31 and 50 percent of the median family income (rents between \$460 and \$766) and between 51 and 80 percent of the median family income (rents between \$767 and \$1,226).
- Many of the rental units affordable to the city's lowest income households are occupied by households with higher income, perhaps because of a shortage of units in their price ranges. Indeed, 9,400 units that are affordable to households earning between 31 and 50

percent of the median family income (incomes between \$18,390 and \$30,650) are actually being occupied by households earning between 51 and 80 percent of the median family income (\$30,650 to \$49,040).

- Additionally, the vast majority of the city's lowest income households (earning less than 30 percent of the median family income) are occupying units that are not affordable to them because of a lack of units in their price ranges. Not all of these households are cost burdened. It is likely that some of these households are being assisted through the Arlington Housing Authority's Section 8 Program.

Owner-occupied units

- One-third of the city's single family stock is valued at a level that is affordable to households earning between 51 and 80 percent of the median family income (between approximately \$107,000 and \$134,000). The greatest mismatch between affordability and housing value occurs for the highest income households. Indeed, the city's highest income households (earning more than 120 percent of the median family income or \$73,560) are occupying 6,900 of the 23,485 units, or one-third of the units, affordable to low-income households and 8,984 units, or two-thirds of the units, affordable to moderate-income households.

Cost burden

Housing affordability is typically evaluated by assessing the share of household income spent on housing costs. These costs include mortgages, real estate taxes, insurance, utilities, fuels, and, where appropriate, fees such as condominium fees or monthly mobile home costs. Households paying over 30 percent of their income for housing are often categorized as cost burdened. The 2002 U.S. Census provides estimates of cost burden by household and includes some information about the characteristics of households that experience cost burden.

Exhibits II-8 and II-9 show the percentage of household income paid in housing costs by renters and homeowners with mortgages in Arlington in 2002. The Census data estimates that about 31 percent of the city's renter households (i.e., approximately 18,000 renter households) and 15 percent of the city's homeowners (i.e., approximately 10,000 households) were cost burdened in 2002.

Exhibit II-8
Renters' Housing Costs
as a Percent of
Household Income,
2002

Note:
 Darker areas indicate cost
 burdened households.

Source:
 2002 U.S. Census Bureau
 American Community Survey

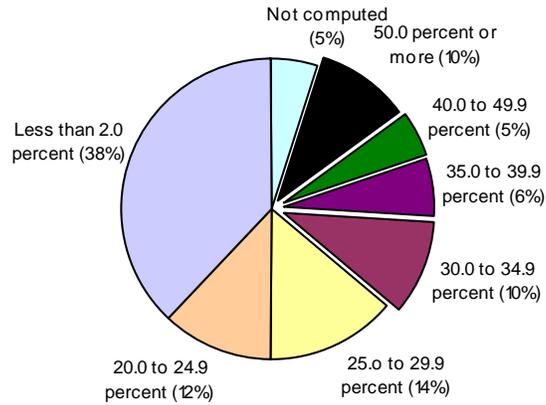


Exhibit II-9
Owners Housing Costs
as a Percentage of
Household Income,
2002

Note:
 Darker areas indicate cost
 burdened households. Data
 includes owner households
 with and without a
 mortgage.

Source:
 2002 U.S. Census Bureau
 American Community Survey

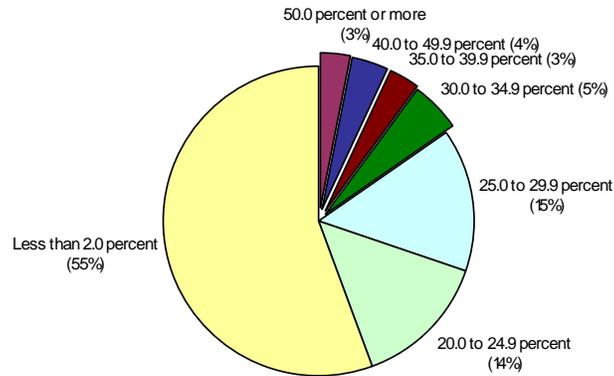


Exhibit II-10 shows cost burden by HUD income categories. Lower-income households are much more likely to be cost burdened than moderate- to high-income households.

Exhibit II-10: Housing Cost Burden by HUD Income Categories, 2002

	Income Limit	Renter Occupied		Owner Occupied	
		Total	Percent Burdened	Total	Percent Burdened
Median Family Income (MFI)-HUD	\$61,300				
Extremely low-income (0-30% of MFI)	\$18,390	9,294	81%	3,506	70%
Very low-income (31-50% of MFI)	\$30,650	13,408	49%	5,397	55%
Low-income (51-80% of MFI)	\$49,040	13,916	25%	11,579	31%
Moderate-income (81-100% of MFI)	\$61,300	5,598	1%	8,186	10%
Middle-income (100-120% of MFI)	\$73,560	5,415	0%	8,175	9%
Upper-income (121% or greater of MFI)	\$73,560 +	8,912	0%	26,250	3%
Total		56,543	31%	63,091	18%

Note: Owner-occupied data is from the 2000 Census, and renter-occupied data is from the 2002 ACS.
Sources: 2000 U.S. Census; 2002 U.S. Census Bureau American Community Survey, HUD, and BBC

In summary, Arlington households who are cost burdened are disproportionately likely to be renters, to have incomes less than \$31,000 (or 50 percent of the MFI), and, for renters, to be the city's youngest and oldest households.

Future Housing Needs

This section estimates the future housing needs of both new households and existing households in Arlington. It begins with an estimate of the needs of households that are expected to be created in Arlington between 2005 and 2010.

New households

To estimate the new and total households in need, BBC began with a forecast of household growth by household income levels (available from a commercial data provider). The data forecast an increase of approximately 18,000 households from 2000 to 2010. Growth is forecast to be in lower-income and higher-income households. This net growth in households at the low and high ends of the income spectrum will exacerbate Arlington's current shortage of low- and high-income units.

BBC estimates that of the 18,000 new households, 15,800 would prefer to be homeowners and 2,200 would prefer to be renters. Given Arlington's forecasted median house price, approximately 96 percent of those households wanting to be owners will be able to buy in Arlington¹. The other four percent are likely to become involuntary renters, that is, renters who would rather become homeowners but cannot afford to buy. These involuntary renters and households who choose to be renters are projected to total 3,000 in 2010. About half

¹ BBC based the growth in median home price on the average appreciation between 2000 and 2003. This produced a 2010 median price of approximately \$160,000.

of these renters will be able to afford the market rent in 2010; about half will not².

The dynamics between the change in household incomes and increased single family housing prices and rents should reduce the number of households who cannot afford the median priced home or apartment. *The majority of new households formed will be able to afford market rents and home prices.*

The number of *new* households needing housing assistance is expected to be about 2,600 in 2010. These households will be the city's lowest income households, earning less than \$15,000 per year, and will be renters because of their low incomes.

Needs of existing households by income level

Future needs of households in Arlington will be concentrated in the city's lowest income populations. American Community Survey data showed that only 60 renters with moderate to upper incomes (earning more than 80 percent of the MFI) were cost burdened in 2002. Cost burden in the city's moderate- to upper-income households was most prevalent for owners, where an estimated 2,000 homeowners were cost burdened in 2002. These households are likely cost burdened by choice – for example, taking on a higher mortgage payment in anticipation of a future earnings increase – given the city's very affordable housing market and the large inventory of single family housing affordable to this segment of the population. The housing market is unlikely to change so significantly in the future that the city's moderate- to upper-income households' needs will grow. Therefore, we predict no new housing needs in the next five years for households earning more than 80 percent of the MFI.

Data forecasts estimate a slight decline in the city's low-income households (earning between 51 and 80 percent of MFI) between 2000 and 2010, a large decrease in the city's very low-income households and an increase in extremely low-income households. These income growth forecasts suggest that new housing needs will be almost entirely concentrated in the city's extremely low-income households, who will be renters. A conservative and worst case scenario estimate of the needs of the city's lowest-income households shows additional needs for the city's extremely low-income populations and unchanged needs for the city's very low- and low-income populations.

Needs of existing population by special need

To estimate the future needs of special needs populations, BBC started with estimates of existing needs as demonstrated in the special needs analysis and as shown in CHAS and Census data. BBC assumed a growth rate of special needs populations that is similar to past growth rates of the number of persons living in poverty in the city, since most special needs populations have extremely low incomes.

Exhibit II-11 summarizes the 2010 housing needs of Arlington citizens by type of household and special need. The exhibit shows both a low

² The median rent is forecast to be \$1,094 in 2010, based on the growth in the median between 2000 and 2002.

and high range of needs for special needs populations. The low estimate assumes a growth rate similar to the overall growth in households projected for the city; the high estimate assumes a growth rate similar to past growth of households in poverty.

Exhibit II-11
Estimate of Arlington
Future Housing Needs
2005 - 2010

	Number of Households in Need
Renter Households	
Extremely low-income	10,000
Very low-income	6,700
Low-income	3,500
Moderate-income	60
Middle-income	0
Upper-income	0
Owner Households	
Extremely low-income	2,500
Very low-income	3,000
Low-income	3,500
Moderate-income	0*
Middle-income	0*
Upper-income	0*
Special Needs	
Elderly	4,200 – 5,000
Small households	3,800 – 4,500
Large households	8,300 – 10,000
Section 8 tenant-based families	7,500
Persons with HIV/AIDS	<500
Persons with disabilities	9,000 – 10,700

Note:

*Although Census data showed that there were households in the categories who were cost burdened in 2000, these households are likely to be cost burdened by choice, and, as such, have little true housing needs.

Sources:

U.S. Census Bureau and
BBC

Characteristics of Section 8 recipients

The Arlington Housing Authority maintains demographic data about the households who receive Section 8 housing assistance from the Housing Authority. An analysis of these data showed the following.

- Most recipients of Section 8 vouchers are women (88 percent) with an average age of 40.7. Just 11 percent of recipients are elderly.
- Voucher holders all have dependents, the majority of whom are children under the age of 18. The average age of dependents is 14.6.

- The average annual income of voucher holders is less than \$10,000.
- The majority of voucher holders live in two- and three-bedroom apartments (41 percent live in two-bedroom apartments; 36 percent live in three-bedroom apartments). About 7 percent live in units larger than three bedrooms.
- African Americans are disproportionately more likely than persons of other races and ethnicities to be voucher holders.
- An estimated one-fourth of the voucher holders have some type of disability.

Households on Section 8 waiting list

At the time this report was written, there were approximately 4,800 households on the waiting list to obtain a Section 8 voucher from the Arlington Housing Authority. About 70 percent of the households on the waiting list are currently living in Arlington. A comparison of the characteristics of voucher holders with households on the waiting list showed that households on the waiting list tended to be slightly younger and have lower household incomes than current voucher holders. There was a higher percentage of households on the waiting list that were male-headed and who had a disabled household member than voucher holders overall. The average household size of households on the waiting list was 2.5, which is consistent with the city's overall average.

Residence of Section 8 recipients

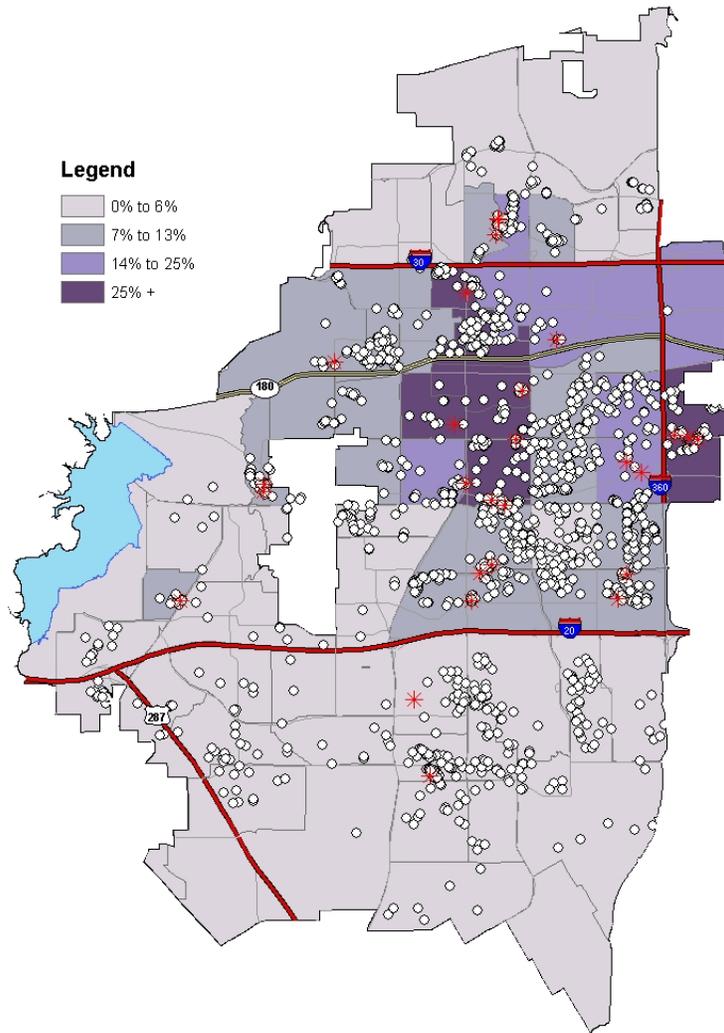
Section 8 vouchers allow voucher holders to select where they would like to live from a pool of rental units that meet the qualification standards and accept Section 8 vouchers. Rents for the Section 8 units must also be lower than the Fair Market Rent (FMR) that is annually established by HUD. The current FMR for a two-bedroom apartment in Arlington is \$757. When rental units are well distributed throughout a city and landlords actively accept Section 8 vouchers, vouchers can reduce concentrations of poverty and low-income housing.

Exhibit II-12 shows the location of the Arlington Housing Authority's voucher holders as of March 2004, overlaid with areas of concentrated poverty in the city, as well as the location of affordable tax credit developments in the city. The map demonstrates that there is some concentration of voucher holders in the east central portions of the city. Overall, however, the location of the voucher holders is fairly dispersed. As shown on the map, voucher holders generally reside in Census Tracts with low to moderate poverty levels. The tax credit developments, on the other hand, are generally located in areas of concentrated poverty.

Exhibit II-12
Location of Voucher
Holders, Percent of
Poverty, and Location
of Tax Credit
Properties

Note: Tax credit
properties are
indicated with a red
star.

Sources:
Arlington Housing Authority,
U.S. Census Bureau, and
BBC



The following exhibit compares the number of Section 8 vouchers and public housing units, in addition to waiting lists, of the Arlington Housing Authority with housing authorities in the peer cities outside the Metroplex. It should be noted that the Housing Authority in Riverside covers the entire county.

Exhibit II-13: Comparison of Housing Authority Programs, 2004

	Arlington	Anaheim	Aurora	Colorado Springs	Mesa	County of Riverside
Section 8 Programs						
Section 8 Vouchers	3,260	6,166	1,083	2,043	1,552	8,053
Section 8 Mod Rehab	0	0	376	0	0	260
Section 8 New Construction	0	0	93	0	0	0
Total Section 8	3,260	6,166	1,552	2,043	1,552	8,313
As a Percentage of Total Households	2.5%	6.2%	1.4%	1.4%	0.9%	1.4%
As a Percentage of Households Earning Less Than \$10,000	41.7%	107.0%	27.2%	21.7%	17.7%	19.3%
Public Housing Units						
Public Housing Units	0	0	201	707	0	484
As a Percentage of Total Housing Units	0%	0%	0.17%	0.43%	0%	
Waiting Lists						
Combined Section 8 and Public Housing	4,759	8,522	2,549	5,696	939	44,796
Section 8 Tenant-Based Rental Assistance	4,759	8,522	745		939	23,620
Section 8 New Construction			221			
Section 8 Mod Rehab			1,012			
Public Housing	n/a	n/a	571		n/a	21,176

Source: BBC interviews with housing authorities and most recent Agency Plans

As shown above, Arlington has the third highest number of Section 8 certificates and vouchers with 3,260 (as of May 2004). Arlington also has the third highest number of households on its waiting list (excluding Riverside County). Arlington remains one of the three comparable cities (Anaheim and Aurora are the other two) that do not own any public housing units.

Overall, Arlington has the second highest percentage of Section 8-assisted units to total households and households earning less than \$10,000. Only Anaheim has a larger inventory of Section 8 units relative to household numbers.

Affordability

Exhibits II-14 and II-15 compare the percentage of households who are cost burdened in Arlington with the surrounding areas. Households are considered cost burdened if they are paying more than 30 percent of their gross household income in housing costs (renter or owner).

Exhibit II-14: Percentage of Homeowners With a Mortgage Who Are Cost Burdened, 2000/2002

	Housing Units With a Mortgage							Total	Not Computed
	Total Housing Units	Less than 21%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more			
Arlington	52,654	51%	15%	17%	6%	11%	17%	0%	
<i>Surrounding Areas</i>									
Dallas-Fort Worth CMSA	772,931	43%	18%	13%	7%	18%	25%	0%	
Carrollton	20,998	50%	19%	11%	7%	13%	20%	0%	
Dallas	109,670	37%	16%	13%	6%	26%	33%	2%	
Fort Worth	72,182	34%	17%	14%	13%	22%	35%	0%	
Garland	35,704	49%	17%	11%	7%	15%	22%	0%	
Grand Prairie	18,763	49%	19%	11%	6%	15%	21%	0%	
Irving	18,208	52%	17%	9%	6%	15%	21%	1%	
Mesquite	21,841	50%	19%	11%	6%	14%	20%	0%	
Plano	47,398	50%	19%	11%	6%	13%	19%	0%	
<i>Peer Cities</i>									
Anaheim	39,548	29%	17%	12%	6%	36%	42%	0%	
Aurora	55,940	27%	18%	16%	13%	27%	39%	0%	
Colorado Springs	68,548	41%	16%	15%	7%	21%	28%	0%	
Mesa	71,654	37%	23%	15%	2%	23%	26%	0%	
Riverside	50,992	29%	17%	19%	10%	25%	36%	0%	

Note: The most recent available data for Carrollton, Garland, Grand Prairie, Irving, Mesquite, and Plano is the 2000 Census. ACS does not estimate 2002 data for cities smaller than 250,000 persons.

Sources: 2002 American Community Survey and 2000 U.S. Census Bureau

Exhibit II-15: Percentage of Renters Who Are Cost Burdened, 2000/2002

	Less than 15%	15.0% to 19.9%	20.0% to 24.0%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	Total	Not Computed	
Arlington	20%	18%	12%	14%	10%	21%	31%	5%	
<i>Surrounding Areas</i>									
Dallas-Fort Worth CMSA	14%	16%	14%	11%	8%	31%	40%	4%	
Carrollton	17%	20%	18%	13%	7%	21%	29%	3%	
Dallas	12%	15%	15%	11%	8%	36%	44%	0%	
Fort Worth	14%	18%	13%	13%	7%	31%	38%	4%	
Garland	19%	18%	15%	11%	8%	24%	32%	4%	
Grand Prairie	20%	17%	15%	12%	7%	25%	32%	5%	
Irving	20%	19%	17%	12%	8%	21%	30%	3%	
Mesquite	16%	18%	16%	13%	8%	25%	33%	4%	
Plano	19%	19%	16%	13%	8%	22%	30%	3%	
<i>Peer Cities</i>									
Anaheim	8%	13%	13%	10%	10%	43%	52%	4%	
Aurora	13%	17%	12%	6%	15%	35%	50%	1%	
Colorado Springs	13%	12%	17%	10%	7%	37%	43%	4%	
Mesa	13%	8%	16%	9%	10%	40%	50%	4%	
Riverside	7%	12%	14%	11%	6%	45%	51%	4%	

Source: 2002 American Community Survey and 2000 U.S. Census Bureau

Arlington has a much lower percentage of homeowner and renter households that are cost burdened than cities in the surrounding area, other peer cities, and the Dallas/Fort Worth Metroplex overall. Arlington is largely affordable to its residents relative to other areas and particularly affordable to homeowners.

In addition to affordability, cost burden is used to estimate the number of households who could be at risk of homelessness. Arlington's low percentage of households who are cost burdened suggests that fewer city residents are at risk of becoming homeless and/or needing housing assistance relative to other areas.

Substandard condition

For the purposes of this report, units are in *standard condition* if they meet the HUD Section 8 housing quality standards. Units that are *substandard but suitable for rehabilitation* do not meet one or more of the HUD Section 8 housing quality standards. These units are also likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. A unit is defined as being *substandard* if it lacks the following: complete plumbing, complete kitchen facilities, and heating fuel (or uses heating fuel that is wood, kerosene, or coal).

Units that are substandard but suitable for rehabilitation include units with some of the same features of substandard units (e.g., lacking complete kitchens or reliable and safe heating systems or are not part of public water and sewer systems). However, the difference between substandard and substandard but suitable for rehabilitation is that units suitable for rehabilitation will have in place some (albeit limited) infrastructure that can be improved upon. In addition, these units might not be part of public water and sewer systems but will have sufficient systems to allow for clean water and adequate waste disposal.

Without evaluating units on a case-by-case basis, it is impossible to distinguish substandard units that are suitable for rehabilitation. In general, the substandard units that are less likely to be easily rehabilitated into good condition are: those lacking complete plumbing; those which are not part of public water and sewer systems and require such improvements; and those heated with wood, coal, or heating oil. Units with more than one substandard condition (e.g., lacking complete plumbing and heated with wood) and older units are also more difficult to rehabilitate. A rough assessment of condition data can be conducted by examining the housing unit age and the presence or absence of basic housing amenities (kitchens, plumbing systems). Exhibit II-16 presents the numbers of owner-occupied and rental units in Arlington without these amenities or with some type of condition problem.

Exhibit II-16: Housing Units Lacking Basic Amenities, 2002

	Total occupied		Owner occupied		Renter occupied	
	Units	% of Units	Units	% of Units	Units	% of Units
Total Housing Units	125,746		69,203		56,543	
Lacking complete plumbing facilities	1,810	1.44%	1,086	1.57%	724	1.28%
Lacking complete kitchen facilities	1,449	1.15%	540	0.78%	909	1.61%
No heating fuel used	0	0.00%	0	0.00%	0	0.00%
Total	3,259	2.59%	1,626	2.35%	1,633	2.89%

Source: 2002 U.S. Census Bureau American Community Survey

Assuming there is no overlap among these condition indicators, the Census data suggests that 2.9 percent of rental units and 2.4 percent of owner-occupied units in the city were in substandard condition.

Overcrowded Housing

In addition to substandard housing conditions, another key factor to examine when evaluating housing conditions is overcrowded housing. HUD defines an overcrowded unit as having more than one person per room. According to 2002 Census data, about three percent of owner-occupied housing units were overcrowded and 11 percent of renter-occupied units in Arlington were overcrowded. Exhibit II-17 shows the number of households in Arlington in overcrowded conditions by tenure.

Exhibit II-17
Households Living in Overcrowded Conditions, 2002

Persons per room	Total occupied		Owner occupied		Renter occupied	
1.01 to 1.50	7,022	6%	1,093	2%	5,929	10%
1.51 or more	1,694	1%	860	1%	834	1%
Average Household Size	2.76		2.95		2.52	

Source:
2002 U.S. Census Bureau
American Community Survey

Arlington’s percentage of overcrowded households is higher than the national average (2.3 percent for owner-occupied households and 7.4 percent for renter households) but compares favorably with larger cities, like Fort Worth and Dallas and the state of Texas overall. Thirteen percent of renter households and 5 percent of homeowners in Dallas were overcrowded in 2002. Almost 10 percent of renter households and 4 percent of homeowners in Texas were overcrowded in 2002.

Households with members of Hispanic/Latino origin are more likely to be living in overcrowded conditions than Caucasian households. According to 2002 Census data, approximately 4 percent of Caucasian households lived in overcrowded conditions in Arlington. This compares with 34 percent of Hispanic/Latino households who lived in overcrowded conditions in 2002.

Top Housing Needs

The analysis conducted in this section shows that Arlington demonstrated three top housing needs in the city.

- **Older housing with condition problems, particularly multifamily housing** An analysis of available measures of housing conditions in the city found that about 3,300 single family and multifamily units have severe condition problems – lacking complete plumbing and complete kitchens. A more serious problem exists with overcrowding of multifamily units: approximately 6,800 units, or 11 percent of total rental units, are overcrowded. Finally, an estimated 5,000 single family and 5,800 rental units may contain lead-based paint (see Section I.H for more information on lead-based paint).

- **High percentage of low-income, renter households overpaying for housing** An analysis of the households who are paying more than 50 percent of their income for housing and, as such, are cost burdened, found that many of the households are renters earning less than \$18,000 per year. An estimated 7,500 renters making less than this amount were paying more than 50 percent of their income in rent in 2002. About 2,200 elderly renters and 4,800 young households were cost burdened in 2002. These households, many of whom are likely to be on the waiting list for Section 8 vouchers, would benefit from rental assistance to help reduce their cost burden.

- **Lack of higher end single family housing** A comparison of the supply of housing to income levels of Arlington homeowners found that upper-income homeowners – i.e., those earning more than about \$74,000 per year – are largely occupying housing that is affordable to lower- and middle-income households. The gaps analysis showed that these 35,000 upper-income homeowners have about 14,000 single family homes from which to choose that are valued at their market level. As such, they are occupying homes of lesser values that are more affordable to other household income levels.

2. Disproportionate Racial or Ethnic Housing Need

An analysis was made to determine if there are any racial or ethnic populations with disproportionate needs. The largest minority population in Arlington is persons of Hispanic/Latino descent, which make up about 20 percent of the city's population. The second largest minority population is persons who are African American, which make up about 15 percent of the city's population. Due to the small percentages of other minority populations in the city, Hispanic/Latinos and African Americans are the only minority populations examined for disproportionate income needs.

According to HUD, disproportionate need exists when minority households have more than a 10 percent greater need than majority

households. One of the most accessible measures of disproportionate need of housing is to compare cost burden of minority and majority households, as shown in the exhibit below.

Exhibit II-18
Cost Burden by
Race and Ethnicity,
2000

	Number Cost Burdened	Percent Cost Burdened
Total occupied housing units	29,559	52%
African American alone	5,531	48%
Hispanic or Latino	5,018	47%
White alone	18,738	55%

Note: Includes specified renter-occupied housing units and specified owner-occupied housing units with a mortgage

Sources: U.S. Census Bureau and BBC

Data shows that in 2000, a *lower* percentage of Hispanic/Latino and African-American households than Caucasian households and households overall were cost burdened. Therefore, using cost burden as the measure for disproportionate need, it does not appear that disproportionate need is a problem in Arlington.

However, as shown in Exhibit II-19 below, Hispanic/Latino households are much more likely to be living in overcrowded conditions than Caucasian households. Living in such conditions is likely to make housing more affordable.

Exhibit II-19
Overcrowded Housing
Units, 2002

	Number overcrowded	Percent overcrowded
Total occupied housing units	8,716	1%
African American alone	1,500	7%
Hispanic or Latino	5,187	34%
White alone	3,847	4%

Note: Overcrowded housing units have more than one person per room.

Source: U.S. Census Bureau
American Community Survey

B. Priority Housing Needs

1. Priority Housing Needs Data

Priority housing needs are summarized in the following table in accordance with specified categories.

Exhibit II-20: Priority Needs Summary Table

Priority Housing Needs	Priority Need Level		Unmet Need
	Percentage	Need Level	
Renter Households			
Small Related	0% to 30%	H	3,137
	31% to 50%	M	2,823
	51% to 80%	L	2,392
Large Related	0% to 30%	H	894
	31% to 50%	M	1,081
	51% to 80%	L	1,239
Elderly	0% to 30%	H	503
	31% to 50%	H	545
	51% to 80%	L	231
All other	0% to 30%	H	2,912
	31% to 50%	M	2,614
	51% to 80%	L	2,500
Owner Households			
Owner-Occupied	0% to 30%	M	1,794
	31% to 50%	M	2,083
	51% to 80%	H	4,311
Special Populations		H	4,392
Total Need and Goals			

Sources: HUD and BBC

The five year Strategic Plan has established goals and provides funds that address high priority needs identified in the table. The availability of affordable housing will be maintained for low-income renter households with Tenant-Based Rental Assistance. Additionally, a mixed use residential facility in the Central Arlington Neighborhood Revitalization Strategy Area will provide units that are affordable for this population.

Funds are set aside for the Special Needs population. A Housing Rehabilitation program for elderly and disabled maintains and improves their housing stock. There is also an Architectural Barrier Removal program to remove barriers in housing for disabled residents.

2. Impact of Housing Market Study on Priority Activity Categories

The Housing Needs assessment in Section B provided information that is part of the basis for determining the severity and relative priority of each of the housing needs categories found in the preceding table. Characteristics taken into consideration are enumerated in the following paragraphs.

Exhibit II-3 identified the gap experienced by extremely low-income in availability of affordable renter- or owner-occupied housing units.

Exhibit II-6 showed that many extremely low-income individuals are occupying rental units that are affordable to those with higher incomes and beyond their income means.

Exhibits II-8 and II-9 indicated that 31 percent of the city's renter households (about 18,000 households) and 17 percent of the city's homeowners (about 10,000 households) were cost burdened in 2002 and were spending beyond 30 percent of their income on housing and related costs. Additional information on cost burden is provided in the following two exhibits.

Exhibit II-10 showed the percentage of households that are cost burdened by household income. Lower-income households are much more likely to be cost burdened than moderate- to high-income households.

Exhibit II-11 provided the number of households with projected needs in renter, owner, and special needs categories.

The following exhibit shows cost burden by tenure and age categories. For the city's renter households, cost burden is greatest for the youngest and oldest households.

Exhibit II-21: Housing cost burden by age, 2002

	15-24 years old	25-34 years old	35-64 years old	65 years and over
Renter Households	10,126	19,808	24,156	2,453
Percent not cost burdened	53%	79%	73%	10%
Percent cost burdened	47%	21%	27%	57%
Owner Households	2,076	8,854	46,967	7,845
Percent not cost burdened	78%	88%	84%	91%
Percent cost burdened	22%	12%	16%	9%

Source: 2002 U.S. Census Bureau American Community Survey

Note: The cost burden percentage for renters age 65 years and over is from 2000 Census data. The ACS data estimated this percentage at 90%, a dramatic increase from the 57% in 2000 which was unexplained.

The Housing Market Analysis which follows in Section C provides an assessment of housing market characteristics such as supply, demand, condition, and the cost of housing, which are also used as a basis for determining the relative priority of each of the housing needs categories found in Exhibit II-21, the Priority Needs Summary Table 2A.

3. Basis for Assigning Priority Needs

Consultations among key informants interviewed by BBC Research & Consulting and their recommendations provided a beginning point for determining priority needs. Citizens, local leaders, social service providers, and housing and real estate professionals were interviewed to ascertain their perceptions on housing needs in Arlington. Data provided by BBC Research & Consulting was analyzed by staff, and the most relevant data was incorporated into the Housing Needs and Housing Market sections.

As shown in Exhibit II-20, there is an unmet need among all household categories. High priority was given to those categories where the numbers were the highest, along with a determination of the resources that are available to individuals in these categories. Households with extremely low incomes have the least disposable income and have the most limited affordable housing opportunities. There is a particular concern for the needs of renter households. Those with the lowest incomes were determined to have the highest priority need level whether they were small related or large related households.

The elderly are a population that the city of Arlington is committed to serving. This population is particularly vulnerable. Unfortunately, their capacity to provide for themselves can be diminished both financially and physically. Both the extremely low- and low-income elderly have been ranked a high priority need category.

4. Obstacles to Meeting Underserved Needs

The primary obstacles to meeting underserved needs consist of a lack of funding. The Arlington Housing Authority does not have sufficient funds, for example, to serve the renter households in need of subsidized housing and has a waiting list of approximately 4,800 for Section 8. The City has designated a combination of funding sources to support additional subsidized housing units and will continue to seek additional funding sources for this resource. CDBG, HOME, and ESG funds are not sufficient to meet the affordable housing needs of the citizens of Arlington. Many households have limited budgets and are cost burdened by housing and other needs.

C. Housing Market Analysis

1. Characteristics of Housing Market

Significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing are described below. Additionally, information is given on the housing stock that is available to serve persons with disabilities and persons with HIV/AIDS and their families.

Profile of Housing

The U.S. Census Bureau estimated that there were 139,777 housing units in Arlington in 2002. This was an increase of 7 percent from the 130,822 units that existed in 2000. Fifty-five (55) percent of the city's housing units in 2002 were owner-occupied and 45 percent were renter-occupied. The majority of the city's housing units were single family, detached units. Thirty-eight (38) percent of the units contained three or more units. Most of the city's housing units contained between three and six rooms. Exhibits IV-22 and IV-23 show the distribution of housing units by size, type, and number of rooms.

Exhibit II-22
Distribution of Housing
Units by Size and Type
in Arlington, 2002

Source:
2002 U.S. Census Bureau
American
Community Survey

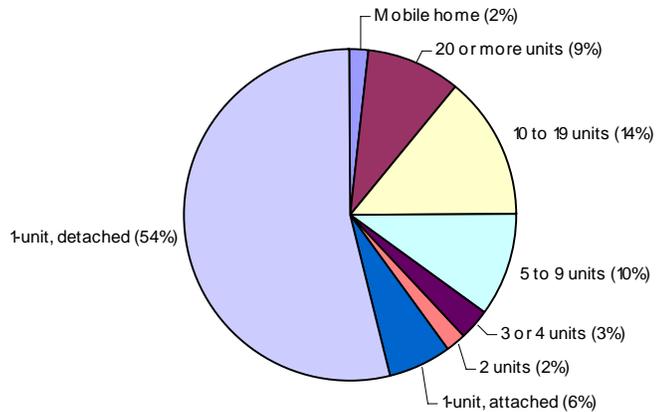
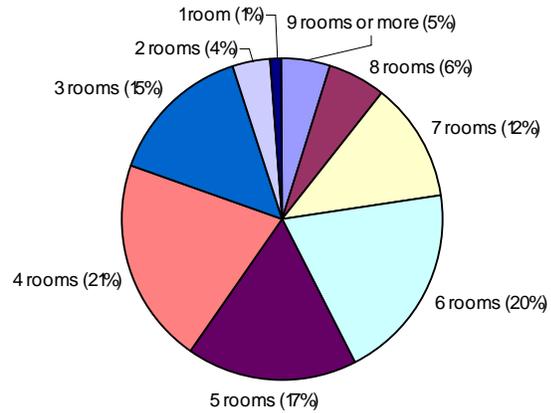


Exhibit II-23
Distribution of Housing
Units by Number of
Rooms in Arlington,
2002

Source:
2002 U.S. Census Bureau
American
Community Survey



The 2000 U.S. Census provides a breakdown of housing units by size and tenure. As shown in Exhibit II-24, there were 72,104 single family detached units in Arlington in 2000.

Exhibit II-24
Tenure by Type
of Structure,
2000

Source:
2000 U.S. Census
Bureau

	Owner occupied units	Renter occupied units	Total units by type	Percent of units owner occupied	Percent of units renter occupied
1-unit, detached	63,361	8,743	72,104	88%	12%
1-unit, attached	1,843	3,058	4,901	38%	62%
2 units	215	2,321	2,536	8%	92%
3 or 4 units	368	6,012	6,380	6%	94%
5 to 9 units	384	9,920	10,304	4%	96%
10 to 19 units	162	9,820	9,982	2%	98%
20 or more units	267	16,177	16,444	2%	98%
Mobile home	1,642	508	2,150	76%	24%
Boat, RV, van	67	16	83	81%	19%
Total	68,309	56,575	124,884		

Age and development trends

The median year in which housing units were built in Arlington as of 2002 was 1980. In 2002, 50 percent of the units in the city were more than 22 years old and 50 percent were less than 22 years old. Exhibit II-25 shows the number and percentage of units built each decade, by type.

**Exhibit II-25
Number and Percent of
Housing Units by Age
and Tenure**

Note: Total occupied units in Arlington = 125,746 in 2002. The 2003 and 2004 owner-occupied units are all single family units, and the renter-occupied units are all multifamily units. The 2003 and 2004 housing units are the number of housing units completed and are not necessarily occupied units.

	Owner occupied		Renter occupied	
1939 or earlier	201	0.28%	0	0%
1940-1949	464	1%	0	0%
1950-1959	6,066	9%	8,332	15%
1960-1969	6,180	9%	7,121	13%
1970-1979	18,104	25%	14,096	25%
1980-1989	21,246	30%	18,781	33%
1990-1998	11,504	16%	6,431	11%
1999-2002	5,438	8%	1,782	3%
2003	1,592	2%	190	0%
2004 (First Quarter)	357	1%	74	0%
Total	71,152	100%	56,807	100%
Median Year Structure Built, 2002	1982		1979	

Sources: 2002 U.S. Census Bureau American Community Survey and the City of Arlington Planning and Development Services Department

The M/PF Research data confirmed that the development of apartment complexes in Arlington – especially larger, centrally managed ones - was at its height in the 1980s. The data also showed that the city has been developing proportionately more single family housing and less rental housing since 1990.

Housing occupants

Married couples occupied 67 percent of Arlington’s single family housing units in 2002. Just 4 percent of the city’s single family housing stock was occupied by single elderly persons. Only 2 percent was occupied by non-families living together (e.g., students).

Married couples occupied 31 percent of the city’s rental housing units in 2002; single mothers occupied 16 percent and single fathers occupied 9 percent. Students probably accounted for the large number of renters between the ages of 15 and 34 living alone or with unrelated persons.

Exhibit II-26 shows the occupancy of the city’s owner-occupied and renter-occupied housing stock in 2002 by household and family type.

Exhibit II-26: Types of Housing Arrangements, 2002

Owner Occupied Housing		Renter Occupied Housing	
Married Couple Families	67%	Married Couple Families	31%
Age 15 to 34 years	10%	Age 15 to 34 years	13%
Age 35 to 64 years	49%	Age 35 to 64 years	18%
Age 65 years and over	8%	Age 65 years and over	0%
Single Father	4%	Single Father	9%
Age 15 to 34 years	0%	Age 15 to 34 years	5%
Age 35 to 64 years	4%	Age 35 to 64 years	4%
Age 65 years and over	0%	Age 65 years and over	0%
Single Mother	10%	Single Mother	16%
Age 15 to 34 years	3%	Age 15 to 34 years	9%
Age 35 to 64 years	7%	Age 35 to 64 years	6%
Age 65 years and over	0%	Age 65 years and over	0%
Living Alone	17%	Living Alone	35%
Age 15 to 34 years	3%	Age 15 to 34 years	18%
Age 35 to 64 years	10%	Age 35 to 64 years	12%
Age 65 years and over	4%	Age 65 years and over	4%
Living with Others (not related)	2%	Living with Others (not related)	10%
Age 15 to 34 years	2%	Age 15 to 34 years	8%
Age 35 to 64 years	1%	Age 35 to 64 years	2%
Age 65 years and over	0%	Age 65 years and over	0%

Source: 2002 U.S. Census Bureau American Community Survey

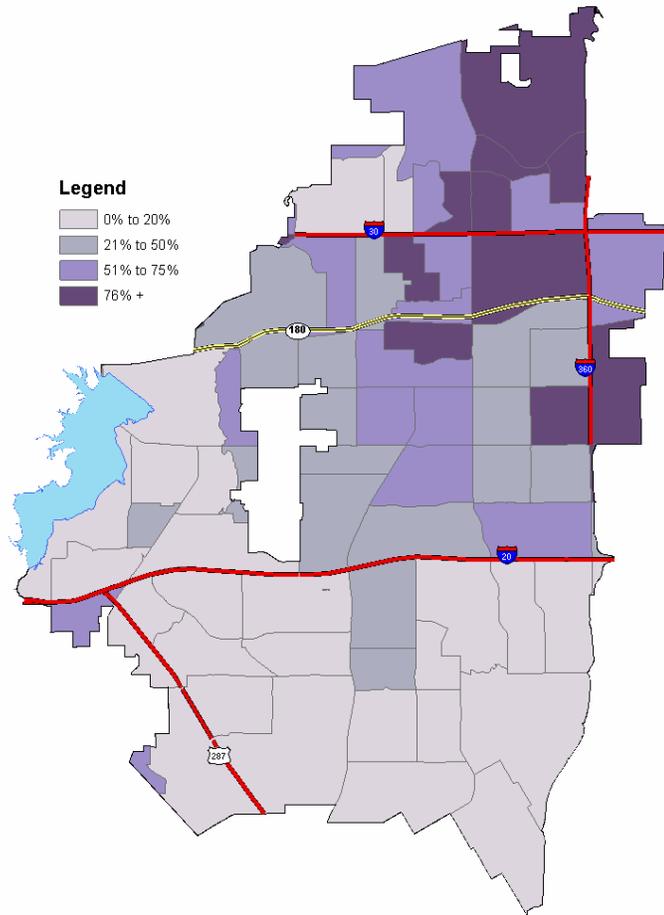
Specific housing types

This section discusses the location and components of three types of housing that influence Arlington’s housing market: rental housing, student housing, and assisted housing.

Rental housing

As shown on the maps below and on the following pages, the city’s rental units are highly concentrated in the central and northern parts of the city. The first map, Exhibit II-27, shows the percentage of housing units in each Census Tract that are renter-occupied. Except for four Census Tracts, renters are the majority in the Census Tracts above Highway 180 (Division Street). The area around UTA also contains a majority of renters. Most of the other Census Tracts in the central city contain between 20 and 50 percent renter-occupied units, less than the city’s overall average.

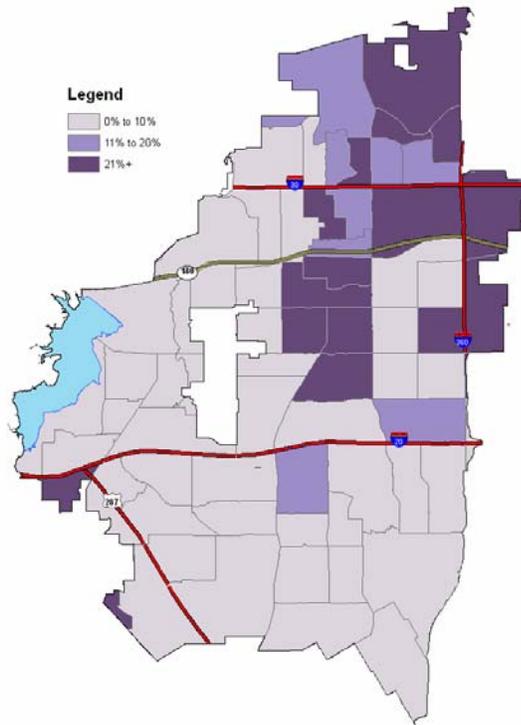
Exhibit II-27: Percentage of Housing Units that are Renter-Occupied, 2000



Sources: 2000 U.S. Census Bureau and BBC

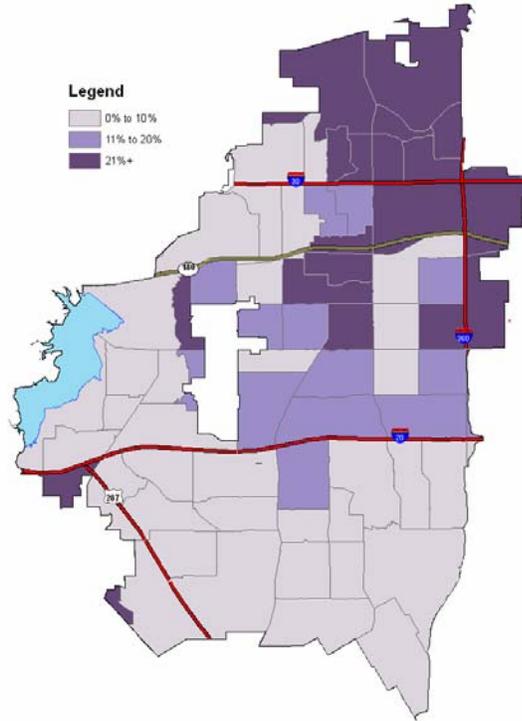
The following two maps show the percentage of housing units in each Census Tract in the city made up of medium- and large-size apartment complexes. Medium-size complexes are defined as complexes containing five to 19 units; large-size complexes are defined as 20 or more units. As shown on the maps, both medium- and large-size complexes are the dominant type of housing in a large majority of the city's northernmost Census Tracts. The complexes are more evenly dispersed in the central city and are less than 10 percent of the housing units in the southern portion of the city.

Exhibit II-28: Percentage of Large-Size Rental Developments (20 units or more per structure), 2000



Sources: 2000 U.S. Census Bureau and BBC

Exhibit II-29: Percentage of Medium-Size Rental Developments
(5 to 19 units in structure), 2000



Source: 2000 U.S. Census Bureau

Housing Needs for all income groups and households

The following CHAS exhibit shows the percentage of households with housing problems by select household characteristics for all types of households in the city. Needs are summarized on lines 19, 20, and 21. The data indicates that there are more renter households with housing needs including housing problems and cost burden than owners. Forty-two percent of renters live in housing with some type of problem, compared with 31 percent of owners (HUD's definition of "housing problem" includes cost burden). The data also shows that elderly renters and especially large families who are renters are disproportionately more likely to have housing problems than renters overall. For owners, only large families are disproportionately more likely to have housing problems than owners overall.

Exhibit II-30
SOCDS CHAS Data: Housing Problems Output for All Households

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction:		Source of Data:					Data Current as of:					
Arlington(CDBG), Texas		CHAS Data Book					2000					
Household by Type, Income, & Housing Problem	Renters					Owners						
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	Total	
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	Households	
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)		
1. Household Income <= 50% MFI	1,193	6,915	2,088	6,843	17,039	2,057	1,714	772	775	5,318	22,357	
2. Household Income <=30% MFI	596	3,602	953	3,753	8,904	1,009	680	253	330	2,272	11,176	
3. % with any housing problems	84.4	87.1	93.8	77.6	83.7	77.3	86.2	90.1	60.6	79	82.7	
4. % Cost Burden >30%	84.4	81	79.4	77.2	79.4	77.3	82.1	75.1	59.4	75.9	78.7	
5. % Cost Burden >50%	66.9	65.2	53.8	68.6	65.6	55.2	75.9	73.5	55.8	63.5	65.1	
6. Household Income >30 to <=50% MFI	597	3,313	1,135	3,090	8,135	1,048	1,034	519	445	3,046	11,181	
7. % with any housing problems	91.3	85.2	95.2	84.6	86.8	39	85	83.8	80.9	68.4	81.8	
8. % Cost Burden >30%	91.3	71.8	58.6	83.2	75.7	39	80.9	70.3	80.9	64.7	72.7	
9. % Cost Burden >50%	45.4	14.9	4.1	24.3	19.2	15	49.5	28.5	36.4	32.1	22.7	
10. Household Income >50 to <=80% MFI	505	5,487	1,585	7,185	14,762	2,132	3,535	1,381	1,257	8,305	23,067	
11.% with any housing problems	45.7	43.6	78.2	34.8	43.1	22.9	58.1	68.3	65.7	51.9	46.3	
12.% Cost Burden >30%	45.7	27.1	15.8	32.6	29.2	22.9	55	34.5	65.7	45	34.9	
13. % Cost Burden >50%	13.9	1.5	0.6	1.1	1.6	8	12	5.3	17.6	10.7	4.9	
14. Household Income >80% MFI	1,011	11,289	1,753	10,480	24,533	7,000	34,542	5,837	6,671	54,050	78,583	
15.% with any housing problems	17.1	11.5	56.2	4.5	12	5.7	8.5	22.9	12.8	10.2	10.8	
16.% Cost Burden >30%	13.2	1.8	3.1	1.7	2.3	5.4	6.7	4.9	12.7	7.1	5.6	
17. % Cost Burden >50%	4.3	0	0	0	0.2	0.8	0.5	0.2	1.7	0.7	0.5	
18. Total Households	2,709	23,691	5,426	24,508	56,334	11,189	39,791	7,990	8,703	67,673	124,007	
19. % with any housing problems	53.6	40.8	77.4	34.7	42.3	18.6	16.2	36.8	25.7	20.3	30.3	
20. % Cost Burden >30	52.1	29.5	31.8	32.6	32.1	18.4	14.2	16.5	25.6	16.6	23.7	
21. % Cost Burden >50	28.9	12.4	10.5	13.9	13.6	8.4	4.1	5.2	7.8	5.4	9	

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Sources: U.S. Department of Housing and Urban Development (1-28-05)

Affordable owner-occupied housing

The 2000 Census contains two types of data with information about housing prices for single family homes in Arlington. The first is from a sample of owners who had vacant homes for sale at the time the Census was taken and were asked to list the current asking price. Another sample was taken which asked owners to price their homes as if they were going to sell, even if they were not.

Both types of data were collected and analyzed to examine the affordability of current and potential single family units for sale in the city of Arlington. The data was mapped and examined at the following affordability levels.

- Affordable to *extremely* low-income households – earning less than 30 percent of the area median family income, or \$17,220; Households at this income level can afford a home priced at \$37,800 or less in 2000.
- Affordable to *very* low-income households – earning between 31 and 50 percent of the median family income or \$28,700;

Households at this income level can afford a home priced at \$63,000 or less in 2000.

- Affordable to low-income households – earning between 51 and 80 percent of the median family income or \$45,924; Households at this income level can afford a home priced at \$100,800 or less in 2000.

HUD reported the median family income of Arlington in 2000 as \$57,400. Exhibits II-31 and II-32 show the Census Tracts in the city of Arlington, in half of the vacant homes for sale and occupied, where single family units were affordable to households earning below 50 percent of the median family income and below 80 percent of the median family income in 2000. There were no Census Tracts in the city with a majority of units that have a median price affordable for families earning below 30 percent of the MFI.

The following exhibit shows the Census Tracts, in half of the vacant homes for sale and occupied, where single family units were affordable to households earning less than 50 percent of the median family income in 2000. Potential homeowners in this income range are limited to housing in the central and eastern portions of the city.

Exhibit II-31
Census Tracts
Affordable to Very
Low-Income
Homeowners
(Below 50% median
family income)

Sources:

U. S. Census Bureau and
BBC Research & Consulting

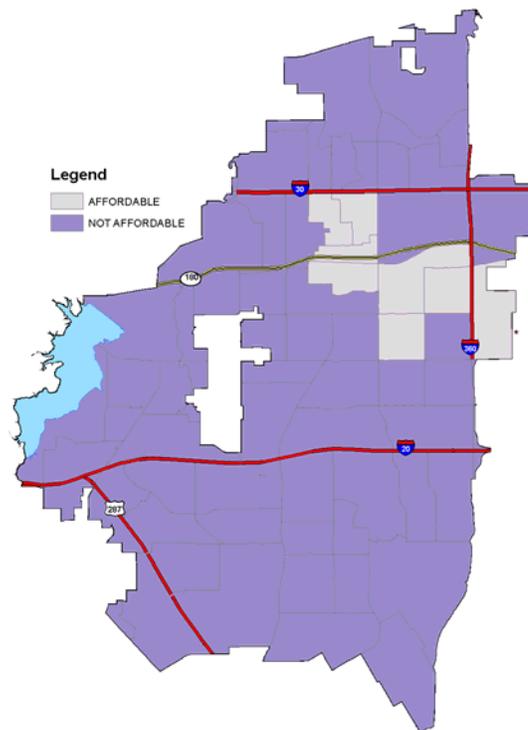
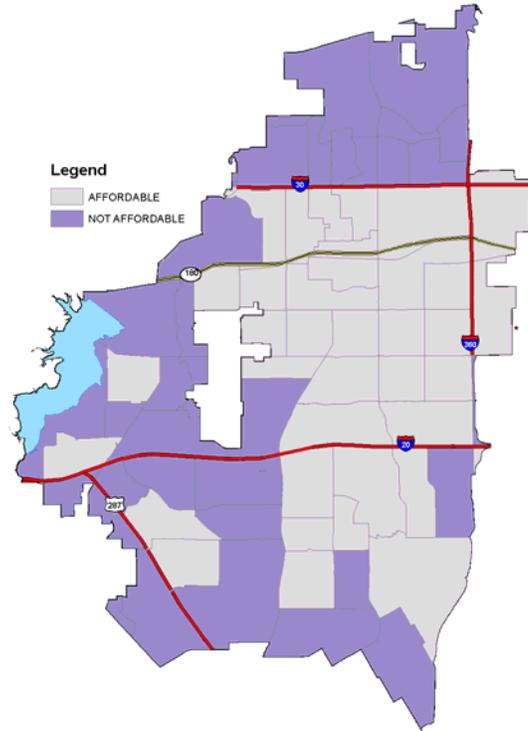


Exhibit II-32 shows that households earning less than 80 percent of the median family income can afford housing in the central, east and some southern and western portions of the city.

Exhibit II-32
Census Tracts
Affordable to Low-
Income Homeowners
(Below 80% median
family income)

Sources:

U. S. Census Bureau and
BBC Research & Consulting



Affordable rental housing

Census data on median rents was also analyzed and mapped by affordability to the three targeted income categories: households earning less than 30 percent of the median family income, households earning less than 50 percent, and households earning less than 80 percent. The data was analyzed to determine which Census Tracts in the city had at least 50 percent of their rental housing stock affordable at these income levels.

Exhibits II-33 and II-34 on the following page show the Census Tracts in the city where more than half of the rental stock was affordable to *very* low-income households (50 percent of the median family income) and low-income households (80 percent of the median family income). There was no Census Tract within the city of Arlington where more than 50 percent of the rental units were affordable to *extremely* low-income households (below 30 percent of median family income).

Exhibit II-33
Census Tracts
Affordable to Very
Low-Income Renters
(Below 50% median
family income)

Sources:
U. S. Census Bureau and
BBC Research & Consulting

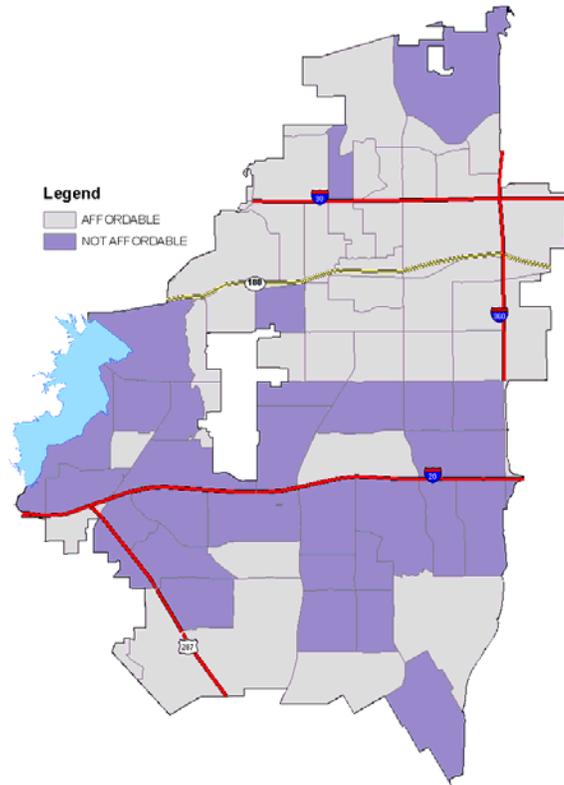
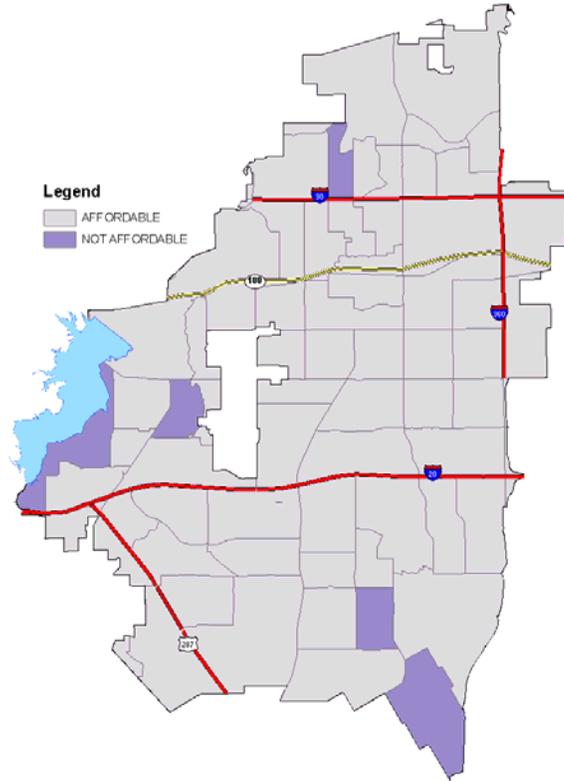


Exhibit II-34
Census Tracts
Affordable to Low-
Income Renters
(Below 80% median
family income)

Sources:
U. S. Census Bureau and
BBC Research & Consulting



As shown on the maps, households earning between 31 and 50 percent of the median family income could find affordable rental units in the northern, southern, and central portions of the city. Households earning up to 80 percent of the median family income can afford to rent in all but five census tracts.

Additional perspective on supply and demand is provided in Section II, beginning on page 39. The discussion related to Occupancy/Affordability provides numbers of houses that are currently in supply at various affordability levels. Housing demand for affordable units was also determined at various income ranges. A discussion on substandard conditions and overcrowded housing is also provided on page 46.

The majority of persons with disabilities live with family members or friends. For those wanting to live independently, there are limited housing resources available. The city of Arlington has a number of affordable, disabled-designated units in housing complexes, the majority of which were developed using low-income housing tax credits. Exhibit II-35 on the following page displays affordable housing complexes with disabled-designated units. There are 179 units in the city designated for persons with disabilities. These units represent about 9 percent of the total units in the developments in which they are located. Eighty-nine, or 50 percent of the units, are for the elderly who are disabled.

Nuestro Hogar Apartments, managed by Catholic Charities, is a Section 202 complex designated for the elderly and persons with disabilities. Nuestro Hogar has a total of 65 units. Fifty-two units are designated for the elderly and 13 units for persons with disabilities. Nuestro Hogar's units are efficiencies or one bedroom units.

Exhibit II-35
Affordable Housing
Complexes with
Disabled-Designated
Units, City of Arlington,
2003

Note:

*Denotes tax credit
housing

Sources:

<http://www.hud.gov/offices/hsg/mfh/hsgrent.cfm> and
Texas Department of
Housing and Community
Affairs

Affordable Housing Complex	Number of Units	Type of Units	Disabled Units
Arlington VOA Living Center	15	Disabled	12
Fort Worth Community Homes	8	Disabled	8
Fort Worth VOA Living Center	6	Disabled	6
Nuestro Hogar Apartments	65	Elderly/ Disabled	13
VOA Community Home	7	Disabled	6
VOA Scattered Site Duplexes	8	Disabled	8
Hill Top Apartments *	171	Family	1
Northridge Apartments *	126	Family	2
Avalon Apartments *	75	Family	2
Running Brook Apartments *	248	Family	3
Pineridge Apartments *	114	Family	4
Village at Johnson Creek*	140	Elderly	22
Parkland Pointe *	250	Elderly	40
North Arlington Senior Apartment Community *	261	Elderly	14
Arlington Villas *	280	Family	20
Parkview Townhomes *	<u>248</u>	Family	<u>18</u>
Total	2,022		179

Additionally, to the extent that persons with disabilities qualify, they are also able to access the city's general supply of housing through the use of housing vouchers. However, these units may not contain the accessibility modifications needed.

2. Housing Units Assisted by Local, State, or Federal Programs

Arlington has housing units that are currently assisted through various governmental programs. The City of Arlington's primary method for assisting households with affordability needs is through the Section 8 program and development of affordable housing through the Low Income Housing Tax Credit program. At the time this report was prepared, the Arlington Housing Authority administered 3,260 Section 8 vouchers. The city also has 30 multifamily developments that were created through the use of the Low Income Housing Tax Credit, the Affordable Housing Disposition Program, and bonds; together, the developments provide between 4,168 units and 4,718 units of

affordable housing.³ The Arlington Housing Authority does not own any public housing units.

Various housing developments have units available for low-income persons throughout Arlington, many of which were able to do so by using Low Income Housing Tax Credits during construction of their development. Exhibit II-37 displays the 16 apartment complexes that target low-income persons in Arlington.

Exhibit II-37: Tax Credit Housing, City of Arlington, 2004

Housing Complex	Household Type	Disabled Units	Total LIHTC Units
North Arlington Seniors Apartment Community	Elderly	14	260
Village at Johnson Creek	Elderly	22	140
Total Elderly Units		36	400
Hill Top Apartments	Family	1	171
Brandon Oaks	Family	0	204
Northridge Apartments	Family	2	126
Avalon Apartments	Family	2	75
Running Brook Apartment	Family	3	248
Pineridge Apartments	Family	4	114
Hunt's View Apartments	Family	0	366
Northridge II Apartments	Family	0	224
Parkland Pointe	Family	40	149
Mayfield Apartments	Family	0	240
Arlington Villas	Family	20	280
Parkview Townhomes	Family	18	248
Addison Park Apartments	Family	0	224
Providence at Rush Creek II	Family	0	144
Total Family Units		90	2,813
Total Units		126	3,213
Disabled Units as a % of Total Units		4%	
Elderly Units as a % of Total Units		12%	

Note: Updated as of May 13, 2004

Source: Texas Department of Housing and Community Affairs

³ AHDP units have a Land Use Restriction on each property requiring said property to be at least 60 percent affordable and sometimes even as much as 80 percent affordable.

Together, these developments provide 3,213 units of available affordable housing to low-income elderly, of which 126 are disabled-designated units. Two of the 16 complexes specifically target low-income seniors with a total of 400 units, of which 36 are designated for individuals with disabilities. Units specifically for the elderly constitute 12 percent of total low-income units in the city, while disabled designated units constitute 4 percent of the total low-income units.

Exhibit II-12 illustrates the percent of poverty within Census Tracts and the location of tax credit properties. The table below provides information on foregone tax revenue resulting from the City's tax exempt properties.

Exhibit II-36: Foregone Tax Revenues, City of Arlington

Apartment Name:	# of Units:	Tax Value	COA Tax Rate	Foregone Annual Revenue
Pineridge	114	\$ 6,851,000	0.00648	\$ 44,394
Rosemont at Mayfield Villas	240	454,352	0.00648	2,944
Stone Ridge	204	3,924,480	0.00648	25,431
Campus Walk	180	1,790,084	0.00648	11,600
Shadow Brook	403	10,094,128	0.00648	65,410
Sleepy Hollow	128	3,276,107	0.00648	21,229
Chatham Green	115	10,334,110	0.00648	66,965
The Claremont at Arlington	260	6,066,833	0.00648	39,313
Windcastle	300	7,500,000	0.00648	48,600
Summer Brook	194	2,327,073	0.00648	15,079
Summer Oak	264	7,390,000	0.00648	47,887
Bardin Greene	285	15,838,588	0.00648	102,634
Gateway Arlington Apts	220	589,259	0.00648	3,818
Clover Hill	216	6,250,000	0.00648	40,500
Arbrook Park	444	3,992,800	0.00648	25,873
Total	3567	\$ 86,678,814		\$ 561,679

The City of Arlington has procedures to assure that housing activities undertaken in the jurisdiction with tax credit assistance are consistent with the Consolidated Plan. Organizations proposing to use tax credits for low income housing activities must submit a request to the City of Arlington to obtain a Certificate of Consistency with the Consolidated Plan. Certificates of Consistency will be signed by the City Manager or designee. The applicant will be required to provide substantiating information that their plan is consistent with the five year strategic plan and the latest housing needs assessment. The City will review applications utilizing a checklist format (see Section VIII-J).

Expiring use units

In the past, very low-income renters have largely been served through federal housing subsidies, many of which are scheduled to expire in coming years. The units that were developed with federal government subsidies are referred to as "expiring use" properties. Expiring use properties are multifamily units that were built with U.S. government

subsidies, including interest rate subsidies (HUD Section 221(d) (3) and Section 236 programs), mortgage insurance programs (Section 221(d) (4)), and long-term Section 8 contracts. These programs offered developers and owners subsidies in exchange for the provision of low-income housing (e.g., a cap on rents at 30 percent of tenants' income). Many of these projects were financed with 40 year mortgages, although owners were given the opportunity to prepay their mortgages and discontinue the rent caps after 20 years. The Section 8 project-based rental assistance contracts had a 20 year term.

Many of these contracts are now expiring, and some owners are taking advantage of their ability to refinance at low interest rates and obtain market rents. When expiring use units convert to market properties, local public housing authorities issue Section 8 vouchers to residents of the properties that are converting to market rates. In some cases, market rents may be lower than subsidized rents, which could enable residents to stay in their current units. Vouchers may also give residents an opportunity to relocate to a neighborhood that better meets their preferences and needs. The outcome of expiring use conversions is hard to determine because of the many variables (location, level of subsidized rents, tenant preferences) that influence tenants' situations.

According to the HUD Multifamily Assistance and Section 8 Contracts Database (current as of June 24, 2004), 87 affordable housing units in the city were at risk of converting to market rate units from 2004 to 2007. An additional 370 units could be at risk of being converted to market rate housing between 2011 and 2023. These "expiring use" units represent less than 1 percent of the city's total rental units.

3. Impact of Housing Market Study on Funds for Rental Assistance, New Units, Rehabilitation, and Acquisition

The characteristics of the housing market influence the use of funds available for rental assistance, the production of new units, the rehabilitation of old units, and the acquisition of existing units.

The city of Arlington has an abundance of properties supported by tax credits and bond financing that are required to accept Section 8 vouchers. Housing market conditions are favorable for other low-income rental assistance programs as well. The lack of available and affordable vacant land in Arlington may hamper the production of new affordable units, making redevelopment of targeted low-income areas the most feasible option. Arlington housing stock is aging and shows signs of deterioration in some areas and will need ongoing rehabilitation to maintain livability, particularly for the aging and disabled population.

The following are specific factors that will influence the use of funds.

- Exhibit II-3 indicates that a gap of nearly 6,000 rental units for extremely low-income households is an important factor in determining where rental assistance will be provided.

- Exhibit II-6, a matrix on rental occupancy/affordability, demonstrates that the majority of extremely low-income households are occupying units that are not affordable to them because of a lack of units in their price ranges. Exhibit II-11 indicates that 81 percent of the extremely low-income renters are cost burdened.
- There were no Census Tracts with a majority of units with a median price that is affordable to extremely low-income families. The geographic location of rental housing that is affordable to very low- and low-income families is found in Exhibits II-34 and II-35.
- There are close to 3,300 single family and multifamily units with severe condition problems – lacking complete plumbing and/or complete kitchens. See Exhibit II-17.
- Approximately 6,800 rental units are overcrowded, as shown in Exhibit II-18.
- There are approximately 3,100 low-income households living in units at risk of containing lead-based paint.

D. Specific Housing Objectives

1. Five Year Priorities and Objectives

The City of Arlington has established the following priorities and objectives which will be achieved over the next five years. The City will consolidate resources over the next five year period to make a larger impact on economic and community development in specific low-income areas.

The Arlington Homebuyers' Assistance Program (AHAP) will be offered citywide; however, citizens purchasing homes in the Central Arlington NRSA will receive additional incentives consistent with policies for targeted areas. AHAP adheres to HUD guidelines to ensure that homes receiving federal assistance remain affordable for the appropriate length of time based on the amount of HOME funds invested.

The Housing Rehabilitation Program will be offered citywide to maintain and improve existing housing stock. The purpose of the housing rehabilitation program is to assist low-income property owners with basic repairs to meet their needs for safe and decent housing. Rehabilitation is intended to enhance, improve, and preserve neighborhoods.

The Tenant-Based Rental Assistance Program will continue to be provided citywide to maintain the availability of affordable housing to low-income renters. New mixed-use residential facilities and new affordable owner-occupied housing are planned for the Central

Arlington NRSA (see Section VI). See Strategic Plan Summary Table in Section I for additional details about the one- and five-year housing goals.

2. Federal, State, and Local Resources to Address Identified Needs

The following resources will be available to address identified needs:

- Grants from the North Central Texas Council of Governments
- Low Income Housing Tax Credits
- Multi-family and Mortgage Revenue Bonds
- Grants from Fannie Mae, Freddie Mac, and Federal Home Loan Bank Board
- Other local resources such as the Chamber of Commerce, private sector investments, and TIF funds

E. Needs of Public Housing

There is no public housing in Arlington. There are no activities funded by HUD's Comprehensive Grant Program, nor results from a public housing Section 504 assessment to review. The public housing section of the Consolidated Plan does not apply.

F. Public Housing Agency (PHA) Strategy

1. PHA Strategy to Serve Low Income

The Arlington Housing Authority has established the following strategies in order to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction.

Strategies

- Maximize integration of public and private services and resources
- Utilize appropriate housing programs to increase client opportunities and choices
- Leverage resources and maintain financial strength
- Emphasize public relations to improve AHA's image
- Demonstrate program integrity to earn public trust
- Recognize employee and volunteer contributions

Arlington Housing Authority Five-Year Agency Plan and Annual Plan

In 2000, the Arlington Housing Authority submitted its Five-Year Plan to HUD based on its Mission, Vision Statement, and Core Values. The Plan was also tied to HUD's strategic goals. The AHA submits a progress report (Annual Plan) to HUD detailing the progress in meeting goals and objectives that were included in the Five-Year Plan. In 2005,

the AHA will submit another five-year plan based on its strategic goals and initiatives planned for the next five years.

Section 8 Management Assessment Program

HUD annually performs an assessment of Housing Authorities' management functions through the Section 8 Management Assessment Program.

The Section 8 Management Assessment Program assessment consists of 14 performance indicators. The Public Housing Authority must perform a self-assessment of its performance according to these indicators by auditing randomly selected client files. Once the audit is completed, the Public Housing Authority staff scores itself and submits the certification electronically to HUD. HUD then compares this assessment to data that is extracted directly from the Multi-Family Tenant Characteristics System.

Public Housing Authorities are rated one of three categories: High Performer, Standard Performer, or Troubled. For the past three years, HUD has rated the AHA as a High Performing Agency.

Residency Preference

The AHA administers the selection of applicants from its waiting list by preferences and time and date of application. On September 6, 2000, the AHA Board of Commissioners established a residency preference for persons who live or work in Arlington, since there was a sufficient pool of persons meeting these criteria to utilize all vouchers administered by the AHA. Resolution 04-05 maintained the residency preference as first preference. The working preference was established as the second preference.

On April 7, 2004, the AHA Board of Commissioners approved a preference in admission for working families which became effective April 8, 2004 (per Resolution 04-05). Elderly and disabled heads of households or spouses were included in the working preference. Applicants must meet both the residency preference and the working preference at the time of certification in order to receive a voucher, if there are a sufficient number of applicants meeting both preferences to utilize all available vouchers.

Exception Rents

In November 2000, the AHA Board of Commissioners (in Resolution 00-19) granted approving rent exception payments for disabled persons up to 110 percent of the HUD published Fair Market Rent (FMR), in order to enable these persons to find affordable and suitable units.

2. PHA Plan to Encourage Resident Participation and Homeownership

The Arlington Housing Authority encourages public housing residents to become more involved through its creation of a Resident's Council. The membership consists of individuals who reflect and represent the residents assisted by the Public Housing Authority. The role of the

Resident Advisory Board (or Resident Advisory Boards) is to assist in and make recommendations regarding the development of the Public Housing Authority plan and any significant amendment or modification to the Public Housing Authority Plan.

The AHA Resident Advisory Council meets on a quarterly basis to discuss issues pertinent to the operation of the AHA. They make recommendations on policy choices as directed by the AHA Board of Commissioners, in addition to reviewing the Annual Plan. Currently, one of the members of the Resident Advisory Council also serves on the AHA Board of Commissioners.

Section 8 Homeownership Program

In November 2000, the Arlington Housing Authority, at the direction of the Board of Commissioners (Resolution 00-17), developed a homeownership assistance program to expand affordable housing opportunities for eligible applicants and participants. The following program parameters describe AHA's homeownership option.

- The family must meet all eligibility requirements of the Section 8 Program and be a member of AHA's Family Self-Sufficiency Program.
- Eligible families must attend and satisfactorily complete a homeownership program required by AHA.
- The head of household, co-head, or spouse must be currently employed on a full-time basis and must have been continuously employed during the year before commencement of homeownership assistance. Households where the head of household, co-head, or spouse is elderly or a person with a disability are exempt from this employment requirement.
- The home being purchased must be the family's principal place of residence.
- The minimum homeownership down payment requirement is at least 3 percent of the purchase price, with at least 1 percent of the purchase price coming from the family's personal resources.
- The family must be a "first-time homebuyer" (assisted family cannot include any person who owned a "present property ownership interest" in the residence of any family member in the past three years) or be a family who owns shares in a cooperative. "First-time homeowner" includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
- The head-of-household, co-head, or spouse cannot have previously defaulted on a mortgage obtained through the homeownership option.

3. Improvements of PHA if Designated "Troubled"

This section is not applicable since the Arlington Housing Authority has not been designated "troubled."

G. Barriers to Affordable Housing

1. Public Policies Impacting Affordable Housing

The cost of housing and the incentives to develop, maintain, or improve affordable housing are affected by public policy. The City Council's adoption and support of this Consolidated Plan will enable funds to be concentrated in areas identified as high priority during the next five years.

The City of Arlington provides a variety of programs to assist residents with home purchases, necessary repairs, adaptation of homes for the disabled or elderly, and repair of rental housing stock.

- Arlington Homebuyers' Assistance Program
- Arlington Housing Financial Corporation Mortgage Program
- Owner-Occupied Housing Rehabilitation Program
- Emergency Repair and Architectural Barrier Removal Programs

In addition, the Arlington Housing Authority administers the Section 8 Housing Choice Voucher Rental Assistance Program and the Tenant-Based Rental Assistance Program.

The BBC Housing Needs Assessment reported on the availability or supply of affordable owner-occupied housing and rental housing. Exhibits II-31 and II-32 show Census Tracts in the city in which half of the vacant homes for sale and occupied (single family units) were affordable to households earning between 30 percent and 80 percent of the MFI in 2000. There are no Census Tracts in the city that contain a majority of units with a median price affordable for families earning below 30 percent of the MFI.

The availability of affordable rental housing was also addressed by BBC's study. Exhibits II-33 and II-34 show where more than 50 percent of the rental units are considered affordable to households earning less than 50 percent of the MFI. There were no Census Tracts identified within the city where more than 50 percent of the rental units were affordable to households earning below 30 percent of the MFI.

Current tax policies pose no barrier to affordable housing when compared with other cities in Tarrant County. A constitutional amendment in September 2003 gave counties, cities, and junior colleges the option of providing a freeze on property taxes paid by residential homesteads of the disabled and those of age 65 and over. On February 5, 2005, Arlington voters approved this tax freeze.

While this action improves housing affordability for seniors in Arlington, it also creates a burden on the City to maintain the level of services currently provided. In addition, developments at the state level could significantly affect the City's budget. Another change to

property taxes proposed by the governor's office limits the annual growth in General Fund ad valorem revenue. If adopted, the results would be even more dramatic than the freeze on taxes for seniors. The projected loss in revenue would be \$5.4 million from 2005 through 2007 (*A Current Perspective on The City's Structural Budget Deficit, June 2004*).

City policies related to building codes, fees and charges, growth limits, and policies affecting the return on residential investment are not deemed barriers to affordable housing at this time.

2. Strategy to Remove Negative Effects of Policies that are Barriers to Affordable Housing

Current public policies do not serve as substantial barriers to affordable housing; therefore, no strategies are necessary to remove negative affects of such. However, a 2002 study of fair housing impediments identified the lack of public transportation in the city as a primary concern. The 2004 Housing Needs Assessment also identified a need for increased transportation opportunities. The need for public transportation has been discussed in past years by citizens, City Council, and public agencies. An election was held in May 2002 to vote on a public transportation system, but voters did not approve the proposition.

Several strategies have been identified in this Consolidated Plan to address barriers to affordable housing. The Strategic Plan Summary on page 2 provides additional information about the activities planned to address this issue.

III. HOMELESS NEEDS

A. Introduction to Homeless Needs

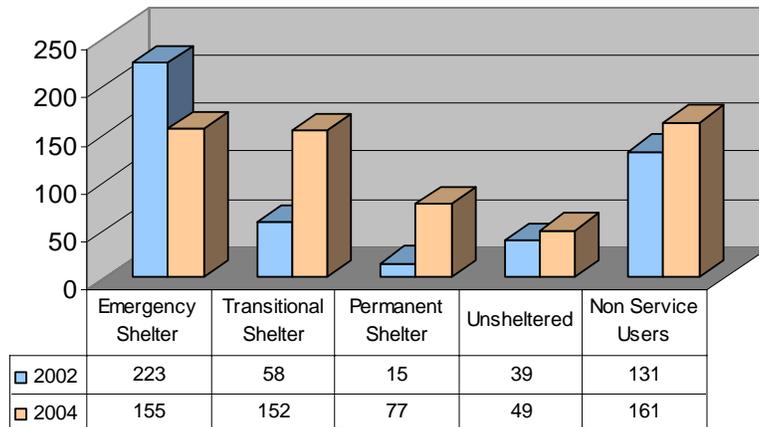
The nature and extent of homelessness in Arlington has been assessed through a combination of resources including:

- 2002 and 2004 Homeless Needs Surveys;
- 2004 Continuum of Care Plan;
- Data from local providers of homeless services; and
- Focus groups of homeless individuals and provider staff.

The 2004 *Tarrant County Homeless Survey*¹ estimated homeless populations based on 911 interviews with homeless persons, a point-in-time shelter count, and an estimate of unsheltered and non-service users (see Section VIII-M: 2004 Homeless Count Methodology). This analysis concluded that Arlington had a total of 466 homeless individuals at any point in time in 2002 and 588 in 2004. A comparison of 2002 and 2004 homeless counts indicate that more homeless individuals were assisted on any given day in 2004 with transitional and permanent housing and fewer in emergency shelters than two years ago. Exhibit III-1 provides the estimated number of homeless individuals who were sheltered and unsheltered in 2002 and 2004.

Exhibit III-1

Arlington Point-in-Time Homeless Count (2002 & 2004)

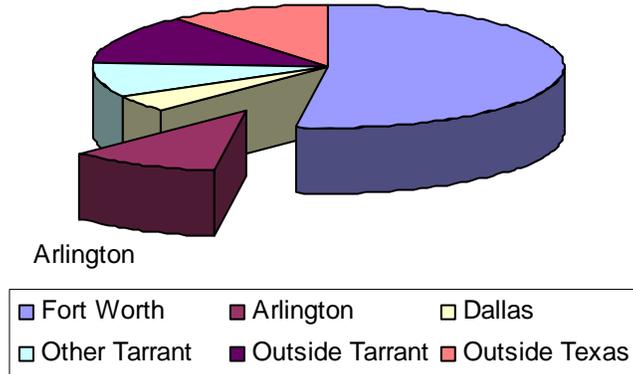


A summary data table in Section VIII-A provides additional information about the housing needs of homeless individuals and families in Arlington. Arlington participates in the Tarrant County Continuum of Care planning process to ensure that ongoing homeless needs assessments are conducted and that solutions are coordinated across jurisdictions.

¹The Tarrant County Community Development Division and the Tarrant County Homeless Coalition conduct a countywide homeless needs survey every two years. The most recent survey was conducted on November 4, 2004.

Of the 911 adult homeless persons surveyed countywide, 90 adults (10%) said they were living in Arlington when they first became homeless.

Residence When First Homeless (2004)



The 2004 Homeless Survey estimated that there are 1,076 *chronically homeless* persons in Tarrant County and approximately 70 in Arlington. HUD defines a chronically homeless person as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more or who has had at least four episodes of homelessness in the past three years. HUD supports communities that adopt a plan to end chronic homelessness by providing them with additional funds to address this population. In the first half of program year 2004 (July 1-December 31, 2004), the Arlington Life Shelter (ALS) served approximately 54 unduplicated chronically homeless individuals. The Women’s Shelter and The Salvation Army focus on services to families and, therefore, do not serve chronically homeless individuals.

Accurate counts of unduplicated homeless individuals will be easier to access when the Homeless Management Information System (HMIS) is fully implemented in Arlington. Providers of homeless services in Arlington have committed to begin using this data management system during the 2004 Program Year.

Characteristics of persons experiencing homelessness

While the only consistent characteristic of the homeless is the lack of a permanent place to sleep, there are a number of sub-groups that are typically part of the homeless population:

- **Race:** The 2004 *Tarrant County Homeless Survey* reported that persons experiencing homelessness include 39 percent black or African American, 42 percent white, 17 percent other/multiple races, and 2 percent American Indian and Asian. Data from Arlington homeless providers² indicates approximately 33 percent

² ESG contractors for Program Year 2003 include The Women’s Shelter (TWS), Arlington Life Shelter (ALS), and The Salvation Army (TSA).

of Arlington homeless served are African American, 1 percent Asian, 2 percent other/multiple races, and 64 percent white.

Emergency Shelter Grant (ESG) Unduplicated Served PY03	TWS*	ALS*	TSA*	Total
African American	328	498	135	961
Total Served	1397	1228	254	2879
African American/Black % of Total	23%	41%	53%	33%
Asian	18	10	1	29
Total Served	1397	1228	254	2879
Asian % of Total	1%	1%	0%	1%
Other/Multiple Races	20	17	8	45
Total Served	1397	1228	254	2879
Other/Multiple Races % of Total	1%	1%	3%	2%
Caucasian	1031	703	110	1844
Total Served	1397	1228	254	2879
White % of Total	74%	57%	43%	64%

*The Women’s Shelter (TWS), Arlington Life Shelter (ALS), and The Salvation Army (TSA)

- Ethnicity:** The 2004 Tarrant County Homeless Survey reported that 11.4 percent of the homeless individuals surveyed were Hispanic. Data from Arlington homeless providers indicates that approximately 19 percent of homeless served in Arlington are Hispanic.

ESG Unduplicated Served PY03	TWS	ALS	TSA	Total
Hispanic	414	100	34	548
Total Served	1397	1228	254	2879
Hispanic % of Total	30%	8%	13%	19%

- HIV/AIDS:** National estimates place the proportion of homeless persons who are HIV positive at 15 percent. According to the 2004 Homeless Survey, 118 individuals experiencing homelessness in Tarrant County also tested positive for HIV/AIDS (or 13.7 percent of the surveyed homeless population). A total of eight homeless individuals out of 93 who were surveyed in Arlington reported having HIV/AIDS (8.6 percent). In 2004, the AIDS Outreach Center provided housing to 13 individuals in Arlington who were homeless and had HIV/AIDS. An additional 77 individuals were provided HIV/AIDS testing and case management services. Some of the individuals receiving testing and case management will need housing services in the future.

- **Substance abuse:** Actual counts of homeless individuals with substance abuse problems receiving Arlington shelter services in 2003 are as follows.

ESG Unduplicated Served PY2003	TWS	ALS	TSA	Total
Substance Abuse	111	433	4	548
Total Served	1397	1228	254	2879
Percent of Total	8%	35%	2%	19%
Monthly Average	9	36	0	46

Arlington data is comparable to county-wide averages. The 2004 Homeless Survey reported that 37.5 percent of the Tarrant County homeless population had ever received treatment for alcohol or drug abuse; however, only 10.2 percent reported current substance abuse treatment. Approximately 26 percent reported that they ever felt they needed treatment, and 12.5 percent reported that they were homeless primarily because of substance abuse problems.

- **Mental illness:** HUD estimates that 39 percent of persons who are homeless are mentally ill.³ The 2004 Homeless Survey found that 32 percent of those surveyed (273/856) were currently receiving treatment for mental health problems. Forty-eight (48) percent reported having received previous mental health services. Homeless individuals with mental illness receiving Arlington shelter services in 2003 are as follows.

ESG Unduplicated Served PY2003	TWS	ALS	TSA	Total
Mental Illness	0	254	5	259
Total Served	1397	1228	254	2879
Percent of Total	0%	21%	2%	9%
Monthly Average	0	21	1	22

These numbers and percentages do not account for additional individuals with mental illness who do not use shelter services and were not surveyed on the evening of November 4, 2004.

- **At Risk of Homelessness:** A detailed profile of the city's housing market is provided in the Housing Market Analysis in Section II. This analysis reviews tenure (i.e. owner or renter), affordability, condition, and other issues to consider in evaluating the local housing market. The analysis identifies 7,069 extremely low-income renter households and 1,724 owner households who

³ National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA), ICF Consulting for the U.S. Department of Housing and Urban Development.

are paying more than 30 percent of their incomes for housing. These households are likely to find it very difficult to obtain affordable housing and are most at risk at experiencing homelessness.

Risk of homelessness is also assessed by the amount of rent or mortgage an individual can afford. According to the National Low Income Housing Coalition’s 2003 *Out of Reach* study, a minimum wage earner (earning \$5.15 per hour) would have to work 113 hours per week to afford a two-bedroom unit in the Fort Worth/Arlington Primary Metropolitan Statistical Area (PMSA) at the fair market rent. The PMSA’s housing wage, or the wage necessary (assuming a 40 hour work week) to afford that same median priced two-bedroom apartment, is \$14.56 per hour. This results in an annual wage of approximately \$30,280, an income that 35,000 households (28 percent of all households) in the city of Arlington failed to earn in 1999.⁴ These households may also be at risk for homelessness, according to the BBC Housing Needs Analysis.

B. Priority Homeless Needs

1. Continuum Planning and Homeless Priorities

The City of Arlington has identified the following homeless priorities in relationship to the numbers of homeless individuals and families identified on the Homeless Needs Table (see Section VIII-A).

Homeless Activity/Service	Priority Level: High, Medium, Low
Prevention	Medium
Outreach/Assessment	Medium
Emergency Shelter	Medium
Supportive Services	High
Transitional Housing	High
Permanent Housing	High
Continuum of Care Planning	High
Services for Chronically Homeless	High ⁵

Priority services were identified through a combination of methods, including analysis of the Tarrant County Homeless Survey, individual interviews with homeless providers, and information gathered during the Continuum of Care planning process.

⁴ National Low Income Housing Coalition, <http://www.nlihc.org/oor2003/>.

⁵ According to HUD, if chronically homeless individuals are identified in the jurisdiction, this category must be rated “high”.

Based on the analysis of homeless needs identified in the Continuum of Care Homeless Population and Subpopulations Chart, the jurisdiction will continue to support a continuum of homeless activities and services, which are listed above and described more completely in Section III.D. Support may be in the form of Community Development Block Grants, Emergency Shelter Grants, Supportive Housing Program funds, and/or Shelter Plus Care funds. Services for individuals who meet HUD's definition of chronically homeless will include specialized outreach efforts conducted by Mental Health Mental Retardation of Tarrant County (MHMR) and AIDS Outreach.

Additional shelter beds specifically designated for chronically homeless individuals through MHMR have been funded by the 2004 Continuum of Care. Some of these resources will be available to house the chronically homeless in Arlington. Additional efforts in Arlington to serve the chronically homeless will be coordinated with a county-wide plan to end chronic homelessness and the annual Continuum of Care plan. Tarrant County was awarded \$6.9 million in 2004 Continuum of Care homeless funds, \$228,000 of which is targeted specifically for Arlington providers.

Outstanding need

City and county homeless providers support a total of 1,252 emergency shelter beds, 1,382 transitional housing beds, and 1,064 permanent housing beds for individuals and families with children. The 2004 Tarrant County Continuum of Care Plan estimated a need for a total of 1,475 beds for individuals and 399 beds for persons in families with children who are experiencing homelessness.

Using the same percentages of shelter need reported in the Continuum of Care analysis and the Arlington homeless bed count, it is estimated that Arlington needs 75 additional beds for homeless individuals and 151 additional beds for families with children. Additional beds are a particular need for individuals with disabilities who meet the HUD definition of chronically homeless.

2. Priority Services for Chronically Homeless

HUD requires that communities give high priority to chronically homeless persons, where the jurisdiction has identified sheltered and unsheltered chronic homeless persons in its Homeless Needs Table. The 2004 Tarrant County Homeless Survey identified approximately 70 chronically homeless individuals in Arlington, and the community has given a high priority to addressing the needs of this subpopulation.

C. Homeless Inventory

Arlington has a number of social service providers for persons experiencing homelessness or who are at risk of homelessness. The table on the following page summarizes the Program Year 2004 Continuum of Care Housing Activity Chart for Arlington homeless service providers.

Organization	Type of Housing	Target Population	Number of Beds	
			Individual	Families with Children
The Women's Shelter	Emergency	Single women with children	0	72
Arlington Life Shelter	Emergency	Men, women, children	52	35
Tarrant County Tenant-Based Rental Assist (1)	Transitional	Single men and women, female victims of domestic violence	4	24
Arlington Housing Authority (2001 SHP)	Transitional	Families with children	12	58
Arlington Life Shelter (2003 SHP)	Transitional	Families with children	12	16
Salvation Army Arlington (2)	Transitional	Families with children	0	35
Arlington Housing Authority – Shelter Plus Care (23 units)	Permanent	Single men and women	16	21
Total			96	261

Note: (1) Includes 1 bed for individuals and 4 beds for families with children at Arlington Life Shelter and 3 beds for individuals and 20 beds for families with children at The Women's Shelter.

(2) The Salvation Army has a capacity for 14 homeless families; therefore the bed capacity depends upon the average family size (2.5).

Sources: Tarrant County PY 2004 Continuum of Care Narrative, Arlington Housing Authority, PY2004 Emergency Shelter Grant Homeless Individuals Served Reports

Outreach and Assessment: Homeless outreach and assessment activities are provided by several organizations including the Arlington Life Shelter, The Women's Shelter, Arlington Independent School District, Arlington Housing Authority, Mission Arlington, Tarrant Council on Alcohol and Drug Abuse (TCADA), AIDS Outreach, and Mental Health Mental Retardation of Tarrant County. AIDS Outreach and MHMR are specifically charged with outreach efforts to locate and serve the chronically homeless.

Prevention: Homeless prevention activities include payment of rent and utility bills for individuals who face eviction or utility termination, security deposits or short term rent to permit a homeless family to move into its own apartment, referral to legal aid to mediate tenant and landlord disputes, and case management to assist low-income families with budgeting, housing needs, employment and education assistance, transportation, child care, and other supportive services.

Shelters: 1) Arlington Life Shelter (ALS) provides basic life needs (shelter and food), children's services (including day care and school enrollment), education services, employment placement and coaching, mental health services, and social work services. To be eligible for services, an individual must meet several requirements, one of which is the ability to work a minimum of 20 hours per week. After individuals complete the nine-week program, they are eligible for transitional housing.

In PY 2003, ALS served more than 1,200 homeless persons a year with a total capacity of 87 beds. ALS is the primary provider of services to the chronically homeless, serving approximately nine chronically homeless each month

2) The Women's Shelter is the second largest provider of housing services in Arlington and targets women and children who are victims of domestic violence. Thirty-four (34) percent of persons in the residential program and 48 percent of persons receiving non-residential services live in the city of Arlington. The mission of the Shelter is to provide services that will lead to self-sufficiency, independence, and living violence free. The Women's Shelter has an emergency shelter, a transitional housing program, a 24-hour crisis hotline, and educational and outreach services. In 2003, The Women's Shelter served 1,336 clients in the emergency shelter program. In non-residential programs for 2003, The Women's Shelter served 1,804 persons. In order to qualify for the transitional housing program, a woman must have a car, be employed, and be pursuing legal matters.

3) The Salvation Army in Arlington is a transitional shelter with the capacity to serve 14 families at any point in time. Therefore, the capacity fluctuates with the average family size of the residents. Each family lives in one room, with the exception of the dorm room. To qualify for services, an individual must be employed or employable within 2 to 3 weeks after entering the program, have children, be legally married if staying in the shelter as a couple, and save 75 percent of the family income. Most householders (93 percent) are females in their mid-thirties. The Salvation Army in Arlington provides social skills classes, parenting workshops, and workshops discussing prevalent women's issues.

Transitional Housing: The Supportive Housing Program (SHP), administered through HUD as part of the McKinney-Vento Homeless Assistance Act of 1987, is a competitive grant designed to provide supportive housing and services to persons experiencing homelessness. The Arlington Housing Authority (AHA) uses SHP funds to provide rental assistance to shelter referred clients. The SHP is unique in its planned service component, which requires the client to establish performance measures. The shelters must monitor clients' progress on an ongoing basis and complete annual progress reports. For PY 2004-2005, AHA will receive \$563,963 in SHP funds to provide 28 individuals/families with transitional housing. Arlington Life Shelter will also receive \$212,000 in SHP funds for FY 2004-2005 to provide case management and rental assistance to 44 persons completing the shelter's rehabilitative work program.

Supportive Services: The YWCA has a Child Development Center in central Arlington that provides child care to children six weeks to five years of age who are homeless and living in shelters or whose parents need a sliding scale fee. The Center also serves children of UTA students. Children receive services targeting development of social, emotional, intellectual, and physical skills. Weekly fees are as follows but can be reduced upon inquiry: \$132 for infants from birth to 17 months, \$127 for toddlers ages 18 to 35 months, and \$122 for pre-schoolers from three to five years of age.⁶

Mission Arlington provides crisis intervention services to families who are homeless, or at risk of homelessness, in the form of transportation assistance, free health, dental care, clothing, food, personal care items, furniture and other

⁶ <http://www.ywca.org/site/pp.asp?c=bfIIIVMKG&b=36476>

household items, used computers, and financial assistance for rent, utilities, gasoline vouchers, and medications. Mission Arlington also provides a daytime shelter facility for residents of the Arlington Life Shelter. Transportation and child care are offered to assist residents as they search for employment. Assistance in securing identification cards, such as birth certificates and social security cards, is also provided. Volunteer legal aid is available to help with a variety of legal issues.

The Arlington Independent School District has a homeless program which provides outreach and assessment of the needs of homeless families with children. The goal of the program is to provide continuity of education for students in transitional living situations. The program provides counseling, referrals to community resources, assistance with enrollment in school and in the free and reduced meal programs, tutoring, transportation, and other emergency assistance.

Dental Health Arlington provides free dental care for children and adults who are residents of the homeless shelters in Arlington, as well as dental care for other low-income individuals at local schools and in a new dental clinic near downtown Arlington. This organization is funded through CDBG, SHP, and private donations.

The Tarrant County Department of Human Services (TCDHS) provides case management to assist low-income individuals with access to necessary supportive services. TCDHS provides rent and utility payments for individuals who are at risk of becoming homeless.

The Homeless Information Management System (HMIS), operated by Tarrant County ACCESS for the Homeless, links over 100 provider sites in a single data base. The goal of HMIS is to use technology to reduce the incidence of homelessness by improving the capacity of its member organizations to deliver and track services. HMIS allows client tracking, referrals, coordinated service plans, and progress reporting for homeless providers throughout the county. As of November 15, 2004, a web-based version of Client Track was issued. Client Track is the approved Tarrant County HMIS software. Arlington homeless providers are in the process of being trained to use the new software and are entering client data into the system.

D. Homeless Strategic Plan

1. Strategy to Develop a System to Address Homelessness

The City of Arlington has developed the following system and strategies to address homelessness and the priority needs of homeless persons and families. In general, the City will continue to support local service provider efforts to reduce homelessness, will continue to participate in the county-wide planning efforts to end chronic homelessness, and will address the range of needs of homeless individuals and families as identified by the Continuum of Care plan. The City has identified supportive services, transitional housing, permanent housing, and services to chronically homeless as high priority areas to address over the next five years. Participation in the Continuum of Care planning process is also a high priority for Arlington.

Outreach/Assessment: The City will continue to coordinate with organizations that interface with homeless individuals and support their efforts to serve and refer clients to housing resources. Organizations in Arlington that most often interface with homeless individuals and families include the Arlington Independent School District, Arlington Housing Authority, MHMR, AIDS Outreach Center, the Workforce Development Center, Tarrant Council on Alcohol and Drug Abuse, Mission Metroplex, The Salvation Army, The Women's Shelter, and the Arlington Life Shelter. Each of these organizations has intake and assessment tools which record the needs of homeless individuals and provide appropriate referrals.

New outreach tools for case managers have been implemented during the last year, such as the Tarrant County Homeless Coalition website, which contains links to a variety of provider resources and the deployment of the latest internet version of the Homeless Management Information System (HMIS), which has new assessment and referral tools. The City will work with local providers and the Continuum of Care to enhance referral systems and build partnerships to increase access to services for homeless individuals.

Emergency Shelter: The City will continue to support the existing emergency shelters in Arlington and will explore alternative services for individuals who do not meet local shelter requirements.

Transitional/Permanent Housing: The City will continue to support existing transitional housing programs and will explore additional permanent housing resources through MHMR, the public housing authorities, Samaritan House, and other resources.

Specific strategies for addressing the needs of the chronically homeless and for preventing homelessness are outlined in questions 2 and 3 below.

2. Strategy to End Chronic Homelessness

The City is required to develop a strategy to end chronic homelessness by 2012. The City's strategy includes close coordination with Tarrant County and the City of Fort Worth to develop a joint plan during 2005. Many of the City's goals are included in the county-wide Continuum of Care plan (see Section VIII-K for specific goals related to ending chronic homelessness).

The City of Arlington Neighborhood Services Grants Management Division actively participates in the Tarrant County Homeless Coalition, Continuum of Care planning process, and the County-wide planning process to end chronic homelessness. These efforts include individuals who represent a wide spectrum of concern about homeless issues (e.g., service providers, homeless individuals, neighborhood groups, business leaders, and elected officials). Continuum of Care goals were included in the City's 2005 Emergency Shelter Grant application with a request that applicants for funding address how their goals and services meet Continuum of Care goals.

Homeless providers who are funded by the City of Arlington are required to submit monthly reports outlining the number and type of individuals who

meet HUD's definition of chronically homeless.⁷ The City will analyze monthly reports of services provided to chronically homeless individuals in relationship to needs identified in the homeless survey and information gathered by outreach agencies such as MHMR and AIDS Outreach. This analysis will identify specific gaps in service to this subpopulation.

Obstacles to serving the chronically homeless may include restrictive shelter policies, lack of specialized treatments (e.g., substance abuse, mental illness, serious medical conditions), and lack of resources. In an effort to move clients from homelessness to self-sufficiency, Arlington homeless providers have emphasized employment readiness. However, for the chronically homeless population, employment readiness may not be an immediate reality and, therefore, alternative service strategies are needed. The "housing first" strategy will be explored, whereby homeless individuals with multiple problems are provided housing first, then provided supportive services necessary to remain housed. MHMR's new permanent housing program, funded by a 2004 Continuum of Care award, will be an additional resource for chronically homeless individuals in Arlington. City of Arlington staff will explore these strategies further by participating in the ten year planning process to end chronic homelessness and by coordinating with existing and new homeless service providers.

3. Strategy to Help Prevent Homelessness

The City is required to develop a strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless. Homeless prevention activities in Arlington include a variety of partnerships to address housing, education, employment, health, and other human service needs. The Arlington Human Service Planners (AHSP), a United Way organization, links providers in a variety of ways to ensure that residents are aware of available services to low-income residents. A Directory of Community Resources is published annually as a guide for service referrals. Alternative sources of homeless prevention information include the 211 telephone number to United Way's 24-hour Community Information and Referral Service and the online list of Arlington community social service providers.

The City of Arlington strategy to help prevent homelessness for individuals and families at risk of homelessness include funding services such as:

- ESG prevention funds to provide rent and utility payments for individuals facing eviction and utility termination;
- CDBG funds for low-income dental care, Workforce Development Center, employment assistance, transportation assistance, and other supportive services;
- CDBG funds for planning entities to continue to identify and address community needs;

⁷ HUD defines a chronically homeless person as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more or who has had at least four episodes of homelessness in the past three years.

- CDBG funds to support participation in community-wide planning efforts to end chronic homelessness and to provide a continuum of coordinated homeless services; and
- HOME funds for Tenant-Based Rental Assistance.

4. Institutional Structure to Implement Homeless Strategies

The City will carry out its homelessness strategy in cooperation with the Tarrant County Homeless Coalition, Tarrant County Continuum of Care Planning Committee, Tarrant County Community Development Division, neighboring Tarrant County cities, and local service providers. Arlington homeless service providers are directly involved in Continuum of Care planning, the Ten Year Plan to End Chronic Homelessness, and the Tarrant County Homeless Coalition. Private industry is involved in homeless issues through participation on the Boards of Directors of the various service providers, as well as through the efforts of groups such as the Chamber of Commerce and the local Workforce Development Board.

5. Discharge Coordination Policy

Jurisdictions receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, and/or Shelter Plus Care funds must develop and implement a Discharge Coordination Policy. The City of Arlington will adopt and support the Discharge Planning Policy outlined in the Program Year 2004 Continuum of Care Application (see Section VIII-L).

IV. COMMUNITY DEVELOPMENT

A. Introduction to Community Development

1. Priority Non-housing Community Development Needs

Over the past ten years, CDBG funds have served as seed money for numerous public facilities. Most of these community resources are now self-supporting and will continue to benefit low- and moderate-income residents for years to come. During the next five years, Arlington will concentrate CDBG funds in the area of most need — the Central Arlington Neighborhood Revitalization Strategy Area (NRSA). An analysis of the Arlington community identified the following priority non-housing community development needs:

- Public Facilities (Medium)
- Public Improvements and Infrastructure (High)
- Public Services (High)
- Economic Development (High)
- Historic Preservation (Medium)
- Neighborhood Integrity (High)
- Planning (High)

Community Development Block Grants have supported facilities and services in Arlington such as a one-stop human service center, domestic violence shelter, workforce development center, child care for low-income families, meals and case management for senior citizens, and tutoring/mentoring for at risk youth. Arlington's community development needs over the next five years have been assessed through direct citizen input, neighborhood groups, non-profit organizations, Chambers of Commerce, studies conducted by the school district, University of Texas at Arlington, various City departments, Tarrant County Health Department, and Arlington Human Service Planners.

An overview of community development needs are summarized in the Community Development Table 2B in Section VIII and briefly described below.

a. Public Facilities (Medium Priority)

1) Youth Emergency Shelter

Arlington Human Service Planners (AHSP) identified a youth emergency shelter as a remaining gap in the need for youth services. Currently, there is not an emergency shelter for runaway and homeless teens in Arlington. The three emergency shelters do not serve children under 18 without a legal guardian. The 2000 AHSP Arlington Youth Assets and Challenges study found that the lack of a youth shelter also means the lack of permanent housing for homeless youth. The study also found only one host home available in Arlington for homeless youth. Further, the number of agency foster homes is not sufficient, especially homes that can serve youth with therapeutic needs. The City will continue to participate in the Tarrant County Homeless Coalition and other community efforts to seek funding and coordinate a response to this need.

2) Substance Abuse Treatment Facility

Individuals facing substance abuse problems may receive prevention, education, and case management from various agencies; however, they are referred to locations outside of Arlington for treatment facilities. Currently, the city does not have a facility for low- to moderate-income individuals for detoxification/treatment for substance abuse. Instead, they are referred to the Billy Gregory Center and the Pine Street Residential Treatment, which are operated by Mental Health Mental Retardation of Tarrant County (MHMRTC). Both centers are located in Fort Worth and serve adults in need of treatment. The Tarrant Youth Recovery Campus, also located in Fort Worth, assists the youth population. According to a study conducted by AHSP, Accessing Medical Resources in Arlington, 11% of the MHMRTC clients are Arlington residents. Further, in the 2004 Survey of Health and Human Service Issues, AHSP concludes that substance abuse treatment is sixth in terms of inadequate resources. Based on the current situation, a facility for substance abuse treatment continues to be a need in Arlington. Responding to this need will require a combination of resources other than CDBG, which will be explored through appropriate health and community based organizations.

3) Senior Citizen Facilities

Two recreation facilities are available for Arlington's senior citizens, the Senior Recreation Center on New York Street and the Center on Eunice Street. Both facilities are a part of the City's Department of Park and Recreation and serve seniors by providing social, recreational, and educational activities. The Center on New York Street, which opened in 1994, is an 8,200 square foot facility. The Center on Eunice Street, which was the original recreation facility for seniors, was renovated in 2001 to add an additional 3,400 square feet to the building. Both recreation centers serve individuals age 50 and over. The centers strive to "stress the positive aspects of aging through recreation activity."

The 2004 Park, Recreation, and Open Space Master Plan recommended the addition of a third senior center in the southwest sector of Arlington over the next ten years. Senior citizens' facilities are also available through affordable housing complexes, Nuestro Hogar, and Arlington New Beginnings, which are described in Section II: Housing Needs.

4) Community Police Facilities

The Arlington Police Department (APD) operates under a community-based policing philosophy. The vision of APD is to "achieve a safer community by providing excellent service and involving our community as partners." To do so, APD has three buildings located in different areas of the city. This includes the Ott Cribbs Public Safety Building in the North Police District, the East Arlington Police Service Center in the East Police District, and the West Arlington Police Service Center in the West Police District. In addition, APD also has a satellite office at The Parks at Arlington Mall in order to increase police presence. The APD also has a Training Center, which holds training and classes for police, civilians, and volunteers. Currently, the city lacks a police center in the south sector. The APD has plans to construct a new facility, the South Arlington Police Service Center. APD is scheduled to select an architect in 2004 and anticipates the opening of the new center in 2007.

5) Park and Recreation Facilities

Arlington has experienced growth in the number of parks and recreational facilities over the past two decades. According to a recent presentation by the City’s Parks and Recreation Department, significant changes have occurred from 1987 to 2004. The following is a summary of the growth in various areas of parks and recreation.

Category	1987	2004
Park Acres per 1000 Residents	7.4	12.85
Linear Parks	371 acres	1,750 acres
Playgrounds	24	38
Recreation Centers/Senior Centers	4	7
Basketball Courts	6	18

The Parks and Recreation Department maintains a number of facilities to serve the citizens of Arlington. Currently, the city has 59 parks divided among the six sectors. Approximately 7.2% of the city’s total area is park land. The following table outlines the need for various types of recreational facilities in Arlington over the next ten years.

Facility Type	Inventory	Need
Aquatic Facilities	6	8
Soccer, Football, Baseball Fields	63	82
Basketball Courts	23	33
Tennis Courts	49	57
Golf Courses	4	3
Recreation Centers	5	6
Senior Centers	2	3
Trails	41	57
Playgrounds	41	53
Total Project Need	234	302

In 2004, the City’s Parks and Recreation Department updated their Master Plan. This Plan identifies three major issues facing the city. First, major funding for parks and recreation has decreased due to recent economic conditions. According to the report, funding for parks and recreation in Arlington is the sixth lowest of the 25 cities in the DFW region. Second, while funding has decreased, the city’s population continues to increase and demands continue to increase. Arlington’s parkland is approximately 7.2% of the total city. This is below the national average, which is 8.2%. Arlington has 12.85 acres/1000 residents and this is below the DFW average of 15.12 acres/1000 residents. Finally, suitable park land within the city has become scarce and expensive.

To address these challenges, the Parks and Recreation Department has developed a vision and plan that includes nine strategies. These strategies are to plan priorities, re-invest in existing facilities, make key park land acquisition, develop linear parks, develop neighborhood parks, invest in recreation centers, invest in athletic facilities, exercise creativity, and provide exceptional service. The plan proposes six new development projects, seven renovation projects, and six acquisition projects.

b. Public Improvements/Infrastructure (High Priority)

The city's infrastructure services are managed by the Department of Public Works. This department was reorganized in 2003 by combining the Transportation and Engineering Departments and is responsible for the design and construction of streets, storm water drainage facilities, reviewing residential and commercial site development plans, and managing water quality-related environmental issues. In addition, the department also handles street lighting, traffic signals, and street markings. The new department is organized into three divisions: public works operations, public works engineering and construction, and public works services. The department is funded through the city's general fund revenue. Similar to other areas of the city, this department also experienced budget cuts due to economic conditions. For example, the department's FY 2004 budget decreased to \$12,011,000 from \$13,439,000 in FY 2002.

In September 2002, voters approved a ¼-cent sales tax to create a Street Maintenance Fund. The intent behind the maintenance fees is to prolong the life of Arlington streets by pro-active maintenance. Once a street cannot be kept in good repair, it is scheduled for "rebuild." The City of Arlington Public Works Department estimates that it will cost approximately \$135 million to rebuild all the Arlington streets that have deteriorated to this extent. The City also has a Master Plan for new roads and streets. The cost estimate for these projects is approximately \$9 billion.

Priority activities have been identified for infrastructure improvements in the Central Arlington Neighborhood Revitalization Strategy Area, such as streetscapes, utility improvements, roadways, and pedestrian walkways (see Section VI). Additional infrastructure improvements may be identified as planning documents are developed and will be included, along with specific locations, in the Annual Action Plan.

c. Public Services (High Priority)

According to the 2002 United Way Profile report, Arlington has experienced an increase in public service need during the last five years. The number of individuals served in Arlington by United Way agencies has increased 63% since 1998. United Way also maintains a referral hotline for residents needing public service assistance. In 2002, the 211 hotline received 7,782 calls from Arlington residents. This number increased by 36% in 2003 to 10,591.

During the next five years, the City of Arlington will continue to place a medium priority on public services to meet the needs of residents, and plans to continue a strong commitment and relationship with local non-profit partners. A number of the public service agencies in Arlington are also partner agencies of the United Way of Metropolitan Tarrant County.

The AHSP 2004 Survey of Health and Human Service Issues identified the following top 15 priority concerns in Arlington:

1. Affordable health care/health insurance
2. Child Abuse and Neglect

3. Affordable dental care
4. Transportation to employment
5. Teen Pregnancy
6. Youth Violence
7. Quality, affordable preschool child care
8. Affordable home health services
9. Obesity
10. Mental health care for youth
11. After school care
12. Spouse or partner abuse
13. Mental health care for adults
14. School drop out rate
15. Parenting Education

Survey data also resulted in a list of the top 15 inadequate resources in Arlington:

1. Transportation to employment
2. Affordable health care/health insurance
3. Affordable dental care
4. Mental health care for youth
5. Mental health care for adults
6. Substance abuse
7. Affordable nursing home or long term care
8. Affordable housing
9. Affordable home health services
10. Obesity
11. Child abuse and neglect
12. Run-away and throw-away teens
13. Emergency financial assistance
14. Care giving for older adults
15. Helping families move from crisis to stability

Below is an overview of the current list of services and identified needs in the City of Arlington.

1) Health Services

The city has two major hospitals located in the north and south sectors of the city. In addition to the two hospitals, the city also has various clinics to serve the low- to moderate-income residents. This includes the Agape Clinics of Texas, Cook Children's Pediatrics, Dental Health Arlington, JPS Health Center, Planned Parenthood, Tarrant County Public Health Department, and the Texas Department of Health. These clinics provide a wide range of services including childhood immunizations, dental care, obstetrical and prenatal services, physicals, flu shots, sight/speech/hearing screenings, prescriptions, and child development screenings.

Affordable health care remains a need for many Arlington residents. The following information provides examples of the types of health care need identified in Arlington.

- "Arlington appears to have a shortage of hospital beds with a current ratio of one bed per 609 residents," explained JPS President and CEO David M. Cecero. "Fort Worth's ratio of one

bed per 330 residents and Texas as a whole has a hospital bed for every 379 residents. Nationally, the average is one bed per 353 residents."

- In 2003, Dental Health Arlington served 7,459 children through the SMILES program and 4,359 low-income individuals with dental care at the clinic.
- In 2002, the United Way hotline received 694 requests from Arlington residents regarding health care. This number increased to 879 in 2003.
- In 2003, Mission Metroplex provided medical assistance to 5,299 low-income individuals through the Bob Mann Medical Clinic.
- The 2004 Survey of Health and Human Services Issues ranked affordable health care and health insurance as the most serious issue for Arlington residents. The same survey ranked obesity ninth most serious issue for Arlington.
- Men's Fitness Magazine ranked Arlington as the 8th U.S. city with the highest percentage of overweight residents.

To address these needs, the Tarrant County Public Health Department has purchased a 50,000 square foot, 30 bed hospital to be the first inpatient facility operated by the John Peter Smith (JPS) public health network. Plans also include leasing a 3200 square foot facility to open a family medicine center at 1741 E. Bardin Road and opening an ambulatory care center at 501 W. Main in early 2005.

2) Transportation

The issue of transportation has been a problem in Arlington for several years, and transportation remains a primary unmet need. Currently, the city does not have a public transportation system. This creates a problem for residents without vehicles. According to the Census 2000 data, 5,388 households in Arlington do not have personal transportation and 46,119 households have only one vehicle.

For residents without personal transportation, a limited number of programs are available. However, these programs are primarily for elderly and/or the disabled population for transportation to social service or medical appointments. They do not address the needs of those individuals needing transportation to work, school, or other locations. The following is a summary of current programs.

- The City's Handitran program provides door to door services for the elderly and disabled. In 2002, Handitran provided 100,312 trips. In 2003, the program faced difficulties due to budget cuts and was forced to increase the fare by \$0.50 in order to continue operation. A one-way fare for Handitran clients is now \$1.75.
- Mission Arlington provides financial assistance for gasoline and car repairs to low- and moderate-income individuals. The

organization also provides transportation to social service and medical appointments. In 2003, Mission Arlington assisted 1,490 individuals with 25,935 trips. Expanded services include trips from Arlington to Fort Worth for specialized medical services provided at John Peter Smith Hospital.

- The American Red Cross provides transportation through their Chisholm Trail Chapter Wheels Program for the elderly, disabled, and those without personal transportation.
- The Texas Department of Health provides medical clients with transportation to health care appointments.

The need for transportation is considered a top priority, specifically in relation to employment and education. In the 2004 Survey of Health and Human Services, developed by the Arlington Human Service Planners, transportation was ranked a high priority. According to the report, transportation to employment was ranked the fourth most serious issue impacting residents among 45 various issues. Further, the resources available for transportation to employment were rated number one in the level of inadequacy. According to the 2000 Census data, 16% of working residents in Arlington relied on other forms of transportation to work. These include carpools, taxis, walking, or other means.

The City recognizes that the need for transportation remains unmet for many of the residents and continues to take a pro-active and creative approach to the problem. The following is a summary of current efforts in addressing transportation.

- The City of Arlington is a member of the Tarrant Regional Transportation Coalition. The coalition includes elected officials and civic leaders and is a county-wide effort to receive transportation funding from state and federal levels.
- In 2002, the city completed the third Park-and-Ride lot. This parking lot has a capacity of 520 and enhances mobility by providing residents a location to park vehicles when carpooling to employment sites.

3) Mental Health

The 2000 AHSP Youth Assets and Challenges Study found that there is a lack of mental health services available for the youth and adults in Arlington. Further, AHSP ranked mental health services for youth and mental health services for adults as the fourth and fifth most serious human service issues impacting Arlington residents.

The primary provider of mental health services for low- to moderate-income individuals in Tarrant County is Mental Health Mental Retardation (MHMR). In 2001, 49% of MHMR's adult clients and 34% of adolescent clients from Arlington were served outside of Arlington due to lack of service slots available within the city.

The Arlington Life Shelter, an agency that serves the homeless, offers shelter residents a Telemedicine program. Through this program,

shelter residents can obtain mental health services from a doctor located in Fort Worth through a television monitor. However, this service is limited to those residing at the shelter facility.

4) Services for Individuals with Disabilities

According to the 2000 U.S. Census data, approximately 33,656 individuals in Arlington have disabilities. This includes 2,794 between the ages of 5 and 20, 24,703 between the ages of 21 and 64, and 6,159 among those 65 and older.

A number of public service agencies provide services to the disabled population. The following is an outline of agencies and services available to Arlington residents.

Agency	Services
AIDS Outreach Center	Comprehensive services for residents with HIV/AIDS. Services include case management, nutritional support, legal services, transportation, housing assistance, buddy support, counseling, support groups, youth services, education, workplace seminars, HIV testing, lobbying, and voter registration.
Advocates for Special People	Provides adult day care for individuals with disabilities.
Arlington Adult Day Health Care Center	Center provides adult day care, meals, and activities.
Architectural Barrier Removal Program – City of Arlington, Neighborhood Services Grants Management	Provides alterations and barrier removal in residential spaces for low- to moderate-income individuals with disabilities.
Goodwill Industries	Services include vocational evaluation and vocational rehabilitation for low-income individuals with physical and mental disabilities.
Handitran – City of Arlington	Provides door to door transportation for adults with disabilities.
Texas Department of Health – Children with Special Health Care Needs Program	Provides case management, limited transportation and reimbursement for medical evaluation and treatment.
Texas Rehabilitation Commission	Provides vocational rehabilitation services, independent living transitional skills, and medical rehabilitation services.
UCP of Tarrant County	Provides emergency case management for individuals with disabilities, referral to housing, and assistance with access to disability benefits.

5) Substance Abuse

Substance abuse continues to be a problem among low- to moderate-income individuals in Arlington. In 2002, the United Way hotline

received 38 requests for substance abuse assistance. This number increased to 52 in 2003. In 2002, Tarrant Council on Alcoholism and Drug Abuse (TCADA) assisted 6,921 Arlington residents.

Various agencies serving the youth emphasize substance abuse education and prevention. Until recently, adolescents also received information through the Drug Abuse Resistance Education (D.A.R.E.) program. This was a cooperative effort between the Arlington Police Department and Arlington Independent School District to teach 6th graders skills in avoiding drug abuse. However, this program was eliminated in 2002 due to budgetary cuts. The following is a list of current programs available to the youth population of Arlington.

Agency	Program
Boys and Girls Clubs	SMART Moves Program
Girls, Inc	Drug Prevention Program
Junior League of Arlington	Fatal Choices/Shattered Dreams
Tarrant Council on Alcoholism and Drug Abuse	Sunshine Club Prevention Services Ascent Prevention Services Ground Zero Intervention Services

Education, prevention, and referrals are also provided to adults from various human services agencies. However, actual treatment services for substance abuse are limited. For example, Tarrant County Challenge offers treatment to low- and moderate-income individuals. However, among the 26 Tarrant County Challenge locations that offer substance abuse treatment, only two are located in Arlington. The following is a list of current options for those with substance abuse issues.

Agency	Services
Center Street Counseling Services	Provides individuals and couples with family counseling, premarital counseling, divorce adjustment, sexual abuse recovery, chemical dependency treatment, parenting training, and stress management.
Milwood Hospital – Rapha Christian Counseling	Provides faith-based treatment for chemical dependency for those with insurance or sufficient financial resources to pay for treatment.
Tarrant Community Outreach	Provides outpatient substance abuse education and treatment, chemical dependency assessments, programs for anger control, domestic violence, theft intervention, and family counseling.
Tarrant Council on Alcoholism and Drug Abuse	Provides case management, information and referral, and assessment to those with substance abuse issues. Also provides community and school-based education, professional workshops, public awareness, parent education, children’s support group, at-risk youth intervention, and life skills training. Services are provided in Fort Worth.

In 2003, AHSP conducted a study of medical resources. The study concluded that Arlington does not have a non-profit substance abuse detoxification center for adults and youth. Adults in need of detoxification or rehabilitation are referred to the Billy Gregory Center or the Pine Street Residential Treatment Center, both of which are located in Fort Worth. Arlington's youth are referred to the Tarrant Youth Recovery Campus in Fort Worth. While this facility has 16 beds, it is the only residential treatment center available for all Tarrant County adolescents. The study also stated that there is a need for non-profit treatment services that can serve dually diagnosed individuals, including indigent persons.

6) Youth Services

According to the 2000 Census data, 51,066 households include an individual younger than 18 years of age. This constitutes 41% of the households in Arlington. Due to the number of households with adolescents, programs and services for the youth population remain a priority. This includes shelters, counseling, mentoring, tutoring, and after school programs. The 2000 Youth Assets and Challenges study by AHSP found that the lack of opportunity for involvement by youth of all ages reduces youth asset development. For example, the study found that students in mentoring programs performed better in school work and school attendance. Various programs exist in Arlington to promote youth development. The following is a list of current programs available to the low- and moderate-income youth population in Arlington.

Program	Agency	Services
Youth Center	Boys and Girls Clubs of Arlington	Youth centers at main branch, schools, and apartments. After school programs, transportation, and drop out prevention.
	Girls, Inc. of Tarrant County	Youth center at schools for children and teens. Provides tutoring, activities, and summer child care.
	City of Arlington Parks and Recreation	Youth centers located at recreations facilities.
	YMCA	Youth center at elementary schools. Summer care, before and after school care, fitness.
Childcare	Child Care Associates	Childcare for preschool children, head start, and early head start.
	Clayton Yes!	Childcare and after school care.
	YWCA of Fort Worth and Tarrant County	Childcare for homeless population, children of UTA students, and low- to moderate-income working parents.
Other	Big Brothers Big Sisters	Mentoring
	Bridge Youth Services	Provides education and fatherhood initiative to parents of children under age six.

	Girls Scouts Circle T Council	Provides activities for children and teens.
	HOPE Tutoring	Provides tutoring and assistance with homework to 4 th -8 th graders.

The popularity and use of these current programs demonstrates the need for youth services in Arlington.

- In school year 2003-2004, 1,886 children total were served in after school programs provided by Girls Inc., Boys and Girls Clubs, and the YMCA.
- In 2003, Mission Arlington provided after school care to 21,283 students through 49 different sites.
- Big Brothers Big Sisters of North Texas reports 800 children on their waiting list for a mentor. Children often wait an average of two to three years for a mentor.

7) Workforce Training and Development

Arlington's unemployment has followed the national trend. Due to economic conditions of the last five years, Arlington has experienced an increase in unemployment. Unemployment has increased from 2.6% in 1999 to 5.5% in 2003. According to the Bureau of Labor Statistics, the unemployment rate in Fort Worth-Arlington in May 2004 was 5.4%, slightly below the national rate of 5.6% for the same period. The increase in unemployment has created a greater need for employment services. For example, United Way received 151 requests for employment assistance in 2002. In 2003, the agency received 272 requests.

The Center for Continuing Education and Workforce Development was built on campus at the University of Texas at Arlington (UTA) and houses the following partners: the Texas Workforce Commission, Workforce Solutions, the UTA Continuing Education and Human Resources Department, a Small Business Development Center, the Texas Manufacturing Assistance Center, the Tarrant County College District, Fort Worth and Arlington Independent School Districts, Serco, Inc., Goodwill Industries, and the Women's Center. This facility is a collaborative effort and services as a one-stop shop for employment training, job search, career counseling, vocational training, tuition assistance, resume assistance, and phone access. In addition to the Workforce Development facility, a number of human service organizations include employment services in their case management of clients. For example, Mission Arlington provided job counseling to 720 unduplicated individuals in 2003. Each organization services a specific sector of the population, such as the disabled or victims of domestic violence, with employment counseling, training, and assistance.

8) Other Public Service Needs

In addition to services for individuals with disabilities, transportation, health care, substance abuse treatment, and workforce development,

a number of other public service needs exist in Arlington. This includes the need for emergency financial assistance, food, clothing, and legal services. A number of public service agencies assist with these needs. Low- to moderate-income residents may receive assistance through Arlington Charities, Arlington Urban Ministries, Wesley Mission Center, Mission Arlington, and Community Action Partners.

While agencies exist to serve these needs, evidence from the United Way hotline demonstrates an increase in requests. In response to these needs, the United Way has initiated a Crisis Relief Impact Council, which is funded to address emergency needs that are not able to be addressed by any other organization.

Emergency Financial Assistance: In 2002, United Way received 4,718 requests for financial assistance. This number increased to 6,968 in 2003. Financial assistance has been the number one request from Arlington residents who have called the hotline. Specifically, residents request assistance in paying their electric bill and rent.

Food: The assistance with food has been the second most frequent request from Arlington residents who have called the United Way hotline. In 2002, 1,011 food requests were made. In 2003, 1,374 requests for food were received. This includes assistance regarding food pantries and acquiring food stamps.

Clothing: In 2002, 192 requests for clothing were made to the United Way hotline by Arlington residents. This increased to 274 in 2003.

Legal Assistance: In 2002, the United Way hotline received 249 requests for legal assistance from Arlington residents. In 2003, 324 requests were made. These include requests for low-cost representation and landlord/tenant issues.

9) Anti-Crime

In 2002, with the exception of murder, every category of crime in Arlington was higher than the national average. In 2003, rape was up for the third year in a row. However, all other crimes noted were down in 2003 from 2002. The following table summarizes the new crime data for Arlington compared to the national average in 2002.

Crime Type	2002 Total	Per 100,000 People	National Per 100,000 People
Overall Arlington Crime Index	23594	6784	4118.8
Arlington murders	14	4.03	5.6
Arlington forcible rapes	152	43.7	33.0
Arlington robberies	794	228.3	145.9
Arlington aggravated assaults	1242	357.11	310.1
Arlington burglaries	3638	1046.04	746.2
Arlington larceny/thefts	15746	4527.46	2445.8
Arlington motor vehicle thefts	2008	577.36	432.1
Arlington arsons	73	20.99	N/A

** Information is based on Federal Bureau of Investigation Crime Reports and the Arlington Police Department.

The Arlington Police Department continues to work towards crime prevention through the Crime Prevention Unit (CPU), which includes eight police officers and one civilian employee. The CPU takes a community-based approach to crime prevention and has a number of anti-crime programs in place. Crime awareness programs include security checks, stranger danger programs, and safety education.

The department also conducts adult education to promote personal safety, fraud prevention, robbery prevention, safety for senior citizens, home security, and training in suspicious behavior. Their child education program includes 911 training, stranger danger, bicycle safety, and training for those who stay home alone. Current crime prevention programs include Arlington Crime-Free Multi-Housing (includes over 70 properties), Citizen Police Academy, Operation Identification, Community Watch Organizations, Business Crime Watch Organizations, and Car Audio Recovery. The Arlington Police Department also sponsors the annual National Night Out. This program was an award winner in 2003 for garage burglary prevention. Other anti-crime efforts also include the Victims Assistance Program, which provides crisis counseling, crisis prevention, information and referral, community education, court accompaniment, and transportation to crime victims.

Two new crime prevention programs were implemented in 2002. The first, an Asian Citizens Police Academy, was designed to build positive relationships between police officers and the community through eight weeks of course instruction. Forty-three Arlington residents completed the program in 2002. The second initiative, Seguridad Bancaria, is designed to improve Mexican immigrant access and understanding of financial banking services. The program is a partnership between the Arlington Police Department, the Mexican Consulate, and participating Arlington banks.

Youth violence has been identified by Arlington Human Service Planners as the sixth most serious issue affecting residents of Arlington. In the 2000 Arlington Youth Assets and Challenges study, AHSP stated that prevention programs work in reducing youth crimes. However, sufficient gang prevention programs are not available in schools or in apartment complexes in Arlington. The study also stated that lack of funds and lack of transportation prevented youth from participating in adult-supervised activities at youth-serving agencies, faith-based agencies, the City's Parks and Recreation Department, and schools. Further, a lack of consistent time with caring adults predisposes youth to gangs.

d. Economic Development (High Priority)

Economic development activities and issues are addressed by the Arlington Chamber of Commerce, which works toward stimulating the local economy, attracting quality businesses, and developing and retaining a productive workforce. The mission of the Chamber's Economic Development Council is "to stimulate job growth in Arlington

through target industry cluster recruitment; retention and expansion; building Arlington's image and brand recognition; and enhancing the economic climate to establish Arlington's competitive position."

Business Climate: The city has a business friendly attitude and offers various financial incentives to attract companies. The city has five business parks, which include two state designated enterprise zones.

Industries: Industries located in Arlington include trade, manufacturing, government, TCPU (transportation, communication, and public utility), construction, FIRE (finance, insurance, and real estate), mining, and service.

Workforce: Approximately 70% of the population is between the ages of 18 and 44. Eighty-six percent (86%) of Arlington's population graduated from high school. Arlington ranks eighth in the nation for adults with a bachelor's degree or higher. As outlined in the *Arlington 2025* plan, the city has a goal of establishing a community "with workforce development and education systems aligned to support economic development strategies." The new Center for Continuing Education and Workforce Development is an example of such a system. This new facility, which opened in 2004, is a collaborative effort between the City and the University of Texas at Arlington (UTA). The facility is located on the UTA campus and offers a variety of services related to job training and education. This center serves as a one-stop shop for job training needs.

In addition, the Arlington Chamber of Commerce takes a proactive approach to workforce development. To meet needs, the Chamber created the Quality Workforce Development Council. The mission of this Council is to "build a quality employer's workforce by linking together resources that meet workforce acquisition, development and retention requirements." The Quality Workforce Development Council sponsors a number of programs aimed at job training. This includes the Arlington JobsNow Forum, which is a monthly forum sponsored by the Arlington Chamber of Commerce. The JobsNow Forum brings together Arlington's employers and those seeking employment to discuss available opportunities and employment needs. The Chamber also sponsors job fairs, which inform interested citizens of employment opportunities. Finally, the Chamber partners with regional organizations to provide an annual summit for workforce development. The Chamber coordinates with the Fort Worth and Dallas Chambers of Commerce and local Workforce Development Boards to organize the summit. Employers, educators, and other professionals join together to discuss various issues and ideas to improve work development.

The Central Arlington Neighborhood Revitalization Strategy Area (NRSA) is in need of an intensive economic development plan to expand job opportunities for low to moderate-income individuals and to bring businesses to this low income area. Specific information about the needs of this target area are outlined in Section VI.

e. Historic Preservation (Medium Priority)

Historic preservation efforts in Arlington are coordinated through the Landmark Preservation Commission (LPC). The mission of the LPC is “to provide leadership in identifying, protecting, and developing Arlington’s historic structures, districts, and sites and to educate citizens and visitors on the city’s past and how it relates to its present and affects its future.” The city currently has two nationally registered districts, Old Town Historic District and South Center Street Historic District. The city also has three properties with national markers and several historic properties that have received Texas Historical Markers.

One of the city’s goals in *Arlington 2025* is to build a community that preserves its history, including the preservation of historic structures. According to a study completed in 1996, over 400 structures within the city may be classified as historic. Further, the current housing stock will continue to age and many units will reach the 50-year mark over the next five years, which potentially makes them historical. According to the 2000 Census, 11,848 housing structures were built prior to 1959. This constitutes 8.8% of the current housing stock. With the continuous aging of structures, the need for preservation will continue over the next five years.

f. Neighborhood Integrity (High Priority)

In *Arlington 2025*, several goals are outlined for the city’s communities and neighborhoods. This includes making Arlington a community that fosters pride through an aesthetically pleasing environment and a community with strong and sustainable neighborhoods. With *Arlington 2025* still in the planning phase, objectives and strategies to further these goals are being developed.

The major emphasis over the next five years will be the enhancement of a strong and sustainable neighborhood in Central Arlington (see Section VI). A strategy will be implemented whereby this targeted low-income neighborhood will receive concentrated entitlement funds to significantly improve conditions in the area.

g. Planning (High Priority)

The City of Arlington has identified planning activities and administrative support as high priority needs, due to the need for coordinated development in the Central Arlington NRSA. Quality planning ensures that programs are well developed and effective in meeting community needs. Sufficient administrative supports ensure that federal dollars are properly applied toward the intended use and that performance outcomes are used to constantly improve programs and services.

The City of Arlington will continue to coordinate efforts with entities such as the Chamber of Commerce, University of Texas at Arlington, North Central Texas Council of Governments, Tarrant County Homeless Coalition, Tarrant County College, and private sector partners to further the goals of the Consolidated Plan and to maximize federal dollars to meet local needs.

Future planning studies include the Abram Street Corridor Study and a new *Historic Resources Survey*. Additional planning efforts will be coordinated by Neighborhood Services Grants Management staff as needed.

2. Basis for Assigning Priority Needs

The basis for determining priority community development needs in Arlington includes analysis of recent studies and reports, as well as consultations with citizens and community groups. Examples of reports that were used to determine priority needs include (see Section VIII-G and H for a complete list of plans and consultations):

- *Downtown Master Plan for Arlington*, Fregonese Calthorpe Associates, 2004.
- *Central Arlington Priority Projects Letter*, John Fregonese, March 2, 2005.
- *North Central Texas Strategic Plan, 2003-2007*.
- *Fair Housing Impediment Study*, J-Quad and Associates, 2002.
- *Arlington 2025*, Plan in progress.
- *Tarrant County Homeless Survey*, Tarrant County Homeless Coalition, 2002 and 2004.
- *Taking it to the Next Level: Strategic Plan for Arlington's Economic Growth and Development*, Arlington Chamber of Commerce, 2002
- *2004 Survey of Health and Human Service Needs*, Arlington Human Service Planners.
- *Final Report*, 2004 Citizen Policy Review Committee.
- City of Arlington Budgets and Plans.

3. Obstacles for Meeting Underserved Needs

Obstacles to meeting underserved needs include capacity problems of social services providers and lack of funding. For example, the provider of youth shelter services is experiencing capacity problems, including loss of funding and staff. Community leaders have come together in a series of public forums to find a solution. The need for public services far exceeds the amount available for this activity. The City of Arlington uses the maximum funds available each year for public service requests. Remaining needs are addressed through collaborative community efforts.

4. Objectives for Housing, Suitable Living Environment, and Economic Development

Objectives for housing, suitable living environment, and economic development are summarized in Section I and reiterated below. Housing priorities will include:

- New affordable housing;
- Homeownership assistance;
- Housing rehabilitation; and
- Emergency shelter and transitional and permanent supported housing for individuals facing homelessness.

Priorities to improve the safety and livability of low- to moderate-income neighborhoods include:

- Infrastructure enhancements such as streetscapes, pedestrian walkways, and utility improvements and
- Public service programs such as transportation, youth tutoring, meals for seniors, dental health services, and child care.

Priority economic development activities include:

- Establishing the Central Arlington Neighborhood Revitalization Strategy Area (NRSA);
- Business Façade Improvements; and
- New Mixed-use Development.

B. Antipoverty Strategy

1. Goals and Policies for Reducing Poverty

The City of Arlington plans to fund the maximum amount allowed for public services to help reduce the number of poverty level families. CDBG public service dollars will be used to assist low-income families with issues such as transportation, child care, case management, meals, emergency shelter, and other supportive services. In addition, the City will coordinate with public and private organizations to produce and preserve affordable housing and related services for low income persons in the jurisdiction.

According to the 1990 Census, Arlington had approximately 3,901 families in poverty. By 2000, this number had increased by 61 percent to 6,300 poverty level families. In subsequent years, poverty estimates have increased to 8,448 families according to the 2003 American Community Survey, an increase of 34 percent over the 2000 family poverty estimate. The City of Arlington plans to reduce the number of families in poverty through additional strategies such as:

- Continued funding for housing, community, and economic development programs and services to low-income residents;
- Concentrated redevelopment and services in the Central Arlington Neighborhood Revitalization Strategy Area, where approximately one in four persons lives in poverty;
- Continued support of the Arlington Human Service Planners;
- Continued support of services to homeless families and families at risk of homelessness to increase housing options;
- Continued support of information and referral networks to allow easier access to community resources; and
- Dissemination of information about specific anti-poverty programs such as the Earned Income Tax Credit, Family Self-Sufficiency Program, Head Start, and mainstream public assistance resources (e.g., TANF, Food Stamps, Workforce Investment Act, and Medicaid).

2. Impact of Strategies on Poverty

The City's strategy for reducing poverty is anticipated to slow the growth of poverty from 2005 to 2010 by providing increased economic opportunity, more affordable housing in targeted low-income areas, and continued support of public service programs.

V. Non-homeless Special Needs

A. Specific Special Needs Objectives

1. Five Year Priorities and Objectives

The City of Arlington plans to serve individuals with special needs (e.g., elderly, disabled, substance abuse problems, mental illness, and individuals with HIV/AIDS) through the following housing programs:

- Owner-Occupied Housing Rehabilitation
- Architectural Barrier Removal
- Emergency Housing Repair
- Homeownership Assistance
- Tenant-Based Rental Assistance

The City of Arlington plans to continue providing the Housing Rehabilitation Program for low and moderate-income citizens, including those who are elderly and disabled. The goal is to maintain and improve existing housing stock for residents who cannot afford costly repairs. A related program will provide Architectural Barrier Removal to improve accessibility and livability of homes for individuals with disabilities. Emergency Housing Repairs will also be provided to meet special needs.

Supportive services for individuals with special needs will be assisted by CDBG Public Services funds. The City proposes to assist with the funding of support services such as:

- meals for senior citizens,
- transportation for elderly and disabled,
- case management for individuals with alcohol and substance abuse problems and HIV/AIDS,
- dental treatment for individuals with special needs, and
- adult day care for persons with disabilities.

The Strategic Plan Summary in Section I provides planned numbers to be served for all activities.

2. Federal, State, and Local Resources to Address Identified Needs

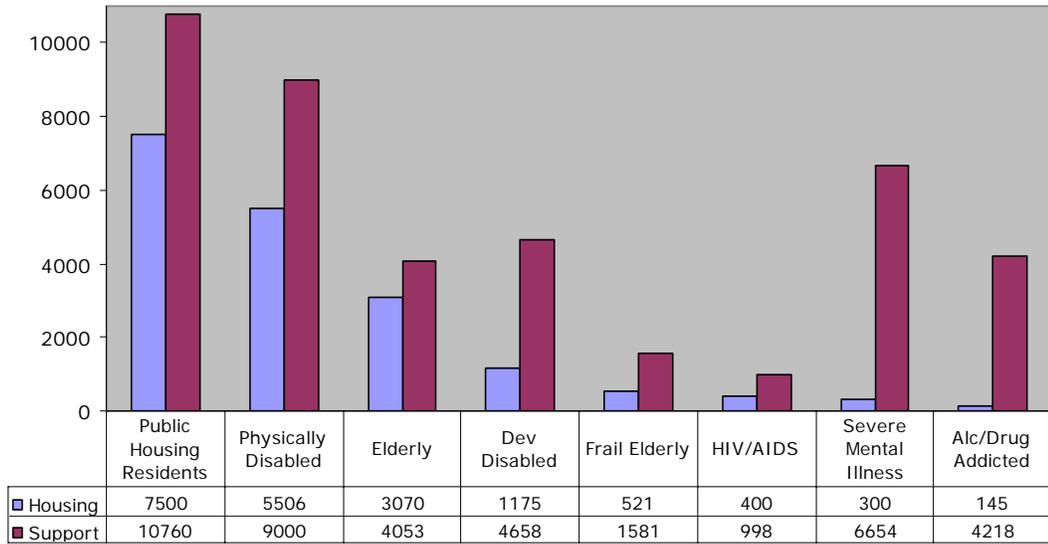
The City of Arlington will coordinate with existing federal, state, and local resources to serve populations with special needs. Additionally, it will provide the maximum CDBG amount allowed by federal regulation to support public services projects. Information on funds available to support special needs citizens is included in Section VIII-P. This chart includes Continuum of Care funds, Ryan White Grant, Tarrant County Public Health Department, Temporary Assistance for Needy Families (TANF), Medicaid, Social Security Income (SSI), Department of Assistive and Rehabilitative Services (DARS), Social Security Disability Insurance (SSDI), Food Stamps, and other resources.

B. Non-homeless Special Needs Analysis

1. Housing and Supportive Service Needs of Persons with Special Needs

The following subpopulations in Arlington, as indicated in Exhibit V-1, are likely to require assistance with housing and other supportive services.

Exhibit V-1: Housing & Supportive Service Needs of Low Income Special Needs Residents



Sources: BBC, CHAS, and the Arlington Housing Authority

2. Priority Housing and Service Needs

The priority housing and supportive service needs of persons who are not homeless but require supportive housing are identified in the following table.

Housing Needs		Supportive Service Needs	
Medium Priority			
1	Public housing residents	1	Public Housing Residents
2	Physically Disabled	2	Physically Disabled
3	Elderly	3	Severe Mental Illness
4	Developmentally Disabled	4	Developmentally Disabled
5	Frail Elderly	5	Alcohol/Drug Addicted
6	Persons with HIV/AIDS	6	Elderly
7	Severe Mental Illness	7	Frail Elderly
8	Alcohol/Drug Addicted	8	HIV/AIDS

3. Basis for Assigning Priority Needs

Priority needs for supportive **housing** and **supportive services** were based on the number of each low-income subpopulation reported to have housing and supportive service needs as reported in Exhibit V-1 and the resources available to address these needs.¹ Priority needs are also based on input from citizens and organizations that serve individuals with special needs.

4. Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs of special needs subpopulations include lack of transportation to work and services, lack of affordable and specialized housing, and lack of funding to support specialized service providers in Arlington.

Transportation

Handitran provides transportation to the elderly and individuals with disabilities. However, the cost is prohibitive and capacity is limited. Handitran does not transport individuals to areas outside Arlington and Pantego if services are not available in Arlington. The need for transportation is demonstrated in the following example. The 2000 Census reported that 9 percent of elderly households who either owned or rented a home had no vehicle available to them. Lack of access to a vehicle limits access to health care and other services, particularly without access to a public transit system.²

Affordability and Availability of Special Needs Housing

Affordable housing remains an obstacle for special needs households residing in Arlington. For example, there is a great demand for affordable, independent senior housing in Arlington. One individual interviewed by BBC indicated that there are vacancies in the independent/assisted living complexes because the complexes are not affordable. Persons with disabilities who need wheelchair-accessible units in Arlington have a limited pool of apartments and homes from which to choose. Finding a unit that is both accessible and affordable can be especially difficult.

Persons living with HIV/AIDS also face obstacles to housing affordability. Approximately 17 percent of people currently living with HIV/AIDS have a persistent mental illness and 5 percent have AIDS-related dementia. Because of the frequent concurrence of substance abuse and mental illness with HIV/AIDS, housing providers often struggle to serve this population.

¹ BBC Research & Consulting, U.S. Census data, and Comprehensive Housing Affordability Strategy (CHAS) data.

² BBC Analysis of Special Needs Populations.

Many persons with mental illness are able to live independently. Those who qualify for disability status can use their Social Security Income toward housing costs, but SSI is usually too low to adequately cover housing costs. Persons with mental health issues are able to access Section 8 vouchers from the Arlington Housing Authority, but demand is high and the waiting list for a unit can be as long as five years. Persons with mental illness who are not able to live independently often live in licensed board and care homes that provide a higher level of supervision and care. At the present time, Arlington does not have group homes, and some residents with special needs must seek services in Fort Worth. Persons with severe mental illness also face barriers in the Arlington shelter system because the three shelters require persons to be employable, which may not be feasible for some individuals.

Approximately 1,210 elderly residents, or 6 percent of the city's elderly population, are likely to live in substandard housing. Additionally, seniors also live in homes that need modifications to accommodate their physical disabilities or other mobility limitations. The number of these that are also substandard is not known. It is assumed that many of the seniors needing home repairs or improvements have low incomes and limited ability to make needed changes.

Lack of Funding to Support Specialized Service Providers

The City of Arlington has experienced a decrease in Emergency Shelter Grant and Community Development Block Grant funds. This has reduced the funds available for supportive services. The City of Arlington has maintained its commitment to local shelters with ESG grants and to other specialized support service providers with CDBG Public Service grants. These organizations struggle to provide services to special needs populations with reduced local, state, and federal dollars.

5. Facilities and Services to Serve Special Needs Residents

The City has the following facilities and services to assist persons who are not homeless but require supportive housing, including programs for persons returning from mental and physical health institutions.

Elderly and Frail Elderly

There are seven nursing homes in Arlington providing assisted-care living and supportive services for the elderly that accept Medicare and/or Medicaid. There are a total of 106 Medicare only beds, 12 Medicaid only beds, and 720 dually certified beds in Arlington. Exhibit V-2, Affordable Housing Complexes with Disabled-Designated units, lists facilities that also serve the elderly.

Currently, Arlington has 179 affordable housing units designated for the special needs population as shown in Exhibit V-2, which follows.

Exhibit V-2: Affordable Housing Complexes with Disabled-Designated Units, City of Arlington, 2003

Affordable Housing Complex	Number of Units	Type of Units	Disabled Units
Arlington VOA Living Center	15	Disabled	12
Fort Worth Community Homes	8	Disabled	8
Fort Worth VOA Living Center	6	Disabled	6
Nuestro Hogar Apartments	65	Elderly/Disabled	13
VOA Community Home	7	Disabled	6
VOA Scattered Site Duplexes	8	Disabled	8
Hill Top Apartments *	171	Family	1
Northridge Apartments *	126	Family	2
Avalon Apartments *	75	Family	2
Running Brook Apartments *	248	Family	3
Pineridge Apartments *	114	Family	4
Village at Johnson Creek *	140	Elderly	22
Parkland Pointe *	250	Elderly	40
North Arlington Senior Apartment Community *	261	Elderly	14
Arlington Villas *	280	Family	20
Parkview Townhomes *	<u>248</u>	Family	<u>18</u>
Total	2,022		179

Note: * Denotes tax credit housing

Sources: <http://www.hud.gov/offices/hsg/mfh/hsgrent.cfm> and Texas Department of Housing and Community Affairs.

- Catholic Charities** offers financial assistance and low-income housing for the elderly and disabled. Currently, Catholic Charities manages Nuestro Hogar Apartments, a Section 202 complex, as mentioned above. Catholic Charities also coordinates the Tarrant County Pharmaceutical Assistance Program, which assists elderly and disabled individuals in obtaining free or low cost medications from pharmaceutical companies. Many of the companies have benevolence programs, but the procedures for accessing these free medicines can be quite difficult. Program staff completes necessary paperwork and sends completed forms to the appropriate company. In 2002, 8 percent of Catholic Charities' clients in Tarrant County and North Texas were over the age of 60.³
- The non-profit **Area Agency on Aging of Tarrant County (AAA)**, which is sponsored by United Way of Metropolitan Tarrant County, is the largest provider of direct senior services in Arlington. AAA receives funding from the Texas Department on Aging and provides comprehensive and coordinated services and opportunities for the elderly. Some of the specific services provided to persons over the

³ <http://www.ccdofw.org/>

age of 60 are: home delivered meals through Meals on Wheels; congregate meals at senior centers; home health services; homemaker services; and transportation to medical services and senior centers via WHEELS. WHEELS is a special transportation service sponsored by the American Red Cross Chisholm Trail Chapter that assists the elderly and physically disabled with transportation to medical appointments, the pharmacy, and/or the hospital. Currently, WHEELS is the only countywide door-to-door transportation service that picks up and delivers customers with special needs. Other AAA services include case management, benefits counseling, guardianship services, and legal awareness presentations.⁴

- **2-1-1 Texas** is a statewide network that provides important non-emergency health and human services information. United Way of Metropolitan Tarrant County is one of 25 Area Information Centers that comprises the 2-1-1 network. By dialing 2-1-1, elderly persons, as well as the general population, can get information about caregiver support, financial assistance, food, health services, housing, in-home services, legal assistance, and transportation. In 2003, United Way of Metropolitan Tarrant County received a total of 58,980 calls countywide, 12 percent (6,892) of which were callers over the age of 60.⁵

- **Meals On Wheels** of Tarrant County delivers nutritious meals and coordinating needed services. Case managers assist clients in receiving fans, air conditioners, and heaters and also process applications that allow low-income clients to have their utility bills paid occasionally. Case managers arrange for clients to borrow indefinitely, and at no cost, equipment such as walkers, commode chairs, and bath rails. Meals On Wheels serves approximately 225 meals daily in Arlington. In 2003, the median client age was 77.8 years; 85 percent of the clients were over the age of 60 and 68 percent were female.

The City of Arlington is committed to providing services to its elderly population. At the Third Annual Summit for Mayors and Community Leaders, on March 31, 2005, the agenda included a discussion on an Arlington-initiated project called Communities for a Lifetime. The Communities for a Lifetime initiative focuses on strengthening collaboration between local aging organizations and many other community partners. The goal is to "... use existing resources and state technical assistance to make crucial improvements in such areas as housing, health care, transportation, accessibility, business partnerships, community education, efficient use of natural resources, and volunteer opportunities to the betterment of their communities."

⁴ <http://www.unitedwaytarrant.org/>

⁵ United Way of Metropolitan Tarrant County, *2-1-1 Texas Information & Referral Statistics: Countywide Report and 2-1-1 Texas Caller Statistics Arlington SE Tarrant County January-December 2003*.

Individuals with Disabilities

Exhibit V-2, Affordable Housing Complexes with Disabled-Designated Units, listed facilities that provide housing for various special populations, some of whom have a need for housing that is specifically designated for individuals with a disability.

In March 2004, 5 percent of Section 8 voucher holders in Arlington reported having a disability. These individuals live in facilities that provide varying degrees of accommodation for special needs. This number likely under-represents the population of voucher holders living in Arlington with a disability because 19 percent of voucher holders did not report disability status. Twenty-five percent of Section 8 voucher holders, including voucher holders living in other cities, reported having a disability. As of March 2004, the Section 8 waiting list was 4,888 persons and 19 percent reported a disability. The typical waiting time for Section 8 is between three and five years.

Persons with disabilities in Arlington have access to the following supportive programs to help meet their housing and supportive service needs.

- **Supplemental Security Income** is a federal support program that is available to people who have disabilities and limited income and resources.
- **Medicaid** waivers allow the state to provide home- and community-based services to clients who would otherwise require nursing home care or other forms of institutional care. The waivers cannot be used to cover the cost of housing, although they can be used for environmental modifications.
- **Department of Assistive and Rehabilitative Services (DARS)**, a state agency supported by state and federal funds, assists Texans with disabilities to obtain employment and maximize their ability to live independently in their communities. DARS (formerly TRC) also provides rehabilitation services for persons who have a traumatic spinal cord or a brain injury. DARS funds Independent Living Centers, which offer information, assistive devices, and vehicular modifications to help individuals with disabilities live independently. DARS also tracks new equipment and services available for people with disabilities.⁶
- **Mental Health Mental Retardation of Tarrant County (MHMR)** provides services and support for persons with mental retardation or pervasive development disorders in individual, family, and foster homes, as well as in alternative living residences and small group homes. Vocational Services and support are also provided through job placement.

⁶ Department of Assistive and Rehabilitative Services, <http://www.dars.state.tx.us>.

- **United Cerebral Palsy** of Tarrant County (UCP) provides employment services, benefits planning, rehabilitation services, housing services, community living and supportive services, personal assistance, respite care, homemaker services, and case management. In an innovative program, UCP has been able to apply Section 8 vouchers to housing mortgages. As of May 2004, UCP served 75 clients under the housing program in Tarrant County. UCP operates Tarrant County Home of Your Own program for persons with disabilities. Up to \$15,000 is offered for down payment/closing cost assistance, Home Choice Home Mortgages through Fannie Mae, and funds for home modifications.
- **Challenge Specialties, Inc.** is a unique, privately run company that works with builders and/or directly modifies existing homes to make them accessible to persons with disabilities. Challenge Specialties designs home modifications including wall mount systems for bathtubs and other transitional equipment that can be easily moved. Although Challenge Specialties is based in Arlington, as of May 2004, out of 11 total projects, only one was in Arlington.
- **Easter Seals** provides services for adults and children with disabilities. Services include nutrition and exercise programs, rehabilitation services (physical therapy, occupational therapy, speech-language therapy), job training and employment services, adult day programs, case management, and access to necessary medical equipment. In 2003, Easter Seals Greater Northwest Texas, based in Fort Worth, served 175 individuals from Arlington.

Individuals with HIV/AIDS

The Samaritan House in Fort Worth provides several housing programs for individuals with HIV/AIDS. The Genesis Program provides scattered site housing for this population. At present, six individuals in this program live in Arlington. Samaritan House in Fort Worth accepts residents from a multi-county area. There are no other facilities in Arlington that provide housing specifically for individuals with HIV/AIDS.

Persons with HIV/AIDS have access to the following resources for supportive services.

- **AIDS Outreach** helps AIDS patients who are experiencing homelessness to submit housing applications and find apartments through the Arlington Shelter Plus Care Program. Shelter Plus Care is a program that provides rental assistance and on-site social services. In addition to housing assistance, AIDS Outreach provides case management, counseling, mental health services, HIV testing, and education and outreach to at-risk populations.
- Tarrant County's **AIDS Interfaith Network** provides several resources and services for persons with HIV/AIDS. AIDS Interfaith offers medication delivery to homebound clients, care team/buddy-

companion services, community education, minority outreach, and a weekly meeting for Spanish-speaking women living with HIV/AIDS.

- **The Tarrant County Health Department** provides physical examinations, medical case management, testing, immunizations, medications, and nutrition counseling for HIV- positive patients at its location on W. Randol Mill Road in Arlington. The Tarrant County Health Department in Arlington also offers educational prevention training.
- **MHMR** of Tarrant County provides case management and addiction services for individuals who are HIV positive. HIV services include a street outreach team that contacts people with a high risk of contracting HIV due to their substance abuse, sexual behavior, or other types of behavior. MHMR tries to link them to substance abuse treatment, as well as medical and other services. They also share ways to prevent HIV, facilitate education groups, complete HIV screenings in cooperation with the Public Health Department, provide pre-test counseling, make referrals for other needed services, and provide follow-up on clients. Further HIV services include intensive case management to HIV positive clients who are using drugs or alcohol. Services, among many, include a thorough assessment and an individualized action plan that includes entry into substance abuse treatment, if needed.

Individuals with Mental Illness and Substance Abuse

Housing is provided for homeless individuals with mental illness and substance abuse problems through Shelter Plus Care grants. Millwood hospital in Arlington provides inpatient and outpatient substance abuse treatment. Cenikor in Fort Worth provides housing and treatment for individuals with substance abuse problems. There are no designated facilities located in Arlington that provide ongoing housing for non-homeless individuals with mental illness or substance abuse, however, referral organizations link this population to mainstream benefit resources and affordable housing.

Persons with mental illness or substance abuse problems have access to the following resources for supportive services.

- **MHMR of Tarrant County** is the largest provider of direct services in the county for persons with mental illness. MHMR provides comprehensive treatment and assistance to seriously mentally ill adults and children. MHMR has eligibility specialists who help people apply for SSI and an innovative TeleMedicine program in partnership with the Arlington Life Shelter. Due to long waiting lists at MHMR, clients were leaving the shelter system before receiving medical treatment. TeleMedicine not only enables clients to receive timely medical treatment, it also solves the potential problem of traveling from the Arlington Life Shelter to the MHMR clinic in Fort Worth. By utilizing a videoconference monitor, the TeleMedicine program allows the client in Arlington immediate access to a doctor in Fort Worth who can diagnosis and prescribe medications. MHMR also works with the

Arlington Housing Authority to place homeless clients in the Shelter Plus Care Program.

- **The Mental Health Association of Tarrant County** is the information and referral specialist for all of Tarrant County. The Association provides information about support groups, providers, and other resources.
- **The Safe Haven**, located in Fort Worth, provides private accommodations to ten men and ten women with serious and persistent mental illness. There is no maximum length of stay for these persons, and supportive services are offered through MHMR.
- **Simon Transitional Housing** in Fort Worth is run by The Salvation Army and provides transitional housing to 40 individuals with co-occurring diagnoses (i.e., mental illness and substance abuse). MHMR provides treatment at this facility.
- **The Tarrant Council on Alcoholism and Drug Abuse (TCADA)** in Arlington provides one-on-one therapy for persons with mental illnesses in conjunction with substance abuse problems. TCADA serves approximately 135 to 145 people a year in Arlington.
- Under the **2004 Continuum of Care** application, MHMR received \$858,875 to provide a housing first approach for homeless individuals with mental illness. Some of the 31 housing slots will be available for chronically homeless individuals in Arlington.
- MHMR also received funds in the **2003 Continuum of Care** application, for two beds specifically for chemical abuse and detoxification treatment when the individuals meet no other priority criteria. The Tarrant County Continuum also received renewal funding for Simon Transitional Housing, managed by The Salvation Army, for 40 persons with co-occurring disorders (i.e., mental illness and substance abuse). MHMR also provides several addiction services for individuals in Tarrant County. MHMR services include medically supervised detoxification for adults, counseling for adults and adolescents, short term residential treatment, day treatment for adolescents, and other outreach services. Since 2000, MHMR has served over 10,000 clients. Addiction services are also available for women with children, HIV-positive individuals, homeless individuals, and people with dual diagnoses.
- **The Tarrant Council on Alcoholism and Drug Abuse** has an office in Arlington that serves 135 to 145 persons a year with substance abuse and mental health issues, as well as housing needs. Approximately 250 to 300 persons a year are referred to the Fort Worth office due to a large demand and limited resources in Arlington. TCADA estimated that 60 to 65 percent of Arlington clients are homeless. These clients are usually referred to the Arlington Life Shelter.

6. Justification of Tenant-Based Rental Assistance (if applicable)

The City plans to continue providing tenant-based rental assistance to assist special populations with funds from previous years. The Housing Needs section documented the high percentage of low-income renter households that are cost-burdened. There were an estimated 7,500 extremely low-income renters paying more than 50 percent of their incomes in rent in 2002. Among these were 2,200 elderly renters who were cost-burdened. As noted above, 19 percent of Section 8 voucher holders have a disability. Since there is an extensive waiting list for Section 8 vouchers, the Arlington Housing Authority will use vouchers that are similar to the Section 8 vouchers for households who meet the same income limits. Slots are designated for homeless individuals and families with special needs who have been referred by a participating non-profit organization.

VI. Central Arlington Neighborhood Revitalization Strategy Area

Introduction (Criterion #1)

The City of Arlington has developed a Central Arlington Neighborhood Revitalization Strategy Area (NRSA) in accordance with the 1995 Consolidated Plan regulations at 24 CFR Part 91.215 (e)(2). The Central Arlington NRSA was submitted with the 2005-2010 City of Arlington Consolidated Plan and has been revised based on HUD comments. The Department of Housing and Urban Development (HUD) established criteria for approving locally determined strategies for revitalizing an area that is among the community's most distressed. The criteria to be met are as follows:

1. The NRSA must be submitted with the 5-Year Consolidated Plan or it must be made an amendment to the existing Consolidated Plan.
2. Grantee must clearly identify the neighborhood's boundaries and the boundaries must be contiguous.
3. The designated area must be primarily residential and contain at least 70% low-to moderate-income persons as determined by the most recent census data.
4. The strategy must be developed in consultation with the area's stakeholder, residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the neighborhood.
5. An economic assessment of the area must be completed.
6. The economic development assessment must examine opportunities for improvement within the area.
7. The economic development assessment must examine problems that are likely to be encountered.
8. The implementation plan must promote the area's economic progress with a focus on activities that will create meaningful jobs for the unemployed and low and moderate income residents of the area.
9. The plan must promote activities for the substantial revitalization of the neighborhood.
10. The strategy must identify the results (e.g., physical improvements, social initiatives and economic empowerment) expected to be achieved in terms that are readily measurable or "benchmarks".

In 1996, the Department of Housing and Urban Development issued a Community Planning and Development notice [CPD 96-01] encouraging Community Development Block Grant (CDBG) entitlement grantees to develop comprehensive revitalization strategies. HUD identified the development of NRSA's to be the best tool for creating measurable impacts at the neighborhood level. The HUD notice states, "Successful neighborhood revitalization strategies are those that bring together the neighborhoods' and the larger community's stakeholders to forge partnerships that:

- Obtain commitments to neighborhood building;
- Make neighborhoods attractive for investments, thereby creating a market for profit;
- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development;
- Support the use of neighborhood intermediary institutions to bridge the gaps between local government agencies, the business community, community groups, and residents; and
- Foster the growth of resident-based initiatives to identify and address their housing, economic, and human services needs.”

The incentives for entitlement communities to submit and secure approval for a revitalization strategy are described below.

- **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs. (24 CFR 570.208 (a)(1)(vii) and (d)(5)(i).
- **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood. (24 CFR 570.208 (a)(3) and (d)(5)(ii).
- **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M).
- **Public Services Cap Exemption:** Public services carried out pursuant to the strategy by a Community-Based Development Organization (CBDO) will be exempt from the public service cap (24 CFR 570.204 (b)(2)(ii).

Over the past five years, the City of Arlington has invested over \$18 million in public facilities, including senior housing, homeless shelters, child care facilities, youth centers, parks, clinics, social service facilities, and a workforce development facility. The Central Arlington Neighborhood Revitalization Strategy is an effort to make a significant and measurable impact in the oldest section of Arlington. The benefits of this approach have been reported by the Office of Management and Budget (OMB). Its February 2004 performance assessment report of HUD programs, which included CDBG, found that where CDBG funds were concentrated in a Neighborhood Revitalization Strategy Area, empirical evidence existed that large investments were linked to improvements in neighborhood quality. However, the report went on to rate the overall CDBG program as ineffective. Unfortunately, based on these findings, the White House administration proposed to eliminate all CDBG funds at the beginning of the federal fiscal year 2006 (October 1, 2005). Even though these funding cuts were not approved, the threat of reduced funding constantly encourages local jurisdictions to maximize available funds.

The City of Arlington and the Central Arlington Neighborhood seek the opportunity to utilize CDBG funds to leverage private resources and make a lasting impact on the community. This focused funding approach will result in the revitalization of the central Arlington neighborhood, including development of new housing, new jobs, increased transportation options, and improved access to jobs, services, and public amenities.

Historical Overview of Central Arlington

The Central Arlington area is named for its geographic location in the city. It contains some of the oldest surviving housing, original downtown, a state university, and diverse racial and ethnic populations. The first Arlington inhabitants were from the Caddo Indian tribe dating from more than 3,000 years ago. The Indians were replaced by settlers in the early 1840s and the railroad chose to place a station at what is now the intersection of Collins and Abram in 1841. The new station was eventually named Arlington in honor of General Robert E. Lee's home in Virginia. On April 19, 1884, Arlington was incorporated as a city. The need for good education was recognized early on and the present-day University of Texas at Arlington had its beginnings in 1895 as Arlington College.

As the community became more civic-minded, amenities and public facilities were added to the area. A mineral well known for its curative properties was drilled in 1892 near the intersection of Center and Main. In 1910, the Arlington Commercial Club (forerunner of the Chamber of Commerce) donated a drinking fountain and changed the large open water trough to a classically styled font with spouting lion's heads. In the early 1920s, Arlington was beginning to grow, with approximately 3000 citizens. Businesses and banks were opening in the "downtown" area, along with a public library and the first public park, Meadowbrook Park, which still exists today.

By the 1950s, Arlington was ripe for change. When the then 25-year-old Tom Vandergriff was elected Mayor, the city's population had just topped 8,000. In a huge economic boost for the area, Mayor Vandergriff enticed General Motors to build an assembly plant east of downtown. This spurred significant housing development near the plant, bordering both the north and south sides of Abram Street.

Mayor Vandergriff also encouraged the city to adopt a master plan focusing on entertainment centers as the economic engine for the area. This forethought in planning lead to the development of Six Flags Over Texas, water parks, and the Texas Rangers baseball stadium. This trend continues today with the planned development of the new Dallas Cowboys football stadium.

As Arlington began to expand its economy during the 1960s and 1970s, the major developments were happening away from Central Arlington and the downtown area. Major restaurants and shopping developed near the entertainment areas of north Arlington along the IH-30. The mid-1980s through the 1990s saw rapid development in far south Arlington. This development was also along a major interstate (IH-20). By the mid-1980s, the city's population had soared to more than 250,000.

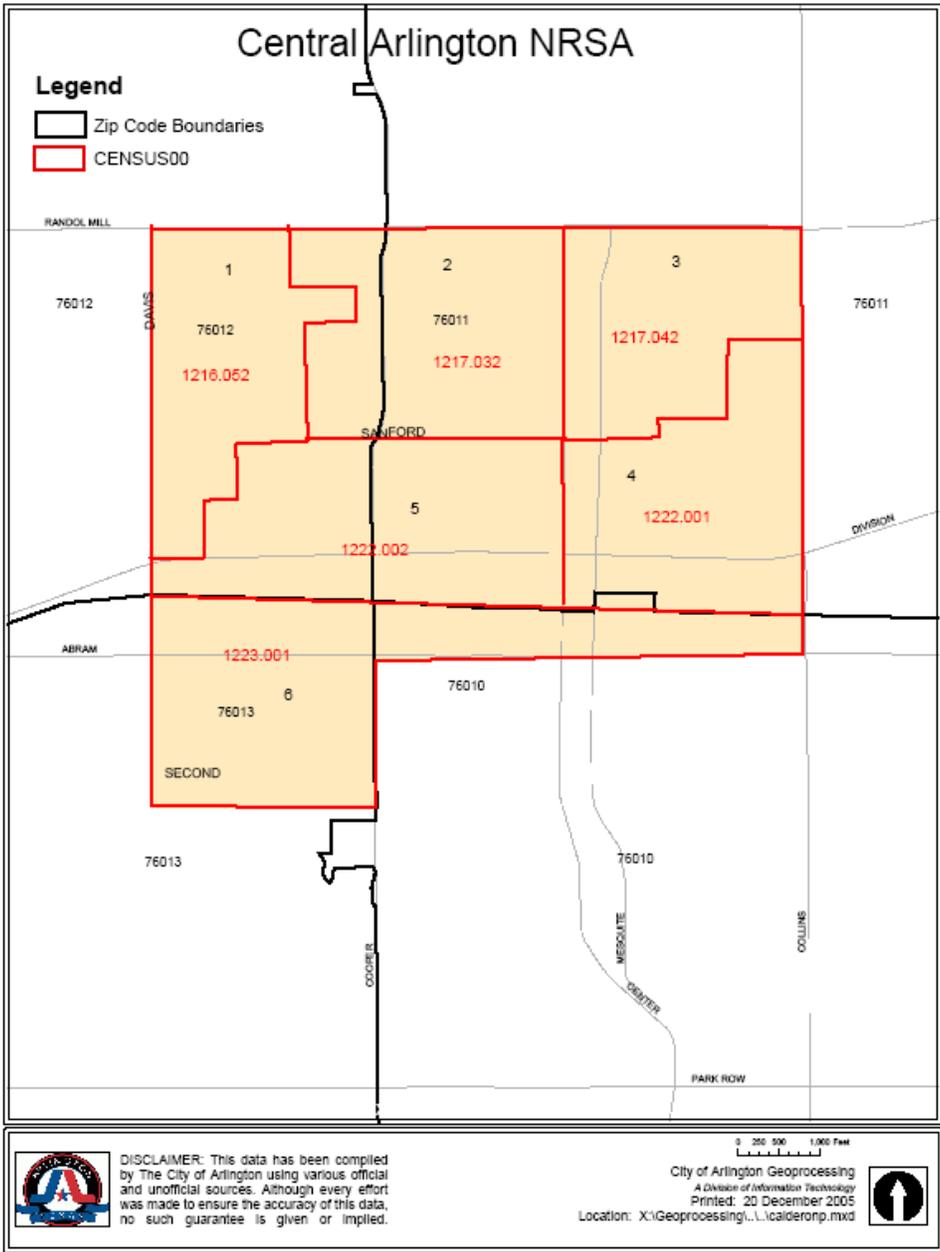
For more than 30 years, economic development moved away from the Central Arlington and the downtown area. The famed mineral well was deemed a traffic hazard, capped, and paved over by the 1960s. In the 1970s and 1980s, the city government and University of Texas at Arlington (UTA) expanded and tried to boost development by building new facilities in "old downtown." Culture and art centers were added along Main Street, but significant economic development has not thrived in downtown since its historical beginnings.

Central Arlington NRSA Boundaries (Criterion #2)

The City of Arlington has determined the following boundaries that form a contiguous area of approximately 1.5 square miles for the NRSA. The area is comprised of six census block groups, labeled on the map below.

- North:** Randol Mill between Davis and Collins.
- South:** West Second between Davis and Cooper; and Abram between Cooper and Collins.
- West:** Davis between Randol Mill and West Second.
- East:** Collins between Randol Mill and Abram.

Map 1



Demographic Criteria (Criterion #3)

According to 2000 Census Data, there are approximately 9,577 persons living in the Central Arlington NRSA. Of these, 7,301 are low-to-moderate income, (e.g., a family of four has an annual income less than \$50,150), which gives the NRSA a low to moderate income percent of 76.23. The percentage of individuals below the poverty level is 29.22. The number of persons in poverty is 2,839 (e.g., a family of 4 makes less than \$19,350/year).

Table A

Neighborhood Revitalization Strategic Area Block Groups							
Block Group	Total Population	Low/Mod Population	Percent L/M	Total Population	Poverty Population	Percent Poverty	
1	1216.052	863	552	63.96	883	100	11.33
2	1217.032	3141	2467	78.54	3143	1,029	32.74
3	1217.042	2147	1591	74.10	2147	580	27.01
4	1222.001	1217	1004	82.50	1225	503	41.06
5	1222.002	792	552	69.70	889	214	24.07
6	1223.001	1417	1135	80.10	1428	413	28.92
Total	9577	7301	76.23	9715	2,839	29.22	

Note: The low/mod information is developed by HUD. "The statistical information used in the calculation of the estimates comes from three tables in Summary File (SF) 3: P9—Household Type (Including Living Alone) by Relationship; P76—Family Income in 1999; and p797—non-family Household Income in 1999." HUD tailors the data to meet the intent of the CDBG program. As a result, total numbers vary in some cases from the poverty information which comes from Summary File 3: P87—Poverty Status in 1999 by Age.

Table B

Race/Ethnicity	Block Group 1 1216.052	Block Group 2 1217.032	Block Group 3 1217.042	Block Group 4 1222.001	Block Group 5 1222.002	Block Group 6 1223.001	NRSA Average
White	78%	47%	62%	39%	61%	48%	53%
African American	6%	11%	15%	9%	15%	10%	11%
Asian/Pacific Island	0%	6%	2%	1%	2%	30%	7%
Other**	15%	36%	21%	51%	22%	12%	29%
Hispanic (Ethnicity)	26%	57%	42%	74%	33%	27%	46%

**The "Other" category includes American Indians, Native Hawaiians, persons of more than one race, and those who select "other" race on the census form.

Table C

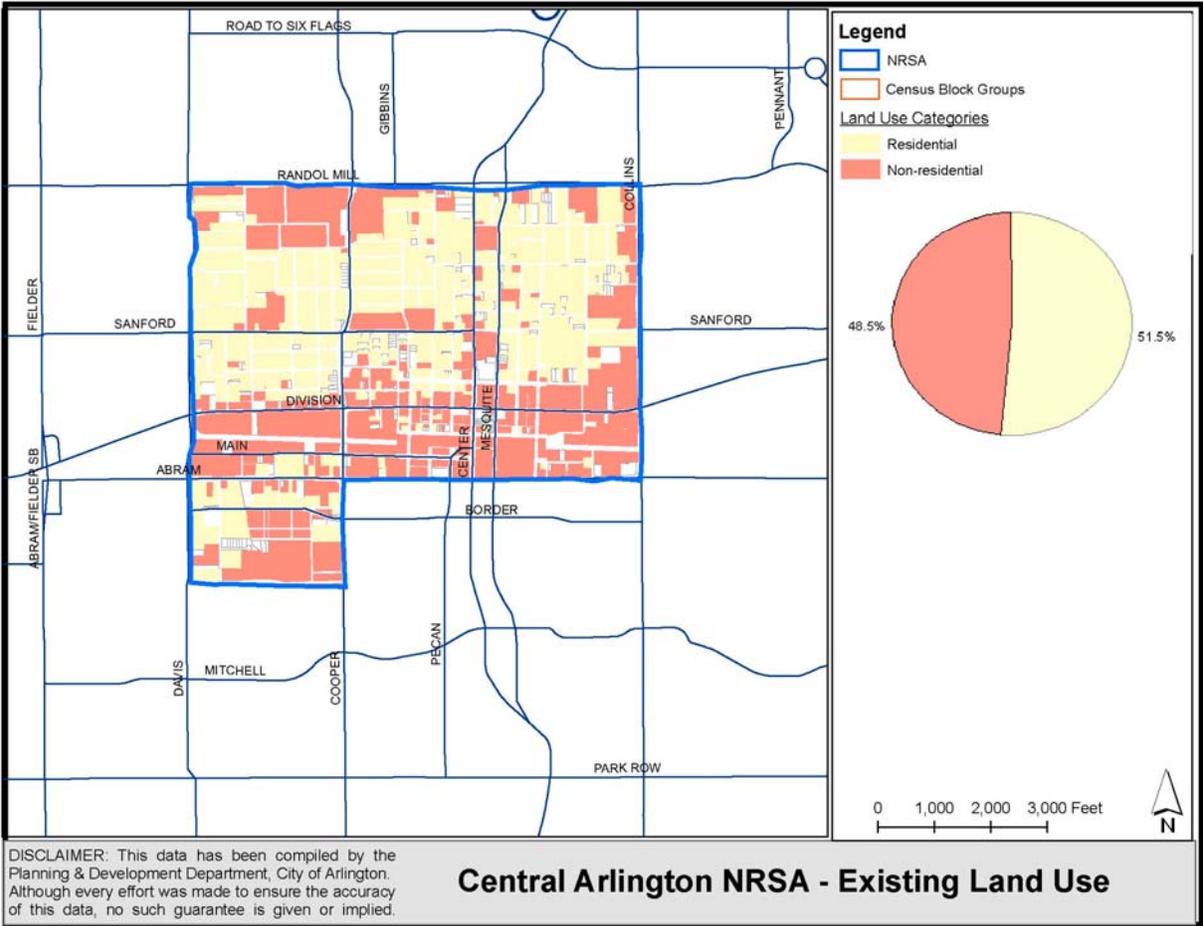
Demographic	Block Group 1 1216.05 2	Block Group 2 1217.03 2	Block Group 3 1217.04 2	Block Group 4 1222.00 1	Block Group 5 1222.00 2	Block Group 6 1223.00 1	NRSA Average
% < Poverty Rate	11%	33%	27%	41%	24%	29%	29%
Unemployment Rate	0%	7%	11%	11%	2%	5%	7%
Renter Households	57%	81%	77%	79%	65%	99%	79%
Adults < HS Diploma	23%	59%	43%	61%	31%	23%	43%
No Access to Vehicle ¹	2%	18%	7%	12%	19%	10%	12%
Med. Household Income	\$31,394	\$25,588	\$22,188	\$21,337	\$26,509	\$22,303	\$24,886
Housing Built < 1970	73%	42%	40%	38%	69%	55%	50%
% College Student	9%	2%	3%	1%	4%	34%	8%
English not spoken or not spoken well	7%	33%	16%	47%	12%	17%	23%

¹ NOTE: Access to vehicle information is based on the percent of occupied housing units with no access to a vehicle as reported in the 2000 Census.

Primarily Residential

The Central Arlington NRSA is primarily residential. Based on existing land use, 52 percent of the area is residential and 48 percent is non-residential.

Map 2



Consultation (Criterion #4)

In the last five years, several different groups have assessed the Central Arlington area to develop strategies to attract economic development. These community-based planning efforts have involved neighborhood residents, businesses, local and regional government, churches, non-profit organizations, and educators (see attached NRSA Consultation List). Taken as a whole, these plans underscore the need for a focused redevelopment plan for Central Arlington. Plans, each of which entailed substantial community input, include:

- *Historic North Central Community Neighborhood Action Plan*-prepared by residents of the historic "Old Town" neighborhood in conjunction with City staff. An open invitation to participate went out to all homeowners and renters, businesses,

churches, and non-profits. The Action Plan includes an area bounded on the north by Sanford Street, on the east by Collins Street, on the south by Division Street, and on the west by Cooper Street. The plan was developed in July 2002.

- *Division Street Corridor Study*-prepared by City of Arlington Department of Planning in cooperation with a 75-member citizen task group, including property owners, businesses, churches, institutions, Downtown Arlington, Inc., Texas Department of Transportation, and interested citizens from other neighborhoods. The group held seven meetings and one workshop where a list of strengths, weaknesses, opportunities, and threats (SWOT analysis) were developed. The report was published in July 2000.
- *Three Bridges: IH-30 Interchange Geometric*-prepared by the City of Arlington in conjunction with the Chamber of Commerce, Texas Department of Transportation, and public stakeholder group. One of the key goals of this document is to create interchanges at Center Street to provide a "gateway" to Central Arlington and UTA. This report was published in February 2004.
- *Arlington 2025*-prepared by the City of Arlington with extensive citizen input provided by task groups that include City staff, elected officials, local non-profits, and citizens. The goal of this document is to create a unified vision for Arlington's future. Work is still in progress.
- *UTA Campus Master Plan 1999-2020*-prepared by University staff with extensive participation from the students and the community. This was published in 1999.
- *City of Arlington: Downtown Master Plan*-prepared by Fregonese Calthorpe Associates, with participation from City staff and 100 stakeholders from the downtown area. This plan was published in December 2004.
- *Housing Needs Assessment*-prepared by BBC Research and Consulting with extensive input from citizens, local and regional government, non-profit organizations, and housing market experts in the area. The report was published in October 2004.

Based on the planning and strategies focused on the revitalization of Central Arlington and the historic downtown area, a comprehensive targeted approach to revitalization through a Neighborhood Revitalization Strategy Area has been determined to be the best use of CDBG and HOME funds for the next five years. Presentations for this approach have been made to a number of elected officials, businesses, boards and commissions, non-profit organizations, and citizens. All groups have enthusiastically supported this new approach.

Community Commitment

The Central Arlington NRSA will have a Council-appointed neighborhood-based advisory committee to provide ongoing input into NRSA activities over the next five years. NRSA Steering Committee applications were solicited at the 2005 United Way Report to the Community and will continue to be solicited through the City's website and community meetings.

Development Potential (Criterion #5)

The *City of Arlington: Downtown Master Plan* states, "In the last 30 years development has occurred closer to the freeway interchanges in Arlington, rather than the downtown. This is a common growth pattern that many other communities throughout the U.S. are working to re-direct as well. As these other areas of Arlington have become built out, and with a renewed interest in downtowns in the Dallas-Fort Worth area, Arlington's downtown has the potential to again attract substantial investment for both jobs and housing."

The Arlington Chamber of Commerce has identified eleven (11) current locations in the immediate vicinity of the NRSA where economic redevelopment is occurring and/or planned in the near future (see map on following page):

1. **Historic Vandergriff Lofts** (Division & Center): Conversion of historic two-story office/auto show room building to mixed use for office/retail/residential.
2. **Town Center** (Division & Center): Two new mixed use buildings with 45M square feet of retail/office/residential in conceptual planning stage.
3. **Prospective Development Site** (Abram and East): Current location of municipal parking lot. Site could be scraped and sold/leased for commercial development.
4. **Founder's Plaza** (Abram and Center): Project site under review for interactive fountain project to complement public plaza and attract additional development.
5. **Pinnacle Corporation** (Abram and East): 185,000 square foot campus comprising several commercial mixed-use buildings.
6. **Summit Bank** (Abram and East): Planned renovation and upgrade of bank building.
7. **Prospective Redevelopment Site** (Abram and West): Current location of municipal court operations, which are to be relocated. Site could be scraped and sold/leased for commercial development.
8. **First Baptist Church Campus** (South and Center): 6,000 square foot Welcome Center expansion and new sanctuary site.
9. **Tarrant County Subcourthouse** (Abram and Jeffries): New County Precinct 2 Subcourthouse.
10. **Mycoskie McInnis Associates** (South and Mesquite): Two mixed-use buildings for retail/office/residential in design stage.
11. **Stratford Town Homes** (First and Elm): 28 new three-bedroom town homes. Sales velocity was one unit per week without formal marketing program.

Additional development in the Central Arlington NRSA is planned through organizations such as Tarrant County Housing Partnership (TCHP), a Community Housing Development Organization (CHDO). TCHP plans to acquire, rehabilitate, resell; and/or construct affordable housing for low and moderate income households in the NRSA.

According to the *City of Arlington Downtown Master Plan*, "Despite this City's many promising, successful features, it's important to take steps today that will create an even more thriving downtown area A mix of housing, jobs, services, and attractions is necessary to shape a vibrant and pedestrian-friendly downtown. The downtown also must function well for the thousands of students and staff who live or work at the University and in the surrounding areas."

Insert Map 3

Community Need and Areas of Improvement (Criterion #6)

Central Arlington possesses six out of the nine factors indicative of a fragile neighborhood. All of downtown Arlington's Census Tracts consist of pre-1970 housing stock; downtown Arlington has a relatively higher crime rate than other parts of the city; several traffic survey zones have above average code violations; a number of land parcels are zoned but vacant; several census tracts have above average owner-occupied housing vacancy rates; and downtown Arlington is located in an area prime for redevelopment.

Key concerns for neighborhood revitalization include underdevelopment of the downtown area, lack of quality office space, high poverty rates, lack of education, high unemployment rates, low homeownership rates, lack of transportation and pedestrian infrastructure, and aging housing stock. The Central Arlington NRSA provides an opportunity for this neighborhood to attract businesses and jobs, build quality affordable housing, maintain existing housing stock, and increase access to employment centers, education, and services. If these issues are not targeted in a comprehensive and focused approach, the decline being seen today could quickly turn into urban blight.

Exhibit VI-4.
Locations of Persons
Living in Poverty, 2000

Source:
U.S. Census Bureau, 2000.

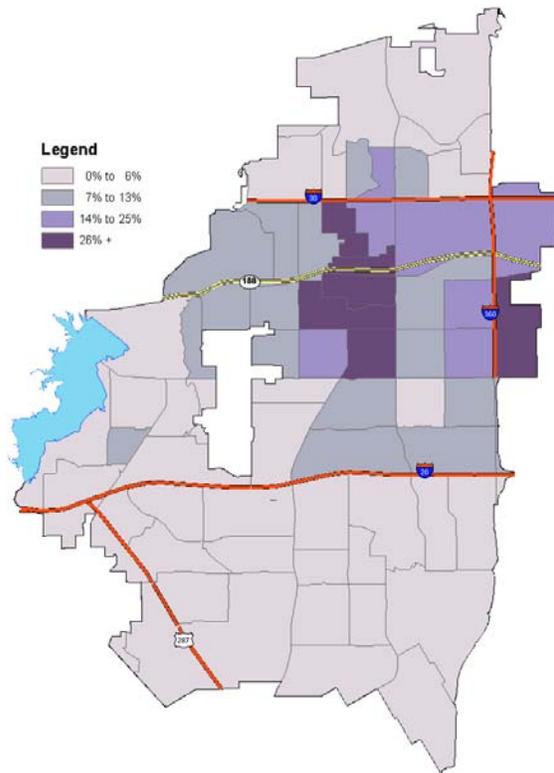
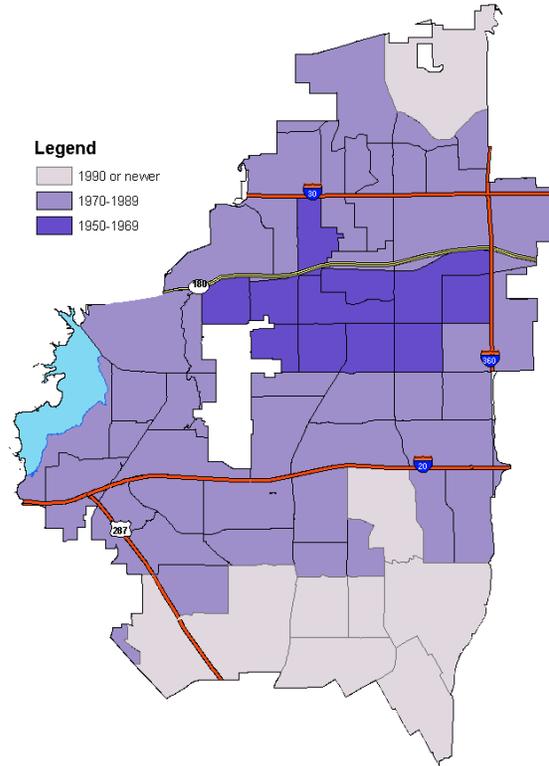


Exhibit VI-3.
Age of Housing
Stock by Census Tract

Source:
U.S. Census Bureau, 2000 Census and
BBC Research & Consulting.



Areas of Improvement

Fortunately, the NRSA has community partners with exceptional resources such as the University of Texas at Arlington, the Arlington Chamber of Commerce, Arlington Human Service Planners, and a variety of health and social service organizations (e.g., Arlington Workforce Center, JPS Health Network, MHMR, AIDS Outreach, Department of Assistive and Rehabilitative Services, Mission Metroplex, Salvation Army, Arlington Life Shelter, and The Women's Center). As development begins to take off in the NRSA, these organizations are well positioned to assist low income and unemployed persons to gain access to new jobs and housing.

Education and Employment

Needs have been identified for GED classes and testing, English as a Second Language classes, Occupational Skills Training, Employment Skills Training, and Job Search Assistance for the residents of the NRSA. These resources are available at the Center for Continuing Education and Workforce Development; however, access to and information about these resources need to improve. The City will continue to explore alternative means of transportation to needed services and jobs. Improved pedestrian infrastructure will increase access for some individuals. For others, transportation can be provided by the City's Handitran for elderly and individuals with disabilities. For other low income residents, transportation can be provided by Mission Metroplex with a combination of CDBG and private funds. Partner organizations will be encouraged to bring additional educational services closer to the areas of need. The increased economic development activities within the NRSA will improve access to employment centers within walking distance to housing.

Housing and Homeownership

The residents of the NRSA include 79 percent renters compared to 45 percent in Arlington as a whole. Development of new affordable owner-occupied housing units, combined with homeownership assistance, will enable many low to moderate income families to purchase a home. In February 2004, a report was published by the Hudson Institute entitled *External Benefits of Homeownership* which claims that "benefits of homeownership are not limited to the owner, but extend to the owner's community". The report goes on to say that "homeownership, therefore, might produce external benefits by leading to lower crime rates, greater community investment, and better behaved children". The research found that a 10 percent increase in homeownership would reduce recidivism enough to prompt a two percent reduction in crime. Other statistics have shown that crime goes down as unemployment decreases². Successful neighborhood revitalization will add both homeownership and employment to the Central Arlington Neighborhood.

To address the aging housing stock in the NRSA, housing rehabilitation grants will be targeted to assist NRSA residents. Grants may be used for emergency repairs, architectural barrier removal, and complete rehabilitation of older homes in the NRSA.

Pedestrian Access and Sustainable Development

Mixed-use facilities, which include a combination of housing, office space, and retail in conjunction with pedestrian infrastructure, will create sustainable neighborhoods whereby residents are less dependent on automobiles. Options will become available to work, live, and play in the same neighborhood.

Asset Development

Resources will be enlisted and marketed to help low income residents increase their income and buying power through access to financial literacy, credit repair, earned income tax credit, individual development accounts, homeownership counseling, and case management.

Problems (Criterion #7)

Identified problems that are likely to be encountered include:

- High poverty, low educational levels, limited English speaking ability, lack of access to transportation, and higher unemployment rates are characteristic of the residents of the Central Arlington NRSA.
- Community business/commercial centers are limited in scale and scope. These centers lose much of their business to other areas of the city. The Central Arlington NRSA has few major retail stores, no grocery stores, and limited office space (see pages 137-138).
- Businesses experience difficulty in obtaining investment capital for business development due to competition with more marketable areas of the city.
- Higher than average crime statistics.
- Visible homeless population: The Arlington Night Shelter and the Salvation Army each have homeless shelters within the NRSA. Although these agencies are valued city partners and community neighbors, real issues exist with homeless vagrancy in the nearby park areas.
- High concentration of code violations indicative of deteriorating housing and possible

² Article by Chester L. Britt, *The American Journal of Economics and Sociology*. January 1994

public health and safety issues.

- Current zoning standards are an impediment to profitable economic development in the downtown area, according to the *City of Arlington: Downtown Master Plan*. The plan states that “the model shows that few properties in the study area provide the minimum return on investment needed once all regulations are incorporated into the model. However, once some of the zoning regulations were adjusted (such as lowering the number of parking spaces required and increasing the number of stories allowed), many properties showed healthy rates of return on investment.”
- Lack of quality office space near downtown (see pages 137-138).
- Lack of sidewalks and pedestrian friendly walkways including streetscapes, shaded areas and sidewalks, street parking, and bicycle racks.
- The NRSA is located across four zip codes: 76010, 76011, 76012, and 76013, which contain the highest levels of TANF recipients, Tarrant County human service clients, domestic violence calls, and infant mortality rates. See Table D below.

The data in Table D highlights additional social and economic disadvantages to be overcome in this area.

Table D

Arlington Zip Code	2000 Census Total Population	Jan 2005 TANF Recipients (1)	% of Population	FY04 Tarrant Co DHS # Served (2)	% of Population	2004 Domestic Violence Calls (3)	% of Population	2002-03 Tuberculosis Cases (4)	1997-2002 Infant Mortality Rate (5)
76001	21,566	13	0.06%	23	0.11%	112	0.52%	0	5.2
76002	7,355	13	0.18%	21	0.29%	123	1.67%	0	5.6
76006	24,678	39	0.16%	71	0.29%	226	0.92%	1	9.2
76010	53,757	116	0.22%	233	0.43%	671	1.25%	10	6.7
76011	29,898	52	0.17%	188	0.63%	389	1.30%	8	9.3
76012	25,488	45	0.18%	137	0.54%	189	0.74%	0	9.1
76013	32,134	41	0.13%	113	0.35%	229	0.71%	2	7.6
76014	31,127	64	0.21%	149	0.48%	96	0.31%	6	8.7
76015	16,063	21	0.13%	45	0.28%	411	2.56%	3	4.9
76016	30,814	12	0.04%	36	0.12%	37	0.12%	1	6.0
76017	42,060	46	0.11%	101	0.24%	278	0.66%	3	5.8
76018	23,918	24	0.10%	66	0.28%	184	0.77%	7	9.1
Arl Total	338,858	486	0.14%	1183	0.35%	2945	0.87%	41	
Arl Average									7.4
Tarrant Total	1,446,219	2,644	0.18%	6,378	0.44%			200	
Tarrant Avg									6.2

Data Sources

(1) Workforce Solutions for Tarrant County: Temporary Assistance to Needy Families (TANF) Recipients (In January 2005, 76010 had the 6th highest number of TANF recipients in Tarrant County)

(2) Tarrant County Department of Human Services (In FY04, 76010 had the 6th highest number of low income residents served by TCDHS in Tarrant County)

(3) Arlington Policy Department: Domestic violence calls by Police Reporting Area (PRA) cross-referenced to zip code (A total of 3066 calls were reported in 2004; however some were not assigned to a PRA)

Community Vision

The Central Arlington NRSA envisions a community where Arlington's historic roots can be recognized, local businesses can prosper, home and work are within walking distance, cultural and artistic activities are abundant, and community planning and development involve everyone.

Key Strategies (Criterion #8)

The City of Arlington will implement the following strategies to promote economic empowerment for low to moderate income individuals and families.

Economic Opportunity

1. **Encourage unique partnerships between the Workforce Development Center, University of Texas Arlington (UTA), and existing/new businesses in the NRSA.** As new businesses are attracted to the area, incentives can be created for partnering with the Workforce Development Center and UTA to offer first opportunity at jobs.
2. **Increase access to training,** such as job skills training, English as a Second Language, GED, basic skills training, and short-term pre-vocational training.
3. **Capture an increased share of retail/commercial business activity through business recruitment and accompanying job creation.** By creating a unique sense of place, commercial and retail facilities will be drawn to the area, increasing job opportunities for individuals with a range of skills and abilities.
4. **Leverage private investment** in the neighborhood through wise use of CDBG and HOME funds and coordination with alternative funding sources.
5. **Strive to keep consumer and housing dollars in the NRSA.**

Affordable Housing

6. **Increase home ownership in order to stabilize the neighborhood.** Home ownership is seen as a basic tool to invest residents in their community and its future. The intent is to increase this option to households across the income spectrum.
7. **Develop new quality affordable housing in the Central Arlington neighborhood.** Housing in the NRSA is older housing stock. The area is in need of greater housing options for mixed income working families.
8. **Develop mixed-use urban centers.** These centers will contain ground floor retail, business, and office space with upper floors containing housing units. Mixed use development will provide opportunities for both employment and quality affordable housing.
9. **Encourage energy and resource conservation whenever feasible and strive for sustainable development.**
10. **Explore increased resources for housing rehabilitation** to prevent the decline of aging housing stock in the NRSA.
11. **Support CDC/CBDO/CHDOs** as neighborhood intermediary institutions to serve as a catalyst for change.

Suitable Living Environment

12. **Continue to restore and identify historic characteristics of the area.** Historic preservation helps create a sense of place and identity for a community. The two nationally recognized historic districts in Arlington are both located within the NRSA.
13. **Develop a master plan for business facades and streetscapes.** An obvious impact will be sensed among the community once a sense of continuity is evident in the facades and streetscapes within the NRSA.
14. **Explore transportation alternatives** for low to moderate income residents of the NRSA.

Core Economic Actions (Criterion #9)

According to the 2004 Downtown Master Plan, the City of Arlington has already taken many positive steps to achieve a thriving revitalization of the Central Arlington neighborhood. The report states, "The forming of a Tax Increment Financing (TIF) District, establishing design standards, and the existence of robust prior plans will position downtown Arlington toward becoming a vital business and civic center bustling with activity and investment."

The Central Arlington community is pursuing the following core economic actions to encourage investment and leverage dollars for revitalization.

Downtown Development Council: A group representing commercial, philanthropic, government, education, and church related interests was formed several years ago to pursue development projects that will revitalize the downtown area. The Arlington Chamber of Commerce has identified a minimum of 11 major redevelopment efforts in the heart of the NRSA. These efforts will be the start of revitalization activity which will benefit the entire neighborhood (see Criterion #5 and map on page 127 for details).

Downtown Design Standards Redesign: The Downtown Business District was recently established by the City of Arlington to "aid in the revitalization of Arlington's original downtown area. The district's intent is to establish an identity for the downtown area by permitting uses that enhance its role as a unique civic and ceremonial heart of the City." New design standards which encourage mixed-use facilities, pedestrian streetscapes, and uniform standards for signage, parking, and street frontage were passed by City Council in September 2005.

Tax Increment Financing: Tax increment financing (TIF) is a tool to finance public improvements within a defined area in order to enhance the area and attract new investment. Current or future tax revenues from redeveloped or appreciated real properties in the District may pay costs of selected public improvements within the TIF District. Funds are dispersed according to a plan and agreements approved by a TIF Board. The TIF fund revenues over the years 2000 through 2003 are \$1,258,626.

State-designated Enterprise Zones: The Texas Enterprise Zone Program is intended to encourage job creation and capital investment in economically distressed areas. By locating in the Centre Arlington Enterprise Zone, a company may apply to the City of Arlington For Enterprise Zone project designation. If designation is approved and the company meets other qualifying criteria, the company can apply for Enterprise Zone Benefits.

Tax Abatements: The City Council has approved various tax abatement programs in different enterprise zones. The program identified as the Downtown-Centre Arlington Enterprise Zone allows projects adding a minimum of \$50,000 of taxable value to qualify for

up to a 50 percent abatement of City real or business person property taxes for two years. Projects providing a minimum of \$100,000 of taxable value can qualify for up to 80 percent abatement of City real or business personal property taxes for up to three years.

Fannie Mae-Deep Dive Application: The Arlington Chamber of Commerce, in coordination with the City of Arlington, the University of Texas at Arlington, businesses, and community residents, collaborated to apply for Fannie Mae funding to revitalize the Central Arlington area. The application proposes development of more than 1,000 new housing units and 500 rental units targeting low to moderate income persons. In 2005, Arlington was one of three cities in the country selected for the Deep Dive Program.

Proposed Objectives and Outcomes (Criterion #10)

Objective #1: Develop Owner-Occupied Housing

Goal: 45 Housing Units

The City of Arlington will leverage HUD funds for the development of 20 owner-occupied town homes on City-owned property and 25 low income housing units developed by a local Community Housing Development Organization (CHDO). Recently a 28-unit town home project was completed adjacent to UTA and designed for single non-student residents. The units sold out before beginning the formal marketing program. This is a strong indicator that more of these units will market very well.

Strategies Being Implemented

- **Strategy #4: Ensure that CDBG and HOME funds are used to leverage private investment in the community.**
- **Strategy #5: Strive to keep consumer and housing dollars in the NRSA.**
- **Strategy #6: Increase homeownership in order to stabilize the neighborhood.**
- **Strategy # 7: Develop new quality affordable housing in the Central Arlington neighborhood.**
- **Strategy #9: Encourage energy and resource conservation whenever feasible and strive for sustainable development.**
- **Strategy #11: Support CDC/CBDO/CHDOs as neighborhood intermediary institutions to serve as a catalyst for change.**

Objective #2: Mixed-Use Development

**Goals: 30 Housing Units (increased from 18)
 16 New Businesses (increased from 6)
 300 New/Retained Jobs (increased from 30)**

The City of Arlington, in cooperation with the neighborhood-based advisory committee and local businesses, will leverage HUD funds and create two mixed-use development facilities. Each development will be three to four stories tall with the first story utilized for retail

and/or dining and the other floors for mixed income rental units. An independent consulting firm, Fregonese Calthorpe Associates, assessed the potential for this type of development and based on a rate of return model determined that the area would successfully support projects with three to four stories.

Strategies Being Implemented

- **Strategy #1: Encourage unique partnerships between the Workforce Development Center, UTA, and existing/new businesses in NRSA.**
- **Strategy #3: Capture and increase the share of retail/commercial business activity through business recruitment and accompanying job creation.**
- **Strategy #4: Ensure that CDBG and HOME funds are used to leverage private investment in the community.**
- **Strategy #5: Strive to keep consumer and housing dollars in the NRSA.**
- **Strategy # 7: Develop new quality affordable housing in the Central Arlington neighborhood.**
- **Strategy #8: Develop new mixed-use urban centers.**
- **Strategy #9: Encourage energy and resource conservation whenever feasible and strive for sustainable development.**

Objective #3: Housing Rehabilitation

Goal: 25 Housing Units

Aging housing stock is a problem in the NRSA. Fifty percent of the houses in the NRSA were built before 1970. To address this need, The City of Arlington will rehabilitate 25 owner-occupied homes in the NRSA, which may include the preservation of historic homes. Rehabilitation is provided in the form of a forgivable loan for homeowners to repair and or provide eligible remodeling such as removal of architectural barriers (e.g., ramps, wider doors, grab bars). The loan is forgivable after five years if the homeowner retains the property as his/her primary residence and does not default on property payments.

Strategies Being Implemented

- **Strategy #9: Encourage energy and resource conservation whenever feasible and strive for sustainable development.**
- **Strategy #10: Explore increased resources for housing rehabilitation to prevent the decline of aging housing stock in the NRSA.**
- **Strategy #12: Continue to restore and identify historic characteristics of the area.** Historic preservation helps create a sense of place and identity for a community. The two nationally recognized historic districts in Arlington are both located within the NRSA.

Objective #4: Streetscapes

Goals: 20 blocks of new/improved sidewalks
 20 trees
 20 new street lights
 20 curb cuts for increased access

The City of Arlington will develop and implement a plan for streetscapes in accordance with the identified needs of targeted city blocks. The Fregonese report states that “Downtown streets should be viewed as multiple-use facilities” providing transportation, parking, and pedestrian activities. Shade and weather protection are important considerations for enticing persons from their cars and onto the sidewalks. Sidewalk improvements will also ensure upgrades to improve accessibility for individuals with disabilities. Streetscapes will be planned in coordination with other available funding sources such as City bond funds, private investment, and sustainability grants.

Strategies Being Implemented

- **Strategy #1:** Encourage unique partnerships between the Workforce Development Center, UTA, and existing/new businesses in NRSA.
- **Strategy #4:** Ensure that CDBG and HOME funds are used to leverage private investment in the community.
- **Strategy #9:** Encourage energy and resource conservation whenever feasible and strive for sustainable development.
- **Strategy #12:** Continue to restore and identify historic characteristics of the area.
- **Strategy #13:** Develop a master plan for business facades and streetscapes.

Objective #5: Business Façade Improvement Grants

Goal: 20 Façade Improvements (reduced from 50)

The City of Arlington will use CDBG funds for Business Façade Improvement grants. Businesses will be required to match grant funds 100 percent. Improvements must be in accordance with the NRSA master development plan. Priority will be given to “gateways” into the NRSA (e.g., Abram, Mesquite, and Center).

Strategies Being Implemented

- **Strategy #4:** Ensure that CDBG and HOME funds are used to leverage private investment in the community.
- **Strategy#12:** Continue to restore and identify historic characteristics of the area.
- **Strategy #13:** Develop a master plan for business facades and streetscapes.

**Retail, Office, and Multi-family Development in the Central Arlington
NRSA**

INDUSTRIAL

	Name	Address	Size		Employment		Status
			Current	New	Current	New	
17	J C Duncan Company	1212 Harrison	34834*				Existing
	<i>J C Duncan Company</i>				263		

INSTITUTION

	Name	Address	Size		Employment		Status
			Current	New	Current	New	
18	Arlington Police Headquarters	620 W Division St					Existing
	<i>Arlington Police Dept</i>				402		
19	Arlington Main Post Office	300 E South St	25130*				Existing
	<i>Us Postal Service-arlington Main Office</i>				585		
22	Tarrant County Subcourthouse (new)	Sec Abram & Jeffries		45000			Announced
20	Kindred Hospital Fort Worth (arlington)	1000 N Cooper St	80@				Existing
	<i>Kindred Hospital Fort Worth (arlington)</i>				260		
21	Arlington Memorial Hospital	800 W Randol Mill Rd	369@	48			Announced
	<i>Arlington Memorial Hosp</i>				1300		

MULTI-FAMILY

	Name	Address	Size		Employment		Status
			Current	New	Current	New	
40	Timber Brook	406 Kerby	120#				Existing
41	Claremont	971 E Sanford St	260#				Existing
42	Village At Johnson Creek	815 Senior Creek	140#				Existing
43	Arbor Oaks Apartments	1006 Greek Row Drive	150#				Existing
44	Meadow Run Apartments	501 Summit Drive	120#	96			Existing
23	Linda Vista	711 Linda Vista Avenue	112#				Existing
24	Pinewood	1000 W Mitchell Street	111#				Existing
25	Heatherway	1020 W. Abram	132#				Existing
26	Catalina	815 W. Abram	120#				Existing
27	Westwood	808 E. Sanford	262#				Existing
28	Sawyer's Mill	501 Fuller Street	133#				Existing
29	Sawyers Mill	501 Fuller Street	132#				Existing
30	Plantation Place	700 Randol Mill Rd	100#				Existing
31	Waterford Phase I & li	900 E. Randol Mill	330#				Existing

32	Enclave At Arlington	1249 Enclave Cir	348#			Existing
33	Collins/rosewood	904 Johnson	119#			Existing
34	Rosewood	1000 Peach	135#			Existing
35	Collins Creek	930 Peach Street	138#			Existing
36	Rogers Landing.	723 Garden Shadow	108#			Existing
37	Eastwood I & li	923 Peach	327#			Existing
38	Vandergriff Building (the V)	100 E Division		6		Announced
39	Arbor Oaks	1004 Greek Row	120#			Existing

OFFICE

	Name	Address	Size		Employment		Status
			Current	New	Current	New	
46	Chase Bank	500 E Border St	289419*				Existing
	Chase Bank				500		
45	Municipal Office Tower	201 E Abram St	111000*				Existing

RETAIL

	Name	Address	Size		Employment		Status
			Current	New	Current	New	
49	Wal-mart Supercenter	Nec Randol Mill & Collins		187183			Under Construct
50	Office Max, Sav-a-lot S/c	Sec Road To Six Flags & Collins	76839*				Existing
48	Max Grocery (closed)	Nwc Randol Mill & Collins					Existing

* Square Feet ** Students @ Beds ^ Rooms # Dwelling Units

Class Description

INDUSTRIAL Industrial bldgs with at least 100,000 sqft or an employer with at least 400 employees

INSTITUTION Airports, airlines, and all major hospitals

MULTI-FAMILY Apartments, townhomes and condos with at least 100 units

OFFICE Office bldgs with at least 100,000 sqft or an employer with at least 400 employees

RETAIL Malls, neighborhood centers and individual retail structures with at least 100,000 sqft

VII. ACTION PLAN

A. INTRODUCTION AND PURPOSE

The City of Arlington submits this Action Plan for Program Year 2005, which begins July 1, 2005 and ends June 30, 2006. The plan provides specific information on the use of grant funds, including proposed projects for Community Development Block Grants (CDBG), the HOME program, and Emergency Shelter Grants (ESG).

The primary purpose of the City's Consolidated Plan and Action Plan is to expand and strengthen partnerships in order to provide decent housing, establish and maintain a suitable living environment, and extend economic opportunities to citizens, particularly low and moderate-income persons. Partnerships with neighboring jurisdictions, the private sector, and non-profit organizations are essential for the successful implementation of this plan.

The budget and projects included in this Action Plan are based on the estimated entitlement funds for 2005-2006, as documented in the award letter from HUD. The total amount of funds budgeted in the 2005-2006 Action Plan for all three grants, including reprogrammed funds and anticipated program income, is \$8,247,652.

Source	CDBG	HOME	ESG	Total
2005 Allocation	\$3,627,032	\$1,525,650	\$139,901	\$5,292,583
Program Income	30,000			30,000
ADDI		72,978		72,978
Reprogrammed Funds	1,566,104	1,285,987		2,852,091
TOTAL	\$5,223,136	\$2,884,615	\$139,901	\$8,247,652

In developing the budgets, proposals under the CDBG, HOME, and ESG programs were reviewed by the Grant Review Committee of the Arlington Human Service Planners (AHSP), Grants Management staff, and the City Council Community and Neighborhood Development Committee. Copies of funding requests, including complete grant proposals, information about the organizations and their proposed activities, and related comments from staff and AHSP, are available for review in the City Manager's Office. Funding requests are also provided in this Action Plan, along with the recommended grant award amounts.

Two public hearings regarding the recommended activities and budgets proposed in this Action Plan were held. The first was at 6:30 p.m. on March 23, 2005 and the second was held at 6:00 p.m. on April 4, 2005. The purpose of these hearings was to obtain citizen comment and to allow individuals or organizations requesting funding to address the City Council. The 2005-2006 Action Plan Summary was published in the newspaper on March 13, 2005, posted on the City Web site, and copies of the Consolidated Plan and the Action Plan were available at the city's public libraries. Citizens had a 30-day period to make comments, from March 14, 2005 through April 15, 2005. The City is responding in writing to written citizen comments (see public comments in Section VIII-O). The 2005-2006 Action Plan was approved by the Arlington City Council on May 10, 2005.

A Public Hearing regarding proposed amendments to the 2005-2010 Consolidated Plan, 2005 Action Plan, and the reprogramming of CDBG, HOME, and ESG funds was held on Monday, November 21, 2005, at 4:30 p.m. Notice of the Public Hearing and a summary of amendments was published in the newspaper on Sunday, October 30, 2005 and posted on the City website. Citizens had an opportunity to comment during the public comment period from October 31 to December 2, 2005. The amendments were approved by the Arlington City Council on December 6, 2005.

The City of Arlington's 2005-2006 Action Plan outlines the use of federal funds by describing the specific activities proposed to address the needs and priorities established in the 2005-2010 Consolidated Plan. The Action Plan also reports on the availability of private funds being leveraged by the federal grant funds, specifically the amount and type of private funds anticipated for the 2005-2006 program year. The Consolidated Plan and Action Plan were submitted to HUD on May 13, 2005. The objectives and activities established in this document also provide a framework for assessing the City's performance.

Planned Activities				
Goals	#	Objectives	Performance	
			1 Yr	5 Yr
Affordable Housing	1	Homebuyers' Assistance	20	100
	2	Housing Rehabilitation	50	250
	3	Tenant Based Rental Assistance	20	100
		See also Central Arlington NRSA		
Central Arlington Neighborhood Revitalization Strategy Area	4	Mixed-Use Residential Facility	1	2
	5	New Owner-Occupied Housing	5	45
	6	Infrastructure Projects	1	5
	7	Housing Rehabilitation	10	50
	8	Business Façade Improvements	2	10
Homelessness	9	Homeless Shelter Care	2,600	
	10	Case Management and Support Services	1922	
	11	Transitional and Permanent Housing	125	
	12	Outreach Chronic Homeless and Refer to Housing First Programs	5	
	13	Homeless Prevention	10	
	14	Support ESG and SHP Applications	2	10

Planned Activities				
Goals	#	Objectives	Performance	
			1 Yr	5 Yr
Special Needs	15	Housing Rehab for Elderly and Disabled	5	25
	16	Meals/Case Management for Seniors	267	
	17	Transportation for Elderly	300	
	18	Day Habilitation for Disabled	25	
	19	Case Management for HIV/AIDS	50	
	20	Substance Abuse Counseling	100	
Community Dev	21	Youth Services (Public Services)	1540	
	22	Transportation (Public Services)	825	
	23	Crime Awareness (Public Services)	7000	
	24	Health Services (Public Services)	1355	
	25	Park Improvements	2	
Barriers to Affordable Housing	26	Homeownership Counseling Seminar	1	5
Anti-Poverty Strategy	27	Childcare	30	
	28	Credit Repair Seminar	1	5
Lead Based Paint	29	Lead Based Paint Training	1	5
	30	Lead Testing	20	
Planning	31	Pedestrian Infrastructure Study	1	
	32	Policy Planning Studies	1	2

B. FEDERAL RESOURCES AND LEVERAGING

As of March 14, 2005, the City of Arlington anticipates federal resources from the U. S. Department of Housing & Urban Development (HUD) totaling \$5,292,583. This includes \$3,627,032 in Community Development Block Grant (CDBG) funds, \$1,525,650 in HOME Investment Partnership (HOME) program funds, and \$139,901 in Emergency Shelter Grant (ESG) funds.

During the program year, the City anticipates receiving program income from various activities initiated during previous funding cycles. The City administers three active revolving loan funds: the Small Business Loan Program, the Rental Rehabilitation Loan Program and the Historic Preservation Loan Program. The City is no longer making loans in these programs, but continues to service and generate program income from loans previously funded. Payments received from the loan funds, such as interest, application fees, late fees, etc., are projected to be \$30,000, which is the total anticipated program income for 2005-2006 eligible for programming.

1. Community Development Block Grant (CDBG) Program - Leveraging

Private and non-federal dollars will be leveraged through several CDBG-funded activities proposed in the 2005-2006 Action Plan. Activities in the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) are anticipated to leverage other funds through entities such as the Tax Increment Finance District, Chamber of Commerce and Fannie Mae Deep Dive program, North Central Texas Council of Governments, and

private developers. By their nature, the four new activities planned in the NRSA (i.e., Mixed-Use Development, Owner-Occupied Housing, Pedestrian Infrastructure, and Business Façade Improvement) will leverage private capital and investments toward improved conditions in a low income target area. The Owner-Occupied Housing Rehabilitation Program and the Homebuyers' Assistance Program will also be marketed in this area. It is anticipated that these activities will serve as a catalyst for private investment.

CDBG funds will provide \$65,000 for administrative and planning costs for Arlington Human Service Planners (AHSP) leveraging \$65,000 from the United Way and other sources. The United Way of Metropolitan Tarrant County, in cooperation with community volunteers and the City of Arlington, supports AHSP, which assists in identifying gaps in social services and working to offer viable community-supported solutions. AHSP is involved in the effort to secure competitive funds to address issues such as youth violence, isolation of senior citizens, quality child care, adult literacy, and homelessness.

CDBG funds invested in public services also leverages private donations, foundation monies, other grants, and countless hours of volunteer support.

2. HOME Investment Partnerships Program - Leveraging

The 25 percent match requirement under HOME has encouraged the City to leverage other monetary resources as follows. HOME funds in the amount of \$228,847 have been set aside for Community Housing Development Organization (CHDO) projects that will leverage \$57,212 in matching funds from private and non-profit sources. Tarrant County Housing Partnership will use these funds to develop affordable housing in the NRSA.

HOME match of approximately \$400,000 will be received from the Arlington Housing Finance Corporation Program and from tax exemptions provided to non-profit developers of multi-family housing and tax credit projects.

The above matching funds are estimates. Actual matching contributions will be documented by contributing entities in the Consolidated Annual Performance and Evaluation Report (CAPER), with records maintained by Grants Management.

3. Emergency Shelter Grant (ESG) Program - Leveraging

Organizations receiving ESG funds are required to match 100% of their grant award, plus a prorated amount for the administrative portion of the grant, thereby leveraging an additional \$139,901 during the program year. The sources of match for each organization include donated volunteer time, donated food, salary for staff providing direct services, and the value of services provided directly to homeless persons.

Organization	Funding Amount	Match Amount	Total	Match Source
City of Arlington	\$ 6,995	\$ 0	\$ 6,995	n/a
Arlington Life Shelter	59,602	62,750	122,352	Donated Meals
The Salvation Army	23,978	25,237	49,215	Donations
The Women's Shelter	49,326	51,914	101,240	Donations
Total	\$139,901	\$139,901	\$279,802	

4. Additional Estimated Resources in Tarrant County

See the Table "Resources for Low Income and Special Needs Populations" in Section VIII-P. The table provides a list of federal and state programs that have services and funds for Arlington residents. Some of these programs are specifically available for Arlington residents, while others are available for residents of Tarrant County, including Arlington. It is estimated that there will be \$414,439,432 available in 2005 for low income and special needs populations. Additional resources are found in Table 2B: Community Development Needs (see Section VIII-E).

C. GEOGRAPHIC DISTRIBUTION

A portion of funds from the 2005-2006 Action Plan will be concentrated in the Central Arlington Neighborhood Revitalization Strategy Area. Activities such as the Arlington Homebuyers Assistance Program, housing rehabilitation, and many of the public service activities will be provided community-wide (Section VIII-R). A summary of the geographic distribution of funds is located in the five year strategies chart of the Executive Summary (Section I, pages 2-5) and in the Action Plan project descriptions.

D. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

In 2005-2006, the City of Arlington will address homeless prevention, emergency shelter, supportive services, and transitional housing needs of homeless or at-risk individuals and families through the grant sources described in this plan. For a detailed narrative and planned activities, see Section III: Homeless Needs and Tables 1A and 1C in Section VIII.

CDBG funds will provide a transitional housing case manager through the Community Enrichment Center, dental services for homeless persons through Dental Health for Arlington, Inc., and transportation for homeless persons through Mission Metroplex, Inc.

ESG funds will be used to support basic operational expenses, essential services, and homeless prevention activities at The Arlington Life Shelter, The Salvation Army, and The Women's Shelter. Approximately \$295,231 in Continuum of Care funds and \$277,223 in 2005-2006 federal grant funds are dedicated to activities which assist the homeless in Arlington. Specific funding levels addressing each category of homeless service needs are outlined below.

1. Outreach and Assessment

Outreach and assessment occur at the shelters as part of their regular intake process. Outreach also occurs through day shelter services at Mission Metroplex, Homeless Programs at the Arlington Independent School District, Arlington Housing Authority, Tarrant County MHMR specialized services unit homeless outreach team, Tarrant County Department of Human Services, Catholic Charities, the Center for Continuing Education and Workforce Development, Department of Assistive and Rehabilitative Services, AIDS Outreach Center, and numerous other social service providers. Additional information about outreach strategies in Arlington is found in the 2005-2010 Consolidated Plan, Section III, pages 85 and 88.

2. Emergency Shelters and Services

CDBG:	
Dental Health for Arlington, Inc., Dental Services	\$47,723
Mission Metroplex, Inc., Transportation	\$66,812
ESG:	
Arlington Life Shelter: Operations, Essential Services	\$59,602
The Salvation Army, Operations	\$23,978
The Women's Shelter, Operations, Essential Services, Prevention	\$49,326

3. Transitional and Permanent Housing

The City of Arlington currently offers several transitional and permanent housing options. The Community Enrichment Center receives \$29,782 in CDBG funding for their Adopt-a-Family program activities. Additionally the following programs are offered through the Arlington Housing Authority. Additional transitional and permanent housing units are provided in Arlington through Continuum of Care grants.

Program	Units Available
Tenant-Based Rental Assistance	20
2004 Supportive Housing Program	28
2003 Supportive Housing Program	28
2000/2001 Shelter + Care	23
The Women's Shelter – LIFT Program	3
Tarrant County TBLA	28
MHMR Gateways Permanent Housing Program	5
Total	135

4. Homeless Prevention

Homeless prevention services are available through a wide range of community resources. United Way Crisis Relief Fund, for example, helps families with temporary emergency financial assistance to pay for rent, utilities, and other necessities until other resources are located. This fund is limited and often is depleted before the end of the year.

United Way's First Call for Help also directs homeless individuals to community resources for shelter, food, clothing, and employment assistance.

The Women's Shelter works with families who are in jeopardy of becoming homeless and has some funds for homeless prevention assistance. The City plans to use a portion of unexpended 2004 ESG funds, if available, for homeless prevention activities through the Tarrant County Department of Human Services eviction assistance program. This program helps prevent homelessness for residents who have received an eviction or utility termination notice and meet all other ESG prevention assistance requirements.

E. PROGRAM SPECIFIC REQUIREMENTS

1. CDBG Requirements

Program income is anticipated from a variety of sources during Program Year 2005. Based on current and anticipated rates of commitment of funds and loans presently outstanding, the following amounts of program income are anticipated to be received through June 30, 2006.

Small Business Loan Fund	\$27,000
Rental Rehabilitation Loan Fund	\$ 1,500
Historic Preservation Loan Fund	\$ 1,500
TOTAL ANTICIPATED PROGRAM INCOME FOR PY 2005	\$30,000

The City does not expect to participate in any float-funded activities during this Action Plan period.

2. HOME Requirements

a. Other Forms of Investment

The City will not engage in any form of investment using HOME funds that is not described in 24 CFR 92.205 (b).

b. Recapture Provisions

COVERED COSTS: Homebuyers assisted by City HOME funds will be required to provide a minimum of three (3) percent of the home's sale price as a down payment. The City's HOME subsidy, along with the lenders' and title companies' reduced and/or waived fees, will contribute to the remaining portion of expenses charged to the buyer for down payment, prepaid expenses, and other closing costs normally associated with the purchase of a home.

FINANCING TERMS: HOME funds will be secured by a subordinate lien listing the City of Arlington as the lien-holder. The buyer will sign a Subordinate Deed of Trust and a

Promissory Note. The buyer will receive assistance in the form of a no-interest/deferred loan. The following will trigger repayment of the outstanding balance on the subordinate lien loan:

- discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
- buyer ceases to use the home as his or her principal residence; or
- refinance or sale of the property.

RECAPTURE POLICY: Homeowners receiving AHAP assistance will meet the affordability period if they remain in their home for the time specified (i.e., normally 5 years). The federal assistance, provided in the form of a loan, is forgiven when this condition is met. If the home is sold prior to the affordability period, the City of Arlington implements a recapture policy. This option allows the seller to sell to any willing buyer at any price; however, a portion of the net proceeds from the sale will be returned to the City to be used for other eligible HOME activities. The portion of net proceeds returned to the City is the percent of HOME funds invested in the property, less the percent of the amount forgiven (i.e., 1.67% per month or 20% per year). Additional information regarding recapture provisions is detailed in the AHAP policy.

c. Refinancing Guidelines – Not Applicable

d. Tenant-Based Rental Assistance

The BBC study detailed in Section II, Housing Needs describes the local market conditions. This section assesses the gaps in the housing supply, discusses cost burden issues, and identifies the top housing needs. The need for Tenant-Based Rental Assistance is a priority objective (page 73).

e. HOME Assisted Units – Not Applicable

f. Minority Outreach Program

The City of Arlington is committed to ensuring the participation of minorities in all its programming to the maximum extent possible. Minority and women-owned entities are identified and receive information, allowing them to bid on all HOME related projects. Contracts with CHDOs and others have a provision that encourages the use of sub-contractors and suppliers who are 51 percent owned by minorities and/or women.

g. Minority Households becoming Homeowners

The City of Arlington has established a Homebuyers' Assistance annual goal of 20 clients. Historically, this program has served a significant number of minorities. The 2003 CAPER reported

that 52 clients were served, including 11 Hispanics, eight African Americans, and two Asians. It is estimated that eight minorities will receive homebuyer assistance in PY2005.

h. Outreach to Public Housing Tenants with ADDI Funds

The City of Arlington works cooperatively with the Arlington Housing Authority in assisting Section 8 recipients in becoming homeowners (See description of the Housing Authority's Section 8 Homeownership Program on page 76). Information on the Homebuyers Assistance Program using ADDI funds is provided to Section 8 clients served through the Arlington Housing Authority.

i. Homeownership Efforts with ADDI Funds

The Arlington Homebuyers' Assistance Program provides down payment and closing cost assistance using ADDI funds. Applicants are required to take homebuyer education services through a HUD approved agency. These services are designed to prepare clients in becoming successful homeowners. This housing counseling enhances the likelihood that families will successfully transition from renters to homeowners.

F. OTHER ACTIONS

1. Monitoring

The policies and procedures for monitoring subrecipients are detailed in Section I of the Consolidated Plan (see pages 30-33). Neighborhood Services monitors its performance in meeting goals set forth in the Consolidated Plan. The monthly Financial Reconciliation reports detail all expenditures of HUD funds on a year-to-date basis. The monthly Monitoring Summary of all programs tracks accomplishments to date. The Consolidated Plan goals are tracked on a quarterly basis. These reports are reviewed by management to verify progress toward and completion of goals. Records are reviewed to ensure compliance with program requirements.

2. Housing Code Compliance

The City of Arlington has undertaken one affordable housing project, Arlington New Beginnings. This facility is predominantly occupied by Section 8 recipients. Consequently, the Arlington Housing Authority conducts a yearly Housing Quality Standards inspection, as well as assuring that applicable City housing codes are met.

2005-2006 ACTION PLAN BUDGET

	CDBG	HOME	ESG	TOTAL
CITY ADMINISTERED PROJECTS				
City of Arlington General Administration	\$ 608,135	\$ 152,565	\$ 6,995	\$ 767,695
Arlington Homebuyers' Assistance Program		\$ 72,978		\$ 72,978
Owner Occupied Housing Rehabilitation	\$ 200,000	\$ 700,000		\$ 900,000
Parks and Recreation Department Build a Dream	\$ 50,000			\$ 50,000
Parks and Recreation Projects	\$ 503,163			\$ 503,163
Tenant Based Rental Assistance		\$ 200,000		\$ 200,000
CENTRAL ARLINGTON NEIGHBORHOOD REVITALIZATION STRATEGY AREA				
Pedestrian Infrastructure Study	\$ 47,271			\$ 47,271
Business Façade Improvements	\$ 100,000			\$ 100,000
Historic Preservation Grant - Vandergriff Building	\$ 150,000			\$ 150,000
Owner Occupied Housing Rehabilitation	\$ 200,000			\$ 200,000
Infrastructure and Streetscapes	\$ 2,800,513			\$ 2,800,513
Mixed-Use Residential Facility		\$ 1,330,225		\$ 1,330,225
New Owner-Occupied Housing		\$ 200,000		\$ 200,000
Tarrant County Housing Partnership, Inc. Asset Control Area		\$ 228,847		\$ 228,847
SUBRECIPIENTS				
Advocates for Special People, Inc.	\$ 47,381			\$ 47,381
AIDS Outreach Center, Inc.	\$ 20,506			\$ 20,506
Arlington Child Care Council	\$ 5,000			\$ 5,000
A. H. S. P. - United Way of Metropolitan Tarrant County	\$ 65,000			\$ 65,000
Arlington Life Shelter			\$ 59,602	\$ 59,602
Big Brothers Big Sisters of North Texas	\$ 26,725			\$ 26,725
Boys and Girls Clubs of Arlington	\$ 38,178			\$ 38,178
Community Enrichment Center, Inc.	\$ 29,782			\$ 29,782
Dental Health for Arlington, Inc.	\$ 47,723			\$ 47,723
Girls Incorporated of Tarrant County	\$ 22,048			\$ 22,048
H.O.P.E. Tutoring Center, Inc.	\$ 23,861			\$ 23,861
Meals on Wheels, Inc. of Tarrant County	\$ 34,742			\$ 34,742
Mission Metroplex, Inc.	\$ 66,812			\$ 66,812
Salvation Army			\$ 23,978	\$ 23,978
Senior Citizen Services of Greater Tarrant County, Inc.	\$ 21,952			\$ 21,952
Tarrant Council on Alcoholism and Drug Abuse	\$ 27,297			\$ 27,297
The Women's Center of Tarrant County	\$ 28,634			\$ 28,634
The Women's Shelter			\$ 49,326	\$ 49,326
YWCA of Fort Worth and Tarrant County	\$ 58,413			\$ 58,413
TOTAL RECOMMENDATIONS	\$ 5,223,136	\$ 2,884,615	\$ 139,901	\$ 8,247,652

**2005 - 2006 Community Development Block Grant
Budget Summary
2 of 7**

31st Year COMMUNITY DEVELOPMENT BLOCK GRANT		Previous Years Funded	30th year Action Plan Funded	31st Year Request	Budget Recommendations
2005-2006 Program Year					
Organization	Project				
Public Service Organizations (15% Cap of \$544,054)					
Advocates for Special People, Inc.	Adaptive Recreation Program for Adults with Mental Retardation	2	\$ 49,642	\$ 49,642	\$ 47,381
AIDS Outreach Center, Inc.	Outreach, Counseling and Related Services	11	21,485	23,865	20,506
Arlington Life Shelter	Shelter and Outreach Services	15	-	35,000	-
Asmara Affordable Housing, Inc. c/o The NHP Foundation	Resident Services Program	New	-	50,000	-
Big Brothers Big Sisters of North Texas	School and Community Based Mentoring	12	28,000	35,000	26,725
Boys and Girls Clubs of Arlington	Youth Development Program at Roquemore Branch	10	40,000	50,000	38,178
Community Enrichment Center, Inc.	Adopt-A-Family Partnership: Transitional Housing Program	9	31,203	39,000	29,782
Dental Health for Arlington, Inc.	Clinical Dental Services	10	50,000	50,000	47,723
Dominion Fellowship	Tutoring and Mentoring program for youth	New	-	250,000	-
Foundation of the International Less Fortunate	Transitional Housing/Shelter Services	0	-	-	-
Girls Incorporated of Tarrant County	Educational/Recreational Activities for Girls	10	23,100	29,783	22,048
High Point Church	Crime Prevention Project for youth	New	-	109,295	-
H.O.P.E. Tutoring Center, Inc.	East Arlington Tutoring Program	6	25,000	38,000	23,861
Meals on Wheels, Inc. of Tarrant County	Home Delivered Meals for Elderly/Disabled	14	36,400	36,400	34,742
Mission Metroplex, Inc.	Transportation Services for Homeless	10	45,000	70,000	66,812
Arlington Parks and Recreation Department	Build a Dream Scholarship Program	3	70,000	70,000	50,000
ProVerbs Youth Services, Inc.	Youth Residential Treatment Center for Males	New	-	35,000	-
Salvation Army	Shelter and Outreach Services	7	-	41,750	-
Senior Citizen Services of Greater Tarrant County, Inc.	Meals for Elderly	12	23,000	23,000	21,952
Shoulder to Shoulder	Shelter and Rehabilitation Services	0	-	-	-
South Davis Neighborhood Association	Security for Neighborhood Park	0	-	-	-
Tarrant Council on Alcoholism & Drug Abuse	Case Management for Substance Abusers	15	28,600	28,600	27,297
Tarrant County Public Health Department	Immunization and Health Services for Children and Adults	0	-	-	-
The Women's Center of Tarrant County, Inc.	Rape Counseling Program	21	30,000	30,000	28,634
The Women's Shelter	Case Management for Emergency Shelter	16	-	32,890	-
Water from the Rock Enterprises	Job readiness training program	New	-	75,000	-
YWCA of Fort Worth and Tarrant County	Childcare Program	1	61,200	91,800	58,413
Neighborhood Human Service Agencies Subtotal			\$ 562,630	\$ 1,294,025	\$ 544,054
Administration & Planning (20% cap of \$725,406 + \$2,271 = \$727,677)					
City of Arlington	General Administration	30	\$ 592,000	\$ 608,135	\$ 608,135
City of Arlington Planning Study	Pedestrian Infrastructure Study	New	-	50,000	47,271
Arlington Child Care Council	Child Care Council Administration	New	-	5,000	5,000
Arlington Human Service Planners	Project Director/Administrative Assistant Salaries	20	58,000	81,500	65,000
Admin Subtotal			\$ 650,000	\$ 744,635	\$ 725,406

**2005 - 2006 Community Development Block Grant
Budget Summary
3 of 7**

31st Year COMMUNITY DEVELOPMENT BLOCK GRANT		Previous Years Funded	30th year Action Plan Funded	31st Year Request	Budget Recommendations
2005-2006 Program Year					
Neighborhood Projects					
Arlington ISD.	Williams School Park Improvements	New	\$ -	\$ 28,000	\$ -
Asmara Affordable Housing, Inc. c/o The NHP Foundation	Homeownership Counseling and Down payment Assistance Costs	0	-	-	-
Boys and Girls Clubs of Arlington	Capital Improvements of Southeast Branch	8	300,000	600,000	-
Bridge Youth and Family Services	Transitional Living Program for Youth	1	-	-	-
Central Arlington Housing Development Corporation	Land Banking	0	-	-	-
Foundation Communities	Expansion and Rehabilitation of Youth Center at Shadow Brook Apts	1	100,000	-	-
Girls Incorporated of Tarrant County	Renovation of Facility on New York Avenue	5	164,765	-	-
House of Prayer of Arlington	Homeless and Food Pantry Outreach	0	-	-	-
Old Town Neighborhood Association	Neighborhood Grant	1	-	363,696	-
Sanctuary Meditrina	Another Way Art Café and Gift Shop	0	-	-	-
South Davis Neighborhood Association	Howard Moore Park Improvements	1	273,285	-	-
City of Arlington Parks and Recreation Dept.	Cooke Park Improvements	New	-	380,000	-
City of Arlington Parks and Recreation Dept.	Wilkes Park Improvement	New	-	190,000	-
City of Arlington	Neighborhood Improvements	3	-	-	-
City of Arlington	Acquisition/Rehabilitation of Historic Properties	2	-	-	-
City of Arlington	Demolition	6	-	-	-
City of Arlington Parks and Recreation Dept./Sulpture Garden	Meadowbrook Park	New	-	149,000	149,000
City of Arlington Parks and Recreation Dept.	Wessler Park	New	-	354,163	354,163
City of Arlington	Rental Rehabilitation Loan Program	9	150,000	-	-
City of Arlington	Owner-Occupied Housing Rehabilitation	30	1,400,000	900,000	200,000
City of Arlington	Neighborhood Revitalization	1	1,333,905	-	-
	Neighborhood Projects Subtotal		\$ 3,721,955	\$ 2,964,859	\$ 703,163
Neighborhood Revitalization Strategy Area					
City of Arlington	New Owner-Occupied Housing	New	\$ -	\$ 262,000	\$ -
City of Arlington	Infrastructure Center Street	New	-	2,600,513	2,600,513
City of Arlington	Infrastructure for Mixed-use	New	-	200,000	200,000
City of Arlington	Business Façade Improvements	New	-	500,000	100,000
City of Arlington	Owner-Occupied Housing Rehabilitation	New	-	200,000	200,000
Community Chest	Historic Preservation Grant for Vandergriff Building	New	-	150,000	150,000
	Central Arlington Neighborhood Revitalization Strategy Area Subtotal	New	\$ -	\$ 3,912,513	\$ 3,250,513

TOTAL	\$ 4,934,585	\$ 8,916,032	\$ 5,223,136
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CDBG 31st Year Award Amount	\$ 3,627,032	\$ 3,627,032
Program Income from Loans	30,000	30,000
Unrestricted Reprogrammable Funds	350,642	1,563,833
Public Service Funds Reprogrammabl	-	-
Administrative Funds Reprogrammabl	-	2,271
Total Funds	\$ 4,007,674	\$ 5,223,136
CDBG Requests	8,916,032	5,223,136
Difference	\$ (4,908,358)	\$ -

**2005 - 2006 HOME Investment Partnership Program
Budget Summary**

Organization	Project	Previous Years Funded	2004 Requests	2004 Action Plan Funded	2005 Requests	Budget Recommendations
Administration (10% Cap of HOME: \$152,565)						
City of Arlington	General Administration	12	\$ 158,000	\$ 158,000	\$ 152,565	\$ 152,565
Rental Assistance						
City of Arlington Housing Authority	Tenant Based Rental Assistance	11	-	-	100,000	200,000
Homebuyers' Assistance						
Homeownership (Cap: \$72,978) 2005 ADDI						
City of Arlington	Homebuyers' Assistance	1	127,982	127,982	72,978	72,978
ADDI 2003						
City of Arlington	Homebuyers' Assistance	1	108,456	108,456	-	-
Tarrant County Housing Partnership, Inc.	Homebuyers' Assistance	10	200,000	200,000	-	-
City of Arlington	Homebuyers' Assistance	11	448,000	211,562	-	-
CHDO (15% of HOME funds - Minimum: \$228,847: Requests \$0)						
Tarrant County Housing Partnership (TCHP)	Acquisition/Rehab	10	800,000	500,000	-	-
TCHP	Infill Housing	10	800,000	-	-	-
CHDO Set-Aside for TCHP	Housing Activity				228,847	228,847
Housing Development						
Asmara Affordable Housing					679,000	-
Central Arlington Housing Development Corp.	Infill Housing	1	550,000	-	-	-
City of Arlington	Demolition/Reconstruction	1	500,000	500,000	-	-
City of Arlington Housing Authority	Owner Occupied Housing Rehabilitation	30			900,000	700,000
City of Arlington	Disposition Foreclosures	1		1,003,252	-	-
Neighborhood Revitalization Strategy Area						
City of Arlington	Mixed-Use Residential Facility	New	-	-	1,330,225	1,330,225
City of Arlington	New Owner-Occupied Housing	New	-	-	200,000	200,000
Central Arlington Neighborhood Revitalization Strategy Area Subtotal		New	\$ -	\$ -	\$ 1,530,225	\$ 1,530,225
TOTAL			\$ 3,692,438	\$ 2,809,252	\$ 3,663,615	\$ 2,884,615

2005 HOME Award Amount	\$ 1,525,650	\$ 1,525,650
2005 ADDI Award Homeownership Funds	72,978	72,978
HOME Funds Reprogrammable	592,900	1,285,987
Total Funds Available	\$ 2,191,528	\$ 2,884,615
HOME Requests/Budget	3,663,615	2,884,615
Difference	\$ (1,472,087)	\$ -

**2005 - 2006 Emergency Shelter Grant
Budget Summary**

Organization	Project	Previous Years Funded	2004 Requests	2004 Action Plan Funded	2005 Request	Budget Recommendations
City of Arlington	Program Administration (Cap: 5% \$6,995)	10	\$ 7,105	\$ 7,105	\$ 6,995	\$ 6,995
Arlington Life Shelter	Emergency Shelter	10	81,512	78,252	84,096	59,602
Salvation Army	Family Shelter	7	78,911	-	46,200	23,978
Tarrant County Department of Human Services	Homeless Prevention	6	12,000	-	10,800	-
The Women's Shelter	Emergency Shelter for Domestic Violence Victims	10	43,325	56,755	56,800	49,326
YWCA of Fort Worth	Childcare	1	31,365	-	-	-
	Totals		\$ 254,218	\$ 142,112	\$ 204,891	\$ 139,901

2005 ESG Award Amount	\$ 139,901	\$ 139,901
Total ESG Requests/Budget	204,891	139,901
Difference	\$ (64,990)	\$ -

**CDBG and HOME Funds
Recommended for Reprogramming
2005-2006 Action Plan**

Grant Type and Activity	Budget Recommendations
CDBG	
2003 Arlington Youth and Family Board (Admin)	\$ 2,271
Total CDBG Administration	\$ 2,271
2004 Housing Rehabilitation	\$ 500,000
Multi-year Rental Rehabilitation Loan Program Income	354,346
Multi-year Historic Preservation Loan Program	372,370
Economic Development Program Income	79,687
2004 Neighborhood Revitalization	17,080
2003 Neighborhood Revitalization	230,952
Program Income	9,398
Total CDBG Program	\$ 1,563,833
HOME	
2003 Tarrant County Housing Partnership (CHDO)	\$ 250,000
2004 COA - Demolition-Reconstruction	500,000
2004 TCHP - AHAP	200,000
2004 Jordan Lane Project	243,087
Program Income	92,900
Total HOME	\$ 1,285,987
Total Funds Recommended for Reprogramming	
CDBG and HOME	\$ 2,852,091

Reprogramming of CDBG and Home Funds

Community Development Block Grant (CDBG)				
Activity	Original Budget	Amount Reprogrammed	Amount Reprogrammed To	Revised Budget
2005 Business Facade Grants	\$500,000	\$400,000		\$100,000
2005 Owner-Occupied Housing	\$703,163	\$703,163		\$0
2005 Housing Rehabilitation	\$0		\$400,000	\$400,000
2005 Infrastructure	\$0		\$200,000	\$200,000
2005 Park Projects	\$0		\$503,163	\$503,163
TOTAL		\$1,103,163	\$1,103,163	
HOME Investment Partnerships				
Activity	Original Budget	Amount Reprogrammed	Amount Reprogrammed To	Revised Budget
2005 Housing Rehabilitation	\$900,000	\$200,000		\$700,000
2004 High Oak Property Maintenance	\$150,000	\$96,000		\$5,500
2005 Tenant Based Rental Assistance	\$0		\$200,000	\$200,000
2005 Tenant Based Rental Assistance			\$96,000	\$96,000
TOTAL		\$296,000	\$296,000	