Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

July 1, 2011 thru September 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:
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 ¿ 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)

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	$26,356.78	$2,053,309.93
Program Funds Obligated	($106,133.80)	$2,149,431.29
Program Funds Expended	($63,857.50)	$2,053,309.93
Match Contributed	$0.00	$0.00
Program Income Received	$50.00	$1,186,986.58
Program Income Drawdown	$5,360.71	$1,044,495.82

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	$130,607.64
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	$414,570.73

Overall Progress Narrative:

The NSP program under the City of Grand Prairie Housing and Neighborhood Services has exceeded performance standards. The NSP program has removed 81 homes from the foreclosure list in the City of Grand Prairie. The NSP program has expended on 3 million in grant program funds, as well as, recycled program income fund due to

the sale of NSP acquired homes.
NSP funding has dwindling since its early inception in March 2009. We do plan to acquire additional properties during the next quarter. We plan to rehab and resale the homes. It is our goal to keep the NSP program running for the next several years. We are seeking additional grant funding from other NSP funding grantors.
With the past success of our NSP program we especially anticipate receiving additional funding. We are in anticipation of the pending Project Rebuild legislation in Congress, which will lead to additional funding to combat and stabilize housing prices and property values within our city and jobs for contractors and other key players in the process.

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	$26,356.78	$226,729.00	$130,607.64
Finance Mechanisims, FM	$0.00	$914,147.20	$914,147.20
Pand R, Purchase and Rehabilitation	$0.00	$1,126,413.80	$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

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Grand Prairie

Overall	Jul 1 thru Sep 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	$26,356.78	$130,607.64
Program Funds Obligated	$0.00	$226,729.00
Program Funds Expended	$26,356.78	$130,607.64
City of Grand Prairie	$26,356.78	$130,607.64
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 NSP program is still ongoing. During this quarter we drew approximately $26,356.78 to cover ADMIN1 expenses for personel.

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

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
Pand R

Project Title:
Purchase and Rehabilitation

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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	$870,450.43
Total CDBG Program Funds Budgeted	N/A	$870,450.43
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	$50.00	$841,791.11
Program Income Drawdown	$5,076.05	$731,756.41

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 expended $5,076.05 in expenditures ranging from holding cost, utility payments and earnest money deposits on additional NSP foreclosed properties. We used program income funds from the previous sales on NSP homes. Also, during this quarter we increased the Purchase Acquistion and Rehab project budget and the FH120 activity budget by $106,133.80. The funds came from unobligated funds from the Financing Mechanisms project and the PAG120/25 activities. We do plan to acquire additional NSP foreclosed properties in the next quarter.
Also, we received 50.00 in program income in the form of credit from a title company in 4/7/2011 that was overlooked in the previous QPR. I am including that amount in this quarter's report so that the program income figures in DRGR are reconciled with the program income figures at the City of Grand Prairie.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/6
# of Parcels acquired voluntarily	0	12/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/6

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	10/6	10/6	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	

Grantee Activity Number:	FH 25
Activity Title:	Foreclosed Home 25 Set Aside

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
Pand R

Project Title:
Purchase and Rehabilitation

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	Jul 1 thru Sep 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:

No 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

Activitiy 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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	$755,539.84
Total CDBG Program Funds Budgeted	N/A	$755,539.84
Program Funds Drawdown	$0.00	$755,539.84
Program Funds Obligated	($76,210.28)	$755,539.84
Program Funds Expended	($76,210.28)	$755,539.84
City of Grand Prairie	($76,210.28)	$755,539.84
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$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:

During the quarter, we de-obligated $76,210.28 in PAG120 funds, we decreased the activity budget by this amount and moved these funds to the Purchase and Rehabiliation project and increased the FH120 budget by this amount. We also decreased the program funds expended by the exact same amount. We will use the additional funds to cover obligations and expenditures under the FH120 activity due to acquisitions of foreclosed properties.

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

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

Activitiy 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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	$158,607.36
Total CDBG Program Funds Budgeted	N/A	$158,607.36
Program Funds Drawdown	$0.00	$158,607.36
Program Funds Obligated	($29,923.52)	$158,607.36
Program Funds Expended	($14,004.00)	$158,607.36
City of Grand Prairie	($14,004.00)	$158,607.36
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$284.66	$30,068.18

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 the quarter we de-obligated $29,923.52 from the PAG25 activity. We moved those funds to the Purchase and Rehabilitation project and increased the FH120 budget by this amount. We will use the additional funds to cover obligations and expenditures under the FH120 activity due to acquisitions of foreclosed properties.
Also, we performed a program income drawdown of $284.66 to cover expenditures.
In order to have the amount in the program funds expended and the program funds obligated to date we had adjust the amount during this quarter to reflect the total of $158,607.36.

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	