Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number: Obligation Date: Award Date:

B-08-MN-48-0006

Grantee Name: Contract End Date: Review by HUD:

Grand Prairie, TX 03/23/2013 Submitted - Await for Review

Grant Amount: Grant Status: QPR Contact: \$2,267,290.00 Active Darwin Wade

Estimated PI/RL Funds:

\$1,273,388.75

Total Budget: \$3,540,678.75

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 $\dot{\xi}$ 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 $\dot{\xi}$ 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:



Incomp	Targeting:
	i ai getiiig.

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,540,678.75
Total Budget	\$1,186,986.58	\$3,540,678.75
Total Obligated	\$1,304,845.29	\$3,454,276.58
Total Funds Drawdown	\$262,700.26	\$3,360,506.01
Program Funds Drawdown	\$120,149.71	\$2,173,459.64
Program Income Drawdown	\$142,550.55	\$1,187,046.37
Program Income Received	\$86,402.17	\$1,273,388.75
Total Funds Expended	\$0.00	\$2,053,309.93
Match Contributed	\$0.00	\$0.00

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	\$144,683.34
Limit on State Admin	\$0.00	\$144,683.34

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective Target Actual

NSP Only - LH - 25% Set-Aside \$566,822.50 \$572,513.83

Overall Progress Narrative:

The NSP program administered by the City of Grand Prairie Housing and Neighborhood Services has continued to exceed performance standard for its outstanding program. Just recently the NSP program was featured in the Dallas Federal Reserve Bank's publication on NSP grantees throughout the state of Texas. The publication highlighted the accomplishments and obstacles of implementing and managing the NSP program.



During this quarter we have acquired three additional foreclosed properties within our city limits. These homes will undergo rehabilitation and will be eventually sold to income eligible public sector employees working in our city. The City of Grand Prairie's 4GOV program mirrors the HUD Next Door Neighbor program. We have housed over 15 public sector families and we will continue to provide housing thereby stablizing property values and increasing the tax revenue for our great city.

We do anticipate closings on the newest properties within 3 months. All program income from the sale of the properties will be used to acquire additional properties as long as program income funds are available. However, at this time program income funds are dwindling to a very small amount. Due to decreased funding, we have submitted an application to the Texas Department of Housing and Community Affairs for their NSP-PI NOFA. The City of Grand Prairie has been approved and is currently awaiting TDHCA's legal review of all contractual documents between the City of Grand Prairie and TDHCA. The amount of grant funds requested from TDHCA is 1.6 million to fund both components of our NSP program including 4HOME and 4GOV.

We look forward to increased exposure from the local, state and federal level for our success in exceeding performance objectives for this program.

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	\$14,015.91	\$226,729.00	\$144,623.55	
Finance Mechanisims, FM	\$0.00	\$1,100,213.03	\$914,147.20	
Pand R, Purchase and Rehabilitation	\$106,133.80	\$2,127,334.55	\$1,114,688.89	



Activities

Grantee Activity Number: Admin 1

Activity Title: Administration

Activity Category: Activity Status:

Administration Planned

Project Number: Project Title:

ADM Administration

Projected Start Date: Projected End Date:

01/01/2009 01/01/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of Grand Prairie

Overall Oct 1 thru Dec 31, 2011 To Date **Total Projected Budget from All Sources** N/A \$226,729.00 **Total Budget** \$0.00 \$226,729.00 \$0.00 **Total Obligated** \$226,729.00 **Total Funds Drawdown** \$14,075.70 \$144,683.34 **Program Funds Drawdown** \$14,015.91 \$144,623.55 **Program Income Drawdown** \$59.79 \$59.79 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$0.00 \$130,607.64 City of Grand Prairie \$0.00 \$130,607.64 **Match Contributed** \$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 mortagage companies and real estate agents.

Location Description:

205 West Church Street, Grand Prairie, Texas 75050

Activity Progress Narrative:

During the quarter, the NSP program incurred a total 14,075.70 in Admin1 expenditures. These expenditures were used to fund the administration of the NSP programs. 14,015.91 was drawn from Admin1 program funds and an addition 59.79 was drawn from the program income fund which was allocated to the Admin1 activity.

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



Grantee Activity Number: FH 120

Foreclosed Homes 120 Activity Title:

Activitiy Category: Activity Status:

Acquisition - general **Under Way**

Project Number: Project Title:

Pand R Purchase and Rehabilitation **Projected Start Date: Projected End Date:**

01/01/2009 01/01/2013

Completed Activity Actual End Date: Benefit Type: Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LMMI City of Grand Prairie

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,829,898.43
Total Budget	\$873,045.83	\$1,829,898.43
Total Obligated	\$990,904.54	\$1,743,496.26
Total Funds Drawdown	\$247,423.22	\$1,731,771.35
Program Funds Drawdown	\$106,133.80	\$858,725.52
Program Income Drawdown	\$141,289.42	\$873,045.83
Program Income Received	\$86,402.17	\$928,193.28
Total Funds Expended	\$0.00	\$752,591.72
City of Grand Prairie	\$0.00	\$752,591.72
Match Contributed	\$0.00	\$0.00

Match Contributed \$0.00 \$0.00

Activity Description:

Purchase, rehabilitate, and resale at a discoubt to qualified apllicants.

Location Description:

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

Activity Progress Narrative:

During the quarter we received 59.79 back as a credit on a closing of a property.

A NSP 4GOV home was sold to a 120% AMI client on 11/28/2011. We received program income due to the sale of this property which we will use fund the rehabiliitation and acquisition of additional properties.

Also, we acquired 3 additional properties for the 4GOV program. The property addresses include:

- 3310 Harbourtown Drive
- 2040 Swenson Court
- 5320 Nueces Lane

The expenditures for the FH120 activity totaled 247,423.22 of which 106,133.80 was drawn the FH120 program fund and the remaining 141,289.42 from program income allocated to FH120 activity. These expenditures were used to fund the acquistion and shall fund the rehabilitation and holding costs of each property.



Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

3 15/6

of Properties 3 15/6 # of Parcels acquired voluntarily 3 15/6

This Report Period Cumulative Actual Total / Expected

Total Total 3 15/6

Beneficiaries Performance Measures

This Report Period Cumulative Actual Total / Expected

	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%
# of Households	0	1	1	0/0	11/6	11/6	100.00

Activity Locations

of Housing Units

AddressCityCountyStateZipStatus / Accept607 Cozumel StreetGrand PrairieTexas75052-Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources



Grantee Activity Number: FH 25

Activity Title: Foreclosed Home 25 Set Aside

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

Pand R Purchase and Rehabilitation

Projected Start Date: Projected End Date:

Frojected Start Date.

01/01/2009 01/01/2013

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of Grand Prairie

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$383,838.29
Total Budget	\$127,874.92	\$383,838.29
Total Obligated	\$127,874.92	\$383,838.29
Total Funds Drawdown	\$0.00	\$383,838.29
Program Funds Drawdown	\$0.00	\$255,963.37
Program Income Drawdown	\$0.00	\$127,874.92
Program Income Received	\$0.00	\$337,134.10
Total Funds Expended	\$0.00	\$255,963.37
City of Grand Prairie	\$0.00	\$255,963.37
Match Contributed	\$0.00	\$0.00

Activity Description:

Direct Benefit (Households)

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:

No activity during this quarter.

Accomplishments Performance Measures

	inis Report Period	Cumulative Actual Total / Expect
	Total	Total
# of Properties	0	2/2
# of Parcels acquired voluntarily	0	2/2

This Report Period Cumulative Actual Total / Expected

Total Total

of Housing Units 0 2/2



Beneficiaries Performance Measures

		This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total L	.ow/Mod%
# of Households	0	0	0	4/2	0/0	4/2	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



Grantee Activity Number: PAG 120

Activity Title: Purchase Assistance Grants 120

Activitiy Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Finance Mechanisims

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

FΜ

Projected End Date:

01/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Grand Prairie

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$911,537.49
Total Budget	\$155,997.65	\$911,537.49
Total Obligated	\$155,997.65	\$911,537.49
Total Funds Drawdown	\$1,201.34	\$911,537.49
Program Funds Drawdown	\$0.00	\$755,539.84
Program Income Drawdown	\$1,201.34	\$155,997.65
Program Income Received	\$0.00	\$8,061.37
Total Funds Expended	\$0.00	\$755,539.84
City of Grand Prairie	\$0.00	\$755,539.84
Match Contributed	\$0.00	\$0.00

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 the quarter we allocated 1,201.34 in program income to the PAG120 activity. Expenditures for this activity includes items such as subordinate lien filing fees with the appropriate counties.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total 0 51/39

Beneficiaries Performance Measures

This Report Period Cumulative Actual Total / Expected

Low Mod Total Low Mod Total Low/Mod%



of Housing Units

# of Households	0	0	0	0/0	51/39	51/39	100.00
# Owner Households	Ω	0	0	0/0	51/39	51/39	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



Grantee Activity Number: PAG 25

Activity Title: Purchase Assistance Grants Set Aside

Under Way

Activitiy Category: Activity Status:

Homeownership Assistance to low- and moderate-income

Project Number: Project Title:

Finance Mechanisims

Projected End Date: Projected Start Date:

01/01/2009 01/01/2013

Benefit Type:

Completed Activity Actual End Date: Direct Benefit (Households)

Responsible Organization: National Objective:

NSP Only - LH - 25% Set-Aside City of Grand Prairie

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$188,675.54
Total Budget	\$30,068.18	\$188,675.54
Total Obligated	\$30,068.18	\$188,675.54
Total Funds Drawdown	\$0.00	\$188,675.54
Program Funds Drawdown	\$0.00	\$158,607.36
Program Income Drawdown	\$0.00	\$30,068.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$158,607.36
City of Grand Prairie	\$0.00	\$158,607.36
Match Contributed	\$0.00	\$0.00

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:

No activity during this quarter.

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% 10/12 0/0 # of Households 0 0 0 10/12 100.00



Owner Households 0 0 10/12 0/0 10/12 100.00

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

