

## **Attachment 9A**

### **Explanatory Note for Department of Housing and Urban Development (HUD) Report November 2, 2011**

HUD's recipient population represents many grantee classifications, including rural and urban public housing authorities, tribes, cities, counties, state agencies, and non-profit organizations. These recipients have reported on a total of 15,381 projects as of this quarter.

Changes in funded projects from the last reporting period:

- The Community Development Fund includes the Community Development Block Grant (Recovery Act), the Indian Community Development Program (Recovery Act), and the Neighborhood Stabilization Program (Recovery Act). In this reporting period, an additional 586 projects were reported, bringing the total number to 6,493.
- Lead Hazard Reduction (Recovery Act) contains the Lead Hazard Reduction Program, (Recovery Act). In this reporting period, an additional 47 projects were reported, bringing the total number to 418.
- The Homelessness Prevention Fund (Recovery Act) contains the Homelessness Prevention and Rapid Re-Housing Program. In this reporting period, the number of projects remained the same at 2,672. Since the program only funds counseling services for the homeless, all projects are listed as Categorically Excluded in this report.
- The Home Investment Partnership Program contains the Tax Credit Assistance Program. In this reporting period, an additional 41 projects were reported, bringing the total number to 787.
- Project-Based Rental Assistance (Recovery Act) has no changes from last reporting period; the total is still 6,293 projects. Please note that the Office of Management and Budget has identified Project-Based Rental Assistance recipients as exempt from Section 1512 reporting based on the judgment that those funds are considered "payments to individuals." Similarly, all such payments are listed as Categorically Excluded in this report.
- The Public Housing Capital Fund contains the Public Housing Capital Fund (Recovery Act). In this reporting period, an additional 5 projects were reported, bringing the total number to 5,447.
- Green Retrofit (Recovery Act) contains the Section 8, 202 and 811 Programs Green Retrofit Program. In this reporting period, the number of projects remained the same at 221.

- The Native American Housing Block Grant (Recovery Act) contains the Native American Housing Block Grant (Recovery Act program), both competitive and formula, and the Native Hawaiian Housing Block Grant (Recovery Act programs). In this reporting period, an additional 8 projects were reported, bringing the total number to 2,015.

Here is a graphic display of HUD ARRA funded project/activities that have received environmental compliance reviews:

**Table 1: Number of ARRA Funded Projects / Activities**

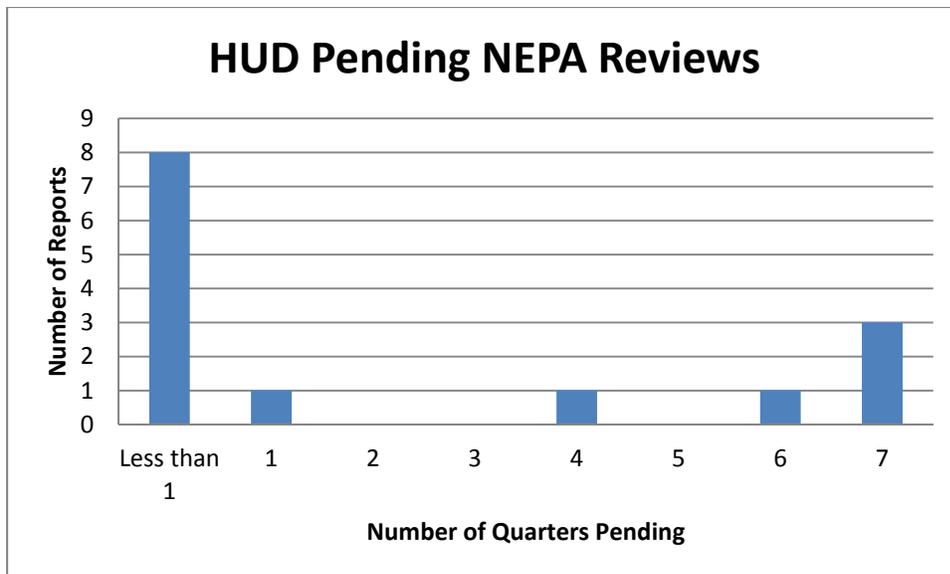
<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	5,907	6,493	586
<b>Lead Hazard Reduction</b>	371	418	47
<b>Homelessness Prevention Fund</b>	2,672	2,672	0
<b>Home Investment Partnership Program</b>	746	787	41
<b>Project-Based Rental Assistance</b>	6,293	6,293	0
<b>Public Housing Capital Fund</b>	5,442	5,447	5
<b>Green Retrofit Program (Grants) for Multifamily Housing</b>	221	221	0
<b>Native American Housing Block Grant</b>	2,007	2,015	8

HUD continues to use and improve its new computerized information reporting system entitled Recovery Act Management Performance System (RAMPS) that collects ARRA Section 1609 compliance information for all HUD ARRA funded projects. The RAMPS system was developed in the third reporting period and has proven to be a valuable asset for gathering and reporting the information from thousands of grantees and tens of thousands of projects. RAMPS allows HUD to identify and report on environmental compliance reviews that have been pending for more than one complete reporting period. As of September 30, 2011, there were 14 NEPA actions that are reported as pending. This report covers all pending actions, including 8 that have been pending less than 90 days.

Reports from the thousands of HUD ARRA grantees who perform the ARRA Federal environmental compliance reviews provide information about projects that are pending. A complete list of such projects, entitled “NEPA ARRA Pending Report,” is included in the attachment to these explanatory notes. The reader will note that the NEPA ARRA Pending Report groups projects by their grant number. This often results in one grant number having several separate projects and thus several environmental compliance reviews.

Below is a chart that shows how many reporting periods the projects’ compliance reviews have been pending. The NEPA ARRA Pending Report groups all projects by the number of reporting periods that have passed since the projects’ environmental compliance review began. Also, all pending reviews are grouped by increasing number of pending quarters.

Over the last year, significant progress has been made in identifying the reasons for projects still pending environmental review. In the July 2010 report over two hundred projects had no explanation for their long-term pending status. Through both emails and intensive phone calling to encourage grantees to update their information, that number was reduced to 3 in the October report, 0 for the January report, 1 for the April report, and 0 for the July report. In this report there are 0 pending reviews with out explanations.



The NEPA Long Term Pending Report for this quarter addresses ‘reasons for pending’ for 100% of the pending reviews. Environmental review compliance delays, which make up a 78% of the pending cases, are most often the result of processing delays; these delays included transportation studies, state historic preservation officer (SHPO) clearance, government official sign off, and waiting for the end of the public comment period. Two grantees with pending projects have gone through staffing changes, and the new staff is in the process of completing the reviews. All pending project reviews have expected completion dates.

There are pending projects under the following program areas: Community Development Fund, Public Housing Capital Fund, and the Native American Housing Block Grant. Under the Community Development Fund there are two ARRA programs the Community Development Block Grant-Recovery (CDBG-R) and Neighborhood Stabilization Program 2 (NSP2). CDBG-R is funded through fiscal year 2012; NSP2 is funded through February 2013. Public Housing Capital Fund and Native American Housing Block Grant are funded through fiscal year 2012. These deadlines allot enough time for the pending environmental reviews to be completed, and the projects to be finished by the deadlines in 2012 and 2013.

**Table 2: Number of projects withdrawn**

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	6	6	0

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Lead Hazard Reduction</b>	0	0	0
<b>Homelessness Prevention Fund</b>	0	0	0
<b>Home Investment Partnership Program</b>	2	2	0
<b>Project-Based Rental Assistance</b>	0	0	0
<b>Public Housing Capital Fund</b>	3	3	0
<b>Green Retrofit Program for Multifamily Housing</b>	0	0	0
<b>Native American Housing Block Grant</b>	1	1	0

Last quarter's environmental compliance review status submission reported that twelve projects had been withdrawn. This quarter the number of withdrawn projects remains the same. The previously reported withdrawn projects includes three projects withdrawn for environmental issues, eight projects withdrawn for non-environmental issues, and one withdrawn due to user error.

Three withdrawn projects from previous quarters were withdrawn for environmental issues. A review for a NSP2 project in Carson, California, was withdrawn because the property is located in a toxic site that contains a leaking underground tank (line number 12459 in the report). The property has since been withdrawn from escrow and the environmental review process. A project in Evansville, Indiana (line 5918 in the report), was unable to obtain a finding of no significant environmental impact prior to the funding obligation deadline due to possible toxic site pollution and was hence withdrawn. A Public Housing Capital Fund Project in Easton, Maryland (line 2069 in the report), was withdrawn due to the discovery of 1.87 acres of unmapped wetlands on the site; the grantee was unable to complete the permitting process by the funding obligation deadline. Funding was de-obligated due to the unresolved environmental issue.

Eight projects were designated as “withdrawn” not for environmental reasons, but as a program funding decision. Two projects under the Homelessness Investment Partnership Program in California were withdrawn due to equity problems, and the projects have been cancelled (lines number 8500 and 8520 in the report). Two projects in Carolinas, Puerto Rico (lines number 5503 and 5540 in the report), were planned as single family housing rehabilitation in two different parts of the city. When program funds were actually allocated to projects, the Municipality of Carolinas did not have adequate funds to support the full range of projects entered into RAMPS. These two activities were cancelled as funds were re-programmed to other projects. A project reported withdrawn in Navassa, North Carolina (line 3954 in the report), was de-obligated with CDBG-R funds. Two projects in Miami Gardens, Florida (line number 12278 and 12282 in the report) for energy efficient upgrades were withdrawn when the homeowners declined assistance after the reviews were complete. A Native American Housing Block Grant project in Clearlake Oaks, California (line 10340 in the report) was withdrawn for funding problems, and the grant was returned to HUD.

One project was withdrawn due to user error. The withdrawn project is on line 9584 in the report, and was re-entered as a completed NEPA action on line 3356.

**Table 3: Total Obligations for Projects and Activities**

<b>Title/Program</b>	<b>Previous Quarter</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	\$2,967,952,012	\$2,967,952,012	0
<b>Lead Hazard Reduction</b>	\$94,985,690	\$94,985,690	0
<b>Homelessness Prevention Fund</b>	\$1,492,500,000	\$1,492,500,000	0
<b>Home Investment Partnership Program</b>	\$2,243,776,443	\$2,243,776,443	0
<b>Project-Based Rental Assistance</b>	\$1,999,938,752	\$1,999,938,752	0
<b>Public Housing Capital Fund</b>	\$3,961,598,293	\$3,951,671,511	-\$9,926,777

<b>Title/Program</b>	<b>Previous Quarter</b>	<b>Current Quarter</b>	<b>Difference</b>
		6	
<b>Green Retrofit Program for Multifamily Housing</b>	\$247,499,872	\$247,411,013	-\$88,859
<b>Native American Housing Block Grant</b>	\$507,137,755	\$507,114,687	-\$23,068

The table reflects the Total Obligations reported by the Chief Financial Officer to recovery.gov, the obligation amounts reported show the net obligations. The decrease in obligations for Green Retrofit was from recaptured grant funds, due to non-environmental reasons. Native American Housing Block Grant had a decrease in obligations due to a 50% expenditure noncompliance, due to non-environmental reasons, by a tribe in California. Public Housing Capital Fund had decreased in obligations in Mendocino, CA; Indianapolis, IN; Easton, MD; Cass Lake, MN; and Tulsa, OK due to recaptured grant funds for non-environmental reasons. The reported obligation figure for the Green Retrofit Program for Multifamily Housing is higher than the cited appropriation. The appropriation amount is \$235,000,000 and the obligation is \$247,499,872. In this instance both figures are correct. Funding was awarded in the form of loans created credit subsidy which created an obligation amount higher than the total appropriations.

HUD's ARRA Programs deadlines are not until the end of 2012, and one program extends into 2013. ARRA funding will remain available until these deadlines, allowing recaptured funds to be reprogrammed.

**Table 5: Total Categorical Exclusion Actions**

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	4,825	5,362	537

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Lead Hazard Reduction</b>	6,083	6,130	47
<b>Homelessness Prevention Fund</b>	2,672	2,672	0
<b>Home Investment Partnership Program</b>	129	142	13
<b>Project-Based Rental Assistance</b>	6,293	6,293	0
<b>Public Housing Capital Fund</b>	5,056	5,062	6
<b>Green Retrofit Program for Multi-Family Housing</b>	220	220	0
<b>Native American Housing Block Grant</b>	1,793	1,800	7

**Table 6: Total Environmental Assessment Actions**

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	1,139	1,194	55
<b>Lead Hazard Reduction</b>	0	0	0
<b>Homelessness Prevention Fund</b>	0	0	0
<b>Home Investment Partnership Program</b>	618	646	28
<b>Project-Based Rental Assistance</b>	0	0	0
<b>Public Housing Capital Fund</b>	627	627	0
<b>Green Retrofit Program for Multi- Family Housing</b>	1	1	0
<b>Native American Housing Block Grant</b>	241	241	0

**Table 7: Total Environmental Impact Statement Actions**

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	0	0	0
<b>Lead Hazard Reduction</b>	0	0	0

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Homelessness Prevention Fund</b>	0	0	0
<b>Home Investment Partnership Program</b>	0	0	0
<b>Project-Based Rental Assistance</b>	0	0	0
<b>Public Housing Capital Fund</b>	0	0	0
<b>Green Retrofit Program for Multi- Family Housing</b>	0	0	0
<b>Native American Housing Block Grant</b>	0	0	0

**Table 8: All NEPA Actions for the Recovery Act Funded Activity or Project**

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Community Development Fund</b>	5,964	6,556	592
<b>Lead Hazard Reduction</b>	6,083	6,130	47
<b>Homelessness Prevention Fund</b>	2,672	2,672	0

<b>Title/Program</b>	<b>Previous Quarter (as reported)</b>	<b>Current Quarter</b>	<b>Difference</b>
<b>Home Investment Partnership Program</b>	747	788	41
<b>Project-Based Rental Assistance</b>	6,293	6,293	0
<b>Public Housing Capital Fund</b>	5,683	5,689	6
<b>Green Retrofit Program for Multi- Family Housing</b>	221	221	0
<b>Native American Housing Block Grant</b>	2,034	2,041	7

**U.S. Department of Housing and Urban Development**

**NEPA-Enhanced Projects**

**Funded by the 2009 American Recovery and Renewal Act (ARRA)**

**Current Case Studies:**

**HUD Region V**

**Columbus Office**

<u>Project Name:</u>	<u>AWARE Standards</u>
<u>Project Location:</u>	<u>Columbus, OH</u>
<u>Project Sponsor:</u>	<u>City of Columbus/Franklin County</u>
<u>ARRA Report Line:</u>	<u>6660</u>

**Project Description:** The City of Columbus and Franklin County developed green standards that they are applying to all projects receiving federal funds. The standards are based upon the Enterprise Green Communities Standards. The city and county worked with Enterprise in developing these standards. The standards address accessibility/universal design, energy efficiency, green elements, healthy homes, and historic preservation.

Examples of green compliant material requirements include but are not limited to the following:

- No/Low VOC
- Formaldehyde Free
- Renewable and Sustainable Resource
- Recycled Material
- Organic Material

- Asbestos Free
- Low Carbon Foot Printing
- Natural Resource
- Abundant Resource
- Biodegradable Material
- Meets E 1 Standards
- Meets The Carpet And Rug Institutes Green Label Certification
- Types Of Flooring – bamboo, carpet, concrete, cork, hardwood, laminate, linoleum, rubber, stone and tile.
- No Off-Gassing (Source: AWARE Manual)

The AWARE standards also spell out what is required of the contractors to bid and perform construction projects within the City of Columbus and Franklin County.

<b>HUD Region IX</b>	<b>Los Angeles Field Office</b>
<u>Project Name:</u>	<u>Taylor Yard</u>
<u>Project Location:</u>	<u>Los Angeles, CA</u>
<u>Project Sponsor:</u>	<u>Chicanos Por La Causa, Inc.</u>
<u>ARRA Report Line:</u>	<u>14709</u>

**Project Description:** Located in the Northeast Los Angeles Community Plan Area, the Taylor Yard Apartments proposal is a \$4,000,000 NSPII-funded development of 68 multi-family affordable rental units by New Economics for Women and their sub-grantee developers. The project is located within the \$22,500,000 Taylor Yard Transit Village Master Plan (TYTMP). Project activities include predevelopment activities, land clearance, demolition and grading; new construction; and mitigation of hazards and nuisance. The location is in an urban setting characterized by a mixed land uses - residential, industrial, manufacturing, offices, and the 40-acre Rio De Los Angeles State Park. HUD technical assistance allowed the grantee to subdivide the project into administrative and constructions activities. The planning and

administrative soft cost activities have been approved and the funds released for the grantee to perform the necessary planning and technical studies.

Located at the site's northeast corner, the Dayton Tower, a two-story interlocking railroad signal tower, is individually eligible for listing in the National Register of Historic Places. A Programmatic Agreement was established with the SHPO for its preservation and relocation to a new location approximately one-third of a mile southeast of its present position. When finished, the HUD environmental review will result in the preservation of the historic tower.

The noise evaluation created by the developer did not accurately reflect the ambient noise as calculated per the HUD Noise Guidelines. Revised noise calculations were submitted using correct effective distances. Noise attenuation barriers and measures to comply with the HUD and City of Los Angeles Noise Ordinances are to be applied as mitigation measures. The environmental review will result in a healthy living environment including residential interior noise levels not to exceed 45 DNL.

The site's native soils are well below current grade level with potential subsurface contamination in various locations due to spills and release over the years of industrial use. Scrutiny of toxic contamination documents revealed subterranean items such as tanks and concrete pads. The CA Department of Toxic Substances Control (DTSC) has not closed the RAP (removal action plan) due to elevated VOCs groundwater contamination. Furthermore, a DTSC 1997 "no deed restriction" determination is not valid for current thresholds of lead exposure. A current Phase 2 site assessment to determine the full extent of the contamination within the target area and a clear remediation work plan with DTSC approval is being requested from the developer prior to any further action. This will ensure that the site is free of any toxic contamination which could threaten occupant health or safety or conflict with the intended use of the property, and that the Department will not incur toxic cleanup liability under CERCLA.

As all mitigation measures mentioned above were not originally incorporated into the current phase of the Environmental Assessment, the document has been returned to NEW for incorporation of these measures or resolution of these deficiencies. Once these matters are resolved, HUD Region 9 should be able to approve a project which will preserve and restore environmental values and provides a suitable living environment for low and moderate income tenants.

**U.S. Department of Housing and Urban Development**

**NEPA-Enhanced Projects**

**Funded by the 2009 American Recovery and Renewal Act (ARRA)**

**Previous Case Studies:**

**HUD Region II**

**New York City Office**

Project Name: Cohoes Falls Apartments

Project Location: Cohoes, New York

ARRA Report Line:                    13698

**Project Description:** Funding for the Cohoes Falls Apartments project is being provided by an NSP2 grant, the federal low income housing tax credit program, federal and state historic tax credits, and other sources. This project consists of the rehabilitation of seven scattered-site buildings containing 66 rental units for families. Five of the seven sites are in the Harmony Mills National Register historic district. Harmony Mills historic district at Cohoes is one of the largest 19<sup>th</sup>-century textile mill complexes in New York State and one of the few of its size remaining in the country. The district includes five massive mills, part of the Erie Canal, and hundreds of factory workers' houses. The layout of the community and the design and craftsmanship of the buildings make an important statement about the industrial revolution in America. The City of Cohoes has been plagued with decaying historic buildings that were constructed when the City was a hub for textile mills and workers. Cohoes Falls Apartments will be upgraded with new windows, improved heating systems, insulation, and Energy Star or equivalent appliances in the kitchens and bathrooms. The project also includes a new community building which will house management and maintenance staff who will ensure that the property is well maintained. Plans for this project have been coordinated and approved by the New York Office of Parks, Recreation, and Historic Preservation. ARRA assistance has made it possible to combine weatherization with accessible and affordable housing while maintaining the historic character of the community.

**HUD Region II****New York City Office**

Project Name: True Colors Supportive Housing

Project Location: New York City, New York

ARRA Report Line: 7682

**Project Description:** True Colors will be the first permanent housing facility in New York City with supportive services for 18 to 24-year-old lesbian, gay, bi-sexual and transgender youth with a history of homelessness. The development is planned as a new, energy-efficient multi-family building containing 30 studio apartments plus one unit for an on-site super, indoor and outdoor community space for residents, and a computer room, resource library, and support services for the youth. This is the first development of its kind in New York City. The development is named in honor of musical artist Cyndi Lauper’s support for the project and her hit song, “True Colors.”

The project is being built with \$2.8 million of Tax Credit Assistance Program funds, made available through the American Recovery and Re-Investment Act (ARRA), as well as \$8 million from other sources. Prior to development of the site, a Phase II Environmental Site Assessment Report was prepared and mitigation of soil contaminants, asbestos, and noise concerns was initiated. A water and vapor barrier was provided around the cellar walls and under the slab of the structure. The developer provided 25 dBA of composite window-wall attenuation to comply with the HUD requirement of a 45 dBA interior noise level. Mitigating the environmental concerns will assure the health and safety of homeless youth in the city as they work with the social service team at True Colors to achieve self-sufficiency.

## HUD Region II

## Newark Office

Project Name: Lincoln Park

Project Location: City of Newark, NJ

ARRA Report Line No. 6703

**Project Description:** The City of Newark is using ARRA funds, tax credit financing, and other federal and private funds for a project to build 66 mixed-income condominium and townhouse units. The units will be in four-story buildings developed to be compatible with the character of the Lincoln Park Historic District, which is listed on the National Register of Historic Places. The adjacent neighborhood consists of 19<sup>th</sup>-century Brownstone mansions constructed in the mid-1850s for affluent families in the city. The project is going forward as a joint undertaking with the South Park Church that is a significant presence in the Lincoln Park Historic District. Renovations of the church and the construction of the new units will be guided by a Memorandum of Agreement (MOA) with the NJ State Historic Preservation Office (SHPO) and a letter from the Advisory Council on Historic Preservation specifying construction methods in keeping with the 1855 church facade.

The overall Lincoln Park redevelopment project will require \$22 million and will feature a variety of green building innovations including green roofs and net-zero and near-net-zero energy buildings. There will ultimately be 122 units of green housing within and outside the historic district creating an urban infill “Eco-Village.” The Lincoln Park neighborhood project was (Leadership in Energy & Environmental Design) LEED certified in the spring of 2009.

The Lincoln Park project is the only LEED-ND pilot project that is targeting urban infill, and in May 2010 it received the Community Excellence Award from the US Green Building Council. The Lincoln Park plan is a vision of a green energy, arts, and culture that will include artist work spaces, mixed-use buildings, community programs, an African-American music museum, music festivals, and an open space area buffering Lincoln Park and the Newark Symphony Hall. The City of Newark and LPCCD is sponsoring a neighborhood crime watch program and Green CAP, a “Green Collar” job-training apprenticeship program.

Environmental mitigation for the project was done by City contractors and consultants who have successfully removed and disposed of abandoned underground storage tanks (USTs). Other measures included the abatement of lead-based paint in accordance with HUD’s 24 CFR Part 35 regulations and EPA’s RRP rule, and the mitigation of asbestos-containing materials (ACMs), all prior to demolition or rehabilitation of the District’s abandoned units.

**HUD Region III****Philadelphia Office**

Project Name: Morgan Village

Project Location: Camden, NJ

Project Sponsor: Housing Authority of Camden City

ARRA Report Line: 15245

**Project Description:** The Housing Authority of the City of Camden, along with the Michaels Organization, is developing a \$12 million project consisting of 40 rental apartments in eight 2-story townhouse style buildings on a 2-acre site in the Morgan Village neighborhood of the City of Camden, New Jersey. Funding includes low income housing tax credits allocated by the New Jersey Trust Fund Allocation, Special Needs Trust Fund Allocation from the New Jersey Mortgage and Finance Agency, Affordable Housing Program Funds from the Federal Loan Bank, and Neighborhood Stabilization Program funds. The environmental decision-making process identified numerous issues with the vacant site, most notably evidence of soil contamination, the boundaries of an aquifer, and proposed development within a Special Flood Hazard Area. A Phase I site assessment revealed that the site contains historic fill; the remedial action work plan is being completed under the oversight of a Licensed Site Remediation Professional, in accordance with N.J.S.A. 58:10B-1.3b 1-9. EPA's review of the project plans and potential effect to the New Jersey coastal aquifer system confirmed that

- The development will receive public drinking water via extension of existing water mains
- Wastewater will be accepted into existing public sewers operated by the City,
- Stormwater will be collected and drained into the municipal sewer system,
- There will be no fuel storage tanks on site, and
- The project satisfies all requirements of Section 1424(c) of the Safe Drinking Water Act

HUD's review of the proposed site plan and FEMA Map determined that part of the original site plan was within a Special Flood Hazard Area. The decision-making process and review of all practicable alternatives according to Executive Order 11998 and procedures at 24 CFR Part 55 resulted in a revised site plan which avoids development in the floodplain.

## HUD Region III

## Philadelphia Office

<u>Project Name:</u>	<u>Meadows at Pyne Point</u>
<u>Project Location:</u>	<u>Camden, New Jersey ( HUD Region II)</u>
<u>Project Sponsor:</u>	<u>Camden Redevelopment Agency</u>
<u>ARRA Report Line:</u>	<u>13227</u>

**Project Description:** A city of nearly 80,000 people, Camden has one of the highest poverty rates in the country with 44% of its residents living in poverty. In the early 20<sup>th</sup> century Camden developed from a Philadelphia suburb into a major industrial center with port facilities and regional transportation access. Shifts in manufacturing coupled with migration and highway construction left Camden a vacant urban shell, stripped of its industrial power but still left with its fortunate geographic location.

The City's redevelopment approach is focused on revitalization of the North Camden Waterfront in conjunction with the nearby Central Business district. The Camden Redevelopment Agency, created in 1987, achieves its mission by planning and implementing projects that provide housing, jobs, parks and office buildings.

The Camden Redevelopment Agency, acting as the lead agency with a consortium of for-profit and non-profit organizations, plans to use \$3 million of ARRA (NSP2) funds to develop a \$13 million project known as The Meadows at Pyne Point. The project site is within easy access to the City and close proximity to the waterfront area. The three-story mid-rise building calls for 41 two-bedroom apartments, ten of which will be set aside for homeless veterans. The building will also contain a management office, maintenance shop, laundry facilities, a community garden and a community room.

The one-acre project site is the southern portion of the former Knox Gelatin site, which was used for several decades in the twentieth century for the production of gelatin and related products. The environmental review process resulted in a State-approved Remedial Action Work Plan, Soil and Erosion control and monitoring plan, a Health and Safety plan, and a perpetual Declaration

of Covenant and a site drainage plan in compliance with HUD's floodplain management regulations at 24 CFR Part 55. The project will adopt the State's Green Homes Office Standards.

Mitigating the environmental concerns for The Meadows at Pyne Point project will contribute to the City's goal to redevelop the North Camden Waterfront area, as well as HUD's mission to create safe, sustainable and healthy communities.

**HUD Region III****Richmond Office**

Project Name: H. Beckstoffer's & Sons

Project Location: Richmond, VA

ARRA Report Line: 2820

**Project Description:** The City of Richmond is contributing \$500,000 in ARRA funds to supplement \$250,000 from HUD's Community Development Block Grant Program for the conversion of the Church Hill Historic District's former H. Beckstoffer's & Sons Lumber and Millwork facility. Between 1940 and 2006 the property was used as a millwork plant and lumber yard for custom woodwork, near the church where Patrick Henry gave his famous "Give Me Liberty or Give Me Death" speech many years ago. Now with the help of the city's development partner, Richmond Affordable Housing, Inc., the vacant property will take on a new life in its residential neighborhood.

The project will provide 52 rental units of affordable housing in Richmond's low-income community. The developers will convert the mill's existing brick office building into 20 units. An additional 32 new apartment units will be added where existing lumber sheds now stand. All of the units will be marketed to those in Richmond who make 80% of the area median income.

Site clean-up will require removal of lead paint and asbestos contamination. When complete the project will remove a blighting influence from one of Richmond's oldest and most important historic districts and integrate the new structures into the architectural fabric of the 1910s vintage housing stock that surrounds the project site.

**HUD Region IV**

**Atlanta Office**

Project Name: Bradfordsville Community Storm Shelter and Senior Center

Project Location: Bradfordsville, Kentucky

ARRA Report Line: 9852

**Project Description:** This ARRA project involves the restoration of a historic elementary school in the small rural town of Bradfordsville, Kentucky. The school had long been a hub for community activities in the small town; however, it suffered neglect and deterioration during several years in private ownership. The school was built in 1936 and its façade is locally harvested fieldstone. More than a building, the school represented significant historic and cultural value to the community. Most residents attended school there or had parents and/or children who did. To secure funding for the structure’s restoration, the City applied for and was awarded a \$500,000 CDBG grant as well as a \$265,500 pre-disaster mitigation grant. When it was determined that additional work was needed to make the building structurally sound, the City applied for and was awarded a \$1,000,000 CDBG-R grant. The project has not yet been completed, but the first phase will result in the creation of a community storm shelter, local museum, and a permanent space for the senior center. The second phase of the renovation project will include the creation of six units of ADA compliant, low-to-moderate income senior housing on the second floor and medical care services on the remaining space on the first floor. The City currently has no locally available medical services.

The City planned all renovations with the utmost care and concern for the school’s long-term viability, sustainability, and efficiency in full cooperation with the State Historic Preservation Officer to ensure the historic integrity of the building was maintained. Returning this significant structure to the community as a fully functional building is a legacy the City hopes to leave to future generations. As stated by the City’s Mayor, David Edelen, “The Elementary School is generally a positive influence in everyone’s thoughts, so this building brings up many thoughts that help bring cohesiveness or unity to our people.... This building will [be] and is already becoming a central core of the Town.”

**HUD Region IV****Atlanta Office**

Project Name: Newport Homeownership Program

Project Location: Newport, Kentucky

ARRA Report Line: 9004

**Project Description:** In the 900 block of Hamlet Street in Newport, Kentucky, a project called Hamlet Row is taking shape using a combination of HUD (HOME, Hope VI, CDBG-R), local, and private funds. The project involves the rehabilitation of architecturally and historically significant structures as well as new construction of infill housing which replaces dilapidated properties demolished with the approval of the Kentucky Heritage Council.

Approximately \$1,000,000 in HUD ARRA funds will provide construction financing for the rehabilitation of three architecturally and historically significant structures—all of which will be sold to first-time homebuyers—as well as the construction of one new infill property. Purchasers of these homes will also receive down payment assistance in the form of deferred payment, no interest, and forgivable second mortgage loans. ARRA funds will also provide down-payment assistance for purchasers of approximately five new single family homes being built on Hamlet Street. While construction of these new homes is financed with non-CDBG resources, it is the availability of ARRA funds for down payment assistance that makes these homes affordable.

Tom Guidugli, Executive Director of Neighborhood Foundations and President of Newport Millennium Housing Corporation, noted, “It usually takes multiple sources of funding to get a project like this into development and our Hamlet Street project is no exception. ARRA funds were the stimulus funding needed to get this project from design to construction. We are years ahead of where we would be had we not received ARRA funding for the project.”

All work on Hamlet Street is being done in cooperation with the Kentucky Heritage Council and the State Historic Preservation Officer, who has been involved in every aspect of project design. This includes approval of all rehabilitation plans for the neighborhood’s architecturally and historically significant properties as well as provision of staff input regarding the design, scale, and character of the new single family units being built to replace dilapidated units cleared from the neighborhood. In addition to the project’s success in preserving historically significant properties, each home will be rehabilitated or built using green construction practices and Energy Star certified.

**HUD Region IV****Greensboro Office**

Project Name: Train Depot Community Center

Project Location: Mount Olive, NC

ARRA Report Line: 3958

**Project Description:** The Town of Mount Olive received \$434,500 of Community Development Block Grant-Recovery Act (CDBG-R) funding to complete the Phase II renovation of a train depot, which is included in a district listed on National Register of Historic Places in 1997. Up until 2000 the train depot served as a community center and housed a North Carolina Drivers License office, arts center, and Meals on Wheels facility. After 2000 the train depot became unoccupied and Mount Olive risked losing this historic asset due to disrepair.

The train depot is being renovated in two phases using a combination of Community Development Block Grant-Recovery Act (CDBG-R) and Department of Transportation (DOT) Enhancement Funds. Phase I of the project used DOT Enhancement Funds and was completed in May 2009. Phase I included exterior renovations such as replacement of rotting siding boards and existing heat pumps and painting. Phase II will be completed using CDBG-R funds. Phase II, which is anticipated for completion in November or December of 2010, will include renovation of the bathroom and kitchen and installation of new lighting. These activities were reviewed by the NC State Historic Preservation Officer, pursuant to Section 106 of the National Historic Preservation Act, and will conform to the *Secretary of Interior's Standards for Rehabilitation*. Renovating the structure will preserve a historic asset and provide Mount Olive with a multipurpose building that will serve as both a community center and extension to a regional library across the street.

**HUD Region V****Columbus Office**

Project Name: Villas of the Valley II  
Project Location: Hamilton Co, OH  
Project Sponsor: Hamilton County NSP2 Consortium  
ARRA Report Line: 10285

**Project Description:** The Hamilton County NSP2 Consortium is using ARRA funds to develop a targeted project in coordination with other federally-funded projects in the area. Construction is now underway on Villas of the Valley II in Lincoln Heights, Ohio. This redevelopment of existing affordable housing will continue to demolish functionally obsolete and dilapidated housing and build 35 newly constructed townhouses and flats, in addition to replacing utility infrastructure. Asbestos abatement and other environmental activities are nearing completion and demolition activities have begun. Demolition is approximately 50% complete, with completion scheduled for the end of January. Site work will begin in the next 30 days. The first phase of Villas of the Valley, funded with NSP1 and consisting of 42 new senior cottages directly across the street from the second phase site, has achieved 100% qualified occupancy.

**HUD Region V****Columbus Office**

Project Name: Thornwood House  
Project Location: University Park, Illinois  
Project Sponsor: The Community Builders, Inc.  
ARRA Report Line: 12696

**Project Description:** This project is being performed by The Community Builders, Inc., a national nonprofit urban redevelopment entity, and it consists of a 14-story, 183-unit apartment building that was newly constructed under the HUD Section 236 program in 1975. This NSP2 project ensures that this residential resource will avoid a pending foreclosure action and continue to provide much-needed affordable housing to a vulnerable population of elderly and/or disabled citizens.

TCBI is acquiring and rehabilitating the property, including the provision of significant energy-efficiency upgrades to both the property as a whole and each individual apartment. Specific improvements consist of replacing windows, plumbing, HVAC system, kitchens and bathrooms, as well as replacing the building's entry façade. Project financing includes NSP2 and Illinois Housing Development Authority 1602 funding that will cover a total expense averaging less than \$50,000 per unit. Thornwood House will serve elderly and disabled residents whose incomes are at or below 50% AMI. Continued rent affordability in this regard is guaranteed for 31 years.

Because the project involves only the purchase and rehabilitation of an existing property favorably located in a low-density suburban area, its environmental review and clearance was straightforward and completed without any substantial items of concern. Rehabilitation activities are now in progress.

**HUD Region V****Columbus Office**

Project Name: American Can/Factory Square

Project Location: Cincinnati, Ohio

ARRA Report Line: 3087

**Project Description:** The City of Cincinnati is contributing \$1,600,000 in CDBG-R funds to the American Can Project. The five-story, 180,000-square-foot American Can Building is one of the largest buildings in Cincinnati's Northside neighborhood and was used as a manufacturing facility for tin-can-making machinery from 1921 to 1961 and subsequently as a machine shop until recently. Extensive environmental remediation of the site has been required after high levels of PCB were detected in the soil. The original wood block flooring had to be removed because of contamination and asbestos removal has been required as well. The Port Authority secured a \$750,000 Clean Ohio Assistance Fund grant in August 2006 to accomplish the cleanup of this brownfield site.

The historic building is planned for mixed-use redevelopment to include 96 rental units and 30,000 square feet of commercial space to be managed by Bloomfield/Schon + Partners. Cleanup work began in December 2006, but the large scale and extensive nature of the cleanup is only now being completed as the redevelopment phase of the project begins. The impact of the empty plant on the surrounding neighborhood has been a huge negative that can now be turned around. It is anticipated that redevelopment of the site will serve as a catalyst to help bring in additional residents to the Northside Cincinnati neighborhood. The apartments and residents will add to the tax base of the City and help support local businesses, while the commercial space will bring jobs to the neighborhood. The project will create approximately 80 construction jobs and 50 to 100 new permanent jobs.

Project Name: Harborside Commons Senior Apartments

Project Location: Kenosha, WI

ARRA Report Line: 6109

**Project Description:** This new construction project was financed with a number of different sources of funds including Section 42 low income housing tax credits and Tax Credit Assistance Program (TCAP) funds totaling approximately \$6,000,000, and a Wisconsin Department of Natural Resources Brownfields Grant of \$409,500. In addition, HUD provided mortgage insurance of approximately \$4,000,000 under the 221(d)(4) program. The Brownfield Grant program in Wisconsin is specifically designed for abandoned, idle, or underused industrial or commercial sites, the expansion or redevelopment of which is adversely impacted by actual or perceived environmental contamination.

Harborside Commons involves construction of 28 one-bedroom and 61 two bedroom senior apartments in a four-story building with an elevator in downtown Kenosha, WI. Eight units will be rented at market levels while the remaining units will be reserved for tenants with incomes between 40% and 60% of area median. All units will have patios or balconies. Common areas include a community room with kitchen, hair salon, fitness center, library, craft room, and billiard room. The site will include parking for 23 vehicles. There will also be 67 stalls in the underground parking area.

The location is approximately 2 blocks from Kenosha's harbor and Lake Michigan. Neighborhood shopping and public transportation are within walking distance. The site is 1.2 acres in size and was vacant at the time of the mortgage insurance application. The Kenosha Metro train station is 5 blocks southwest of the site and is the access point for rail travel to downtown Chicago. Evidence of re-zoning to Mixed-Use Development was required as a condition of the HUD assistance.

Environmental reports and the Phase I/II site assessments indicated the property had been formerly used as a tannery. Therefore subsurface investigation was required. Twenty-one soil borings and four groundwater monitoring wells were used to measure the extent of the contamination. As a result, approximately 11,000 tons of soil were removed to attain environmental closure from the Wisconsin Department of Natural Resources prior to HUD mortgage insurance approval. The mitigation activities were financed by the Brownfields grant. Re-use of this site will encourage much needed further re-development in this area of the City of Kenosha.

Harborside Commons is currently under construction. Upon completion it will provide housing for lower income independent seniors at affordable rents in a location that is served by public transportation and is also convenient to rail transportation to Chicago and Milwaukee and to the city's downtown area, city hall, and county courthouse. The location is also within walking distance of the city's lakefront on Lake Michigan and Simmons Island City Park.

**HUD Region V**

**Minneapolis Office**

Project Name: Chicago Avenue Fire Arts Center

Project Location: Minneapolis, MN

Project Sponsor: City of Minneapolis, MN

ARRA Report Line: 369

**Project Description:** The City of Minneapolis, Minnesota, is contributing \$275,000 in ARRA funding to the Chicago Avenue Fire Arts Center project to pay for acquisition costs. The total development budget is \$975,000. The Chicago Avenue Fire Arts Center (CAFAC) was founded in 2007 by artists who reside in the 38th Street and Chicago Avenue area of Minneapolis. It will fill a unique niche in arts education programming in the Twin Cities area. An array of "fire arts" classes will be offered to the community, from youth to adult, beginner to master level artisans. Studio rental facilities for working emerging artists will also be available. CAFAC will also contain gallery space for student and visiting artists. Fire arts include sculptural welding, blacksmithing, jewelry making, glass working, foundry, and electronics.

The city council of Minneapolis adopted the 38th Street and Chicago Avenue Corridor Framework/Small Area Plan in June 2008 and identified the building at 3749 Chicago Avenue as a priority for preservation. The CAFAC project meets two goals and two recommendations articulated in the plan. The goals are to (1) support and promote artistic activity already taking place and (2) make artistic activity accessible to artists and non-artist alike. The two recommendations are to (1) establish a high visibility arts center by seeding the startup of an arts practice and instruction space and (2) encourage public art and art-infused development by supporting projects that directly involve young people and area residents in the creation and installation of art in the public realm of 38th Street and Chicago Avenue.

The building where the project is located is the former Nokomis Theater, originally built in 1915 as a silent moving picture theater. There have been several major renovations of the building since the theater closed almost simultaneously with the streetcar's final ride down Chicago Avenue. Most recently the building was used for retail and as an auto body shop. ARRA funds were used for acquisition of the building, and the renovation is nearly complete. Classes are to begin in October 2011.

**HUD Region V: Minneapolis Field Office**

Project Name: Duluth Sewer Rehabilitation Project

Project Location: Duluth, MN

ARRA Report Line: 257

**Project Description:** The City of Duluth, MN, allocated \$257,870 of ARRA funds to the rehabilitation of the Second Street Sewer project to conform to the Consent Decree with the Environmental Protection Agency (EPA) to reduce sanitary sewer overflows into Lake Superior. The funding also allowed the project to expand an additional 14 blocks. The sewer line is a main line for the Central and Hillside neighborhoods. Total project cost was \$554,392, of which approximately \$296,500 was paid for with U.S. Army Corps of Engineers funding. The project was completed utilizing the Cured in Place Pipe (CIPP) technology to renew the line and prevent overflows into Lake Superior. This method does not require trenches, excavation, or traffic disruption.

Duluth is located at the westernmost tip of Lake Superior, half-way between Minneapolis/St. Paul and the Canadian border. The city is built into a steep rocky cliff side, almost mountainous by Midwest standards. Important industries include tourism, healthcare, mining, paper, education and shipping. The city's harbor welcomes over 1,000 ocean-going and Great Lakes freighters annually. Cargoes of iron, grain, coal and stone combine to make this the top volume port on the Great Lakes with a total of \$250 million in annual economic impact. The city has been rated first in the United States for quality healthcare in communities of its size in the United States. Known for its clear, cold water and agate beaches, Lake Superior is the largest freshwater lake in the world with 31,280 surface miles. The 3.5 million tourist visitors per year account for a \$780 million economic impact.

**HUD Region VI****New Orleans Office**

Project Name: Historic Bastrop High School  
Project Location: Bastrop, LA  
Project Sponsor: 715 S. Washington Street, LLC  
ARRA Report Line: 11144

**Project Description:** The ARRA Tax Credit Assistance Program (TCAP) provided critical funding for the conversion of a derelict, but historic building - the Historic Bastrop High School - into 76 units of housing for the elderly. The Louisiana Housing Finance Agency awarded the project \$871,055 in TCAP 2009 funding and an additional \$800,000 in Tax Credits. Additional funding included State and Federal Historic Tax Credits, and assistance from the City of Bastrop. This assistance allowed the private developer, 715 S. Washington Street, LLC, to close the gap on a total project cost of \$13 million. The project converts a public nuisance into a project that supports the Bastrop Main Street downtown redevelopment plan.

The National Historic Register building had deteriorated after the Board of Education closed the school in favor of newer educational facilities. The environmental review identified numerous issues with the unsecured building. It had become structurally unstable, and numerous roof leaks were facilitating additional deterioration. Broken windows allowed birds to nest in the structure and there was a general concern about toxicity arising from numerous sources. The most notable were lead-based paint, asbestos, and lead contaminated galvanized water supply pipes.

The structure has now been secured and stabilized with the installation of new roofing and windows. Rehabilitation plans have been coordinated with the State Historic Preservation Office to preserve and restore the building's original red brick exterior with expansive new permanent windows. ARRA assistance has made it feasible to redevelop the school as affordable housing for the elderly with convenient access to health care and other amenities that are part of the Bastrop Main Street redevelopment plan.

**HUD Region VII**                      **Kansas City Office**

Project Name:                      Echo Ridge Public Housing

Project Location:                Topeka, KS

Project Sponsor:                Topeka Housing Authority

ARRA Report Line:               8792

**Project Description:** ARRA funding to the Topeka Housing Authority -- a \$10M Capital Fund Recovery Competitive Grant -- will provide the community with 64 units of new public housing built to green standards. The mixed-financing Echo Ridge project will comply with the Enterprise Green Communities Criteria for sustainable development. Owing to HUD’s NEPA review process, the project will also be quieter than otherwise would have been the case, since a noise barrier will help protect the project from roadway noise.

HUD’s environmental review determined noise impacts from Interstate 70 and a nearby arterial roadway would adversely impact the quality of the project’s exterior environment. To mitigate noise, HUD is requiring construction of an approximately 1,700-foot-long noise barrier. The barrier can be built using a combination of earthen berm and masonry wall, which, in conjunction with landscaping, will soften the effects of the noise barrier itself. HUD also recommended construction of a FEMA-specified storm shelter (or “safe room”) for each housing unit in this tornado-prone area of the country.

The 32 duplex buildings will use radon-resistant new construction, and geothermal heating and cooling will contribute to an anticipated Energy Star rating of 55-57 on the HERS (Home Energy Rating System) index. A green learning center will be constructed and also function as a community center. Groundbreaking for Echo Ridge will begin soon with completion of the \$13.93 million project planned before the end of 2011.

**HUD Region VII**

**Kansas City Office**

Project Name: Cornerstone Apartments

Project Location: Topeka, KS

Project Sponsor: Cornerstone of Topeka, Inc.

ARRA Report Line: 6591

**Project Description:** Cornerstone of Topeka, Inc., a community housing development organization, is developing an approximately \$3 million project to consist of 20 units of affordable housing in 10 duplex units. Using \$958,698 in TCAP funds, \$473,000 in State HOME funds and approximately \$100,000 in City of Topeka HOME funds Cornerstone, Inc. will construct these units on a site located at SW 13<sup>th</sup> and Long Streets in Topeka, Kansas.

While surrounding land uses are residential, the project is within 380 feet of Interstate 70, and noise from the highway is projected at nearly 70 decibels. Sound attenuation is required and will include the construction of six-foot-high concrete block fencing at strategic portions of the site to shelter exterior noise-sensitive areas such as patios and backyards. Interior noise attenuation will be provided using acoustical construction. All housing units will be constructed to the Energy Star performance standards and each housing unit will be handicap accessible. All units will provide protection from radon gas and each unit has a tornado safe room built to FEMA specifications which also serves as the unit's bathroom. Rents for the two- and three-bedroom units will range from \$295 to \$425 per month.

**HUD Region VII**

**Kansas City Office**

Project Name: Grand Boulevard Lofts  
Project Location: Kansas City, MO  
Project Sponsor: Alexander Company of Madison, WI  
ARRA Report Line: 447

**Project Description:** The ARRA Tax Credit Assistance Program (TCAP) funding proved instrumental in converting a 17-story historic office building in downtown Kansas City, Missouri, into 134 affordable apartments. The \$6.85 million in TCAP funds provided by the Missouri Housing Development Commission closed the gap caused by a sharp drop in the tax credit market stemming from the financial crisis. Additional funding for the \$33 million project included federal/state historic tax credits, a \$190,000 CDBG loan from the City of Kansas City, and a nearly \$9 million HUD Section 221(d)(4) first mortgage. “It was really amazing to see all the government bodies step up and do whatever it took to meet the deadline,” said the sponsor. “If one of those parties didn’t participate, everything would have fallen apart.”

The National Register historic structure dates from 1909 with later additions built in the 1920s. Historic fabric will be uncovered where it has remained intact under modern materials, thus restoring the building’s original character. The U-shaped configuration of many floors will provide ample air and light for the new units. Asbestos abatement for the project is underway at a cost of approximately \$700,000. The building is scheduled for completion by the end of 2010, with monthly rents for two-bedroom units ranging from \$670 to \$755. Centered in the heart of the downtown, residents will be within walking distance of a grocery store and jobs, plus retail and entertainment venues. Vacant and blighted for a decade, the building now contributes to the continuing revitalization of the city’s core.

**HUD Region VII****Kansas City Office**

Project Name: Palestine Commons Senior Living Facility

Project Location: Kansas City, MO

Project Sponsor: City of Kansas City, MO

ARRA Report Line: 655

**Project Description:** The project involves the construction of 69 units of elderly housing in a three-story structure at 3425 Prospect Avenue, Kansas City, Missouri. ARRA funding consists of CDBG-R funds from the City of Kansas City, Missouri, and TCAP funds from the Missouri Housing Development Commission. The NEPA review process helped ensure that soil and groundwater contamination will be remediated to state cleanup levels and that all units will be constructed to the Energy Star performance standard. This will likely be one of the largest multi-family buildings in the Kansas City metropolitan area to meet Energy Star requirements.

**HUD Region IX****San Francisco Regional Office**

Project Name: San Marina Apartments  
Project Location: Phoenix, AR  
Project Sponsor: Chicanos Por La Causa  
ARRA Report Line: 12060

**Project Description:** A proposal for the acquisition and rehabilitation of the San Marina Apartments, a 400-unit apartment complex in Phoenix, AZ, with NSP2 funding assistance, presented the San Francisco Regional Office Environmental staff the opportunity to strongly encourage the inclusion of sustainability and energy conservation measures into the project. To this end, SFRO staff negotiated with Chicanos Por La Causa the inclusion of the following features into the proposal: walk through energy assessments of each apartment unit, cost-saving energy features recommended in the Energy Efficiency website [rehabadvisor.pathnet.org](http://rehabadvisor.pathnet.org), the replacement of all non-operational appliances with Energy Star appliances, the sealing of all air leaks, the addition of insulation material with minimum ratings of R30 to R38 to top floor unit ceilings and the implementation of xeriscape sustainable landscaping. With the inclusion of these conditions, the SFRO Environmental Staff expeditiously approved the environmental review for the \$11,600,000 project on January 20, 2011.

Project Name: HUD-CPLC-AZ SHPO Historic Preservation Programmatic Agreement

Project Location:      State of Arizona

**Project Description:** A programmatic agreement between the Department of Housing and Urban Development, Chicanos Por La Causa (CPLC), and the Arizona State Historic Preservation Office (SHPO) was signed and filed this quarter. Chicanos Por La Causa is a prominent non-profit affordable housing developer in the West. Their NSP2 grant for activities in the State of Arizona alone amounts to more than \$35 million. As an ARRA stimulus grant program, NSP2 is extremely sensitive to time delays; unfortunately, normal historic preservation consultation procedures take a minimum of 30 days regardless of the age of subject properties. After more than a month of negotiations with the State of Arizona SHPO and CPLC, the HUD San Francisco Regional Environmental Officer and the Los Angeles ARRA Field Environmental Officer were able to conclude a programmatic agreement for the acquisition, rehabilitation, and disposition of foreclosed properties in the State of Arizona. The programmatic agreement signed by these three entities was accepted by the Advisory Council on Historic Preservation on December 20<sup>th</sup>, 2010. It is, reportedly, the first programmatic agreement for NSP programs accepted by the ACHP. This programmatic agreement will significantly expedite the environmental review and clearance of properties to be processed for NSP funding in Arizona and facilitate the acquisition/rehabilitation/disposition of hundreds of foreclosed houses for low- and moderate-income families, which otherwise may be lost to private investors.

**HUD Region X**

**Seattle Office**

Project Name: Gathering Place Subdivision

Project Location: Coeur d'Alene Indian Reservation, Benewah County, Idaho

ARRA Report Line: 6004

**Project Description:** The Coeur d'Alene Tribal Housing Authority (CDHTA) is using a \$2 million ARRA grant to create the Gathering Place Subdivision, a 3.5-acre site that will be home to 12 rental units, 4 single-family homes, and 4 duplexes. All units will involve green development and incorporate LEED design elements such as rainwater harvesting, reuse/recycling of building materials, and pollution prevention.

The Bureau of Indian Affairs (BIA) originally developed the project site in the early twentieth century on a Tribal trust property within the Coeur d'Alene Indian Reservation in Benewah County, Idaho. Although the Tribal government and CDHTA believed the structures had been altered and no longer had historical significance, the Idaho SHPO requested that mitigation measures be taken under Section 106 of the National Historic Preservation Act of 1966.

The approach requested by the SHPO is limited to documentation of the original resources and has not significantly slowed the progress of the project. The CDHTA did elect to preserve one of the original structures which historically served as the Tribe's jail. This building will be renovated to provide serve as a mail room.

Providing safe, affordable housing is essential to the HUD mission. The 36 green jobs created by this project are also essential to the local economy, but improving the character of the neighborhood cannot go overlooked. Architecture that ties the existing community to its past adds to that character. The CHTHA took the extra steps to make a better an ARRA-funded project that will make a lasting contribution to the community in many, many ways.