

**SUBSTANTIAL AMENDMENT
NEIGHBORHOOD STABILIZATION PROGRAM**

Grantee Information

NSP Program Administrator Contact Information	
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Jurisdiction Web Address	www.arlingtontx.gov
URL where NSP Substantial Amendment posted	http://www.arlington-tx.gov/cdp-housing/housing/neighborhood-stabilization-program/

Summary of “Substantial Amendment”

Background: The Neighborhood Stabilization Program (NSP) was established by the Housing and Economic Recovery Act of 2008 through the U.S. Department of Housing and Urban Development (HUD). The Neighborhood Stabilization Program (NSP1) funds were provided to the City of Arlington for the acquisition and redevelopment of abandoned, vacant or foreclosed properties which would otherwise be sources of blight in the community. The City of Arlington NSP1 program was created on July 30, 2008 with an original grant amount of \$2,044,254. The City of Arlington has successfully fulfilled its responsibilities to the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP). All NSP grant funds were utilized for grant eligible purposes within the grant period. In Program Year 2015 and 2016, the City intends to build two single family homes on property acquired by the Arlington Housing Authority. It is anticipated that the construction and resale of these two homes will be the final NSP related activity in Arlington and will allow the City to close-out the grant.

Description of this amendment: The City of Arlington is proposing to remove “NSP Public Facility” as an additional, eligible activity from which to use funds under the NSP1 program. The remaining funding under the NSP Public Facility activity will be used for the following current NSP activities:

- Acquisition/Demo/Redevelopment for households less than 120 percent of Area Median Income (AMI),
- Acquisition/Demo/Redevelopment for households less than 50 percent of AMI,
- Homebuyer Assistance for households less than 50 percent AMI
- Homebuyer Assistance for households less than 120 percent of AMI.

The City plans to construct and sell two new single-family homes located at 1602 Browning and 3107 Selfridge. The City will also provide direct homeownership assistance to the homebuyers of the two properties. One home will be sold exclusively to a family with an income not to exceed 50% of AMI. The other home will be sold to a family with an income not to exceed 120% of AMI. The City expects to budget approximately \$311,000 from the remaining balance of unspent program income for these activities. Please see Attachment-B Budget.

The aforementioned changes to NSP1 program activities are further described in the tables below:

NEW Activity Number NSP-G2	
Activity Name	Acquisition/Demolition/Redevelopment of New Single Family Housing Units
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input checked="" type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment

<p>CDBG Activity or Activities</p>	<p>NSP eligible use B, D and E: The City of Arlington plans to procure construction services to develop two single-family homes for low- to middle-income households.</p> <p>CDBG eligible activities: The City of Arlington shall undertake any combination of the CDBG basic eligible activities: New construction of housing is eligible under “Eligible-Use E” in the NSP regulations. The City also plans to offer “Direct homeownership assistance” as defined at 24 CFR 570.201 (n), to the extent that financing mechanisms are used to carry them out.</p> <p>The 1602 Browning property will be setup under the “Acquisition/Demolition/Redevelopment” activity as ADR-50.</p> <p>The 3107 Selfridge property will be setup under the “Acquisition/Demolition/Redevelopment” activity as ADR-120</p> <p>Direct homeownership assistance will be provided under a separate “Homebuyer Assistance” activity.</p>
<p>National Objective</p>	<p>Benefiting “low-, moderate-, and middle-income” (LMMH) persons or households as defined in the NSP Notice, which are incomes at or below one hundred and twenty percent of area median income (120% AMI).</p>
<p>Activity Description</p>	<p>Current NSP-acquired lots located at 1602 Browning and 3107 Selfridge will be used to develop new single-family homes. The City will procure construction services to develop the homes, which will be available for sale to low-, moderate-, and middle-income homebuyers (i.e., one unit at < 50% AMI and one unit at < 120% AMI).</p> <p>The activity will address local market conditions within the target area by stabilizing property values and increasing the level of homeownership.</p> <p>to eligible homebuyers.</p>

Location Description	The location of the two properties are located in the NSP1 Target Areas (see Attachment A - MAP), which are located in low- to moderate-income areas of the city.	
Budget	Source of Funding	Estimated Dollar Amount
	NSP1-Program Income	\$270,000
	(Other funding source)	\$ N/A
	(Other funding source)	\$ N/A
Total Budget for Activity	\$270,000	
Performance Measures	Goals: Remove vacant structures and blighting conditions Outputs/Measures: # of construction of single-family homes - 2 # homes sold to low-to-middle-income homebuyers - 2 Outcomes: Stabilized property values, increased level of homeownership	
Projected Start Date	3/15/2016	
Projected End Date	8/15/2016	
Responsible Organization	Name	City of Arlington/Arlington Housing Authority
	Location	501 W. Sanford St., Suite 20 Arlington, TX 76011
	Administrator Contact Info	817-276-6790 David.Zappasodi@arlingtontx.gov
	The Arlington Housing Authority will procure construction bids for the construction of both single-family homes.	

Activity Name	Homebuyer Assistance	
Uses	Select all that apply: <input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms	
CDBG Activity or Activities	<p>NSP eligible A: The Arlington Housing Authority plans to provide down payment and closing cost assistance towards two single-family homes for low- to middle-income households.</p> <p>CDBG eligible activities: The City also plans to offer “Direct homeownership assistance” as defined at 24 CFR 570.201 (n), to the extent that financing mechanisms are used to carry them out.</p> <p>The 1602 Browning property will be setup under the “Homebuyer Assistance” activity as HA-50.</p> <p>The 3107 Selfridge property will be setup under the "Homebuyer Assistance" activity as HA-120.</p>	
National Objective	Benefiting “low-, moderate-, and middle-income” (LMMH) persons or households as defined in the NSP Notice, which are incomes at or below one hundred and twenty percent of area median income (120% AMI).	
Activity Description	Homebuyer Assistance will be provided to qualified, income-eligible households for the two properties. The expected benefit to income-qualified person is homebuyer assistance for an affordable housing unit.	
Location Description	The location of the two properties are located in the NSP1 Target Areas (see Attachment A - MAP), which are located in low- to moderate-income areas of the city.	
Budget	Source of Funding	Estimated Dollar Amount
	NSP1-Program Income	\$41,000
	(Other funding source)	\$ N/A
	(Other funding source)	\$ N/A
Total Budget for Activity	\$41,000	

Performance Measures	Goals: Remove vacant structures and blighting conditions Outputs/Measures: # < 50% direct homebuyer assistance - 1 # 51-120% direct homebuyer assistance – 1 Outcomes: Stabilized property values, increased level of homeownership	
Projected Start Date	3/15/2016	
Projected End Date	8/15/2016	
Responsible Organization	Name	City of Arlington
	Location	501 W. Sanford St., Suite 20 Arlington, TX 76011
	Administrator Contact Info	817-276-67 David.Zappasodi@arlingtontx.gov
	The City of Arlington plans to contract with a non-profit entity to implement the down payment and closing cost assistance program.	

Public Comments:

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

Legal notices for public viewing and comment on this substantial amendment were printed in the *Fort Worth Star Telegram* on Wednesday, January 13, 2016. A public hearing was held on Wednesday, January 27, 2016, and a 30 day public comment period was extended from January 13, 2016 to February 12, 2016. The entire amendment was also available on the City of Arlington's website at <http://www.arlington-tx.gov/cdp/grants/planningandreporting/> and hard copies were also available for 30 days at the City of Arlington Public Library locations and at Arlington City Hall in the City Secretary's Office, 3rd Floor, 101 W. Abram Street Arlington, TX 76004.

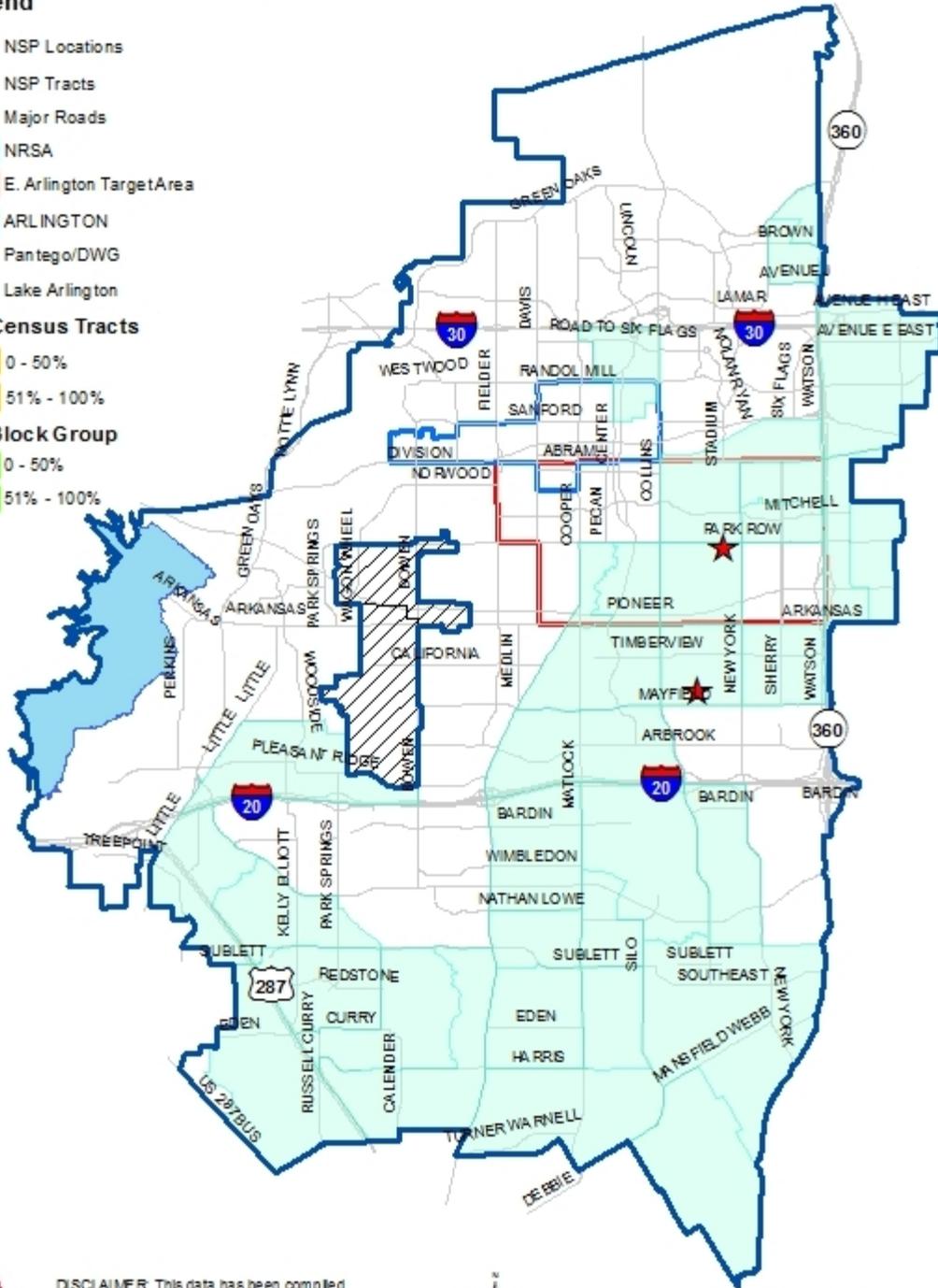
Summary of Public Comments Received.

February 12, 2016 is the last day of the 30-day public comment period.

PY15 NSP Properties

Legend

-  NSP Locations
-  NSP Tracts
-  Major Roads
-  NRSA
-  E. Arlington Target Area
-  ARLINGTON
-  Pantego/DWG
-  Lake Arlington
- LMI Census Tracts**
-  0 - 50%
-  51% - 100%
- LMI Block Group**
-  0 - 50%
-  51% - 100%



DISCLAIMER: This data has been compiled by the City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.



Community Development & Planning
 Created by Iliza Sebka
 On December 08, 2015
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ATTACHMENT B – BUDGET

ACTIVITY	SOURCES	USES
NSP-1 PROGRAM INCOME	\$311,582.00	
NSP-1 ADMIN	\$ 975.00	\$ 975.00
ACQUISITION/DEMO/REDEVELOPMENT – CONSTRUCTION OF SELFRIDGE		\$135,000.00
ACQUISITION/DEMO/REDEVELOPMENT – CONSTRUCTION OF BROWNING		\$135,000.00
HOMEBUYER ASSISTANCE		\$ 41,000.00
TOTALS	\$312,557.00	\$311,975.00