



**Consolidated Annual Performance
and Evaluation Report (CAPER)
July 1, 2008 through June 30, 2009**

**Community Development Block Grant
HOME Investment Partnerships Grant
Emergency Shelter Grant**

August 2009

DRAFT

For more information, call the City of Arlington
**Community Development & Planning Department
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I. GENERAL INFORMATION

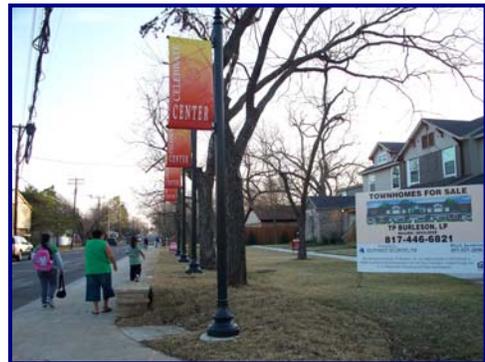
A. Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the progress made by the City of Arlington to achieve the goals identified in the 2005-2010 Consolidated Plan and the Program Year 2008 Action Plan. Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds received during Program Year 2008 (July 1, 2008 through June 30, 2009) enabled the City of Arlington to improve housing, strengthen neighborhoods, and provide necessary services for low- and moderate-income citizens.

The City of Arlington is pleased to report significant accomplishments in meeting performance objectives, which are highlighted below.

Neighborhood Revitalization Highlights

- The Central Arlington Neighborhood Revitalization Strategy Area was expanded westward to provide increased flexibility for housing development activities in the area. Development and redevelopment opportunities at High Oak Terrace and Jordan Lane prompted this expansion. The NRSA now extends west to Crowley Road. See map in Appendix E.
- A new neighborhood organization called Town North Neighbors was established in the northeastern section of the Central Arlington Neighborhood Revitalization Strategy Area (NRSA). The organization has conducted a neighborhood assessment, prepared a neighborhood plan, and hosted community events including National Night Out and a spring picnic. Town North recently received a grant from the Arlington Tomorrow Foundation for new sidewalk installations. Town North Neighbors also received a \$1,000 neighborhood matching grant from the City of Arlington for its 501(c)(3) status application to be recognized as a non-profit organization.
- Construction was completed on the first phase of the Center Street Pedestrian Trail. Phase I includes improved streetscape along the west side of Center Street, from Randol Mill Road to Abram Street, attractive seating areas and information about the rich history of the Central Arlington area. Construction on Phase II, from Abram Street to Ray Street at the edge of Johnson Creek, was scheduled to begin in August 2009. The trail provides improved connections to jobs, services and resources for low-moderate income neighborhoods to the north and south of the downtown area.
- The Vandergriff building, constructed in 1927, had its historic elements preserved by the use of a combination of CDBG funds and the City's TIRZ and Historic Tax Credit. The building was renovated into office space, maintaining historic



preservation of the original structure. The Vandergriff Building is the first of a cluster of renovated properties located in downtown that will spur economic growth.

- Housing rehabilitation grants were provided to 15 low-to-moderate income households in the NRSA to address emergency conditions or to improve substandard housing conditions. Several other housing rehabilitation projects in the target area are underway.
- Code enforcement completed inspections at 950 different properties in the Central Arlington NRSA to increase public health and safety. A second full-time officer was hired to concentrate efforts in the low-income target area as part of an overall comprehensive revitalization strategy.
- Asbestos abatement was completed on six substandard structures slated to be demolished in July 2009 to remove public health hazards within the NRSA.
- Construction of Founders Plaza in downtown Arlington was completed. The Plaza features the Levitt Pavilion which hosted free concerts in PY2008. Founders Plaza has quickly become a popular gathering spot in Central Arlington.



Affordable Housing Highlights

- The Arlington Homebuyers' Assistance Program (AHAP) provided funds for down-payment and closing costs to help 52 families buy their first home. Homebuyers received counseling before the purchase to ensure a successful transition from renting to owning. An additional 389 households received a variety of housing counseling services to provide resources, ensure successful homeownership, or to avoid foreclosure. The Arlington Housing Finance Corporation's Market Rate Assistance program assisted 12 households with the purchase of a home.
- Housing rehabilitation grants were provided to 75 low- to moderate-income households to address emergency conditions or to improve substandard housing conditions. Six housing units received architectural barrier removal, 21 received emergency repairs, and 48 received full rehabilitation.
- Temporary rental assistance was provided to 119 homeless and special needs households.
- Tarrant County Housing Partnership, a certified Community Housing Development Organization (CHDO), completed the acquisition and rehabilitation of nine affordable homes during the program year using HOME funds and CHDO proceeds. HOME funds and CHDO proceeds were also used for the production of four new single family homes.
- The City was awarded \$2,044,254 For the Neighborhood Stabilization Program (NSP) which was created by the Housing and Economic Recovery Act of 2008. This

program assists income-eligible homebuyers with down payment and closing costs and rehabilitation of foreclosed or vacant properties.

Homeless Services Highlights

- Emergency shelter: Temporary shelter was provided to 2,461 homeless individuals last year at the Arlington Life Shelter, The Salvation Army, and SafeHaven. The total served included 1,094 children (44 percent) and 1,367 adults (56 percent).
- The City of Arlington participated in the Tarrant County Homeless Coalition, which received \$9,568,062 in competitive Continuum of Care funds to provide a continuum of homeless services in Tarrant County.
- Homeless prevention services were provided to 42 households through the Arlington Housing Authority Eviction Prevention Program and SafeHaven of Tarrant County.
- The City was awarded \$1,304,792 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds through the Recovery Act of 2009. These funds will be used to assist individuals and families who are either homeless or nearly homeless as a result of current economic conditions.



Highlighted Services for Persons with Special Needs

- AIDS Outreach Center provided HIV testing and risk reduction counseling services to 180 persons.
- The Senior Recreation Center provided 6,534 meals to 215 seniors, and Meals on Wheels delivered 5,789 hot meals to the homes of 39 elderly and disabled during the program year.
- Advocates for Special People provided day habilitation services for 57 adults with physical and mental disabilities.
- Rental vouchers were provided to 119 households with special needs through the Arlington Housing Authority. Of these, 23 households received rental assistance and case management through the Shelter Plus Care program, which coordinates housing and services for homeless persons with disabilities.

Community Development Highlights

- Public Services programs were funded with the maximum amount allowed - 15 percent of the CDBG allocation. Seventeen non-profit organizations, the City Parks Department, and the Arlington Housing Authority provided services to approximately 13,930 persons last year. Services included transportation, child care, tutoring, meal delivery for seniors, eviction prevention, recreational activities and

mentoring for youth, dental health services, and case management for persons with HIV/AIDS.

- Improvements to Parkway Central Park were completed with additions including a concrete trail, expanded playground, pavilion, and lighting. The Parkway Central Homeowner's Association applied for this grant to beautify the park and improve functionality. The organization also leveraged \$101,900 in public and private funds to complete the project.



- United Way - Arlington facilitated partnership efforts to increase community awareness of the Earned Income Tax Credit (EITC) and financial literacy programs. A total of 3,255 Arlington tax returns (2,579 from AARP and 676 from the Community Tax Center) were completed. The programs claimed a total of \$1,059,901 in Earned Income Tax Credit for 644 residents receiving tax preparation assistance. In addition, 575 residents received a sum total of \$798,434 in Child Tax Credit as a result of this tax prep assistance.
- The City was awarded \$853,342 in Community Development Block Grant – Recovery (CDBG-R) funds through the Recovery Act of 2009. These funds will be used for infrastructure improvements and a non-profit public transportation service to assist low-income residents gain access to jobs.

Other Performance Requirements

The U. S. Department of Housing and Urban Development (HUD) requires communities to report goals and objectives that were planned in the Consolidated Plan and either were not met during the program year or were delayed for various reasons. The mixed-use development activity has been delayed. Additional details about this activity are included in section I.F.3.d.

On August 10, 2009, the draft report was available to the public, through the City of Arlington's Community Development and Planning Department, Grants Management Division, at 501 West Sanford Street, Suite 10, Arlington, Texas 76011. Copies of the report are also available for public review at local libraries, the City Secretary's Office, and the City website www.arlingtontx.gov/planning/grants.

Citizens are invited to attend a public hearing to comment on the report on Monday, August 17th at 5:30pm located in the Arlington Human Services Center, 401 W. Sanford Street, Room 110. The 30-day public comment period begins on August 10 and ends on September 8, 2009.

B. General Information

1. Assessment of one-year goals and objectives
 - a. Accomplishments in attaining goals and objectives (see Section III for detailed description of annual goals)

Table I.B.1: Summary of Consolidated Plan/Action Plan Objectives

<i>Objective</i>	<i>5 Yr Goal</i>	<i>4th Yr Goal</i>	<i>4th Yr Actual</i>	<i>% of 4th Yr Goal</i>
I. Affordable Housing				
Homeownership Assistance to Households	100	50	52	104%
Housing Rehabilitation to Households	250	71	75	106%
Rental Assistance to Households	100	50	84	168%
Acquisition/Rehabilitation/New Construction (CHDO)		5	9	180%
II. Homeless Services				
Emergency Shelter for Homeless		2500	2461	98%
Case Management & Support Services (unduplicated persons)		2,210	2025	92%
Transitional and Permanent Housing Beds/Units		125	176	141%
Services to Chronically Homeless		100	144	144%
Homeless Prevention (households)		40	42	105%
III. Services for Persons with Special Needs				
Architectural Barrier Removal	25	7	6	86%
Case Management for Elderly and Disabled		200	230	115%
Transportation for Elderly and Disabled		300	3334	1111%
Day Habilitation for Persons with Disabilities		50	57	114%
Case Management for Persons with HIV/AIDS		62	180	290%
Substance Abuse Counseling		120	140	117%
IV. Other Community Development				
Youth Services		1183	1175	99%
Transportation for Low-Income and Homeless Persons		924	829	90%
Health Services		7371	10816	147%
Public Facility Improvements		1	1	100%
V. Central Arlington Neighborhood Revitalization Strategy Area (NRSA)				
Mixed-Use Development (Retail, Housing, Office) Projects ¹	1	1	0	0%
New Housing Units Constructed and Occupied	45	5	4	80%
Infrastructure Projects—Streets and Streetscapes	4	1	1	100%
Housing Rehabilitation to Households (NRSA)	50	10	15	150%
Clearance/Demolition		6	0	0%
Code Enforcement (households)		500	950	190%
NRSA Park and Public Facility Improvements		1	1	100%
Economic Development Assistance - job creation	60	26	12	46%
Historic Preservation (from 2000-2005 Con Plan)		1	1	100%
Business Façade Improvement Projects	10	2	0	0%
VI. Removing Barriers to Affordable Housing/Anti-Poverty Strategy				
Earned Income Tax Credit Refunds		1000	644	64%
Child Care		314	166	53%
VII. Lead-Based Paint				
Lead Testing		20	22	110%
VIII. Planning				
Fair Housing Study		1	1	100%

¹ Funds were reprogrammed in May 2009 from mixed-use to Acquisition/Rehab/Resale, Owner-Occupied Housing Rehabilitation, Tenant-Based Rental Assistance and Homebuyer Assistance.

b. Breakdown of grant funds by activities

Table I.B.2: Consolidated Plan Priority Need Expenditures

GOALS	PRIORITY	CDBG	HOME	ESG	TOTAL
AFFORDABLE HOUSING					
Homebuyers' Assistance	HIGH	-	480,768.40	-	480,768.40
Housing Rehabilitation	HIGH	658,674.33	866,236.92	-	1,524,911.25
Tenant-Based Rental Assistance	HIGH	-	486,508.00	-	486,508.00
Acquisition/Rehabilitation/New Const (CHDO)	HIGH	-	137,455.30	-	137,455.30
SUBTOTAL		\$658,674.33	\$1,970,968.62	-	\$2,629,642.95
HOMELESSNESS					
Homeless Shelter Care	MEDIUM	-	-	126,433	126,433
Transitional and Permanent Housing	HIGH	24,097	-	-	24,097
Homeless Prevention	MEDIUM	4,900	-	7,249	12,552
SUBTOTAL		\$28,997	-	\$133,682	\$163,082
SPECIAL NEEDS					
Case Management Elderly/Disabled	HIGH	44,262			44,262
Day Habilitation for Disabled	HIGH	38,336			38,336
Case Management for HIV/AIDS	HIGH	16,592			16,592
Substance Abuse Counseling	MEDIUM	22,086			22,086
SUBTOTAL		\$121,276	-	-	\$121,276
NON-HOUSING COMMUNITY DEVELOPMENT					
Youth Services and Facilities	HIGH	139,804			139,804
Transportation	HIGH	47,625.66			47,625.66
Health Services	HIGH	61,781			61,781
Park and Public Facility Improvements	MEDIUM	251,542.75			251,542.75
Child Care	HIGH	77,299.99			77,299.99
SUBTOTAL		\$578,053.40	-	-	\$578,053.40
CENTRAL ARLINGTON NRSA					
New Owner-Occupied Housing	HIGH		129,199.40		129,199.40
Infrastructure Projects ²	HIGH	1,346,840.03			1,346,840.03
Economic Development Assistance	HIGH	57,345.91			57,345.91
Public Services (CBDO)	HIGH	80,000			80,000
Historic Preservation	HIGH	88,817.35			88,817.35
Code Enforcement	HIGH	84,824.38			84,824.38
Clearance/Demolition	HIGH	10,014.29			10,014.29
Park and Public Facility Improvements	HIGH	175.98			175.98
SUBTOTAL		\$1,668,017.94	\$129,199.40	-	\$1,739,871.43
TOTAL PRIORITY NEEDS EXPENDITURES		\$3,055,018.67	\$2,100,168.02	\$133,682.00	\$5,288,868.69

² NRSA Streets and Streetscape Projects

c. Explanation of goals where progress was not made

Goals for business façade grants and mixed-use development were not met. Applications for both project types were available throughout the year. The City approved one application for a business façade improvement which is still in the design phase. Applicants either have difficulty meeting CDBG requirements or find other sources of funds to complete the project.

A Request for Proposals was issued for mixed-use development projects, but no projects fitting that category were submitted. These funds were subsequently reprogrammed to fund Acquisition/Rehab/Resale, Tenant-Based Rental Assistance, Homebuyer Assistance, and Owner-Occupied Housing Rehabilitation activities.

Clearance and demolition activities were in progress as of the end of Program Year 2008. All six sites were scheduled to be complete in early July 2009.

2. Program changes as a result of experiences

The City of Arlington was selected as one of four cities nationwide to participate in the National League of Cities' *Building Equitable Communities* project sponsored by the W.K. Kellogg Foundation. In 2008, the City implemented the *Strong Neighborhoods Initiative* designed to engage the community in a way that promotes civic participation, builds and sustains strong neighborhoods, and advances efforts to improve the quality of life in Arlington. The City's participation in this initiative resulted in identification of four strategic areas throughout the City which include Town North, the General Motors neighborhood, California Lane, and South Arlington. City staff has developed an action plan for each target area to reach out to low-income residents. In addition, the Town North neighborhood has developed its own action plan for neighborhood improvements. Staff is engaging in dialogue with citizens and community groups to identify needs and possible solutions. Information collected from these discussions will continue to determine priorities for grant-funded activities.

New marketing strategies were developed to connect low-income citizens to available services and affordable housing products. Brochure door hangers were distributed door-to-door with information about a variety of programs and services. Staff distributed foreclosure prevention information in neighborhoods with high foreclosure rates. The City increased web-based marketing efforts for other programs including the Center Street Townhomes and the Business Façade Improvement Program. The City also increased coordination with the Neighborhood Revitalization Steering Committee to identify potential façade grant applicants within the NRSA.

Funds originally programmed for mixed-use development were reprogrammed, as described in section I.B.1.c., due to a lack of applicants. The activities selected to receive the reprogrammed funds have shown both strong demand and the capacity to spend allocated funds. A portion of the reprogrammed funds will be used to establish the City's first partnership with Habitat for Humanity on an acquisition/rehabilitation/resale project.

3. Affirmatively furthering fair housing

In 2008, the City of Arlington contracted with J-Quad Planning Group to conduct an

Analysis of Impediments to Fair Housing. The analysis included the following assessments: 1) demographic, income, housing, employment, education, and public transportation profile of the community, 2) fair housing law, municipal policies, and complaint analysis, 3) focus group sessions and community engagement, and 4) home mortgage disclosure data.

The public focus groups conducted during the study identified a lack of public transportation as the primary impediment to fair housing. Additional impediments cited by the public included a lack of public awareness of fair housing rights, perceived concentration of poverty, lack of affordable housing, predatory lending, inadequate credit history, inadequate emergency shelter and transitional housing, and problems with landlords.

The Fair Housing Study's statistical analysis indicated that Arlington has a strong housing stock with good housing conditions. However, poverty rates and unemployment among minorities as well as a lack of public transportation were identified as key impediments to fair housing. The study also concluded that some characteristics of redlining may be occurring in Arlington. Classifications were determined according to the Fair Housing Index which considers such risk factors as high minority concentrations, age of housing stock, reliance on public transportation, income level, housing value, rent rates and more. Central Arlington was considered "High Risk" and parts of East Arlington were classified as "Moderate Risk" for impediments to fair housing. Generally, southern parts of Arlington were deemed "Very Low Risk".

The Fair Housing Study's recommendations included:

- construction of new affordable housing units;
- increased homebuyer assistance, education and outreach to low-income and minority persons;
- investment in public transportation options;
- encouragement to lending institutions to build banking centers in low-income areas;
- creating initiatives that reduce mortgage defaults and foreclosure rates;
- and assisting elderly and indigent property owners with code compliance and emergency and major home repairs.

The table shown below presents a summary of J-Quad's Fair Housing Study and the City of Arlington's planned responses.

Table I.B.3: Fair Housing Study Recommendations and Responses

Impediments	Recommendations	Action Plan
Inadequate Affordable Housing Supply	<ul style="list-style-type: none"> Construct new affordable housing units Increase rehab/reconstruction efforts Increase homebuyer assistance and education Utilize inclusionary zoning to encourage mixed-income housing Encourage major employers to offer Employer-Assisted Housing (EAH) Encourage expansion of production activities of non-profit and private developers in targeted areas 	<ul style="list-style-type: none"> Use HOME funds to fund CHDO construction of new affordable housing Use CDBG and HOME funds for owner-occupied housing rehabilitation Use HOME and NSP funds for homebuyer assistance and education Assist CHDO with planning and re-zoning request for mixed-income housing
Limited Public Transportation and Mobility	<ul style="list-style-type: none"> Invest in public transportation options 	<ul style="list-style-type: none"> Commit CDBG funds to non-profit public transportation to school, work, child care, social service appointments and medical care
Sub-Prime Lending Contributing to Increased Foreclosures	<ul style="list-style-type: none"> Develop a loan default prevention program Explore creation of reserve accounts for federally-assisted homebuyers Promote community organizing efforts 	<ul style="list-style-type: none"> Continue Building Equitable Communities initiative to strengthen community organizing efforts
Few Loan Applications from Minorities	<ul style="list-style-type: none"> Continue homebuyer outreach and education efforts Encourage financial institutions to expand homebuyer support services Encourage schools to apply for funding for credit education programs 	<ul style="list-style-type: none"> Use HOME and NSP funds for homebuyer assistance and education Explore credit education opportunities through United Way Arlington Financial Stability Committee
Predatory Lending	<ul style="list-style-type: none"> Encourage lending institutions to build banking centers in low-income areas with products tailored to low-income clients Consider establishing a lending consumer complaint hotline 	<ul style="list-style-type: none"> Promote partnerships with financial institutions through United Way Arlington's Financial Stability Committee
Poverty and Unemployment among Minorities	<ul style="list-style-type: none"> Pursue expansion of jobs, workforce development and small business opportunities 	<ul style="list-style-type: none"> Participate in Downtown Arlington Management Corporation Expand Champion Arlington economic development efforts Support non-profit efforts to connect citizens with educational and employment opportunities Partner with ACCIÓN to promote small business loan opportunities Promote Business Façade grants to improve NRSA economic environment

<p>Limited Resources to Assist Low-Income, Elderly and Disabled Homeowners with Home Maintenance</p>	<p>Encourage home repair/maintenance volunteer efforts Offer home maintenance seminars Encourage creation of community gardens</p>	<p>Use CDBG funds to support non-profit volunteer programs Participate in Meals on Wheels Neighborhood Resource Coordination Group Initiate a partnership with Habitat for Humanity to build affordable housing Arlington Tomorrow Foundation grant funding for Arlington Board of Realtors community service program</p>
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4. *Actions taken to address obstacles in meeting underserved needs*

The City of Arlington addressed the following obstacles identified in the Consolidated Plan.

- a. *“Limited funding”* continues to impact the ability of the City and the community to serve citizens in need. 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. See a listing of funds leveraged in 5.b. below.

Access to additional funding opportunities announced during PY08 including the Neighborhood Stabilization Program (NSP), the Homelessness Prevention and Rapid Re-Housing Program (HPRP), and the Community Development Block Grant – Recovery (CDBG-R) will provide increased opportunities to meet community needs. Between the three programs, the City received an additional \$4,202,388 in funding.

Coordinated funding discussions with the Arlington Tomorrow Foundation and the City’s Neighborhood Matching Grants program helped ensure that available funds were spent so as to have the greatest impact in meeting community needs.

- b. *“Lack of funding and capacity”* were addressed with strategies to focus efforts in the targeted area of the Central Arlington NRSA. Concentrating efforts on Central Arlington NRSA has allowed the City to revitalize the area and leverage other public/private funding sources, such as the City of Arlington Tax Increment Reinvestment Zone No. 1, Federal Historic Preservation Tax Credit, Neighborhood Matching Grants, and the Arlington Tomorrow Foundation.

The City also began an effort to organize neighborhoods in four strategic locations throughout the City to build more equitable communities. The focus is on leveraging neighborhood assets, community collaborations and partnerships to implement an action plan to help create more viable and sustainable neighborhoods. One of these strategic neighborhoods, Town North, is located within the Central Arlington NRSA.

The United Way - Arlington (UW-A) continues to assist the City with social service planning through the efficient use of volunteers and community networks. The City actively participates in coalitions that can leverage funding

and staff resources for the benefit of the wider community (e.g., the Arlington Chamber of Commerce, Downtown Arlington Management Corporation, UW-A Steering Committee, Tarrant County Homeless Coalition, City of Fort Worth Mayor's Committee on Homeless, Neighbor Helping Neighbor Neighborhood Resource Coordination Group, and the UW-A Financial Stability Committee).

- c. *"Lack of affordable and specialized housing"* was addressed in part through the Tenant-Based Rental Assistance program and other transitional housing programs administered by the Arlington Housing Authority. New Shelter Plus Care vouchers, the Supportive Housing Program, the Family Self-Sufficiency Program, and Tenant-Based Rental Assistance provide a combination of rental assistance and case management to low-income families. The City partnered with a local Community Housing Development Organization to build new affordable housing units as well as acquire, rehabilitate and resell others. The City contracted with Trinity Habitat for Humanity to reconstruct a dilapidated house with energy-efficient products. The City also finalized the Ten Year Plan to End Chronic Homelessness with housing strategies for homeless individuals and families.
- d. *"Lack of transportation to work and services"* was addressed through a contract with Mission Metroplex. Transportation was provided to 763 low- to moderate-income adults to work, job training, social services, and medical services. The City of Arlington also operates a Handitran transportation service. In Program Year 2008, Handitran provided over 105,000 van trips to 3,334 elderly and disabled residents. The City proposed to use CDBG-R funding to leverage other funds for a Job Access Reverse Commute program which would provide employment-related transportation for low-income individuals. The City's Transportation Planners are working on improved transportation options for Arlington and the surrounding region.

5. *Leveraging resources*

The City of Arlington has been successful in leveraging resources.

a. *Progress in obtaining "other" public and private resources to address needs*

The City of Arlington was able to obtain other public and private resources to address needs during Program Year 2008.

The City applied for and received \$2,044,254 for the Neighborhood Stabilization Program (NSP) which funds homebuyer assistance, clearance/demolition, and housing rehabilitation activities for foreclosed homes. The City also received \$1,304,792 for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Another \$853,342 was obtained for the Community Development Block Grant – Recovery program which will fund infrastructure improvements and employment-related transportation services.

The Arlington Housing Finance Corporation (AHFC) provided mortgage loans totaling \$1,290,814 to 12 households through its Market Rate Downpayment Assistance Program.

b. HUD resources leveraged other public and private resources

The 2008 Action Plan anticipated additional resources from various sources. The HOME and ESG matches are reported in their respective sections. The following table provides a summary of additional financial resources that were made available in Program Year 2008.

Table I.B.4: Leveraged Funding

Program	Funding source	Funds Leveraged
Handitran	FTA and TXDot	\$1,321,703
Center Street Station Infrastructure	Tax Increment Reinvestment Zone No. 1	1,845,051
CDBG Public Service Program Leverage	Public Service Organizations	9,040,937
Arlington Tomorrow Foundation	Gas well revenue	1,184,900
Levitt Pavilion at Founders Plaza	Levitt Foundation and private donations	1,950,000
Parkway Central Park Improvements	Parkway Central HOA and City Parks Department	101,900
	TOTAL	\$15,444,491

c. Matching requirements satisfied

HOME matching requirements were satisfied through several sources. As required, matching funds are reported on a fiscal year period. HOME match total is reported in Section II.

ESG sub-recipients satisfied match requirements through contributions of donated food, volunteer time, staff salaries, and other private donations in compliance with federal regulations. ESG match detail is reported in Section III.

C. Managing the Process

The City of Arlington Grants Division took the following actions to ensure compliance with program regulations and consolidated planning requirements.

- A Request for Proposals (RFP) workshop was held in October 2008 to provide information about program requirements, regulations, and application instructions to potential applicants. Instructions were detailed in application booklets for each program (i.e., CDBG, HOME, and ESG).
- A training workshop for sub-recipients was required prior to the signing of contracts. Information was provided on HUD guidelines regarding eligible uses of funds, program specific requirements, and performance and financial reporting requirements. Participants were directed to additional resources including “Playing by the Rules”, appropriate OMB Circulars and Policies, and web-based HUD resources.
- On-going desk monitoring of monthly reports submitted by sub-recipients ensured continuous expenditure of funds and provision of services based on contractual

requirements. Sub-recipients also received annual on-site monitoring visits based on a risk analysis. City staff conducted environmental reviews and monitored construction projects to assure adherence to Davis-Bacon requirements.

- Information was entered into the Integrated Disbursement and Information System (IDIS) on a monthly basis. Reports generated by IDIS and internal financial reports were reviewed monthly.
- A local performance measurement system was used to track data on a monthly basis to ensure positive outcomes for program participants.
- Compliance with HOME affordability periods is enforced through recapture agreements and lien documents for the Arlington Homebuyers' Assistance Program (AHAP), acquisition/rehabilitation, new construction activities, and the Owner-Occupied Housing Rehabilitation program. Inspections are performed and documented for these programs in project files. Program requirements include an annual verification of occupancy. Inspections are performed for the one rental complex that was HOME funded. The rental project is not required to have all units inspected annually under the HOME program. However, because most tenants are on Section 8, the units are required to be inspected to meet those program requirements.

D. Citizen Participation

1. Summary of citizen comments

Citizen comments are being solicited for this report at a public hearing and during the 30-day public comment period. The 30-day public comment period will be held from August 10, 2009 through September 8, 2009. The public hearing notices were published in the *Star-Telegram* in English and Spanish on August 9th and posted on the City website. The draft CAPER, which included an executive summary, accomplishments, and expenditures, was made available to the public at the beginning of the comment period on the City website and at the City Secretary's Office, the Grants Management Office, and at libraries. The public hearing will be held on Monday, August 17, 2009, at 5:30 p.m., in the Arlington Human Services Center, 401 W. Sanford, Room 110.

2. Performance report provided to citizens

The CAPER provides the citizens of Arlington with a full disclosure of funds committed and expended. This report describes accomplishments made possible with HUD funds during Program Year 2008, which further the objectives of the 2005-2010 Consolidated Plan. Geographic distribution of expenditures was provided through maps and narratives (see appendix E).

E. Institutional Structure

The City of Arlington took the following actions during the past program year to overcome gaps in institutional structures and to enhance coordination.

- The City Council appointed Council members to various bodies, including the Arlington Housing Finance Corporation and United Way – Arlington Steering Committee. A Community Services staff person provided support to the Arlington Housing Finance Corporation.
- The City utilized the Arlington Tomorrow Foundation to distribute grants to non-profit organizations in Arlington. Funding is available through gas well revenue received by the City.
- City staff members served on the Grants Champion Team to facilitate coordination among departments in applying for federal, state, and private grants.
- City staff members served on the United Way – Arlington (UW-A) Steering Committee, the Research and Planning Committee, and the Financial Stability Committee. Three principal goals of UW-A are to reduce fragmentation, enhance coordination, and overcome gaps in social service delivery. The City of Arlington worked closely with UW-A to develop plans to meet social service needs in the community.
- City staff members served on the Tarrant County Homeless Coalition, the planning body for the Tarrant County Continuum of Care. Participation in the application process assured that Arlington’s homeless needs were addressed with appropriate supportive housing programs.
- An inter-local agreement exists between the City of Arlington and the Arlington Housing Authority. During the program year, the Arlington Housing Authority had primary responsibility for the following programs: Supportive Housing Program, Shelter Plus Care, Tenant-Based Rental Assistance, Section 8 vouchers, and Housing Rehabilitation.
- Coordination among City Departments was enhanced through projects focusing on the revitalization of central Arlington.

F. Monitoring

1. Monitoring of activities

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

Action Plan activity outputs and outcomes were reviewed quarterly to determine which activities were projected to meet planned performance goals.

The City ensured timely expenditure of CDBG funds by the following actions:

1. Establishing and tracking expenditure benchmarks for projects;
2. Careful selection of qualified sub-recipients and ongoing technical assistance provided to new and experienced sub-recipients;
3. Annual sub-recipient workshop to review monthly reporting, contract and regulation compliance, and monitoring requirements;
4. Monthly desk monitoring and tracking of sub-recipient expenditures;
5. Reprogramming of funds for activities that move forward slowly.

City Grants Coordinators monitor internal operations and sub-recipient agreements. Monitoring was conducted to assure compliance with Davis-Bacon construction project requirements, proper submittal of program reimbursements, adherence to national objectives, and attainment of match requirements.

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

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

2. Results of monitoring, including any improvements

During Program Year 2008, 18 out of 24 non-profit social service organizations received on-site monitoring. Eight organizations received findings. All monitoring letters have been mailed and the City is working with these agencies to resolve the findings. It is anticipated that the remaining findings will be resolved in the near future. The City is closely monitoring CHDO proceeds to assure that they are expended prior to HOME funds being used.

The City of Arlington monitored the following construction projects for compliance with Davis-Bacon: Vandergriff Building, Center Street Streetscape Phase I, Founders Plaza, NRSA Street Improvements, Parkway Central, and Arlington New Beginnings. No outstanding monitoring issues, including Davis-Bacon exist.

The City's most recent HUD HOME monitoring visit in May 2009 resulted in only one finding which is currently being addressed.

3. Self-evaluation

a. Describe the effects programs have in solving neighborhood and community problems.

The City of Arlington has used federal funds to meet high priority needs and solve identified community problems. The following examples illustrate the positive effects of programs in meeting the needs of low- and moderate-income residents of Arlington.

- City staff members have assisted NRSA residents with the establishment of a neighborhood organization called Town North Neighbors. This organization has grown in capacity and community influence, hosted several successful community celebrations, conducted a neighborhood assessment, and completed its first neighborhood action plan. The organization was recently awarded its first Arlington Tomorrow Foundation grant for neighborhood infrastructure improvements. It also received a Neighborhood Matching Grant for its application to become a recognized non-profit organization.
- Increased homeownership is a priority goal in the Consolidated Plan. In the last year, 52 persons became homeowners through the Arlington Homebuyers' Assistance Program. These individuals, along with an additional 389 households, received homeownership counseling to increase the likelihood of successful long term homeownership and to provide tools such as credit counseling and foreclosure avoidance.
- Health and safety issues were repaired in 75 deteriorating houses through the Housing Rehabilitation Program. Six of these repairs included the removal of architectural barriers and were provided to elderly and/or disabled residents.
- Emergency shelter was provided to 2,461 homeless individuals including 1,094 children and 1,367 adults. Many of those who received shelter were without a job. Transportation and other supportive services were provided. Mission Metroplex assisted these individuals by providing transportation to 829 persons for services such as job training, job interviews, medical appointments, and other destinations. Job training resources were also provided through the Arlington Workforce Center, Arlington Life Shelter, and Water from the Rock, a Community-Based Development Organization.

b. Progress in meeting needs

The City of Arlington made significant progress in meeting priority needs established in its Consolidated Plan (see summary chart in section B).

The City received confirmation of HUD approval for the Central Arlington NRSA in November 2005. Since that time, the City Council appointed a Steering Committee composed of NRSA stakeholders to assist with the planning and implementation of revitalization activities in the target area. Committee members were actively involved in tracking results, assisting with public awareness, evaluating project proposals and in facilitating connections among available resources.

c. Provision of decent housing, a suitable living environment, and expanded economic opportunity

Decent housing was provided through several residential rehabilitation programs. HOME and CDBG funds were used for the housing rehabilitation program, including architectural barrier removal and emergency rehabilitation, as well as for non-profit owned rental housing in the NRSA. HOME funds were also used for homeownership programs, tenant-based rental assistance, new housing construction,

and acquisition/rehabilitation. See the Housing section for a description of accomplishments.

The City of Arlington provided ESG funds to address housing issues faced by the homeless. The Arlington Life Shelter, SafeHaven of Tarrant County, The Salvation Army, and the Arlington Housing Authority received funds. Providers focused on helping clients achieve self-sufficiency and making a successful transition to unsubsidized housing. The City also finalized its Ten Year Plan to End Chronic Homelessness.

The City of Arlington, in cooperation with human service organizations, helps provide for a suitable living environment for its citizens. The City contracted with 22 non-profit organizations to provide services to persons with diverse needs. These organizations secured additional funds from various resources. The diversity of clients reflects the diversity of low- and moderate-income citizens of Arlington. Individuals and families from different races and ethnicities, ranging from infants to the elderly, receive a full range of services that improve their quality of life. Childcare, youth recreational and educational programs, counseling, case management, dental services, and meals for the elderly are examples of the programs assisted with HUD funds.

Economic opportunities for low- and moderate-income persons were addressed principally through the creation of jobs. The Arlington Tax Increment Reinvestment Zone (TIRZ) was created to provide additional funds for the redevelopment of central Arlington and other targeted areas of the city. During the 2008 Program Year, the Downtown TIRZ agreed to provide \$1,845,051 in funding toward a downtown development called Center Street Station which will create an estimated 238 jobs. Funding will help pay for sidewalks, landscaping, drainage, and parking at the site.

During the program year, staff met with a variety of housing and community groups to increase awareness of resources available to low- and moderate-income individuals and families. The City subcontracted with a Community-Based Development Organization, Water From the Rock, to provide educational and job-related services to residents of the Central Arlington NRSA. This organization enhanced services to include ESL classes, targeted job training workshops, and professional clothing assistance to increase employment opportunities.

d. Activities falling behind schedule

The following activities were in progress but not completed in Program Year 2008: business façade program, mixed-use development project, new owner-occupied housing, and job creation in the Central Arlington NRSA.

The City received numerous inquiries for the business façade grants, but only one proposal was recommended for funding. The project is currently in the design phase. Applicants either have difficulty meeting CDBG requirements or find other sources of funds to complete the project. Staff created brochures for outreach and utilized NRSA Steering Committee members to assist in identifying viable projects for these funds. The Community Development and Planning Department's new Urban Design Center will also be a source for additional referrals and concept designs. Additional marketing efforts will be implemented in an attempt to identify eligible projects.

No suitable mixed-use development projects were identified in the program year despite the issuance of a Request for Proposals. These funds were subsequently reprogrammed to fund Tenant-Based Rental Assistance, Homebuyer Assistance, Owner-Occupied Housing Rehabilitation, and an Energy Star-rated Acquisition/Rehabilitation housing unit.

New owner-occupied housing within the Central Arlington NRSA is behind on its five-year goal, but this activity saw progress during the past program year. Impediments to meeting this goal have included a lack of suitable, affordable sites and difficulty selling new housing units to eligible homebuyers during difficult economic times. The City's increased marketing efforts to sell newly constructed properties have resulted in only two units remaining unsold to date.

Job creation through small business loans provided by ACCIÓN Texas has made progress but has been slowed by staff turnover within the organization. The organization expects to see better results during the next year due to increased staff capacity.

e. Activities making an impact

Examples of activities that have made a community impact include the following.

- Founders Plaza and Center Street Trail Phase I were both completed during the past program year. These projects are significant contributors to the City's revitalization efforts. Two very successful free concert seasons at the Plaza and multiple community festivals are evidence that vitality is being restored to the area. The Center Street Trail provides access to the plaza and downtown as well as a safe, beautified roadway through the NRSA.
- The City of Arlington is partnering with Tarrant County Housing Partnership (TCHP), a CHDO utilizing HOME funds, for the redevelopment of Jordan Lane. Two new homes were constructed during the past program year and are currently under contract for purchase by income-qualified buyers. An acquisition/rehabilitation project on Jordan Lane was also completed.
- The Salvation Army's Family Life Center served 150 individuals, or 150% of its goal, including 95 children and 55 adults. These individuals received transitional housing for up to 24 weeks in addition to case management and essential services. Case management included job training, job search, financial education, family support, access to healthcare, and preparation for self-sufficiency in permanent housing.



- The AIDS Outreach Center provided risk-reduction counseling and HIV testing services for 180 individuals, or 290% of its goal. AIDS Outreach also provided community education services about HIV/AIDS, counseling and healthcare referrals, and prevention counseling while coordinating efforts with the Arlington Life Shelter, Planned Parenthood and the Tarrant County Public Health Department.



- SafeHaven of Tarrant County provided temporary residential services and case management for 1363 victims of domestic violence, or 109% of its goal, including 754 children and 609 adults. In addition to essential services, case management included transportation, individual and group counseling, legal advocacy, healthcare, and employment referrals.

- Water from the Rock served 292 individuals, or 201% of its goal, by providing ESL classes, GED classes, life and job skills training, professional clothing, and computer training in partnership with Tarrant County College. Nine participants earned their GED, including four ESL students and 28 participants reported securing a new job as a result of training received.



- Camp Fire provided child care and child care training to 77 individuals, or 385% of its goal, within the NRSA. Fifty-four parents and informal childcare providers living or working within the NRSA were trained through the 23 childcare training sessions offered. Increased and improved affordable childcare was previously identified by a United Way community assessment among the top six needs in Arlington.

f. Indicators that describe results

The City of Arlington's sub-recipients are required to submit performance measurement goals, inputs, activities, outputs, and outcomes for each of their programs in the form of a performance chart. This chart is included as an exhibit in each contract and serves as a benchmark for an assessment of program effectiveness and productivity. Sub-recipients submit monthly performance reports which provide data on the number of persons, households, units assisted, income levels, racial/ethnic backgrounds, and disability status. ESG and HOME sub-recipients also provide information on matching funds.

The City has worked with sub-recipients to incorporate the HUD Performance Measurement System into their scope of work and is included as an exhibit to their contract. The City is committed to providing activities and services that benefit targeted clientele and geographic areas. Results are documented to verify the benefits provided from the expenditure of funds.

Examples of indicators that serve as evidence of benefit to low- and moderate-income individuals and households include:

- The number of housing units rehabilitated;
- The number of new first-time homebuyers;
- The number of individuals receiving new access to case management services through organizations such as the AIDS Outreach Center;
- Number of children and adults receiving dental health education and services.

The table in Appendix G summarizes the City's performance results according to the new HUD Performance Measurement System.

g. Barriers with a negative impact on fulfilling strategies and overall vision

The recent economic downturn has significantly reduced home sales and available credit, especially among low- to moderate-income individuals. These factors, along with a decline in new home construction, have also contributed to delays in progress with the High Oak property development. Regulatory barriers also increase project costs and prevent some worthwhile projects from being completed.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

The majority of primary goals are on target (see Table I.B.1). Those that are not, including mixed-use development, business façade improvements, and new owner-occupied housing are discussed above in section F.3.d. The mixed-use development funds have been reprogrammed.

i. Adjustments to strategies

The City has adjusted its strategy to fund mixed-use developments for housing. These funds have been reprogrammed to other areas of need such as homebuyer assistance, tenant-based rental assistance, new construction of owner-occupied housing, and housing rehabilitation.

The City is partnering with the Downtown Arlington Management Corporation to identify potential business façade improvement projects. The new Urban Design Center will also be utilized for referrals and project design assistance.

The City has explored additional partnerships with non-profit home builders in order to increase capacity of its new owner-occupied housing activities. A pilot project with Trinity Habitat for Humanity is scheduled for the next program year.

The City also increased participation in United Way – Arlington committees in order to ensure coordinated planning efforts of public services.

In an effort to improve conditions and quality of life within the NRSA, a new neighborhood organization called Town North Neighbors was established and resourced through the Building Equitable Communities initiative. City staff members have assisted neighborhood leaders with building organizational capacity and developing neighborhood plans. These efforts have resulted in increased

coordination with City planning and grant-funded programs such as code enforcement and infrastructure improvements.

G. Lead-Based Paint

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

Housing rehabilitation contractors used by the City of Arlington have Lead-Safe Work Practices certificates, a one-time only certification. All contractors also have a Lead Abatement certificate which is required every two years. Consequently, it was determined that additional lead-based training for contractors was not required. The City Rehabilitation Specialists have a Lead Risk Assessment certification renewed every two years. They conduct Lead Risk Assessments on all housing built prior to 1978 which are to be rehabilitated. Lead testing was conducted as indicated by the inspection and the scope of each project.

During Program Year 2008, 22 houses that were to be rehabilitated were tested for the presence of lead-based paint.