Attachment 9A

U.S. Department of Housing and Urban Development
November 5, 2010

HUD's recipient population represents many different grantee classifications including small, large, rural and urban public housing authorities, Indian tribes, cities, counties, state agencies, and non-profit organizations. These recipients have reported on a total of 21,264 projects as of this quarter. The number is less than previously reported because 2,325 entries were duplicates. This report corrects all data entries, resulting in fewer projects reported and fewer categorically excluded projects reported than last 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 539 projects were funded, bringing the total number to 4,064.
- Lead Hazard Reduction, Recovery Act contains the Lead Hazard Reduction Program, Recovery Act. In this reporting period, an additional 50 projects were funded, bringing the total number to 259.
- 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.
- The Home Investment Partnership Program contains the Tax Credit Assistance Program. In this reporting period, an additional 24 projects were funded, bringing the total number to 720.
- Project Based Rental Assistance, Recovery Act has no changes from last reporting period. The number of projects remains at 6,293. 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 177 projects were funded, bringing the total number to 5,281.
- Green Retrofit, Recovery Act contains the Section 8, 202 and 811 Programs Green Retrofit Program. In this reporting period, an additional 172 projects were funded, bringing the total number to 223.
- The Native American Housing Block Grant, Recovery Act contains the Native American Housing Block Grant, Recovery Program, both competitive and formula, and the Native Hawaiian Housing Block Grant, Recovery Act programs. In this reporting period, an additional 95 projects were funded, bringing the total number to 1,752.

Table 1 displays the number of HUD ARRA funded project/activities that have received environmental compliance reviews:

Table 1: Number of ARRA Funded Projects / Activities

Title/Program	Previous Quarter (as reported)	Current Quarter	Difference
Community Development Fund, Recovery Act	3,525	4,064	539
Lead Hazard Reduction, Recovery Act	209	259	50
Homelessness Prevention Fund, Recovery Act	2,672	2,672	0
Home Investment Partnership Program, Recovery Act	696	720	24
Project-Based Rental Assistance	6,293	6,293	0
Public Housing Capital Fund, Recovery Act	5,104	5,281	177
Green Retrofit Program (Grants) for Multifamily Housing , Recovery Act	51	223	172
Native American Housing Block Grant, Recovery Act	1,657	1,752	95

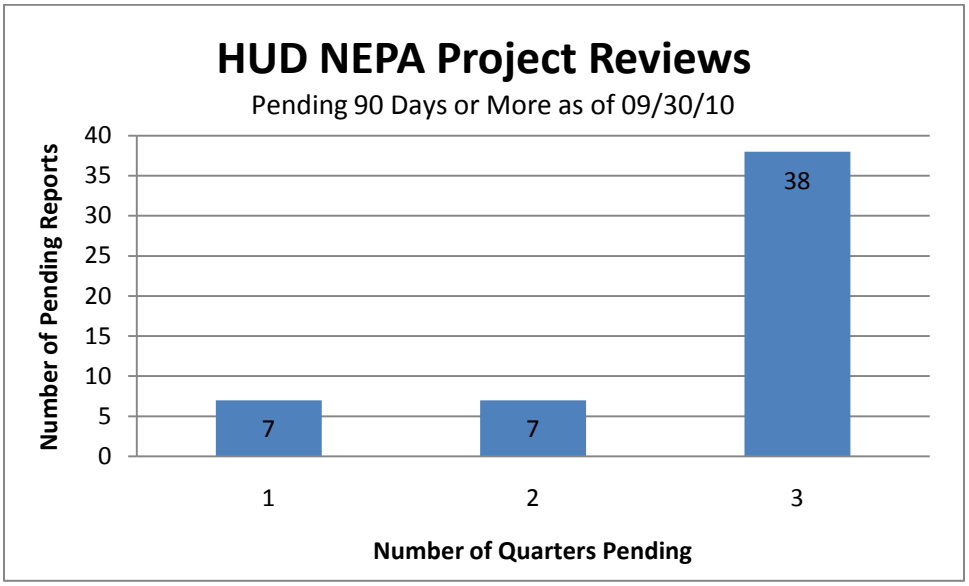
HUD continues to use and improve its new computerized information reporting system entitled Recovery Act Management Performance System (RAMPS) that collects ARRA Section 1609 compliance information for all HUD ARRA funded projects. The RAMPS system was developed in the third reporting period and has proven to be a valuable asset for gathering and reporting the information from thousands of grantees and tens of thousands of projects. RAMPS currently 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, 2010, there were 57 NEPA actions that had been pending for more than one complete reporting period (over 90 days).

Reports from the thousands of HUD ARRA grantees who perform the ARRA Federal environmental compliance reviews provide information about projects that have been pending for more than one complete reporting period. A complete list of such projects, entitled "NEPA ARRA Long Term Pending Report" is included in the attachment to these explanatory notes. The reader will note that the NEPA ARRA Long Term 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 table that shows how many reporting periods the projects' compliance reviews have been pending. Also, the "NEPA Long Term Pending Report" groups all long term projects by the number of reporting periods that have passed since the projects environmental compliance review began. Also, all such long term pending reviews are grouped by increasing number of pending quarters.

Over the last two reporting periods, significant progress has been made in identifying the reasons for projects still pending environmental review. Last quarter's report had over two hundred long term pending 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 has been reduced to 3.



This quarter the "NEPA Long Term Pending Report" has "reasons for pending" for 96% of the reports. Of the reports that have completed "reason for pending," 19% are almost complete. Change in project scope or site location account for 17% of pending reviews. Environmental review compliance delays, which make up a 25% of the pending cases, are most often the result of processing delays; of those, 38% result from processing issues with a State Historic Preservation Office. Far less frequent, but also noted, were complicated environmental reviews of soil toxicity, floodplains, underground storage tanks, and noise mitigation. All but three long term pending project reviews with "reasons for pending" have expected review completion dates. Eighty-seven percent of them are expected to be completed before the end of this year.

Last quarter's environmental compliance review status submission reported that three projects had been withdrawn. None of the projects were withdrawn for environmental conditions or matters related to environmental compliance review. Two of the three withdrawn projects are

reported this quarter. Upon further review, one of the three previously reported withdrawn projects was removed from the withdrawn classification because it had originally been misclassified as withdrawn. The two remaining withdrawn projects were both initially funded under the CDBG-R program. These two projects in Carolinas, PR (lines number 5459 and 5496 in the report), were planned to be 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 they entered into RAMPS. These two activities were cancelled as funds were re-programmed to other projects. A newly reported withdrawn project in Navassa, North Carolina (line 3913 in the report), was de-obligated with CDBG-R funds. The data entry designation of "withdrawn" was chosen for the three projects not for environmental reasons, but as a program funding decision. The fourth withdrawn project in Evansville, Indiana (line 5873 in the report), was withdrawn because they were unable to obtain a finding of no significant environmental impact because of possible toxic site pollution prior to the funding obligation deadline. Here is a graphic display of HUD ARRA funded project/activities that were reported as withdrawn:

Table 2: Number of projects withdrawn

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

Continued diligent data checking and technical assistance have resulted in data quality improvements. This is reflected in the projects' pending report, the graphic displays of HUD ARRA withdrawn projects, project level of review, and the reported funding obligations by ARRA program for projects that have successfully completed the environmental compliance review.

Table 3: Total Obligations for Projects and Activities

Title/Program	Previous Quarter (as reported)	Current Quarter	Difference
Community Development Fund, Recovery Act	$1,098,098,502	$1,657,191,154	$559,092,652
Lead Hazard Reduction, Recovery Act	$95,553,414	$95,600,708	$47,294
Homelessness Prevention Fund, Recovery Act	$1,492,500,000	$1,492,500,000	0
Home Investment Partnership Program, Recovery Act	$1,854,913,939	$1,897,642,097	$42,728,158
Project-Based Rental Assistance	$1,994,529,241	$1,994,529,241	0
Public Housing Capital Fund, Recovery Act	$3,674,389,600	$3,762,928,305	-$83,357,151
Green Retrofit Program for Multifamily Housing, Recovery Act	$59,821,215	$249,471,232	$189,650,017
Native American Housing Block Grant, Recovery Act	$494,485,786	$460,501,750	-$33,984,036

The total difference in obligations from the 6th report is $846,072,791.

Table 4: Total Categorical Exclusion Actions

Title/Program	Previous Quarter (as reported)	Current Quarter	Difference
Community Development Fund, Recovery Act	3,573	3,197	-376
Lead Hazard Reduction, Recovery Act	5,921	5,971	50
Homelessness Prevention Fund, Recovery Act	2,672	2,672	0
Home Investment Partnership Program, Recovery Act	700	123	-577
Project-Based Rental Assistance	6,293	6,293	0
Public Housing Capital Fund, Recovery Act	5,390	4,915	-475
Green Retrofit Program for Multi-Family Housing, Recovery Act	51	222	171
Native American Housing Block Grant, Recovery Act	1,694	1,570	-124

Table 5: Total Environmental Assessment Actions

Title/Program	Previous Quarter (as reported)	Current Quarter	Difference
Community Development Fund, Recovery Act	773	916	144
Lead Hazard Reduction, Recovery Act	0	0	0
Homelessness Prevention Fund, Recovery Act	0	0	0
Home Investment Partnership Program, Recovery Act	583	598	15
Project-Based Rental Assistance	0	0	0
Public Housing Capital Fund, Recovery Act	581	601	20
Green Retrofit Program for Multi- Family Housing, Recovery Act	1	1	0
Native American Housing Block Grant, Recovery Act	208	209	1

Table 6: Total Environmental Impact Statement Actions

Title/Program	Previous Quarter (as reported)	Current Quarter	Difference
Community Development Fund, Recovery Act	0	0	0
Lead Hazard Reduction, Recovery Act	0	0	0
Homelessness Prevention Fund, Recovery Act	0	0	0
Home Investment Partnership Program, Recovery Act	0	0	0
Project-Based Rental Assistance	0	0	0
Public Housing Capital Fund, Recovery Act	0	0	0
Green Retrofit Program for Multi- Family Housing, Recovery Act	0	0	0
Native American Housing Block Grant, Recovery Act	0	0	0

Table 7: All NEPA Actions for the Recovery Act Funded Activity or Project

Title/Program	Previous Quarter (as reported)	Current Quarter	Difference
Community Development Fund, Recovery Act	4,346	4,113	-233
Lead Hazard Reduction, Recovery Act	5,921	5,971	50
Homelessness Prevention Fund, Recovery Act	2,672	2,672	0
Home Investment Partnership Program, Recovery Act	1,283	721	-562
Project-Based Rental Assistance	6,293	6,293	0
Public Housing Capital Fund, Recovery Act	5,971	5,516	-455
Green Retrofit Program for Multi- Family Housing, Recovery Act	52	223	171
Native American Housing Block Grant, Recovery Act	1,902	1,779	-123

New NEPA Benefits Current Case Studies:

HUD Region II **Newark Office**

Project Name: Lincoln Park
Project Location: City of Newark, NJ
ARRA Report Line No. 2059

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 19th 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 would 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 as of recent 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 **Richmond, VA Office**

Project Name: H. Beckstoffer's & Sons
Project Location: Richmond, VA
ARRA Report Line: 2799

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: Newport Homeownership Program
Project Location: Newport, Kentucky
ARRA Report Line: 8963

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, 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 have 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 will be Energy Star certified.

HUD Region V: Minneapolis Field Office

Project Name: Duluth Sewer Rehabilitation Project
Project Location: Duluth, MN
ARRA Report Line: 254

Project Description: The City of Duluth, MN, allocated $257,870 of ARRA funds to the rehabilitation of the Second Street Sewer project to conform with 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 VII **Kansas City Office**

Project Name: Echo Ridge Public Housing
Project Location: Topeka, KS
Project Sponsor: Topeka Housing Authority
ARRA Report Line: 8751

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 IIV Greensboro Office

Project Name: Train Depot Community Center
Project Location: Mount Olive, NC
ARRA Report Line: 3917

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.

Previously Reported NEPA Benefits Case Studies:

HUD Region II **New York Office**

Project Name: True Colors Supportive Housing
Project Location: New York City, New York
ARRA Report Line: 7633

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 V **Columbus Office**

Project Name: American Can/Factory Square
Project Location: Cincinnati, Ohio
ARRA Report Line: 3061

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 brownfields 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.

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: 11082

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: Grand Boulevard Lofts
Project Location: Kansas City, MO
Project Sponsor: Alexander Company of Madison, WI
ARRA Report Line: 422

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: Cornerstone Apartments
Project Location: Topeka, KS
Project Sponsor: Cornerstone of Topeka, Inc.
ARRA Report Line: 6543

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 13th 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 X **Seattle Office**

Project Name: Gathering Place Subdivision
Project Location: Coeur d'Alene Indian Reservation, Benewah County, Idaho
ARRA Report Line: 5960

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 project site was originally developed by the Bureau of Indian Affairs (BIA) 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 CDTHA 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 CDTHA 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.

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: 652

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.

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