

Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

April 1, 2011 thru June 30, 2011 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:

Original - In Progress

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	\$0.00	\$2,026,953.15
Program Funds Obligated	\$0.00	\$2,255,565.09
Program Funds Expended	\$0.00	\$2,117,167.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$103,099.26	\$1,186,936.58
Program Income Drawdown	\$0.00	\$1,039,135.11

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	\$104,250.86
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:

The NSP program offered by the City of Grand Prairie has achieved much success in accomplishing the objectives and goals set forth by Congress and the U.S. HUD. We have seen stabilization in property values and tax revenues, decreased number of foreclosed properties and we have assisted over 75 families with a homeownership

opportunities as a result of the NSP program dollars. However, as the economy continues to decline we must do more with less. The number of foreclosures in the city are still rising.

Since the inception of the program, we have acquired 15 foreclosed properties under our acquisition and resale program. Currently, 14 of those homes have been rehabbed and sold. We have 1 home remaining to be sold. We do plan to acquire an additional 3 to 4 foreclosed homes in the Fall of 2011.

The other component of the NSP program, the Purchase Assistance Grant(PAG25/PAG120), has also seen much success as well. We have assisted over 61 families with a grant of up to \$20,000 in down payment, closing cost and rehabilitation assistance. These families were given the option to find their own foreclosed property in our city and receive assistance from the city. This program was a winner. We helped many families.

In the future, we do anticipate using the program income receipts to funds additional acquisitions and grants to eligible homebuyers.

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	\$0.00	\$226,729.00	\$104,250.86
Finance Mechanisims, FM	\$0.00	\$1,020,281.00	\$914,147.20
Pand R, Purchase and Rehabilitation	\$0.00	\$1,020,280.00	\$1,008,555.09

Activities

Grantee Activity Number:	Admin 1
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

ADM

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Grand Prairie

Overall	Apr 1 thru Jun 30, 2011	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	\$0.00	\$104,250.86
Program Funds Obligated	\$0.00	\$226,729.00
Program Funds Expended	\$0.00	\$104,250.86
City of Grand Prairie	\$0.00	\$104,250.86
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 maintaining 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 did not draw any ADMIN1 funds from DRGR. We do anticipate drawing ADMIN1 funds during the next quarter and in the future to administer the NSP programs offered by the City of Grand Prairie.

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

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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$764,316.63
Total CDBG Program Funds Budgeted	N/A	\$764,316.63
Program Funds Drawdown	\$0.00	\$752,591.72
Program Funds Obligated	\$0.00	\$752,591.72
Program Funds Expended	\$0.00	\$752,591.72
City of Grand Prairie	\$0.00	\$752,591.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$95,037.89	\$841,741.11
Program Income Drawdown	\$0.00	\$726,680.36

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:

We sold the 2812 Timber Court property to a FH120 of AMI family and received program income from the sale in the amount of \$94,922.35. We also received a credit back from a title company on a previous sale in the amount of \$115.54. Total program income received this quarter was \$95,037.89.

There were no drawdowns or expenditures for this activity during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	12/6
# of Parcels acquired voluntarily	1	12/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	12/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	10/6	10/6	100.00

Activity Locations

Address	City	State	Zip
2812 Timber 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:	FH 25
Activity Title:	Foreclosed Home 25 Set Aside

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

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$255,963.37
Total CDBG Program Funds Budgeted	N/A	\$255,963.37
Program Funds Drawdown	\$0.00	\$255,963.37
Program Funds Obligated	\$0.00	\$255,963.37
Program Funds Expended	\$0.00	\$255,963.37
City of Grand Prairie	\$0.00	\$255,963.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$337,134.10
Program Income Drawdown	\$0.00	\$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:

There were no expenditures for this activity during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	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	Low/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

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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$831,750.12
Total CDBG Program Funds Budgeted	N/A	\$831,750.12
Program Funds Drawdown	\$0.00	\$755,539.84
Program Funds Obligated	\$0.00	\$831,750.12
Program Funds Expended	\$0.00	\$831,750.12
City of Grand Prairie	\$0.00	\$831,750.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$8,061.37	\$8,061.37
Program Income Drawdown	\$0.00	\$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:

There were no expenditures for this activity during this quarter. We received \$8,061.37 in recapture of 2nd lien proceeds for non-fulfillment of 5 year affordability period under our Purchase Assistance Grant (4HOME) program.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		51/39	

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	51/39	51/39	100.00

# Owner Households	0	0	0	0/0	51/39	51/39	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

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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$188,530.88
Total CDBG Program Funds Budgeted	N/A	\$188,530.88
Program Funds Drawdown	\$0.00	\$158,607.36
Program Funds Obligated	\$0.00	\$188,530.88
Program Funds Expended	\$0.00	\$172,611.36
City of Grand Prairie	\$0.00	\$172,611.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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:

There were no expenditures for this 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%
# 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

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
