

Grantee: Arlington, TX

Grant: B-08-MN-48-0001

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-48-0001

Obligation Date:**Grantee Name:**

Arlington, TX

Award Date:**Grant Amount:**

\$2,044,254.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Response: Attachment A identifies the revised areas of greatest need within the city of Arlington. The original target area was defined by evaluating:

- 1) Actual foreclosures for the prior six month period;
- 2) Vacant foreclosures based on utility shut off records;
- 3) Census block groups with high foreclosure abandonment risk based on decline in home values, high cost loans issued from 2004-2006, unemployment rate, and vacant residential addresses as of June 2008; and
- 4) Census block groups with 51 percent or more of the residents earning less than 120 percent of Area Median Income.

The program target area has been expanded because many households are experiencing difficulty locating a foreclosed home that meets their family and budgetary criteria within the original target area. In addition to the criteria identified above, the expanded target area was defined by evaluating:

- 1) Actual foreclosure data for the 12 month period ending December 31, 2009;
- 2) Data from HUD's foreclosure and abandonment risk website
- 3) High risk loan data available from the Home Mortgage Disclosure Act via Foreclosure-Response.org

Resources above provided statistical data demonstrating the greatest percentage of home foreclosures, areas with high percentages of homes financed by high risk loans, and areas likely to face a rise in rate of home foreclosures.

The revised target area for the proposed activities includes the following census tracts in Arlington: 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Distribution and and Uses of Funds:

The City of Arlington will distribute NSP funds to the areas of greatest need as illustrated by the revised map in Attachment A and the revised budget found in Attachment C. Data used to develop the revised map consists of components identified within the three categories in the NSP guidelines:

- a) Areas within Arlington that have the greatest percentage of home foreclosures,
- b) the highest percentage of homes financed by a sub-prime mortgage related loan, and
- c) areas within Arlington that are likely to face an increase in home foreclosures.

The revised target area is an expanded area, defined using previously established parameters cited above, and HUD's NSP Mapping Tool which defines the areas of greatest need based upon a foreclosure risk score and a vacancy risk score, and data from the Home Mortgage Disclosure Act regarding high risk loans. It is recognized that the Mapping Tool's estimated rate of foreclosure does not reflect "real" numbers of foreclosures but rather reflects neighborhood characteristics that are indicators of a high level of risk for foreclosure. However, an analysis of actual foreclosures occurring in 2009, shows that 70% of foreclosures in the City of Arlington have actually occurred in the proposed target area.

The vacancy risk score is calculated for census tracts which have a "foreclosure risk" score of 10 or higher and where the number of US Postal Service residential addresses represents at least 75 percent of the total housing units in a census tract as of 2000. If this criterion is not met, the census tract vacancy rate score is based on the foreclosure risk score. If scored for vacancy, a score is obtained

based upon a ranking received by multiplying the estimated foreclosure problem rate by the vacancy rate, with the vacancy rate being equal to the percentage of addresses 90 days or more vacant as a percent of all addresses in the census tract.

Activities performed under NSP will be targeted to meet the identified areas of greatest need as presented in Attachment A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law.

Response: The City of Arlington will define "blighted structure" as a property that is deteriorated, deteriorating or otherwise determined to be a substandard structure that constitutes a threat to human health, safety, and/or public welfare.

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability.

Response: In the event that activities involving rental units are carried out as part of this grant, the City of Arlington will adopt the HOME affordable rent standards located at 24 CFR 92.252(a) (c) and (f).

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response: For the purposes of homeownership, the City of Arlington will adopt the HOME affordability requirements located at 24 CFR 92.254 which will be imposed through deed restrictions and will ensure affordability by imposing recapture requirements as defined in the City of Arlington's Consolidated Plan.

Homeownership Assistance

Minimum period of Affordability in Years

Under \$15,000

5

\$15,000 to \$40,000

10

Over \$40,000

15

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response: For the purposes of housing rehabilitation activities performed in the NSP grant, the City of Arlington will adopt the housing rehabilitation standards utilized in its CDBG and HOME funded Housing Rehabilitation Program. The housing rehabilitation standards require dwelling units to meet applicable local code.

Low Income Targeting:

The City of Arlington will designate a minimum of \$511,064 (25%) of NSP funds to benefit individuals or families at or below 50% of Area Median Income (AMI). Activities will include the purchase and redevelopment of abandoned or foreclosed homes or residential properties for sale or rent to households whose income does not exceed 50% of AMI; acquisition, rehabilitation, and resale of homes to households whose income does not exceed 50% of AMI; and homebuyer assistance for households whose incomes do not exceed 50% of AMI. The revised budget estimates that \$863,492 will benefit individuals or households whose incomes does not exceed 50% of AMI.

Acquisition and Relocation:

The City of Arlington will acquire 10 foreclosed properties for acquisition/ rehabilitation or acquisition/demolition/reconstruction. Five properties will be made available to households earning at or below 120% of the AMI and five will be made available to households earning at or below 50% of the AMI. The City seeks to acquire vacant foreclosed homes in compliance with HUD regulations for NSP. The City will designate the Arlington Housing Authority to use a portion of its allocation of NSP funds to acquire, rehabilitate and sell or acquire, demolish and redevelop single family housing on the site and sell the properties to qualified homebuyers. The Arlington Housing Authority is uniquely qualified to purchase deeply discounted foreclosed homes under the HUD Real Estate Owned (REO) program. HUD REO properties are occupied by persons displaced from Hurricane Katrina. Occupants of the HUD REO properties may be entitled to relocation assistance under the Uniform Relocation Act and Real Property Acquisition Policies Act and under section 104(d) of the Housing and Community Development Act of 1974. The Arlington Housing Authority, as the purchaser, would be responsible to comply with the applicable provisions of these Acts and provide relocation assistance as may be required. Relocation assistance may include moving costs, utility connection and disconnect fees, and rental assistance. It is anticipated that a substantial portion of relocation assistance may be satisfied through issuance of a special allocation of Housing Choice Vouchers for Hurricane Katrina evacuees to eligible households occupying the HUD REO units.

Public Comment:

Following is a summary of comments received during the comment period and public hearing held March 10, 2010.

The expansion of the target area received support by citizens and local realtors who expressed that homebuyers have had difficulty finding a home that meets their needs within the existing target areas. Comments received expressed that the expanded target area is anticipated to provide greater opportunity and selection to qualified homebuyers.

A total of six unduplicated comments were received from Arlington residents supporting the proposed amendment to the NSP Plan. Three written comments were received during the public comment period and three comments were received during the public hearing.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,088,508.00
Total CDBG Program Funds Budgeted	N/A	\$2,044,254.00
Program Funds Drawdown	\$0.00	\$1,568,419.92
Program Funds Obligated	\$0.00	\$1,979,981.00
Program Funds Expended	\$235,375.44	\$1,988,844.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$127,433.44	\$189,614.24
Program Income Drawdown	\$0.00	\$62,180.80

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$306,638.10	\$0.00
Limit on Admin/Planning	\$204,425.40	\$129,572.22
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$511,063.50	\$818,491.00

Overall Progress Narrative:

The NSP program continues to meet goals and objectives. All activities under the Homebuyer Assistance activities are complete. Under Acquisition Rehabilitation Resale, of the eight total properties, all have been rehabilitated, three have sold, and three are under contract for sale. Asbestos abatement and demolition have been completed for the two projects identified under the Acquisition Demolition Redevelopment activity. Plans for redevelopment are underway. To date, the City has expended 97% of NSP funding.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADMIN, Administration	\$0.00	\$179,424.00	\$129,572.22
NSPADR001, Acquisition/Demo/Redevelopment	\$0.00	\$105,753.00	\$25,158.17
NSPAR01, Acquisition Rehab	\$0.00	\$760,932.00	\$524,734.06

NSPHA001, Homebuyer Assistance

\$0.00

\$998,145.00

\$888,955.47

Activities

Grantee Activity Number:	ADMIN
Activity Title:	Administration

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

03/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$338,848.00
Total CDBG Program Funds Budgeted	N/A	\$169,424.00
Program Funds Drawdown	\$0.00	\$129,572.22
Program Funds Obligated	\$0.00	\$179,424.00
Program Funds Expended	\$7,235.98	\$151,161.84
City of Arlington	\$7,235.98	\$151,161.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and monitoring of Neighborhood Stabilization Program activities.

Location Description:

Administration

Activity Progress Narrative:

The City continues to use administrative funds for eligible costs.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$169,424.00
Total Other Funding Sources	\$169,424.00

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

Activity Category:

Clearance and Demolition

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$106,554.00
Total CDBG Program Funds Budgeted	N/A	\$53,277.00
Program Funds Drawdown	\$0.00	\$24,983.17
Program Funds Obligated	\$0.00	\$53,277.00
Program Funds Expended	\$1,732.36	\$26,540.53
City of Arlington	\$1,732.36	\$26,540.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The areas of greatest need for demolition activities will be the highest risk census block groups in East Central Arlington. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit or development of a public facility such as a pocket park in a low income neighborhood. This activity includes the acquisition, demolition and redevelopment of single family housing.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

This activity includes acquisition, demolition and redevelopment of a single family property. Property located at 3107 Selfridge was acquired in early 2010 and demolished in October 2010. Funds expended to date include \$24K for acquisition, \$17K for demolition, and other expenditures related to property taxes, asbestos abatement and other costs. Developer is working with the City of Arlington's Urban Design Center to develop a plan to develop a green, single family design for the existing site. Developer is preparing a Request for Qualifications for Architecture and Engineering services for the next phase of this activity.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$53,277.00
Total Other Funding Sources	\$53,277.00

Grantee Activity Number: ADR-50-001

Activity Title: Acquisition/Demolition/Redevelopment 50

Activity Category:

Clearance and Demolition

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$104,952.00
Total CDBG Program Funds Budgeted	N/A	\$52,476.00
Program Funds Drawdown	\$0.00	\$175.00
Program Funds Obligated	\$0.00	\$52,476.00
Program Funds Expended	\$66,227.97	\$66,577.97
City of Arlington	\$66,227.97	\$66,577.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The areas of greatest need for demolition activities will be the highest risk census block groups in East Central Arlington. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit or development of a public facility such as a pocket park in a low income neighborhood.

The budget for this activity includes acquisition, demolition and redevelopment. The budget will be supplemented by program income from other activities.

Location Description:

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

This activity includes acquisition, asbestos abatement, demolition and redevelopment. Structure at 1602 Browning, Arlington, was acquired in July 2010 and demolished October 2010. Funds expended to date include \$48K in acquisition, \$15K demolition, and related asbestos abatement and other expenses.

Developer has been working with City of Arlington's Urban Design Center to develop a green, single family unit design for the vacant site.

The Developer is preparing a Request for Qualifications to obtain architecture and engineering services for the redevelopment phase of this activity.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$52,476.00
Total Other Funding Sources	\$52,476.00

Grantee Activity Number: AR-120-001

Activity Title: Acquisition Rehab<120

Activity Category:

Acquisition - general

Project Number:

NSPAR01

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$631,112.00
Total CDBG Program Funds Budgeted	N/A	\$315,556.00
Program Funds Drawdown	\$0.00	\$176,346.08
Program Funds Obligated	\$0.00	\$348,556.00
Program Funds Expended	\$84,194.40	\$260,264.38
City of Arlington	\$84,194.40	\$260,264.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$127,433.44	\$189,614.24
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The areas of greatest need for acquisition and rehabilitation of foreclosed properties include the highest risk census block groups in East Central Arlington and Southeast Arlington. The target area is now expanded to include other NSP eligible areas of the City to allow for greater flexibility for homebuyers and to broaden the impact of NSP activities to areas of need. The expected benefit to income-qualified persons is homebuyer assistance to acquire an affordable housing unit. A portion of the funds for this project will be used to assist households below 50% of AMI. Of 5 planned units developed under this project, four units will be provided for households below 50% AMI. The City intends to continue its acquisition / rehabilitation activity utilizing any program income that may be realized through the sale of rehabilitated properties.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

In all, four properties have been acquired under this activity. In a prior reporting period, one property was rehabilitated and sold. During the current reporting period, two properties, 5609 Indian Hill and 7909 Copper Canyon were sold to eligible homebuyers. The rehabilitation of 5518 Katey Lane is complete. The property is under contract for sale and is anticipated to close in the first quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	3/4
# of Singlefamily Units	3	3/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	3/4	3/4	100.00
# Owner Households	0	3	3	0/0	3/4	3/4	100.00

Activity Locations

Address	City	State	Zip
7909 Copper Canyon	Arlington	NA	76002
600 Squaw Creek	Arlington	NA	76018
5609 Indian Hill	Arlington	NA	76018

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$315,556.00
Total Other Funding Sources	\$315,556.00

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

Activity Category:

Acquisition - general

Project Number:

NSPAR01

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$824,752.00
Total CDBG Program Funds Budgeted	N/A	\$412,376.00
Program Funds Drawdown	\$0.00	\$348,387.98
Program Funds Obligated	\$0.00	\$348,103.00
Program Funds Expended	\$61,302.59	\$411,638.22
City of Arlington	\$61,302.59	\$411,638.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The areas of greatest need for acquisition and rehabilitation of foreclosed properties include the highest risk census block groups in East Central Arlington and Southeast Arlington. The target area is now expanded to include other NSP eligible areas of the City to allow for greater flexibility for homebuyers and to broaden the impact of NSP activities to areas of need. The expected benefit to income-qualified persons is homebuyer assistance to acquire an affordable housing unit. A portion of the funds for this activity will be used to assist households below 50% of AMI. Four units will be provided for households below 50% AMI. The City intends to continue its acquisition / rehabilitation activity utilizing any program income that may be realized through the sale of rehabilitated properties.

Location Description:

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

This activity includes the acquisition and rehabilitation of four units. The rehabilitation of the four units is complete. These homes are being targeted for households under 50% AMI. The units are four townhome units. A homeowner's association has been formed and one unit is under contract for sale with the sale anticipated to be in the third quarter of the fiscal year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	0/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$412,376.00
Total Other Funding Sources	\$412,376.00

Grantee Activity Number: HA-120-001

Activity Title: Homebuyers' Assistance <120

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSPHA001

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,375,012.00
Total CDBG Program Funds Budgeted	N/A	\$687,506.00
Program Funds Drawdown	\$0.00	\$562,483.89
Program Funds Obligated	\$0.00	\$644,506.00
Program Funds Expended	\$11,177.07	\$714,513.76
City of Arlington	\$11,177.07	\$714,513.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$61,006.00

Activity Description:

Homebuyer assistance will be provided to qualified, income-eligible households for the homes acquired and rehabilitated in the areas of greatest need. The City will connect the NSP funds to programs for very low income households such as the Family Self-Sufficiency Program, Safe Haven Domestic Violence Shelter, and transitional housing programs for homeless persons. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit. Persons who have defaulted on a mortgage are not eligible for this program.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

All funds have been utilized for this activity, assisting 18 households with principal reduction, downpayment assistance, and closing costs. In addition, all homes have been rehabilitated prior to sale. Should program income from other activities become available, additional households may be able to be served.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	18/16	18/16	100.00
# Owner Households	0	0	0	0/0	18/16	18/16	100.00

Activity Locations

Address	City	State	Zip
1052 Enfilar Lane	Arlington	NA	76017
501 Sussex Drive	Arlington	NA	76014
1525 Brookleaf Drive	Arlington	NA	76018
6007 Heatherglen Drive	Arlington	NA	76017
415 Lemon Drive	Arlington	NA	76018
805 Wyndham Place	Arlington	NA	76017
6003 Fenwick Lane	Arlington	NA	76018
6415 Plainview Drive	Arlington	NA	76018
721 Charles City Drive	Arlington	NA	76018
308 Kalmia Drive	Arlington	NA	76018
6405 Juliette Run	Arlington	NA	76002
5301 Osage Drive	Arlington	NA	76018
6708 Kinross Drive	Arlington	NA	76002
1727 Triumph Trail	Arlington	NA	76002
6617 Watch Hill Court	Arlington	NA	76002
1504 Sanibel Lane	Arlington	NA	76018
6708 Ambercrest Drive	Arlington	NA	76002
1117 Royal Crest Drive	Arlington	NA	76017

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$687,506.00
Total Other Funding Sources	\$687,506.00

Grantee Activity Number: HA-50-001
Activity Title: Homebuyers' Assistance <50

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSPHA001

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Arlington

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$707,278.00
Total CDBG Program Funds Budgeted	N/A	\$353,639.00
Program Funds Drawdown	\$0.00	\$326,471.58
Program Funds Obligated	\$0.00	\$353,639.00
Program Funds Expended	\$3,505.07	\$358,148.05
City of Arlington	\$3,505.07	\$358,148.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,174.80

Activity Description:

Homebuyer assistance will be provided to qualified, income-eligible households for the homes acquired and rehabilitated in the areas of greatest need. The City will connect the NSP funds to programs for very low income households such as the Family Self-Sufficiency Program, Safe Haven Domestic Violence Shelter, and transitional housing programs for homeless persons. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit. Persons who have defaulted on a mortgage are not eligible for this program.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

All available funds have been utilized for this activity, serving 7 households with housing rehabilitation, principal reduction, down payment, and closing cost assistance. Should program income become available from other activities, additional households may be able to be served under this activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/8	0/0	7/8	100.00
# Owner Households	0	0	0	7/8	0/0	7/8	100.00

Activity Locations

Address	City	State	Zip
702 Salisbury Circle	Arlington	NA	76014
5304 Yaupon Drive	Arlington	NA	76018
6716 Hillgreen Drive	Arlington	NA	76002
905 E. Timberview Lane	Arlington	NA	76014
522 Angelina Drive	Arlington	NA	76018
807 Bracken Place	Arlington	NA	76017
6105 Tidewater Drive	Arlington	NA	76018

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$353,639.00
Total Other Funding Sources	\$353,639.00