Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

April 1, 2010 thru June 30, 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:
Submitted - Await for Review

QPR Contact:
Darwin Wade

Disasters:

Declaration Number

NSP

Plan Description:

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 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 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)

Recovery Needs:

(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.

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	$445,896.90	$1,559,881.31
Obligated CDBG DR Funds	$445,896.90	$1,559,881.31
Expended CDBG DR Funds	$1,209,956.77	$2,390,909.08
Match Contributed	$0.00	$0.00
Program Income Received	$331,587.06	$792,958.18
Program Income Drawdown	$291,430.90	$532,544.08

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	38.994%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$340,093.50	$0.00
Limit on Admin/Planning	$226,729.00	$71,473.15
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	$566,823.00

Overall Progress Narrative:

This quarter has been yet another great, exciting and very productive quarter for City of Grand Prairie's NSP. Both components of our NSP program have done extremely well in exceeding the goals and objectives of the NSP program. We have expended and exceeded the total grant allotment when counting our program income disbursements.
Our 4GOV program has sold all 10 homes we initially purchased in June 2009. Also, during this quarter we acquired 5 additional properties using the program income.
This quarter we used our NSP 4GOV Open House showcase to kickoff our "National Homeownership Week of Events" We begin on June 12th with our NSP Open House showcase, June 14th - our NSP home were available for sale, June 16th we hosted a Fair Housing Luncheon with a HUD Fair Housing official as the guest speaker, June 17th we hosted a city-wide departmental Open House and on June 19th we hosted a Homebuyer's Fair which included realtors, lenders, title companies, appraisers and inspectors.
Our NSP program has been ranked #2 in the state of Texas on the percentage of grant expenditures. We anticipate

exceeding our 25% set aside requirement before the September deadline.
We have assisted several 50% AMI grant applicants with 20k grants and we have sold 3 of our 4GOV properties to the 50% of median income clients. We fully anticipate exceeding the set aside requirement.
Due to our overwhelming success with our NSP program, we have been awarded the National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit in Program Innovation and Community Revitalization. We will travel to Boston Massachusetts on July 22-23 to attend the NAHRO conference and accept the award. Our NSP program will also be featured in the Merit Award Showcase along with other Merit Award winners across the country. After the NAHRO conference, our NSP display board will be featured in Washington, D.C. and Las Vegas, Nevada and will be entered into the National Award of Excellence category.
Also during this quarter we amended the program design of our 4GOV program to assist 50% of median income clients with the purchase of our 4GOV properties. See internal amendment below.
Neighborhood Stabilization Program
Program Design Internal Amendment
Foreclosed Home Acquisition and Resale Program (4GOV) rev 5/17/10

Requirement:
Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: $ 566,823.
Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.
Current FHARP (4GOV) program design:
4GOV houses will be sold with a 20% discount from the established sales price. The discount comes from down payment, closing cost assistance, fees and discounts to selling price.
4GOV program design amendment:
In order to meet the 25% set aside requirement for families whose incomes meet the 50% of AMI and below and to ensure compliance with HUD&rsquos obligation deadline we will allow for a increase in the discount component up to 35% from the established sale price with 20% remaining the standard. The proposed increase will be evaluated on a case by case basis. This review will insure strict compliance with HUD regulations as it relates to the NSP 25% set aside income targeting requirement.

William A. Hills
Housing and Neighborhood Services
Director

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	$32,294.74	$226,729.00	$71,473.15
Finance Mechanisims, FM	$252,302.42	$1,020,281.00	$479,853.07
Pand R, Purchase and Rehabilitation	$161,299.74	$1,020,280.00	$1,008,555.09

Activities

Grantee Activity Number:	Admin 1
Activity Title:	Administration

Activitiy Category:
Administration

Activity Status:
Planned

Project Number:
ADM

Project Title:
Administration

Projected Start Date:
01/01/2009

Projected End Date:
01/01/2013

National Objective:
N/A

Responsible Organization:
City of Grand Prairie

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$226,729.00
Total CDBG Program Funds Budgeted	N/A	$226,729.00
Program Funds Drawdown	$32,294.74	$71,473.15
Obligated CDBG DR Funds	$32,294.74	$71,473.15
Expended CDBG DR Funds	$32,294.74	$71,473.15
City of Grand Prairie	$32,294.74	$71,473.15
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$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:

The Admin1 activity incurred expenditures for this quarter totaling 32,294.74. These expenses included items such as salaries and wage payable, social security, Texas Municipal Retirement System, advertising/promotions, mobile phone allowance, insurance and contract work.

Performance Measures

No 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
Activity Title: Foreclosed Homes 120

Activitiy Category:
Acquisition - general

Activity Status:
Planned

Project Number:
Pand R

Project Title:
Purchase and Rehabilitation

Projected Start Date:
01/01/2009

Projected End Date:
01/01/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Grand Prairie

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$736,869.00
Total CDBG Program Funds Budgeted	N/A	$736,869.00
Program Funds Drawdown	$0.00	$725,144.09
Obligated CDBG DR Funds	$8,296.81	$725,144.09
Expended CDBG DR Funds	$603,763.09	$1,428,780.13
City of Grand Prairie	$603,763.09	$1,428,780.13
Match Contributed	$0.00	$0.00
Program Income Received	$170,459.87	$538,692.05
Program Income Drawdown	$239,248.39	$346,219.50

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:

Sold 638 Redwood and 2825 Garden Grove to 120% AMI clients.
During this quarter we have sold 2 properties we acquired during the initial phase of our NSP program.
The property addresses are 638 Redwood and 2825 Garden Grove Road. Both properties were sold to 120% AMI clients.
Program income received from Redwood was 83,289.40 and 2825 Garden Grove was 87,170.47 totaling 170,459.8. We will process a voucher revision for $535.15 from FH25 to FH120 within the coming months. We expended 535.15 from the FH25 on the holding cost for the both of these properties.
We acquired 5 new additional foreclosed properties for our NSP 4GOV program. The 5 properties were acquired using from recycled program income in the FH120 activity. Total expenditures for acquisition, holding cost and rehabilitation for the Cozumel, Northview and Palomino Way properties were estimated $603,763.09. We will begin rehab on the Saugus Dr. and Timber Court properties in late August. However, some of the expenditures have been paid using program that was drawn down during the quarter. We will use program income from the sale of other homes to reimburse these expenditures.
We are also in disussion with field office/headquarter on revising funds drawn from the DRGR FH25 activity for expenditures in the FH120 activity to reimburse the city.
During this quarter we drew $486,766.44 from PROGRAM INCOME. This number is made up of several program income drawdown transactions such as: Voucher#121176 for $66,075.73, Voucher#12761 for $101,999.70, Voucher#124998 for

$247,528.05. This figure also includes revised vouchers#11402 for $59,902.54 and voucher#111848 for $11,270.42. However, the total $486,766.44 in total program income drawn has been reduced by a voucher revision due to a sale of a home that was acquired using FH120 funds but was sold to a FH25% grant applicant. We revised voucher#124998 for $247,528.05. The revised voucher was split 119,910.92 for FH120 and 127,617.13 for FH25. It seems as it the revision of this voucher for 247,528.05 has caused a reduction in the total amount of program income drawn this quarter. The actual amount of 486,766.44 minus 247,528.05=239,248.39 which is the amount of the adjusted program income drawn in the QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	14/6
# of housing units	0	0	5	0/0	0/0	14/6
# of Households benefitting	0	2	2	0/0	7/6	7/6
# of Parcels acquired voluntarily	0	0	5	0/0	0/0	14/6

Activity Locations

Address	City	State	Zip
607 Cozumel Street	Grand Prairie	NA	75050
4316 Saugus Drive	Grand Prairie	NA	75052
5808 Palomino Way	Grand Prairie	NA	75052
2812 Timber Court	Grand Prairie	NA	75052
1632 Northview Drive	Grand Prairie	NA	75050

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

Activitiy Category:
Acquisition - general

Activity Status:
Planned

Project Number:
Pand R

Project Title:
Purchase and Rehabilitation

Projected Start Date:
01/01/2009

Projected End Date:
01/01/2013

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Grand Prairie

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$283,411.00
Total CDBG Program Funds Budgeted	N/A	$283,411.00
Program Funds Drawdown	$161,299.74	$283,411.00
Obligated CDBG DR Funds	$153,002.93	$283,411.00
Expended CDBG DR Funds	$161,299.74	$291,707.81
City of Grand Prairie	$161,299.74	$291,707.81
Match Contributed	$0.00	$0.00
Program Income Received	$161,127.19	$254,266.13
Program Income Drawdown	$105.79	$71,278.75

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:

On 5/14/2010 - Sold 506 E. Springdale Ln to a 50% AMI client. We revised voucher #124998 in the amount of $127,617.13 of total expenditures from the FH120 activity to the FH25 activity. The home was initially purchased using FH120 funds.
On 6/30/2010 - Sold 2829 Garden Grove Road to a 50% AMI client. We are in the process or revising a voucher to reflect this sale. The home was purchased using FH120 funds
We received a total of $161,299.74 in program income from the sale the two homes listed above.
Also, the FH25 had expenditures this quarter totaling 2,001.32. However, we drew the $161,299.74, the remaining balance of the FH25 activity to cover expenditures in the FH120 activity. We are in discussion with our Field Rep on revising Voucher#124896 to reflect this change.
We are also in discussion with our Field Rep and Headquarters on how to best proceed with all the pending voucher revision and hold revise each individually or perform a net difference of all voucher revisions. This is still pending approval.
Also during this quarter we drew down 105.79 in program income to cover expenses in the FH25 activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/2
# of housing units	0	0	0	0/0	0/0	1/2
# of Households benefitting	2	0	2	3/2	0/0	3/2
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/2

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

Activity Status:
Planned

Project Number:
Finance Mechanisims

Project Title:
FM

Projected Start Date:
01/01/2009

Projected End Date:
01/01/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Grand Prairie

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$736,869.00
Total CDBG Program Funds Budgeted	N/A	$736,869.00
Program Funds Drawdown	$226,312.20	$418,029.24
Obligated CDBG DR Funds	$226,312.20	$418,029.24
Expended CDBG DR Funds	$372,604.98	$523,120.16
City of Grand Prairie	$372,604.98	$523,120.16
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$52,076.72	$102,438.31

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:

On the previous quarter's QPR we did not report the amount of $146,292.78 in PAG120 expenditures in table per our HUD Field Rep. We will include this amount plus current expenditures and drawn funds of $226,312.20 = $372,604.98 expended funds. We also drew 52,076.72 in expenditures from program income.
During this quarter we incurred $226,312.20 in PAG120 expenditures. These expenditures included home ownership assistance provide to homes recorded in previous quarters as well the current quarter. Homeownership assistance includes items such as appraisals, home inspections, surveys, home warranties, down payment and closing cost assistance. We assisted roughly 16 new properties during this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	16	0/0	0/0	43/39
# of Households benefitting	0	16	16	0/0	43/39	43/39

Activity Locations

Address	City	State	Zip
2206 Parkside Drive	Grand Prairie	NA	75052
420 Laura Lane	Grand Prairie	NA	75052

2021 Wildwood Drive	Grand Prairie	NA	75052
3228 Wild Covey Trail	Grand Prairie	NA	75052
1837 Wilderness Trail	Grand Prairie	NA	75052
1017 Jamie Drive	Grand Prairie	NA	75052
329 Kirby Creek Drive	Grand Prairie	NA	75052
2039 Brazos Court	Grand Prairie	NA	75052
2656 Coral Cove	Grand Prairie	NA	75052
919 Jamie Drive	Grand Prairie	NA	75052
1928 Misty Mesa Trail	Grand Prairie	NA	75052
2155 Dayton Lane	Grand Prairie	NA	75052
2650 Steppington Street	Grand Prairie	NA	75052
2812 Ector Drive	Grand Prairie	NA	75052
2935 Rocco Drive	Grand Prairie	NA	75052
106 W. Phillips Court	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	

Grantee Activity Number:	PAG 25
Activity Title:	Purchase Assistance Grants Set Aside

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Planned

Project Number:
Finance Mechanisims

Project Title:
FM

Projected Start Date:
01/01/2009

Projected End Date:
01/01/2013

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Grand Prairie

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$283,412.00
Total CDBG Program Funds Budgeted	N/A	$283,412.00
Program Funds Drawdown	$25,990.22	$61,823.83
Obligated CDBG DR Funds	$25,990.22	$61,823.83
Expended CDBG DR Funds	$39,994.22	$75,827.83
City of Grand Prairie	$39,994.22	$75,827.83
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$12,607.52

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 incurred total expenditures of 39,994.22 of these expenditures 25,990.22 have been drawn from the DRGR PAG25 activity. We have expended 14,004 in PAG25 expenditures which have not been drawn.
The amount of expenditures include homeownership assistance provided to grant recipients from previous quarters and current quarter.
We have assisted 6 new 50% of AMI grant recipients during this quarter.
Such expenditures include homeownership assistance such as appraisals, surveys, home inspections, home warranty, down payment, closing cost and rehabilitation assistance.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	6	0/0	0/0	9/12
# of Households benefitting	6	0	6	9/12	0/0	9/12

Activity Locations

Address	City	State	Zip
901 Cielo Vista Drive	Grand Prairie	NA	75052
4481 Prairie Lane	Grand Prairie	NA	75052

409 E. Crossland Blvd.	Grand Prairie	NA	75052
505 Beechwood Drive	Grand Prairie	NA	75052
4101 Endicott Drive	Grand Prairie	NA	75052
2444 Arroyo Springs Drive	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	