

**Grantee: Grand Prairie, TX**

**Grant: B-08-MN-48-0006**

**October 1, 2010 thru December 31, 2010 Performance Report**

**Grant Number:**

B-08-MN-48-0006

**Obligation Date:****Grantee Name:**

Grand Prairie, TX

**Award Date:****Grant Amount:**

\$2,267,290.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Darwin Wade

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

There were 581 foreclosures within the City of Grand Prairie for 2008. The city has identified all active foreclosures within the city limits totaling 103 at this time. The city will consider high abandonment risk scoring census tracts  $\geq$  scores between 4-10 as areas of priority initially for purchases and assistance grants. However, the geographical distribution of active foreclosures is widely dispersed throughout the city, and will change continuously. Keeping this in mind, the city will regularly obtain active foreclosure data from the Multiple Listing Service to attempt to service these areas primarily. The majority of low/mod income tracts lie in the areas scoring 4-10. At this time 103 out of 103 active foreclosures are in tracts scoring between 4-10. The city identifies these areas as having the greatest need. Risk scores are based on the (3) HUD identified criteria: 1) Greatest % of foreclosed homes; 2) Highest % of homes financed by sub-prime loans; 3) Areas likely to experience rise in foreclosures. Risk scores are derived from data provided by HUD on these (3) criteria  $\geq$  not solely on foreclosure totals. The higher the score, the higher the overall risk of foreclosure considering the 3 criteria. ( see attached supporting HUD foreclosure risk and MLS foreclosure data table, map, and list of census tracts submitted with substantial amendment)

**Distribution and and Uses of Funds:**

(1) Activity Name: Foreclosed Home Purchase Assistance Grants (2) Activity Type: Financing mechanism used for assistance with closing costs, down payment assistance, rehabilitation assistance, and project delivery costs including but not limited to inspections and appraisals. (3) National Objective: This assistance will only be offered to individuals and families whose incomes do not exceed 120% of area median income, and to individuals and families whose incomes do not exceed 50% of area median income. (4) Activity Description: This activity will be targeted at census tracts that have abandonment risk scores between 4-10. Income qualifying persons will be able to obtain up to \$20,000 in assistance. These grants will be available to both 120 % of median income limit, and 50% of median income limit households. The city estimates 51 households to be assisted by this activity. Home Ownership Assistance and Rehabilitation are both eligible CDBG activities. Families participating in this activity will be required to attend (8) hours of mandatory homebuyer counseling by a HUD approved counseling service and provide proof of completion. Activities will include finance assistance with closing costs, down payment, rehabilitation, and project delivery costs including but not limited to inspections and appraisals. (1) Activity Name: City Purchased Foreclosed Homes For Sale (2) Activity Type: Acquisition and rehabilitation of foreclosed homes to sale to qualifying households. (3) National Objective: This assistance will only be offered to individuals and families whose incomes do not exceed 120% of area median income, and to individuals and families whose incomes do not exceed 50% of area median income. (4) Activity Description: This activity will be targeted at census tracts that have abandonment risk scores between 4 -10. Income qualifying persons will be able to purchase foreclosed homes from the city with up to 20% down payment and closing cost component. The purchase of these homes will be available to both 120% of median income limit and 50% of median income limit households. The city estimates 8 families to benefit from this activity initially. Funds generated through sales will be recycled to make additional acquisitions. Acquisition and rehabilitation are both CDBG eligible activities. Families participating in this activity will be required to attend (8) hours of mandatory homebuyer counseling by a HUD approved counseling service and provide proof of completion. Activities will include purchase, rehabilitation, sale, and project delivery costs including but not limited to inspections and appraisals.

**Definitions and Descriptions:**

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,267,290.00
Total CDBG Program Funds Budgeted	N/A	\$2,267,290.00
Program Funds Drawdown	\$2,035.85	\$1,838,308.83
Program Funds Obligated	\$0.00	\$2,255,565.09
Program Funds Expended	\$2,035.85	\$1,982,416.24
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,000,969.35
Program Income Drawdown	\$69,686.00	\$968,291.99

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$340,093.50	\$0.00
Limit on Admin/Planning	\$226,729.00	\$84,931.28
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$566,822.50	\$444,494.25

## Overall Progress Narrative:

This quarter has been great for our NSP program. We have met the obligation deadline and we are expending our grant funding ahead of the deadline. This program has made an indelible impact on the housing market of this great city. We anticipate assisting more individuals as more grant funding become available. On the 4GOV program, we

currently have 3 new homes for sale of which 1 of them is under contract to be sold. We do anticipate purchasing more home once a home has been sold. Since the inception of 4GOV NSP program the City of Grand Prairie has purchased 15 foreclosed properties. The City of Grand Prairie has sold 12 of these homes to governmental employees working in the City of Grand Prairie. This program has been a success and will continue to be a success. The other component of the NSP is the 4HOME 20k grant assistance provided by the city. This program has had tremendous success since its inception. It is estimated that we have assisted over 55 families with a 20k grant on purchasing a foreclosed property in our city. As grant funds near depletion, we are searching for alternative funding to continue our efforts to stabilize and revitalize our city and our neighborhoods.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADM, Administration	\$2,035.85	\$226,729.00	\$84,931.28
Finance Mechanisims, FM	\$0.00	\$1,020,281.00	\$744,822.46
Pand R, Purchase and Rehabilitation	\$0.00	\$1,020,280.00	\$1,008,555.09

## Activities

<b>Grantee Activity Number:</b>	<b>Admin 1</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Project Number:**

ADM

**Projected Start Date:**

01/01/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

Administration

**Projected End Date:**

01/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Grand Prairie

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$226,729.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$226,729.00
<b>Program Funds Drawdown</b>	\$2,035.85	\$84,931.28
<b>Program Funds Obligated</b>	\$0.00	\$226,729.00
<b>Program Funds Expended</b>	\$2,035.85	\$84,931.28
City of Grand Prairie	\$2,035.85	\$84,931.28
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

all administrative activities necessary to administer the NSP Program including but not limited to: Processing applications, verification process,documentation, creating and maintaing files, meeting with clients, working with mortgage companies and real estate agents.

**Location Description:**

205 West Church Street, Grand Prairie, Texas 75050

**Activity Progress Narrative:**

During this quarter we only drew the 2,035.85 in Admin1 costs. However we will draw down more Admin1 funds on the next quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** FH 120

**Activity Title:** Foreclosed Homes 120

**Activity Category:**

Acquisition - general

**Project Number:**

Pand R

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

01/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Grand Prairie

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$764,316.63
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$764,316.63
<b>Program Funds Drawdown</b>	\$0.00	\$752,591.72
<b>Program Funds Obligated</b>	\$0.00	\$752,591.72
<b>Program Funds Expended</b>	\$0.00	\$752,591.72
City of Grand Prairie	\$0.00	\$752,591.72
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$746,703.22
<b>Program Income Drawdown</b>	\$0.00	\$655,837.24

**Activity Description:**

Purchase, rehabilitate, and resale at a discount to qualified applicants.

**Location Description:**

Areas of greatest need identified in the revised substantial amendment submitted to HUD on February 5, 2009.

**Activity Progress Narrative:**

During this quarter we did not draw down any funds for the FH120 activities nor did we draw down any funds from program income during this activity. However we do anticipate more expenditures for the FH120 in the next quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	11/6
<b># of Parcels acquired voluntarily</b>	0	11/6

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	11/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	9/6	9/6	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>FH 25</b>
<b>Activity Title:</b>	<b>Foreclosed Home 25 Set Aside</b>

**Activity Category:**

Acquisition - general

**Project Number:**

Pand R

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

01/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Grand Prairie

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$255,963.37
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$255,963.37
<b>Program Funds Drawdown</b>	\$0.00	\$255,963.37
<b>Program Funds Obligated</b>	\$0.00	\$255,963.37
<b>Program Funds Expended</b>	\$0.00	\$255,963.37
City of Grand Prairie	\$0.00	\$255,963.37
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$254,266.13
<b>Program Income Drawdown</b>	\$152.00	\$127,874.92

**Activity Description:**

Aquisition of foreclosed homes, rehabilitate, and resale at a discount to qualified participants.

**Location Description:**

Areas identified in the revised substantial amendment submitted to HUD february 5, 2009.

**Activity Progress Narrative:**

DUring this quarter the only activity was the program income drawdown of 152.00 to cover an expenditure.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2
<b># of Parcels acquired voluntarily</b>	0	1/2

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/2	0/0	3/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** PAG 120

**Activity Title:** Purchase Assistance Grants 120

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

Finance Mechanisims

**Project Title:**

FM

**Projected Start Date:**

01/01/2009

**Projected End Date:**

01/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Grand Prairie

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$831,750.12
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$831,750.12
<b>Program Funds Drawdown</b>	\$0.00	\$615,835.10
<b>Program Funds Obligated</b>	\$0.00	\$831,750.12
<b>Program Funds Expended</b>	\$0.00	\$745,938.51
City of Grand Prairie	\$0.00	\$745,938.51
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$52,358.00	\$154,796.31

**Activity Description:**

Assistance for closing costs,down payment, and rehabilitation up to \$20,000.

**Location Description:**

Areas of greatest need as identified in the revised substantial amendment submitted February 5 to HUD.

**Activity Progress Narrative:**

During this quarter drew \$52,358 in program income to cover expenditures such as down payment, closing cost assistance, rehabilitation assistance and homebuyer assistance type invoices. During the next quarter we do anticipate more expenditures in this activity.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		51/39	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	2	2	0/0	51/39	51/39	100.00

# Owner Households	0	2	2	0/0	51/39	51/39	100.00
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### Activity Locations

Address	City	State	Zip
656 Joy Dianne Dr.	Grand Prairie	NA	75052
2520 Taos Dr.	Grand Prairie	NA	75052

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** PAG 25

**Activity Title:** Purchase Assistance Grants Set Aside

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

Finance Mechanisims

**Project Title:**

FM

**Projected Start Date:**

01/01/2009

**Projected End Date:**

01/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Grand Prairie

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$188,530.88
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$188,530.88
<b>Program Funds Drawdown</b>	\$0.00	\$128,987.36
<b>Program Funds Obligated</b>	\$0.00	\$188,530.88
<b>Program Funds Expended</b>	\$0.00	\$142,991.36
City of Grand Prairie	\$0.00	\$142,991.36
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$17,176.00	\$29,783.52

**Activity Description:**

Purchase assistance grants up to \$20,000 including closing costs, down payment, and rehabilitation costs.

**Location Description:**

Areas identified as areas of greatest need as identified in the revised substantial amendment submitted to HUD on February 5.

**Activity Progress Narrative:**

During this quarter we drew on 17, 176 from our program income to cover expenditures in this activity. However, we do anticipate more expenditures in the coming quarter. These expenditures included items such as down payment and closing cost assistance, rehabilitation assistance, homebuyer expenses and etc.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		10/12	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	10/12	0/0	10/12	100.00

# Owner Households	0	0	0	10/12	0/0	10/12	100.00
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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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