Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

October 1, 2009 thru December 31, 2009 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

Submitted By:
No Submitter Found

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	$12,389.59	$874,013.39
Obligated CDBG DR Funds	$85,343.20	$946,967.00
Expended CDBG DR Funds	$301,223.18	$1,166,511.52
Match Contributed	$0.00	$0.00
Program Income Received	$89,537.84	$241,113.18
Program Income Drawdown	$137,806.61	$137,806.61

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	$99.99	$32.00
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$340,093.50	$0.00
Limit on Admin/Planning	$226,729.00	$33,562.75
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The October 1st - December 31st 2009 has been a great and very busy quarter for the City of Grand Prairie Housing Neighborhood Services Community Development Division. The NSP program has soared to new heights. Both NSP programs (4HOME - 20k Grant Assistance) and the (4GOV - Homes for Government workers) have received great reviews from citizens throughout the DFW Metroplex, news media, print media and radio. The awareness of both programs has increased and we have seen a steady influx of applicants, increased interest from realtors, lenders, brokers, bankers, real estate industry, counseling agencies and other stakeholders.
During this quarter the 4GOV program has sold another home to an eligible grant applicant in which the city received program income off the sale to acquire additional foreclosures throughout the City of Grand Prairie. We also hosted 2 open houses on two separate occasions to showcase the excellent quality and worksmanship of the homes we are providing. The open houses gave us the needed exposure to launch a better marketing campaign for our 4GOV program. Over 150 people have toured our homes. We showcased 5 homes this quarter. 1 of the 5 homes was sold this quarter. As of January 29, 2010 4 of the homes showcased are under contract to be sold. Our 4GOV program was featured on the WFAA Channel ABC Affiliate of Dallas as the first City in North to actually put NSP funds to work and provided nice quality, refurbished foreclosed homes to government workers in the City of

Grand Prairie. We are also in process of applying for an award for our successful NSP program.
Also during this quarter the (4HOME $20,000 down payment/closing and rehabilitation assistance), we have assisted over 15 grant applicants. Many people are taking advantage of this once in a lifetime opportunity in order to purchase a foreclosed home. We have received numerous applications for our grant assistance. There are roughly over 55 applicants who have expressed interest in our 4HOME programs. Many applicant are in the homebuying process seeking a home. We anticipate more 25% AMI grant applicants in the future.
We highly anticipate obligation of all NSP funds prior our obligation date deadline. We also plan to expend all NSP funds and program income over the course of the next years.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00	$0.00
ADM, Administration	$0.00	$12,389.59	$226,729.00	$27,382.61
Finance Mechanisims, FM	$0.00	$0.00	$1,020,281.00	$58,756.60
Pand R, Purchase and Rehabilitation	$0.00	$0.00	$1,020,280.00	$787,874.18

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	Oct 1 thru Dec 31, 2009	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	$12,389.59	$27,382.61
Obligated CDBG DR Funds	$12,389.59	$27,382.61
Expended CDBG DR Funds	$18,569.73	$33,562.75
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 18, 569.73 of which 12,389.59 has been drawn down from DRGR. These expenses included items such as salaries and wage payable, social security, Texas Municipal Retirement System, advertising/promotions and mobile phone allowance.

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	Oct 1 thru Dec 31, 2009	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	$666,915.39
Obligated CDBG DR Funds	$0.00	$736,869.00
Expended CDBG DR Funds	$84,483.50	$825,017.04
Match Contributed	$0.00	$0.00
Program Income Received	$89,537.84	$147,974.24
Program Income Drawdown	$3,664.54	$3,664.54

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:

The FH120 Activity had expenditures of 84, 483.50. The expenditures for the 7 properties included items such as: water and electric bill payments, rehabilitation contracts, lawn maintenance and appraisals. The expenditures for FH120 for this quarter will be paid using program income from the sale of previous home in the previous and current quarter.
During this quarter, we drew $3,664.54 from Program income.
Also during this quarter we revised Voucher #106118 to reflect changes in the FH120 activity due to the sale of a property a 120% AMI grant recipient. We decreased the FH120 activity voucher by 69,953.61. The program funds drawdown YTD reflects this change.

On 10/30/2009 we sold the 305 Newberry Street Grand Prairie, TX address to 120% AMI grant applicant. The home was sold for $121,200 and we received $89, 537.84 in program income from the sale for the home for the FH120 activity.
However, expenditures totaling $1,814.22 for this property address were paid from FH25 activity funds. We will adjust the FH120 activity by decreasing it by this amount and increasing FH25 by 1,814.22. We will be doing this very soon.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	9/6
# of housing units	0	0	0	0/0	0/0	9/6
# of Households benefitting	0	1	1	0/0	2/6	2/6
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	9/6

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 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	Oct 1 thru Dec 31, 2009	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	$0.00	$120,958.79
Obligated CDBG DR Funds	$72,953.61	$123,958.79
Expended CDBG DR Funds	$71,393.24	$122,398.42
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$93,138.94
Program Income Drawdown	$71,172.96	$71,172.96

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 FH25 expenditures totaled 71,393.24. Such costs were rehabilitation of foreclosed properties not sold, utility payments, lawn maintenance and other costs.
During this quarter we initiated a drawdown from Program Incme for 71,172.96.
Also, during this quarter we revised Voucher #106118 to reflect properties sold in the previous quarter to a 50% AMI grant recipient. We revised the FH25 activity to include an amount of 69,953.61. This amount is reflected in the FH25 drawdown amount YTD.

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	0	0	0	1/2	0/0	1/2
# 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	Oct 1 thru Dec 31, 2009	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	$45,424.26
Obligated CDBG DR Funds	$0.00	$45,424.26
Expended CDBG DR Funds	$105,090.92	$150,515.18
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$50,361.59	$50,361.59

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 the PAG120 activity incurred expenditures totaling $105,090.92. The expeditures were items such as down payment and closing cost assistance, rehabilitation assistance, home inspections, appraisals, termite inspections, 2nd deed of trust filings and etc.
Also, during this quarter we initiated a drawdown of 50,361.59 from Program Income received.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	14	0/0	0/0	18/39

# of Households benefitting	0	14	14	0/0	18/39	18/39

Activity Locations

Address	City	State	Zip
1905 Dorothy Drive	Grand Prairie	NA	75052
4437 Columbia Street	Grand Prairie	NA	75052
2859 Red Oak Drive	Grand Prairie	NA	75052
4213 Endicott Drive	Grand Prairie	NA	75052
2651 Blackstone Drive	Grand Prairie	NA	75052
5944 Lantern Lane	Grand Prairie	NA	75052
3432 Sedona Drive	Grand Prairie	NA	75052
2642 San Sabastian Circle	Granda Prairie	NA	75052
510 Castle Rock Circle	Grand Prairie	NA	75052
5935 Ivy Glen Drive	Grand Prairie	NA	75052
2031 Crosbyton Lane	Grand Prairie	NA	75052
2825 Ingram Drive	Grand Prairie	NA	75052
2413 Claremont Drive	Grand Prairie	NA	75052
1147 Jamie 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	

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	Oct 1 thru Dec 31, 2009	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	$0.00	$13,332.34
Obligated CDBG DR Funds	$0.00	$13,332.34
Expended CDBG DR Funds	$21,685.79	$35,018.13
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$12,607.52	$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 the PAG25 activity incurred expenditures of 21,685.79. Such expenditures include assistance provided to 50% AMI grant applicants for down payment/closing cost assistance, appraisals, rehabiliation assistance, home inspections, mold inspections, termite inspections and etc.
During this quarter we initiated a drawdown from Program Income for 12,607.52 to cover expenditures.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	3/12
# of Households benefitting	1	0	1	3/12	0/0	3/12

Activity Locations

Address	City	State	Zip
326 W. Grenoble	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	