

CITY OF GRAND PRAIRIE TEXAS

2020 – 2024 CONSOLIDATED PLAN

2020 – 2021 ANNUAL PLAN

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG, HOME, HOPWA, and ESG funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in Grand Prairie as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2010 census and the 2014- 2018 American Community Surveys and 2011-2015 CHAS data provided by HUD. Other data sources include information gathered locally, including the Dallas City and County/Irving Continuum of Care.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations.
- Improve the condition of housing for low-income homeowners.
- Increase Development of units and affordability of housing for homeownership.
- Address community needs through community-based public service programs.

- Address community needs through improvements and expansion of Public Facilities and Public infrastructure.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

3. Evaluation of past performance

Grand Prairie has a history of successful programs funded through the Community Development Block Grant and HOME Investment Partnership Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

4. Summary of citizen participation process and consultation process

Based on Community Participation Plan, outreach included public forums and focus group meetings, an on-line survey provided on the City of Grand Prairie Web Site and hard copy, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years.

The Housing and Community Improvement Commission (HCIC) meets on the third Monday of each month at 6:30 as part of the development and priority process for the One Year Action Plan. City of Grand Prairie Citizen participation was solicited through posted public hearings to gain input on proposed activities, assist in the selection of priorities, and participate in the development of the One Year Action Plan. Once drafted, the plan will be released for a 30-day comment period beginning July 3, 2020.

5. Summary of public comments

No public comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments were received or not accepted.

7. Summary

This plan provides a framework through which Grand Prairie manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Housing & Neighborhood Services Dept.
HOME Administrator		Housing & Neighborhood Services Dept.

Table 1 – Responsible Agencies

Narrative

Patrick Cornelius, Neighborhood Services Manager for the City of Grand Prairie is the contact person for the Annual Action Plan located at the contact information listed below.

Consolidated Plan Public Contact Information

Patrick Cornelius, Neighborhood Services Manager

City of Grand Prairie

Housing and Neighborhood Services Department

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Grand Prairie, Texas 75050

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Grand Prairie works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

The City has ongoing relationships with several housing providers working on housing development activities. The CHDO system provides a forum for assisting these agencies grow and meet their own targeted clientele. The City also works to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City staff works actively with the Dallas City and County/Irving Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participate in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the membership of the Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS

Staff from Grand Prairie participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Grand Prairie.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LIFE LINE SHELTER FOR FAMILIES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
2	Agency/Group/Organization	GP COMMUNITY HOUS. DEV. CORP, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
3	Agency/Group/Organization	CHILDRENS FIRST COUNSELING CENTER
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.

4	Agency/Group/Organization	BRIGHTER TOMORROWS BATTERED WOMENS SHELTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
5	Agency/Group/Organization	GRAND PRAIRIE UNITED CHARITIES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
6	Agency/Group/Organization	GRAND PRAIRIE PARKS AND REC DEPT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.

Identify any Agency Types not consulted and provide rationale for not consulting

No specific organizations were intentionally left out of the public participation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Dallas City and County/Irving CoC	The Strategic Plan provides a set of priorities for addressing homelessness, which are supported by the Continuum of Care and its participating agencies.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Grand Prairie works closely with other local communities active in the Continuum of Care process, State agencies, local non-profit organizations, and other departments of the City of Grand Prairie in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Based on Community Participation Plan, outreach included public forum meetings and consultation with public and private agencies as well as individuals to capture public input as to the priority needs for the five years.

Citizens, individuals, agencies, and groups were invited to attend 2 public meetings. The first public meeting was held on Monday, February 17, 2020 at the Tony Shotwell Center located at 2750 Graham Street, Grand Prairie, TX 75050. The second public meeting was held on Thursday, February 20, 2020 at the Dalworth Recreation Center located at 2012 Spikes Street, Grand Prairie, TX 75051.

A public meeting notice was published both in the Fort Worth Star Telegram and the City of Grand Prairie Housing and Neighborhood Services website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Two Public Meetings were held in February. All citizens, individuals, agencies, and groups were invited to participate in the events and provide input	At the group meetings anybody wanting to comment could do so. A wide array of Public Service Agencies were represented and each spoke about their organization summarizing their services, clientele, and performance.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in Grand Prairie, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) doesn't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through the Section 8 wait list and various census and state data sources.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following data provide an analysis of housing problems in Grand Prairie, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses).

By far, the most common housing need related to cost burden, hitting lower income households particularly hard, with 70 percent of renter households and 53 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, severe cost burden is the most common housing problem with nearly 34 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses. Likewise, cost burden is the most common for owner households where 48 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 34 percent paying more than 50% of their income on housing expenses. The next most pressing housing problem in Grand Prairie is overcrowded housing in owner housing, with 10 percent living in units with 1.01 to 1.5 persons per room. When comparing overcrowded housing with cost burden, the needs observed are not nearly as pressing.

Demographics	Base Year: 2010	Most Recent Year: 2018	% Change
Population	165,776	191,104	15%
Households	55,189	60,503	10%
Median Income	\$51,368	\$65,249	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2014 - 2018 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,300	7,455	11,885	6,270	26,290
Small Family Households	3,165	3,705	5,660	2,755	15,475
Large Family Households	1,160	1,100	1,850	1,500	3,140
Household contains at least one person 62-74 years of age	1,250	1,060	1,435	1,200	4,235
Household contains at least one person age 75 or older	490	645	805	295	760
Households with one or more children 6 years old or younger	2,030	2,420	3,185	1,605	3,755

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	70	65	20	235	55	40	39	25	159
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	100	70	50	385	75	30	80	34	219
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	310	445	300	155	1,210	115	270	330	205	920
Housing cost burden greater than 50% of income (and none of the above problems)	2,550	855	335	0	3,740	1,575	970	475	75	3,095

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	490	2,025	2,090	295	4,900	450	990	1,995	955	4,390
Zero/negative Income (and none of the above problems)	570	0	0	0	570	280	0	0	0	280

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,105	1,470	765	225	5,565	1,820	1,310	920	340	4,390
Having none of four housing problems	810	2,705	5,035	1,935	10,485	715	1,965	5,170	3,770	11,620
Household has negative income, but none of the other housing problems	570	0	0	0	570	280	0	0	0	280

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
 Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,815	1,750	1,155	4,720	745	1,090	1,380	3,215
Large Related	595	310	125	1,030	460	340	515	1,315
Elderly	420	359	144	923	705	410	220	1,335
Other	725	750	1,090	2,565	340	285	410	1,035
Total need by income	3,555	3,169	2,514	9,238	2,250	2,125	2,525	6,900

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
 Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,485	460	275	2,220	630	585	170	1,385
Large Related	470	35	0	505	330	80	40	450
Elderly	335	129	14	478	505	190	30	725
Other	640	260	50	950	315	220	235	770
Total need by income	2,930	884	339	4,153	1,780	1,075	475	3,330

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
 Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	385	455	345	125	1,310	135	230	255	184	804
Multiple, unrelated family households	85	110	29	55	279	55	70	140	60	325
Other, non-family households	4	0	0	30	34	0	0	25	0	25
Total need by income	474	565	374	210	1,623	190	300	420	244	1,154

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2014-2018 American Community Survey, there were nearly 12,000 single person households in Grand Prairie (19% of all Grand Prairie households), almost 27 percent of which were elderly (age 65+). Forty-six percent of single person households were homeowners, with 54 percent renters. Thirteen percent of single person renter households lived in single-family housing units, compared to 92 percent of owner households. The median household income of female single person households was \$32,482 and \$38,262 for male households, both are less than 59 percent of the median income for all households in Grand Prairie. As shown in Table 4 above, severe cost burden was a major factor for the "Other" category, with nearly 23 percent of the rental cases and owner cases. Most of the "Other" category will be made up of single person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Data from the 2014-2018 American Community Survey show that 8.7 percent of the population of Grand Prairie reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reporting less than one percent with a disability. In the 5 to 17 year age group, 4.5 percent are reported to have disabilities. In the 18 to 64 year age group, 7.6 percent report disabilities, with 3.6 percent reporting ambulatory difficulties, 1 percent with self-care difficulties, and 2.4 percent with independent living difficulties. The 65 year and older age group reported 35 percent with disabilities, including 23.7 percent with ambulatory difficulties, 8 percent with self-care difficulties, and 14.3 percent with independent living difficulties. The ACS data also show 15.3 percent of the population of Grand Prairie reporting a disability and living in poverty. Domestic violence statistics were not readily available.

What are the most common housing problems?

By far, the most common housing problem in Grand Prairie is cost burden. According to the CHAS data in the tables above, 79.5 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with over 64 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. 71 percent of households in the 30-50% AMI income category had a 30% cost burden, with 26 percent having a 50% cost burden. The numbers fall off somewhat for the next highest income category where 42.4 percent of households in the 50-80% AMI category had a 30% cost burden, with only 6.8 percent having a 50% cost burden. Looking at cost burden and severe cost burden by tenure, 65 percent of renter households and 63 percent of owner households earning less than 30% of the area median income (AMI) were paying more than 50% of their income on housing expenses. For rental households, severe cost burden is the most common housing problem with nearly 25 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses. Cost burden is the most common for owner households where 48.4 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 34 percent paying more than 50% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low for renter households, with 14.4 percent of the lowest income category living in overcrowded conditions and 2 percent living without complete kitchen or plumbing facilities.

Are any populations/household types more affected than others by these problems?

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Small Related" households bear much of the brunt of

severe cost burden among renters, with over 53 percent of the total number of renter households experiencing severe cost burden and 41.6 percent of owner households. For ownership households, "Elderly" households made up nearly 22 percent of the total experiencing severe cost burden. Large related owner households comprised the smallest portion of those experiencing severe cost burden for all but one income categories, presumably because they are the smallest of the household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The point-in-time count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

Discussion

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Grand Prairie, both renter and owner. The lower the income of the household, the more extreme the cost burden. Overcrowding is also a common problem in many lower income households, though the numbers are much lower than those of cost burden. There is some concern with lack of complete plumbing and kitchen facilities, but these conditions are not widespread. As a proxy for housing condition, lack of complete kitchen or plumbing facilities does not tell the entire story. Many units with complete kitchen and plumbing facilities may not be habitable.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The 2011-2015 CHAS data, constructed from data collected by the US Census Bureau for HUD, show housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group. The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,865	585	850
White	1,400	185	195
Black / African American	1,590	65	325
Asian	150	20	115
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	2,645	305	150

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,800	1,660	0
White	1,390	660	0
Black / African American	1,185	150	0
Asian	295	45	0
American Indian, Alaska Native	20	0	0
Pacific Islander	4	0	0
Hispanic	2,850	775	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,765	6,120	0
White	1,220	1,965	0
Black / African American	1,600	890	0
Asian	260	185	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	2,535	2,970	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,820	4,450	0
White	435	1,575	0
Black / African American	515	1,040	0
Asian	145	400	0
American Indian, Alaska Native	15	14	0
Pacific Islander	0	0	0
Hispanic	655	1,390	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The population of Grand Prairie was 62 percent White, according to the 2014-2018 ACS. The next largest population group was Hispanic/Latino, at about 45.4 percent, many of which will also be accounted for in the White racial group. The African American population was 25 percent of the whole. The remaining racial groups are relatively small, with about 8 percent for Asian and one percent from American Indian/Native Eskimo

In the 80-100% income range, the American Indian/Alaska Native population shows disproportionate need, but, again, on relatively small numbers.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The 2011-2015 CHAS data constructed from data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,925	1,525	850
White	1,175	410	195
Black / African American	1,460	195	325
Asian	135	35	115
American Indian, Alaska Native	20	4	0
Pacific Islander	0	0	0
Hispanic	2,075	870	150

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,780	4,670	0
White	590	1,465	0
Black / African American	540	805	0
Asian	140	205	0
American Indian, Alaska Native	10	10	0
Pacific Islander	4	0	0
Hispanic	1,490	2,130	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,685	10,205	0
White	259	2,930	0
Black / African American	515	1,980	0
Asian	125	325	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	710	4,805	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	565	5,705	0
White	60	1,950	0
Black / African American	70	1,480	0
Asian	100	450	0
American Indian, Alaska Native	15	14	0
Pacific Islander	0	0	0
Hispanic	310	1,730	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
 Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Disproportionately greater need is seen in the 30-50% and 50-80% income categories for the Asian population. In both instances, the relative size of the Asian population is small, when compared to the major racial/ethnic groups.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The 2011-2015 CHAS data were used to compare housing cost burden across racial/ethnic groups. Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the city as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	39,335	11,165	7,800	890
White	15,530	2,840	1,845	195
Black / African American	8,430	2,915	2,580	350
Asian	2,025	440	405	115
American Indian, Alaska Native	115	55	40	0
Pacific Islander	4	4	0	0
Hispanic	12,580	4,755	2,850	165

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The data show no instances of any racial/ethnic group bearing a disproportionate burden when compared to the population of Grand Prairie as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

From the CHAS data presented in the previous sections, there is little identifiable disproportionately greater need indicated between racial/ethnic groups in Grand Prairie other than for the African American population and one or more housing problems. The Asian population occasionally showed a disproportionate need, but the total Asian population makes up 8 percent of the total population of Grand Prairie, and the impact of the need is small. Between the two major racial/ethnic groups, White and African American, which comprise more than 87 percent of the population of Grand Prairie, the CHAS data show more housing problems for low- and moderate-income African-American households.

If they have needs not identified above, what are those needs?

None identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Maps included in the market analysis show some census tracts in the western parts of Grand Prairie are home to a relatively high portion of the city's African-American population, with the total African-American population in those tracts ranging from 29 to 49 percent of the total population of those tracts, in a city where the total African-American population is 20 percent of the total population of the city. Likewise, there are tracts northeastern parts of the city that are home to relatively high portion of the city's Hispanic population, ranging from 65 to 81 percent of the total population of the tracts, compared to a total Hispanic population in the city of about 43 percent.

NA-35 Public Housing – 91.205(b)

Introduction

The Grand Prairie Department of Housing and Neighborhood Services, Housing Services Division, manages 2,725 tenant-based vouchers. The average annual income of their voucher holders is \$11,932. The average length of stay for voucher holders is six years. The residents include 314 elderly persons and 482 families with persons with disabilities holding vouchers. The largest racial/ethnic groups among residents are African American, with 2,000 vouchers, and White, with 674 vouchers. Hispanics account for 421 vouchers among those White households.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,725	0	2,646	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
Average Annual Income	0	0	0	11,932	0	11,446	0	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	2	0	2	0	0
# of Elderly Program Participants (>62)	0	0	0	314	0	308	0	0
# of Disabled Families	0	0	0	482	0	470	0	0
# of Families requesting accessibility features	0	0	0	2,725	0	2,646	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	0	674	0	647	0	0
Black/African American	0	0	0	2,000	0	1,950	0	0
Asian	0	0	0	41	0	39	0	0
American Indian/Alaska Native								
Pacific Islander	0	0	0	4	0	4	0	0
Other	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Hispanic	0	0	0	421	0	399	0	0
Not Hispanic	0	0	0	2,304	0	2,247	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Grand Prairie has no public housing units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs for voucher holders, would include job training in order to qualify for high paying jobs, transportation options to commute to work, and food assistance.

How do these needs compare to the housing needs of the population at large

The housing needs of voucher holders reflects the housing needs for the population at large. The majority of wait list families include children, so the wait list families, and most likely the current voucher holders, are looking for homes with two or more bedrooms; most likely single-family homes. Their presence in the rental market puts upward pressure on the cost of rental housing and depletes the available rental stock, sometimes making it difficult for new voucher holders to find eligible units.

Discussion

The Grand Prairie Housing and Neighborhood Services Department manages 2,725 Section 8 vouchers and, as of 2020, had a wait list totaling over 4,800 families, 1.77 times the total number of vouchers available. The number of families with children on the wait list suggest the need for a large stock of rental housing with two or more bedrooms.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following table provides an estimate of homeless individuals and families within several categories. These numbers are taken from the Dallas City and County/Irving Continuum of Care (CoC) 2019 Point-in-time count. Data are not reported by individual city within the CoC service area. To date, the CoC has not provided a separate count of homeless individuals or families in rural areas. Estimates for the number of homeless persons each year, becoming homeless each year, number exiting homeless each year, and duration of homelessness have not been developed, as yet.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,015	10	0	0	0	0
Persons in Households with Only Children	56	4	0	0	0	0
Persons in Households with Only Adults	2,015	1438	0	0	0	0
Chronically Homeless Individuals	389	126	0	0	0	0
Chronically Homeless Families	5	0	0	0	0	0
Veterans	378	53	0	0	0	0
Unaccompanied Child	56	4	0	0	0	0
Persons with HIV	34	18	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: HUD's 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Dallas City and County/Irving CoC

Indicate if the homeless population Has No Rural Homeless
is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

To be discussed in consultation with homeless service providers.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	958	683
Black or African American	1,879	718
Asian	66	10
American Indian or Alaska Native		
Pacific Islander	19	2
Multiple Races	131	27
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	430	238
Not Hispanic	2,656	1,214

Data Source

Comments:

MDHA 2019 Annual Point-in-Time Homeless Count and Census

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Dallas City and County/Irving CoC 2019 Point-in-time Count indicated a total of 313 households with children living in homelessness, with a total of 1,025 persons in those households. Of that total of persons in homeless households with children, 464 were in emergency shelters, 551 were in transitional housing, and 10 were unsheltered. The data indicated a total of 431 homeless veterans (378 sheltered and 53 unsheltered), but the survey did not report on the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the Metro Dallas Homeless Alliance 2019 point-in-time count, the largest racial group among the homeless was African-Americans with 57 percent of homeless adults and children. Whites were the next largest group with 36 percent. Hispanics/Latinx represented about 15 percent of the homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The vast majority of homeless persons in the Dallas City and County/Irving CoC report were sheltered. As of the 2019 count, the number of unsheltered chronic homeless persons has fallen from 413 in 2004 to 126 in the 2019. While this is a significant reduction for the Metro Dallas Homeless Alliance, more work must be done to achieve a 2015 target of zero unsheltered chronically homeless

persons. The number of housing units for homeless persons has steadily grown over the past two decades, providing improved access to shelter and services for those in need.

Discussion:

The information provided in the 2019 Dallas City and County/Irving CoC point-in-time count includes individuals who may be homeless and finding shelter in Grand Prairie, but the data are not categorized by city. The data provide details about the entire county (some data also include Collin County to the north of Dallas County). Portions of Grand Prairie are in Tarrant or Ellis Counties, as well, but those data are not included in this discussion.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

Describe the characteristics of special needs populations in your community:

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to Grand Prairie, would yield a total population of alcohol abuser at 19,919 persons, using 2014-2018 American Community Survey numbers. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2010 and 2018, the population aged 62 years and over grew from 8.9 percent of the population to 11.6 percent. The 2014-2018 ACS put the population of Grand Prairie's population of 62 and over at 22,110. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provided their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs of these populations include:

- Group housing,
- Physical rehabilitation and medical care,

- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Extensive medical care and treatment,
- Rehabilitation programs,
- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping, and shopping, and
- Physical rehabilitative care due to injury/falls. These needs were compiled through consultation with service providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Texas HIV Surveillance Report 2018, there were 33 cases of HIV disease in Grand Prairie in 2013. Of that total, 17 cases of AIDS were reported. For Texas Public Health Region 3, which includes the Metropolitan Statistical Areas for Dallas, Tarrant, and Ellis Counties, there were a total of 1,355 new HIV cases reported, 29,674 persons living with HIV, a reported 44,123 cumulative HIV cases, and 559 AIDS cases.

Discussion:

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many cope well with their situations with the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations are themselves and depend on individual situations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

No specific public facility needs were identified at this time, but needs will be considered during the course of this Consolidated Plan.

How were these needs determined?

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Describe the jurisdiction's need for Public Improvements:

Public improvement needs include work on streets and sidewalks at various locations in the CDBG eligible areas and code enforcement activities in the CDBG areas.

How were these needs determined?

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Describe the jurisdiction's need for Public Services:

A variety of public service needs were identified through the public input and survey processes. They include services to seniors, children, victims of domestic violence, disenfranchised individuals, homeless persons, and youth.

How were these needs determined?

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. In Grand Prairie, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased somewhat, but are still affordable with the historically low mortgage interest rates found in the current market. The following analysis looks at a variety of data from the American Community Survey, the census, the Grand Prairie Department of Housing and Neighborhood Services, and homeless service providers to provide a picture of the local market.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Grand Prairie is weighted heavily toward single-family housing, with 68 percent of households residing in single-family detached structures, while 27 percent reside in structures with two or more units. Approximately 62 percent of households are home owners, with 92 percent of owner households living in housing units with three or more bedrooms. With over 17,500 multifamily units serving over 22,900 renter households, the data suggest that approximately 5,400 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units (3+ bedrooms) between renter (33%) and owner (92%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	43,787	68%
1-unit, attached structure	1,783	3%
2-4 units	2,887	4%
5-19 units	10,260	16%
20 or more units	4,389	7%
Mobile Home, boat, RV, van, etc.	1,697	3%
Total	64,803	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2014 - 2018 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	282	0.8%	1,384	6%
1 bedroom	170	0%	5,729	25%
2 bedrooms	2,503	7%	8,281	36%
3 or more bedrooms	34,616	92%	7,538	33%
Total	37,571	100%	22,932	100%

Table 28 – Unit Size by Tenure

Data Source: 2014 - 2018 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Grand Prairie does not manage public housing units. Assisted units in Grand Prairie include three project-based Section 8 projects with 348 housing units, seven projects funded through Low Income Housing Tax Credits with 1,068 units, one Section 202 project with 39 units, and two Section 811 projects with a total of 22 units. These projects serve families, seniors, and persons with disabilities earning below 80 percent of the area median income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The HUD multifamily housing database indicates that there are 1,120 subsidized housing units in seven projects in Grand Prairie. Maturity dates for the projects range from 2024 to 2055. This suggests that there is little risk of loss of affordable housing units from the inventory in the near future.

Does the availability of housing units meet the needs of the population?

Sixty-eight percent of all households in Grand Prairie reside in single-family homes. While this is often considered the ideal in terms of raising a family, the growing senior population may require a reconsideration of what is ideal with respect to housing type. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home in which they raised their families. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

Describe the need for specific types of housing:

As shown in the Units Size by Tenure data, the vast majority of owner households reside in homes with three or more bedrooms (92%). By comparison, only 33 percent of renter households reside in units with three or more bedrooms. While many renter households contain single or couple households with no children, a number of larger renter households are overcrowded in smaller rental units, less than three bedrooms. There is a potential need for more apartment developments with larger units, particularly three or more bedrooms.

Discussion

The largest sector of housing units in Grand Prairie are in single-family structures (68%). Of renter households, most (67%) live in units with two or fewer bedrooms. As the demographics of the city and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior's communities where residents can participate in a variety of community activities, including meals, exercise, shopping, and entertainment. The housing stock also needs additional supplies of larger rental units, some of which may come from the baby boomers moving to smaller units. The rental stock is 33 percent larger units (three or more bedrooms) compared to 92 percent for owner occupied units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs are a major portion of any households' monthly budget. In 2010, the median home value in Grand Prairie was \$123,400. By 2018, the median value had increased by 23 percent to \$151,300. Rental costs had similar, though somewhat lower, increases rising 23 percent from \$858 in 2010 to \$1,058 in 2018. In Grand Prairie, 40 percent of renter households paid between \$500 and \$999 per month in rent. Just under four percent of the rental housing stock was affordable to households earning less than 30 percent of the area median income. No for sale homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median income.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value (\$)	123,400	151,300	23%
Median Contract Rent (\$)	858	1,058	23%

Table 29 – Cost of Housing

Data Source: 2010 Census (Base Year), 2014 - 2018 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	867	4%
\$500-999	8,944	40%
\$1,000-1,499	8,863	40%
\$1,500-1,999	2,950	13%
\$2,000 or more	784	3%
Total	22,408	100%

Table 30 - Rent Paid

Data Source: 2014 - 2018 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	775	No Data
50% HAMFI	4,800	4,750
80% HAMFI	14,595	11,795
100% HAMFI	No Data	16,079
Total	20,170	32,624

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	836	989	1,201	1,600	2,080
High HOME Rent	836	989	1,193	1,370	1,509
Low HOME Rent	727	779	935	1,080	1,205

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that 3.8 percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates a severe cost burden, requiring more than 50 percent of their income for housing. In some cases, households are forced to double-up with other families, sharing housing units that were designed for only one household.

How is affordability of housing likely to change considering changes to home values and/or rents?

With a 23 percent increase in median home value, homeownership is becoming less affordable. With an improving economy, that pressure on homeownership is likely to increase as the housing market recovers from the mortgage foreclosure situation of the recent past and home prices return to pre-2008 levels and grow even more. On the other hand, mortgage interest rates are at historic lows, which make home purchases more affordable than would have been possible in 2000 when rates were higher. The lower interest rates are, to some extent, responsible for the rise in home prices since 2000 as an individual household is able to afford a higher home price with the lower interest rate. Rents, rose at the same pace, 23 percent between 2010 and 2018.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

High HOME rents are relatively close to Fair Market Rents, exceeding FMRs for all but the largest units (3- and 4-bedrooms), and all High HOME rents, with the exception of efficiencies, are higher than the area median rents as shown for 2020. These data suggest that the development of new rental housing units may increase the area median rent, while possibly remaining within the fair market rents for the area.

Discussion

Competing factors in the housing market, rising prices, and historically low mortgage interest rates, have kept homeownership affordability somewhat constant over the past decade. The mortgage market, however, created a situation through "liar" loans and adjustable rate mortgage products where large numbers of homeowners lost their homes to foreclosure. This resulted in a bubble in the supply of homes on the market and a dip in home prices, but many were unable to take advantage of the market conditions because of a tightening of mortgage requirements and the inability of many to qualify for mortgage under the more stringent rules. Rents, on the other hand, increased by 23 percent since 2010, putting pressure on lower income households looking for rental opportunities.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing units is highly correlated to the income of the household residing within those housing units. In Grand Prairie, 73 percent of owner-occupied housing units and 66 percent of renter-occupied housing units earning less than 100% AMI have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 24 percent of owner households and 40 percent of renter households have one or more housing problem or condition. Presumably, this one housing problem is most likely either cost burden or substandard housing, with the later more likely for renter housing than for owner housing. Thirty-six percent of owner-occupied housing and 37 percent of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggests that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Almost 14,900 units in Grand Prairie were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

Definitions

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition but suitable for rehabilitation would be units where the home is determined to be less than 60 percent deteriorated or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,000	24%	9,217	40%
With two selected Conditions	352	0.9%	1178	5%
With three selected Conditions	14	0.04%	13	0.06%
With four selected Conditions	0	0%	0	0%
No selected Conditions	28,205	75%	12,524	55%
Total	37,571	100%	22,932	100%

Table 33 - Condition of Units

Data Source: 2014 - 2018 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,686	34%	5,814	25%
1980-1999	11,388	30%	8,681	38%
1950-1979	11,983	32%	6,887	30%
Before 1950	1,514	4%	1,550	7%
Total	37,571	100%	22,932	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,497	36%	8,437	37%
Housing Units build before 1980 with children present	9,260	25%	5,610	25%

Table 35 – Risk of Lead-Based Paint

Data Source: 2014 - 2018 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 36 - Vacant Units

Data Source: Data not available

Need for Owner and Rental Rehabilitation

Thirty-six percent of the owner-occupied housing stock and 37 percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of Grand Prairie, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations, it is likely that housing conditions generally throughout these areas are poor.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The data show that the number of housing units in Grand Prairie built prior to 1980, and potentially where lead-based paint hazards might be found, include 36 percent of all owner housing and 37 percent of rental housing. Twenty-five percent of owner housing units and rental housing units built prior to 1980 are occupied by families with children present, a total of almost 14,900 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found. As a result, it is reasonable to assume that most of the 14,870 units in Grand Prairie built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

Discussion

There is an extensive need for rehabilitation programs in Grand Prairie targeting the improvement of the City's oldest housing stock. These programs, which are currently ongoing through the City of Grand

Prairie with the City's CDBG and HOME funding, provide owners of owner-occupied, single-family housing and multifamily rental housing with loans and/or grants to facilitate needed repairs which have not been effected by current or previous owners. These repairs include structural and cosmetic repairs both inside the unit and on the exterior and testing for and remediation of lead-based paint hazards in older housing units. The city has no accurate meaningful data on the status and number of vacant units within the City of Grand Prairie at this time.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Grand Prairie, Department of Housing and Neighborhood Services, Housing Services Division, manages 2,666 tenant-based vouchers. The agency does not manage any public housing units.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type			Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available				2,666				0	0			0
# of accessible units												

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Grand Prairie has no public housing units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Grand Prairie has no public housing units.

Describe the public housing agency's strategy for improving the living environment of low-and moderate-income families residing in public housing:

Grand Prairie has no public housing units.

Discussion:

While the City of Grand Prairie has no public housing units, the City Department of Housing and Neighborhood Services works with landlords and owners participating in the Section 8 Voucher Program to assure that housing units in the program meet appropriate standards for safe and sanitary housing conditions.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following data are the most current count of homeless facilities in the Dallas City and County/Irving Continuum of Care (CoC).

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	409	188*	538	672	
Households with Only Adults	1,415		1,653	61	
Chronically Homeless Households	0		1,096		
Veterans	108		897		
Unaccompanied Youth	47		35		

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: HUD's 2018 Continuum of Care Homeless Assistance Programs Housing Inventory County Report Dallas City and County/Irving CoC

*These beds are not distinguished by household type.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless service providers in the Dallas/Ft. Worth area provide a wide range of housing and services to their clients, including shelters and transitional housing facilities, substance abuse treatment, case management, job training, clothes closets to provide clothing suitable for job interviews, food, and transportation. All depend, to some extent, on mainstream services to supplement those offered in-house. These include transportation services, dental care, legal assistance, health and mental health care, job training, and childcare. Some of these services are offered pro bono from caring professionals. Other services require some payment from the client.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Grand Prairie is served by a wide range of organizations that address the needs of homeless individuals and families. Included are:

- Brighter Tomorrows - shelter for victims of domestic violence,
- Life Line Shelter for Families - family shelter.
- Children's First Counseling - counseling program for children.
- First Baptist Church - food for homeless individuals and families.
- Calvary Baptist Church - support for homeless assistance agencies.
- Grand Prairie United Charities - emergency assistance, homeless prevention services.
- Grand Prairie Food and Co-op - food pantry.
- Pregnancy Resource Center - healthcare services.
- Immunization Clinic - healthcare services; and
- Community Health Care - healthcare services.

These facilities and programs, and many others across the Dallas/Ft. Worth area, address housing and service needs of homeless individuals and families by offering beds and a variety of much needed services. Contained within this group of programs are emergency shelters, transitional housing, drug treatment programs, and services for persons with severe mental illness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations in Grand Prairie include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The supportive housing needs of special needs populations in Grand Prairie vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously been taken care of parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Through the efforts of the Dallas City and County/Irving Continuum of Care, discharge planning and been institutionalized to ensure that persons returning from mental and physical health institutions receive appropriate supportive housing. Local service providers work with these institutions to ensure that discharges clients have appropriate housing options when leaving their facilities. Social workers at the institutions work with patients to assist in their transition back into traditional housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City funds housing rehabilitation and emergency repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Grand Prairie does not directly fund programs that address the supportive service needs of non-homeless special needs populations. Public service funding is primarily dedicated to programs that addresses the needs of children and the provision of homeless services to low-income households. The City operates housing rehabilitation and emergency repair programs that target elderly households in need of assistance with housing maintenance and safety issues.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are no known barriers to affordable housing resulting from public policies of the City of Grand Prairie.

Public Policies - The City's zoning ordinance, development code and public policies were examined to reveal any current ordinances or policies that create barriers to affordable housing. Grand Prairie's land development codes and zoning regulations address affordable housing and the provision of making allowances through the code to allow the construction of a variety of types of housing including single family and multifamily housing. Development regulations provide for the consideration of variances to development barriers that affect the feasibility of producing housing within the jurisdictions. Regulations allow up to 8 unrelated persons to reside in a single family structure by right without specific use or conditional use permits and has adequate provisions for group homes and special needs populations.

Affordable Housing - The City's Zoning and Development Policies do not provide incentives such as inclusionary zoning for developers to increase the production of affordable housing, and do not by policy provide for reduced fees or expedited permitting and zoning to all developers who propose affordable housing. While these incentives are not mandated by city policy the city does consider such request on a case by case basis as a means of increasing affordable housing.

Residential Investment – Current City policies do not provide specific actions for residential Investment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Grand Prairie provide employment opportunities and some descriptive consideration of education and employment levels.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	557	14	1	0	-1
Arts, Entertainment, Accommodations	8,770	5,806	12	9	-2
Construction	4,167	6,125	6	10	4
Education and Health Care Services	9,508	4,637	13	8	-5
Finance, Insurance, and Real Estate	5,959	2,771	8	5	-4
Information	1,549	636	2	1	-1
Manufacturing	8,350	12,407	11	20	9
Other Services	2,239	2,373	3	4	1
Professional, Scientific, Management Services	5,265	1,608	7	3	-5
Public Administration	0	0	0	0	0
Retail Trade	8,987	6,800	12	11	-1
Transportation and Warehousing	5,112	5,030	7	8	1
Wholesale Trade	5,583	8,663	8	14	7
Total	66,046	56,870	--	--	--

Table 40 - Business Activity

Data Source: 2014 - 2018 ACS (Workers), 2018 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	144,169
Civilian Employed Population 16 years and over	96,816
Unemployment Rate	5.2
Unemployment Rate for Ages 16-24	13.0
Unemployment Rate for Ages 25-65	4.0

Table 41 - Labor Force

Data Source: 2014 - 2018 ACS

Occupations by Sector	Number of People
Management, business and financial	12,768
Farming, fisheries, and forestry occupations	82
Service	15,192
Sales and office	23,121
Construction, extraction, maintenance, and repair	6,944
Production, transportation, and material moving	18,465

Table 42 – Occupations by Sector

Data Source: 2014 - 2018 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	49,729	60%
30-59 Minutes	25,562	31%
60 or More Minutes	7,079	9%
Total	92,968	100%

Table 43 - Travel Time

Data Source: 2014 - 2018 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	12,962	813	5,295
High school graduate (includes equivalency)	21,602	1059	5,675
Some college or Associate's degree	24,409	859	4,899
Bachelor's degree or higher	20,740	513	2,497

Table 44 - Educational Attainment by Employment Status

Data Source: 2014 - 2018 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	338	1,228	2434	5,256	2,915
9th to 12th grade, no diploma	3,056	2,207	3,042	4,903	1,648
High school graduate, GED, or alternative	5,797	7,788	7,328	13,220	4,542
Some college, no degree	8,061	7,108	5,731	8,554	3,295
Associate's degree	892	2,581	2,451	3,787	679
Bachelor's degree	1,398	5,003	4,534	7,055	2,491
Graduate or professional degree	63	1,466	2,636	3,090	1,097

Table 45 - Educational Attainment by Age

Data Source: 2014 - 2018 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,100
High school graduate (includes equivalency)	31,011
Some college or Associate's degree	38,701
Bachelor's degree	54,843
Graduate or professional degree	64,995

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2014 - 2018 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The most active business sector in Grand Prairie, in terms of the number of workers in the various industries, is Education and Health Care Services with 13 percent of all workers. That sector is followed by Retail Trade with 12 percent; Arts, Entertainment, Accommodations with 12 percent; and Manufacturing with 11 percent. Finance, Insurance, and Real Estate and Wholesale Trade have an eight percent share of workers, followed by Professional, Scientific, Management Services; and Transportation and Warehousing with seven percent each. The largest share of jobs in Grand Prairie is in the Manufacturing sector with 20 percent of all jobs, followed by Wholesale Trade with 14 percent of jobs.

Describe the workforce and infrastructure needs of the business community:

None identified.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Currently, the City of Grand Prairie is in the middle of a robust growth phase. Recent retail expansion along the I-20 and SH 161 corridors compliments Grand Prairies' diverse base of existing retail, entertainment, industrial, and quality neighborhoods.

Activities underway in Grand Prairie include:

- Redesign of Main Street to mitigate truck traffic, reduce speeds, and encourage walkability, programming, and safety
- Creation of a Municipal Civic Plaza to serve as a strong front door to municipal buildings and active plaza for events and restaurant activation
- 2nd Street Straza to encourage pedestrian activity and serve as an opportunity for events and vendors
- Beautification of the Union Pacific Railroad easement to enhance the aesthetics of Downtown
- Connection to Entertainment District to create synergies to both districts
- Gateways to Downtown to support branding and presence
- Form-based zoning to regulate and protect the vision
- Increase public parking to accommodate future economic development

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Generally, there is a wide range of jobs in Grand Prairie with a variety of education and skill requirements. The industry with the most jobs in Grand Prairie is the Manufacturing sector, which often requires a highly skilled workforce, though a college education is not typically required. The second largest sector in terms of share of workers is the Education and Health Care Services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, the educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Grand Prairie has a relatively well-educated workforce, with more than half (53%) of the population greater than 16 have a college degree or have completed some college.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce Solutions Tarrant County – provides work experience, skills training for veterans, and on-the-job training. The program also provides skills training for small businesses.

Workforce Solutions Dallas County – provides job training, workplace education, child care, and educational initiatives.

Tarrant County College Corporate Training Center Alliance Texas – provides computer training, management and leadership training, language training, safety training, and industry-specific specialized technical training.

Skills Development Grant Funding – The City participates in the Skills Development Fund. The Skills Development Fund is Texas' premier job-training program providing local customized training opportunities for Texas businesses and workers to increase skill levels and wages of the Texas workforce. The Texas Workforce Commission administers funding for the program. Success is achieved through collaboration among businesses, public community and technical colleges, Workforce Development Boards, and economic development partners.

Small Business Administration – the local SBA office supports growing business in the region with loans and assistance to small business owners.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City's 2018 Comprehensive Plan includes an Economic Development section, which includes the following objectives. The City does not use CDBG funding for economic development activities.

Plan's commitment to economic sustainability: (116)

Economic sustainability is a community's ability to continuously support an established level of economic production. It provides a sound economic environment by incorporating a variety of services and a diversity of industries into its economic base; thus, maintaining long term economic vitality. Economic sustainability can be achieved through thoughtful organization of land uses, fiscally responsible use of resources, and quality land use standards.

- Promote non-residential development (generates sales tax revenue and provides services and amenities to community).
- Helps prevent sales leakage (when residents spend their money in other cities because the goods are not provided locally).
- Balancing land uses is necessary for a community to ensure there is enough residential to support the commercial and enough commercial to serve the surrounding residential.
- Mixing land uses is encouraged to create more inclusive, sustainable, and healthier development patterns.

Sustainable Community Strategies (117):

- Review existing development guidelines, building codes, and engineering standards and identify necessary policy changes to integrate low-impact-development, energy conservation, open space preservation, and other environmental sustainability principles.
- Identify and protect key areas, linkages, and features that can be added to the network of natural and open space.
- Conduct periodic reviews and updates of emergency response plans.
- Continue to identify and pursue funding sources and tools to expand homeowner assistance programs.
- Expand the services and routes for the Grand Connection to serve additional residents.
- Collaborate with non-profit and community organizations to maintain an active database of community resources.
- Continue to support community outreach programs and cultural events.
- Reference the Future Land Use Plan when making land use decisions to organize land uses in a sustainable pattern.
- Reference the Future Land Use Plan when making development decisions.
- Periodically conduct market assessments to identify and recruit emerging markets and industries.
- Develop strategic marketing material for potential developers and tenants in targeted commercial areas such as Downtown and the IH 30 and SH 161 corridors.
- Conduct annexation assessments for targeted areas in the ETJ to determine infrastructure and utility needs and timing.

- Establish development plans for the ETJ to be prepared for sustainable future development after annexation.
- Encourage infill development in areas with existing infrastructure.
- Work with downtown businesses to ensure the future vitality of downtown.
- Encourage development around natural features, such as slopes, embankments, wetlands, and tree stand rather than developing through them.

Focus Areas (119):

The Comprehensive Plan Update identifies the following four “Focus Areas” where the City has identified opportunities for economic development and activity generators. The plan outlines specific strategies for each location such as introducing grocery stores, prioritizing multimodal transportation projects, and easing traffic congestion.

- IH 30 Corridor from the eastern to western city limits
- Northwest Sector of the IH 30 Corridor
- SH 161 Corridor from Pioneer Parkway to IH 20
- Southern Sector in the ETJ

City-wide Implementation Matrix Strategies (179):

- Develop economic development strategies to attract grocery/specialty food stores to targeted locations that are near or within food desert designated neighborhoods.
- Develop economic development strategies to attract new technology sector companies.
- Pursue public-private partnerships with data analytics, data sharing, ridesharing, and other related companies.
- Continue to identify and pursue funding sources and tools to expand homeowner assistance programs.
- Work with downtown businesses to ensure the future vitality of downtown.

Discussion

Grand Prairie is home to a large manufacturing base, providing skilled workers with a large number of jobs. Workforce training programs are active in the region, providing new skills to job seekers. Grand Prairie has an active private sector, continually seeking new growth opportunities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The census tracts that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the oldest neighborhoods in the city. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households in the city live, in housing stock that is in poor condition, and, therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that more than 40 percent of the neighborhood shows the impact of these housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As of the 2014-2018 ACS, African Americans comprise about 25 percent of the population of Grand Prairie. There is some concentration of the African American population in census tracts in the western parts of the city. Most of the tracts are within the CDBG area benefit tracts (where median incomes of the tracts are below 80 percent of the area median income). These areas also show high rates of poverty, with poverty rates above 39 percent of the population of the tracts. Maps of poverty rates and concentrations of African Americans are included below. Concentration means that the percentage of racial or ethnic minorities or low-income families within a given census tract is more than twice the percentage of that racial or ethnic minority or low-income families found within the general population of Grand Prairie as a whole.

Likewise, the Hispanic population, which makes up about 45 percent of the total population of Grand Prairie, is concentrated in census tracts in the north eastern parts of the city. In some of these tracts, the percentage. Some of these tracts also show high rates of poverty. A map of the Hispanic population concentrations is provided below as well.

What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods, as mentioned above, contain much of the poorest housing stock in the city. As a result, the housing market contains much of the lowest cost housing as well. Code enforcement officials work extensively in these areas in an attempt to maintain the integrity of the community.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community and senior centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

There may be opportunities for development of new housing units in these areas. Where brownfield issues are not a concern, private and non-profit developers can find appropriate redevelopment sites to provide homes for a range of household incomes, including lower and upper income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan lays out the direction the City intends to take in the distribution of the Community Development Block Grant and HOME funding for the next five years. The priorities listed were determined through consultation with service providers and consideration of a community survey that was conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Other programs are directed toward particular areas within Grand Prairie where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The City's goals and objectives are summarized in Section SP-45.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will be allocated according to responses to programmatic opportunities and client response to funding availability. Rehab programs may be targeted to the CDBG Eligible Areas or as individual benefit to low-income households. Public services, likewise, may be offered in low-income areas or generally to all qualified residents.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation and Reconstruction
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Housing Objective 1
	Description	Support for programs that provide rehabilitation services to homeowners and landlords, including reconstruction.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
2	Priority Need Name	Emergency Home Repairs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Housing Objective 2
	Description	Support for programs that provide emergency home repairs to homeowners.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

3	Priority Need Name	Housing Assistance - Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	Housing Objective 3
	Description	Support for programs that provide down payment, closing costs, and equity assistance to potential homebuyers.
4	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	Priority Need Name	Housing Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Housing Objective 4
5	Description	Support for developers adding newly constructed housing units to the local housing stock.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	Priority Need Name	Demolition/Removal of Slum and Blight
Priority Level	High	
	Population	Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Code Enforcement Objective
	Description	Support for programs that remove dilapidated structures and clear debris from vacant lots in CDBG eligible neighborhoods.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
6	Priority Need Name	Housing for Seniors, Disabled, ADA Compliance
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for the development of housing units for seniors and persons with disabilities, and to provide ADA compliance modifications.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
7	Priority Need Name	Fair Housing Outreach and Education
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide fair housing education and outreach services.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
8	Priority Need Name	Public and Community Facilities
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for improvements to public and community facilities in CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
9	Priority Need Name	Parks and Recreation Facilities
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for improvements to parks and recreation facilities in CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
10	Priority Need Name	Public Improvements
	Priority Level	Low
	Population	Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	
	Description	Support for public improvements, including ADA modifications.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
11	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure Objective
	Description	Support for repairs to public infrastructure, including streets, sidewalks, drainage, and water and sewer connections, in CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
12	Priority Need Name	Public Transportation
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for public transportation systems in CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
13	Priority Need Name	Youth Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	Child Care Objective
	Description	Support for programs that provide services to youth.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
14	Priority Need Name	Child Care Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	Child Care Objective
	Description	Support for programs that provide child care services, including before- and after-school programs.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
15	Priority Need Name	Disability Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide services to persons with disabilities.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
16	Priority Need Name	Senior Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide services to seniors.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
17	Priority Need Name	Health Services/Substance Abuse
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Chronic Substance Abuse Persons with Alcohol or Other Addictions
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide health services and substance abuse counseling and treatment.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
18	Priority Need Name	Domestic Violence/Child Abuse
	Priority Level	High
	Population	Extremely Low Low Moderate Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Child Abuse Objective Domestic Violence Objective
	Description	Support for programs that provide services to victims of domestic violence and child abuse.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
19	Priority Need Name	Meals/Food Pantry/Meals on Wheels
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Individuals Families with Children Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for feeding programs, including meals for homeless individuals, food pantries, and meals on wheels.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
20	Priority Need Name	Technical Assistance to Small Businesses
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide direct technical assistance to small businesses.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
21	Priority Need Name	Small Business Loans
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide loans to small businesses.

	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
22	Priority Need Name	Job Training and Workforce Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide skills training and workforce development to potential employees and current workforce.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
23	Priority Need Name	Employment Training
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for programs that provide potential employees with training to help them find and keep a job.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
24	Priority Need Name	Job Development/Creation
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for economic development activities that help increase the number of jobs.

	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
25	Priority Need Name	Homeless Prevention and Emergency Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Emergency Assistance Objective
	Description	Support for programs that help families at risk for homelessness and provide emergency assistance that enables them to remain in their homes.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
26	Priority Need Name	Mental Health Services/Supportive Services
	Priority Level	High
	Population	Individuals Families with Children Mentally Ill
	Geographic Areas Affected	
	Associated Goals	Disenfranchised Citizens Objective Homeless Objective
	Description	Support for programs that provide mental health and other supportive services to homeless individuals.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
27	Priority Need Name	Domestic Violence Shelters
	Priority Level	High

	Population	Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Domestic Violence Objective
	Description	Support for agencies that provide shelter for victims of domestic violence.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
28	Priority Need Name	Transitional Housing
	Priority Level	Low
	Population	Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for agencies that provide housing units that assist homeless individuals and families transition from homelessness to permanent housing.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
29	Priority Need Name	Homeless Facilities
	Priority Level	High
	Population	Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	Homeless Objective
	Description	Support for agencies that provide facilities that serve homeless individuals and families.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
30	Priority Need Name	Emergency Housing Assistance

	Priority Level	Low
	Population	Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for agencies that work with homeless individuals and families to help them rapidly re-house.
	Basis for Relative Priority	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

Narrative (Optional)

The City conducted a survey of residents through a survey instrument posted on the City's website and hard copy surveys distributed at all Consolidated Plan forums. The results of these surveys were used by City staff to allocate priorities among the various facility, infrastructure, service, housing, and economic development needs listed above.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owner's willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas' lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Grand Prairie, these costs are relatively low in comparison to other areas of the country. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Grand Prairie receives funding from two federal grant programs, the Community Development Block Grant Program, and the HOME Investment Partnership. These two grant programs combined will bring \$1,716,781 into the city to support affordable housing, homeless, and community development programs and projects in the first program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,339,700	0	0	1,339,700	5,358,800	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	377,081	0	0	377,081	1,508,324	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

Matching requirements for the HOME Program will be met through waived fees, donated professional services, donated materials, and volunteer labor according to programmatic aspects of the particular activities funded.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

Discussion

The City has programmed approximately \$2 million from the CDBG and HOME programs for the FY 2020 program year. This sum included the annual allocation, program income, and reprogrammed funds from previous program years. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GRAND PRAIRIE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Grand Prairie is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies (including non-profits, CHDO housing organizations, churches, public service agencies, continuum of care, private developers, and other public institutions) that fill some of the needs as outlined in the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			

Street Outreach Services			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training		X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute Dallas City and County/Irving Continuum of Care. These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service providers in Grand Prairie, and across Dallas and Tarrant Counties, work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Grand Prairie are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity. There are not enough beds on a typical night.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Objective	2020	2024	Non-Housing Community Development		Public Improvements Infrastructure	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted
2	Emergency Assistance Objective	2020	2024	Non-Housing Community Development		Homeless Prevention and Emergency Assistance	CDBG: \$255,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Emergency Assistance Objective 2	2020	2024	Non-Housing Community Development		Small Business Loans	CDBG-CV: \$885,933	Business Assisted: 80
4	Domestic Violence Objective	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Domestic Violence/Child Abuse Domestic Violence Shelters	CDBG: \$255,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	Child Abuse Objective	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Domestic Violence/Child Abuse	CDBG: \$255,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Child Care Objective	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Youth Services Child Care Services	CDBG: \$64,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
7	Homeless Objective	2020	2024	Homeless		Mental Health Services/Supportive Services Homeless Facilities	CDBG: \$255,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Disenfranchised Citizens Objective	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeless Prevention and Emergency Assistance Mental Health Services/Supportive Services Emergency Housing Assistance	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
9	Housing Objective 1	2020	2024	Affordable Housing		Housing Rehabilitation and Reconstruction	CDBG: \$1,906,290 HOME: \$1,546,345	Homeowner Housing Rehabilitated: 10 Household Housing Unit
10	Housing Objective 2	2020	2024	Affordable Housing		Emergency Home Repairs	CDBG: \$350,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
11	Housing Objective 3	2020	2024	Affordable Housing		Housing Assistance - Homeownership	CDBG: \$185,000	Direct Financial Assistance to Homebuyers: 9 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Housing Objective 4	2020	2024	Affordable Housing		Housing Development	HOME: \$663,625	Homeowner Housing Added: 1 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure Objective
	Goal Description	<p>Goal: Improve living conditions in Grand Prairie by addressing non-housing community development needs over a five year period.</p> <p>Objectives 1: Provide and maintain adequate public and community facilities, recreational facilities and infrastructure, information systems and equipment especially in low- to moderate-income (LMI) areas, including green spaces.</p> <p>Strategy 1.1: Improve the quality of public infrastructure providing health and safety, information, transportation, and recreation services in low and moderate income census tracts.</p> <p>Performance Goal: \$150,000 in CDBG Funding allocated 1st Year to provide public infrastructure – sideways in low and moderate income census tracts for the first Annual plan Year of 2020-2021 Annual Plan Year. Infrastructure improvements will be provided in low – moderate income eligible census tracts benefiting approximately 1,600 low to moderate income persons.</p> <p>\$600,000 in CDBG funds allocated to Infrastructure and other Capital improvements for the additional 4 annual plan periods (\$150,000 for each additional Annual Plan Year) as needed and as funds become available. (Strategic Plan)</p>

2	Goal Name	Emergency Assistance Objective
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for special needs populations and low and moderate income persons over a five year period.</p> <p>Objective 1: Address community needs through community-based public service programs.</p> <p>Strategy 1.1: Emergency Assistance – Provide for low to moderate income persons at 80% or below the median income.</p> <p>Performance Goal: \$51,000 in CDBG Funding allocated 1st Year to provide emergency assistance for food, rent, and utilities (Grand Prairie United Charities service agency) to low- and moderate-income persons. An anticipated 100 individuals / low and moderate income persons will be assisted.</p> <p>CDBG funding will be allocated for public services as needed and as funds become available for the remaining 4 Annual Plan Years.</p>
3	Goal Name	Emergency Assistance Objective 2
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for small businesses impacted by unforeseen economic events.</p>

4	Goal Name Emergency Assistance Objective	
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for special needs populations and low and moderate income persons over a five year period.</p> <p>Objective 1: Address community needs through community-based public service programs.</p> <p>Strategy 1.2: Domestic Violence – Provide funds to pay for expenses for shelter and services to victims of domestic violence and their children. Benefiting low to moderate income persons at 80% or below the median income.</p> <p>Performance Goal: \$51,000 in CDBG Funding allocated 1st Year to provide expenses for services and shelter to victims of domestic violence and their children (Brighter Tomorrows service agency) to low- and moderate-income persons. An anticipated 50 individuals / low and moderate income persons will be assisted.</p> <p>CDBG funding will be allocated for public services as needed and as funds become available for the remaining 4 Annual Plan Years.</p>
5	Goal Name Child Abuse Objective	
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for special needs populations and low and moderate income persons over a five year period.</p> <p>Objective 1: Address community needs through community-based public service programs.</p> <p>Strategy 1.3: Child Abuse Prevention Services – Provide funding for prevention services for victims of child abuse. Benefiting low to moderate income persons at 80% or below the median income.</p> <p>Performance Goal: \$51,000 in CDBG Funding allocated 1st Year to provide prevention services for victims of child abuse. (Children First Center service agency). Benefiting low- and moderate-income persons. An anticipated 50 individuals / low and moderate income persons will be assisted.</p> <p>CDBG funding will be allocated for public services as needed and as funds become available for the remaining 4 Annual Plan Years.</p>

6	Goal Name	Child Care Objective
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for special needs populations and low and moderate income persons over a five year period.</p> <p>Objective 1: Address community needs through community-based public service programs.</p> <p>Strategy 1.4: After School and Summer Day Camp – Provide after school care and summer day camps for low to moderate income persons at 80% or below the median income.</p> <p>Performance Goal: \$12,900 in CDBG Funding allocated 1st Year to provide after school care and summer day camp. (Grand Prairie Taylor/Bowles/Dalworth Day Camp). Benefiting low- and moderate-income persons. An anticipated 50 individuals / low and moderate income persons will be assisted.</p> <p>CDBG funding will be allocated for public services as needed and as funds become available for the remaining 4 Annual Plan Years.</p>
	Goal Name	Homeless Objective
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for special needs populations and low and moderate income persons over a five year period.</p> <p>Objective 1: Address community needs through community-based public service programs.</p> <p>Strategy 1.5: Homeless Programs – Provide expenses for homeless services to homeless persons and their children. Benefiting low- to moderate-income persons at 80% or below the median income.</p> <p>Performance Goal: \$51,000 in CDBG Funding allocated 1st Year to provide for services and shelter to homeless persons and their children (Lifeline Shelter for Families Counseling). Benefiting low- and moderate-income persons. An anticipated 50 individuals / low and moderate income persons will be assisted.</p> <p>CDBG funding will be allocated for public services as needed and as funds become available for the remaining 4 Annual Plan Years.</p>

8	Goal Name	Disenfranchised Citizens Objective
	Goal Description	<p>Goal: Enhance the economic well-being of all citizens by addressing non-housing community development for special needs populations and low and moderate income persons over a five year period.</p> <p>Objective 1: Address community needs through community-based public service programs.</p> <p>Strategy 1.6: Supportive Services to Disenfranchised Citizens – Provide Supportive Services to Disenfranchised Citizens assisting them with life transitions and essential services. Benefiting low- to moderate-income persons at 80% or below the median income.</p> <p>Performance Goal: \$5,000 in CDBG Funding allocated 1st Year to provide supportive services to disenfranchised citizens. (Star Group Community Development Corporation service agency) to low- and moderate-income persons. An anticipated 10 individuals / low and moderate income persons will be assisted.</p> <p>CDBG funding will be allocated for public services as needed and as funds become available for the remaining 4 Annual Plan Years.</p>

9	Goal Name	Housing Objective 1
	Goal Description	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective 1: Improve the condition of housing for low-income homeowners.</p> <p>Strategy 1.1: Homeowner Rehabilitation / Reconstruction - City of Grand Prairie Housing and Neighborhood Services, Single-Family Rehab / Reconstruction Program, will repair / reconstruct owner-occupied housing units. Program provide deferred grants and Zero interest loans to low/mod income elderly and disabled homeowners for major repairs and correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Reconstruction will remove the current unit and replace on footprint. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s). Units rehabilitated will be completely brought up to building code by addressing all deficient systems (roof, electrical, plumbing, both gas and water). Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s). Benefit – Low/mod income households.</p> <p>Performance Goal 1: \$386,354 in CDBG Funds allocated for the 1st Year for the City of Grand Prairie Single Family Rehabilitation Program to assist 10 homes the first annual plan year; and assistance to 40 homes for the remaining 4 annual plan years (10 homes assisted Annually each of the 4 years) with estimated funding for 4 years of \$1,545,416, (\$386,354 each of the remaining 4 Annual Plan years); as needed and as funds become available.</p> <p>Performance Goal 2: \$320,519 in HOME Funds allocated for the 1st Year for the City of Grand Prairie HRP Program to assist 5 homes the first annual plan year; and assistance to 20 homes for the remaining 4 annual plan years (5 homes for each of the remaining 4 years) with \$1,282,076 (\$320,519 each of the remaining 4 years); as needed and as funds become available.</p>

10	Goal Name	Housing Objective 2
	Goal Description	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective 1: Improve the condition of housing for low-income homeowners.</p> <p>Strategy 1.2: Homeowner Emergency Repair - Provide deferred loans/grants to low/mod income elderly and disabled homeowners for emergency repairs. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s). Benefit – Low/mod income households.</p> <p>Performance Goal: \$70,000 in CDBG Funds allocated for the 1st Year to assist 10 homes; and assistance to 40 homes for the remaining 4 annual plan years (estimated funding \$280,000 (\$70,000 annually each of the remaining 4 Annual Plan years).</p>
11	Goal Name	Housing Objective 3
	Goal Description	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective 2: Increase the viability for potential homeownership opportunities.</p> <p>Strategy 2.1: Provide funding for down payment and closing cost for first time homebuyer purchasing homes for owner occupancy. Eligible applicants are low and moderate-income at 80% or below the median income citywide.</p> <p>Performance Goal: \$37,000,000 in CDBG Program funds allocated 1st Year for the City of Grand Prairie Buying Power Program to provide assistance for down payment and closing cost to first time home buyers. Approximately 6 persons/households will be assisted the first annual plan year.</p> <p>CDBG funds will be allocated annually for the remaining 4 annual plan years to assisted 24 persons/households (6 persons assisted each remaining Annual Plan year) with estimated funding for 4 years of \$148,000, (\$37,000 each of the remaining 4 years); as needed and as funds become available.</p>

12	Goal Name	Housing Objective 4
	Goal Description	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective 3: Increase Development of new units and increase affordability of housing for homeownership.</p> <p>Strategy 3.1: Provide funding to CHDO organization for program cost and development fees to develop affordable housing for low-moderate income homeownership and rental housing.</p> <p>Performance Goal: Provide \$132,725 in HOME Funds to a CHDO to construct 1 new single family houses for home ownership for low –moderate income persons the 1st Annual Plan Year.</p> <p>Provide \$530,900 in HOME Funds to a CHDO to construct 4 new single family houses for home ownership for low –moderate income persons the remaining 4 Annual Plan Year (\$132,725)f allocated for each of the remaining 4 annual plan periods.)</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Affordable housing services will be provided as follows:

- Homeowner Rehabilitation/Reconstruction - Housing Objective 1 - 50 units over five years.
- Homeowner Emergency Repair- Housing Objective 2 - 50 units over five years.
- Down payment Assistance - Housing Objective 3 - 30 households assisted over five years.
- CHDO Development - Housing Objective 4 - five new homes over five years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Grand Prairie does not have any public housing units.

Activities to Increase Resident Involvements

Grand Prairie does not have any public housing units.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

NA

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are no known barriers to affordable housing resulting from public policies of the City of Grand Prairie.

Public Policies - The City's zoning ordinance, development code and public policies were examined to reveal any current ordinances or policies that create barriers to affordable housing. Grand Prairie's land development codes and zoning regulations address affordable housing and the provision of making allowances through the code to allow the construction of a variety of types of housing including single family and multifamily housing. Development regulations provide for the consideration of variances to development barriers that affect the feasibility of producing housing within the jurisdictions. Regulations allow up to 8 unrelated persons to reside in a single family structure by right without specific use or conditional use permits and has adequate provisions for group homes and special needs populations.

Affordable Housing - The City's Zoning and Development Policies do not provide incentives such as inclusionary zoning for developers to increase the production of affordable housing, and do not by policy provide for reduced fees or expedited permitting and zoning to all developers who propose affordable housing. While these incentives are not mandated by city policy the city does consider such request on a case by case basis as a means of increasing affordable housing.

Residential Investment – Current City policies do not provide specific actions for residential Investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

NA

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The first homelessness objective provides that City staff continue its work with the Dallas City and County/Irving Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. City staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

Addressing the emergency and transitional housing needs of homeless persons

The City does not provide federal funding for shelter activities. However, while the City does not fund the development /construction of homeless shelters, the City currently provides funding to pay the cost of lodging and supportive services provided by Brighter Tomorrow for their services and emergency shelter to victims of domestic violence and their families at their facility and funding to Life Line Shelter to provides payment for short term housing assistance to Grand Prairie ISD students and their families that are homeless. Local organizations are working to find ways to finance the development of more shelter space, but funding is limited.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Supportive services provided by Grand Prairie United Charities will be funded and is proposed in the Strategic Plan to address issues relating to homelessness. The City supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Supportive services provided by Grand Prairie United Charities will be funded and is proposed in the Strategic Plan to address issues relating to homelessness. The City supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Goal: Increase the inventory of lead safe housing units.

Strategies:

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Expand the stock of lead safe housing units through housing initiatives.
- Obtain training for program staff on lead hazard evaluation and reduction
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Create procedures for determining when it is more cost effective to presume that lead hazard is present, and when it makes sense to evaluate a property.
- Perform visual assessments and gather samples for testing.

How are the actions listed above related to the extent of lead poisoning and hazards?

The effectiveness of the programs operated by Grand Prairie work through the City's housing rehabilitation programs. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly.

How are the actions listed above integrated into housing policies and procedures?

Grand Prairie currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation and down-payment assistance programs include provisions requiring that all painted surfaces be in good condition.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Several of the City's Consolidated Plan goals and objectives address issues related to poverty and assisting those who fall below the poverty level. Examples include:

- Address non-housing community development for special needs populations through public service programs.
- Programs targeting youth, providing education enrichment and job preparedness activities,
- Food and nutrition programs offered to seniors; and
- Continue to collaborate with homeless providers to support Continuum of Care services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re/training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills.

The City will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the City's limited financial resources and that the majority of factor's affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Department of Housing and Neighborhood Services will work with the community to address deficiencies and attempt to measure the impact of the CDBG and HOME programs in reducing and/or preventing poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The purpose of monitoring and coordination is to ensure the community input and participation throughout the development of the Consolidated Plan, build public/private partnerships to implement the Plan, while monitoring and evaluating the goals, strategies, and program outcomes.

The coordination of various resources, including funding sources, departments, agencies, people and organizations, facilities, and programs, to achieve the stated objectives is addressed in detail in the adopted Citizen Participation Plan. Starting with the identification of needs and ending with specific funding allocations for priority strategies, the process involves citizen participation and agencies representing housing, community development, and human services interests, both public and private, throughout Grand Prairie.

The City of Grand Prairie Housing and Neighborhood Services Department is responsible for monitoring activities related to the Community Development Block Grant and HOME Programs. The programs and activities proposed for the 2020-2024 Consolidated Plan will be monitored on a quarterly basis in each given program year. The City will monitor its performance in meeting the strategic goals outlined in the Consolidated Plan by referring back to the Annual Action Plan at least quarterly.

Timeliness of expenditures is of utmost importance. A comprehensive implementation schedule has been developed to ensure that CDBG and HOME funding on the specific projects and activities is spent in a timely fashion. Sub- recipients will be monitored at least on a bi-annual basis. Sub-recipients who fail to report to the Department of Community office as required in their grant agreements may be monitored more often. If an organization has been monitored and found to be out of compliance, the Department will provide additional assistance to that organization to address any deficiencies identified. Progress notes and findings will be noted in the CDBG and HOME files maintained by the Department to document monitoring activities.

Monitoring includes desk audits or on-site reviews performed with CHDO organizations, public service agencies and nonprofit agencies once each program year.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Grand Prairie receives funding from two federal grant programs, the Community Development Block Grant Program, and the HOME Investment Partnership. These two grant programs combined will bring \$1,981,809 into the City of Grand Prairie to support affordable housing, homeless, and community development programs and projects in the second program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,506,004	0	0	1,506,004	6,024,016	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$519,994	0	0	\$519,994	\$2,079,976	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.
CDBG-CV	public - federal	To prevent, prepare for and respond to the Coronavirus	\$885,933	\$0	\$0	\$885,933	\$0	Expected amount for the Year 1 Annual Allocation.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

Matching requirements for the HOME Program will be met through waived fees, waived permits, and volunteer labor according to programmatic requirements of the activities funded. Buying Power down payment assistance grants will leverage mortgage loans for low to moderate income eligible families.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

Discussion

The City has programmed approximately \$2 million from the CDBG and HOME programs for the FY2020 program year. This sum included the annual allocation, program income, and reprogrammed funds from previous program years. These funds will be used to operate a range of private and public services as described in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure Objective	2020	2021	Non-Housing Community Development		Public Improvements Infrastructure	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted
2	Emergency Assistance Objective	2020	2021	Non-Housing Community Development		Homeless Prevention and Emergency Assistance	CDBG: \$51,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Emergency Assistance Objective 2	2020	2024	Non-Housing Community Development		Small Business Loans	CDBG-CV: \$885,933	Business Assisted: 80
4	Domestic Violence Objective	2020	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development		Domestic Violence/Child Abuse Domestic Violence Shelters	CDBG: \$51,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Child Abuse Objective	2020	2021	Non-Homeless Special Needs Non-Housing Community Development		Domestic Violence/Child Abuse	CDBG: \$51,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
6	Child Care Objective	2020	2021	Non-Homeless Special Needs Non-Housing Community Development		Youth Services Child Care Services	CDBG: \$12,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
7	Homeless Objective	2020	2021	Homeless		Mental Health Services/Supportive Services Homeless Facilities	CDBG: \$51,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Disenfranchised Citizens Objective	2020	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeless Prevention and Emergency Assistance Mental Health Services/Supportive Services Emergency Housing Assistance	CDBG: \$5,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
9	Housing Objective 1	2020	2021	Affordable Housing		Housing Rehabilitation and Reconstruction	CDBG: \$368,354 HOME: \$309,269	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Housing Objective 2	2020	2021	Affordable Housing		Emergency Home Repairs	CDBG: \$70,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
11	Housing Objective 3	2020	2021	Affordable Housing		Housing Assistance - Homeownership	CDBG: \$37,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
12	Housing Objective 4	2020	2021	Affordable Housing		Housing Development	HOME: \$132,725	Homeowner Housing Added: 1 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure Objective
	Goal Description	Sidewalks - Improve the quality of public infrastructure providing health and safety, transportation, and recreation services in low and moderate income census tracts.
2	Goal Name	Emergency Assistance Objective
	Goal Description	GPUC Emergency Assistance - provide emergency assistance for food, rent, and utilities for low to moderate income persons at 80% or below the median income.
3	Goal Name	Emergency Assistance Objective 2
	Goal Description	Enhance the economic well-being of all citizens by addressing non-housing community development for small businesses impacted by unforeseen economic events.

4	Goal Name	Domestic Violence Objective
	Goal Description	Brighter Tomorrows Domestic Violence - provides funds to pay expenses for shelter and services to victims of domestic violence and their children.
5	Goal Name	Child Abuse Objective
	Goal Description	Children First - child abuse prevention services provide funding for prevention services for victims of child abuse.
6	Goal Name	Child Care Objective
	Goal Description	After School and Summer Day Camp - provides after school care and summer day camps for low to moderate income persons at 80% or below the median income.
7	Goal Name	Homeless Objective
	Goal Description	Lifeline Shelter -homeless program provides expenses for homeless services to homeless persons and their children.
8	Goal Name	Disenfranchised Citizens Objective
	Goal Description	Grand Prairie Parks, arts & Recreation Department – The Summit – Adult activity center, provides physical fitness, rehabilitation, and meals.
9	Goal Name	Housing Objective 1
	Goal Description	Homeowner Rehabilitation/Reconstruction - City of Grand Prairie Housing and Neighborhood Services single family Rehab/Recon Program will repair/reconstruct owner occupied housing units. Program provides deferred grants and 0% loans to low/mod income elderly and disabled homeowners for major repairs and correction of recognized hazards to health and safety such as leaking roofs, failed HVAC systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Reconstruction will remove the current unit and replace on footprint. Each loan is secured by a lien on the property with repayment due upon the sale or transfer of property by owner(s). Units rehabilitated will be completely brought up to building code by addressing all deficient systems (roof, electrical, plumbing, both gas and water, HVAC, etc..)

10	Goal Name	Housing Objective 2
	Goal Description	Emergency Repair - provides deferred loans/grants to low/mod income and disabled homeowners for emergency repairs.
11	Goal Name	Housing Objective 3
	Goal Description	Buying Power - provides funding for down payment and closing costs for first time homebuyers purchasing homes for owner occupancy. Eligible applicants are low and moderate income at 80% or below median income city wide.
12	Goal Name	Housing Objective 4
	Goal Description	Provide new single family construction for low to moderate income families for home ownership utilizing Grand Prairie Community Housing Development Organization and City of Grand Prairie partnership with Grand Prairie Independent School District.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of citizens and the Housing and Community Improvement Commission.

Projects

#	Project Name
1	CDBG Program Administration
2	Fair Housing
3	Direct Delivery
4	Housing Rehabilitation & Reconstruction
5	Emergency Repairs
6	Buying Power
7	Grand Prairie United Charities
8	Brighter Tomorrows
9	Children's First
10	GP Summer Day Camps
11	Lifeline Shelter
12	Sidewalk Improvements
13	HOME Rehabilitation/Reconstruction
14	GPCHDO
15	Future Builders
16	GP -Summit
17	Grand Prairie Homeless Outreach Organization
18	Small Business Grant Program

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through public forums and Housing and Community Improvement Commission consultation. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management and performance.

AP-38 Project Summary

Project Summary Information

Consolidated Plan

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1	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$275,000
	Description	General administration, staffing, and equipment; develop administer, revise, implement, and evaluate the day to day operations of the entitlement program design, development of action plan and grant administration, sub-recipient compliance monitoring, provide public relations and environmental review and labor standards.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Fair Housing
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$5,000
	Description	Provide Fair Housing outreach and education, program planning and administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	Direct Delivery

3	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$356,750
	Description	Housing Program delivery costs associated with city wide housing program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Housing Rehabilitation & Reconstruction
	Target Area	
	Goals Supported	Housing Objective 1
	Needs Addressed	Housing Rehabilitation and Reconstruction
	Funding	CDBG: \$386,354
	Description	Homeowner rehabilitation / reconstruction- City of Grand Prairie Housing and Neighborhood Services, single family rehab provided to eligible occupied single family housing units. Program provides deferred grants, zero interest, and 3% loans to low/mod income elderly and handicapped families for correction of recognized hazards to health and safety such as leaking roofs, failed HVAC systems, unsafe wiring, as well as rehabilitation and replacement of items in house. Includes energy efficiency and code items as well as accessibility items.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

5	Project Name	Emergency Repairs
	Target Area	
	Goals Supported	Housing Objective 2
	Needs Addressed	Emergency Home Repairs
	Funding	CDBG: \$70,000
	Description	Home owner emergency repair provides deferred grants / loans to low/mod income and elderly/disabled single family homeowners for repairs that happen unexpectedly and threaten the health, safety, and welfare of the occupants.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Complete Emergency Repairs that occur unexpectedly and without warning such as plumbing leaks, HVAC, electrical, roof leaks, water heaters, etc..
6	Project Name	Buying Power
	Target Area	
	Goals Supported	Housing Objective 3
	Needs Addressed	Housing Assistance - Homeownership
	Funding	CDBG: \$37,000
	Description	Down payment and closing cost assistance provided to first time home buyers that are certified low to moderate income eligible families buying within the city of Grand Prairie.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Provide up to half the down payment and closing cost assistance to first time Home Buyers that are certified low-mod eligible families in Grand Prairie.
7	Project Name	Grand Prairie United Charities
	Target Area	
	Goals Supported	
	Needs Addressed	Homeless Prevention and Emergency Assistance Homeless Facilities Emergency Housing Assistance
	Funding	CDBG: \$51,000
	Description	Provide food, rent and utility assistance to low-mod income eligible families/persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
8	Planned Activities	Provide food, rent and utility assistance to low-mod certified eligible families
	Project Name	Brighter Tomorrows
	Target Area	
	Goals Supported	
	Needs Addressed	Domestic Violence/Child Abuse
	Funding	CDBG: \$51,000
	Description	Provides expenses for battered and abused women and children shelter.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Provide emergency shelter for battered families that are victims of domestic violence.
9	Project Name	Children's First
	Target Area	
	Goals Supported	Child Abuse Objective
	Needs Addressed	Domestic Violence/Child Abuse
	Funding	CDBG: \$51,000
	Description	Child abuse counseling and prevention services for victims/families of child abuse.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provides services/counseling for victims of child abuse
10	Project Name	GP Summer Day Camps
	Target Area	
	Goals Supported	Child Care Objective
	Needs Addressed	Youth Services Child Care Services
	Funding	CDBG: \$12,900
	Description	After school and summer day camps provide after school care and activities as well as summer camps to low-mod income eligible families children through the 3 different city recreation centers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Summer Day camps provide structured activities for low-mod eligible families.
11	Project Name	Lifeline Shelter
	Target Area	
	Goals Supported	
	Needs Addressed	Mental Health Services/Supportive Services Homeless Facilities
	Funding	CDBG: \$51,000
	Description	Homeless assistance program provides expenses for homeless services to homeless families and their children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Homeless program provides expenses for homeless families and their children
12	Project Name	Grand Prairie Homeless Outreach
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$5,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	GP-The Summit

13	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$4,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	Sidewalk Improvements
	Target Area	
	Goals Supported	Public Infrastructure Objective
	Needs Addressed	Public Improvements Infrastructure
	Funding	CDBG: \$150,000
	Description	Provide public infrastructure sidewalk repairs/replacement in low-mod income census tracts.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
15	Planned Activities	Provide public infrastructure repair and improvement in low-mod income census tracts.
	Project Name	HOME Rehabilitation/Reconstruction
	Target Area	
	Goals Supported	Housing Objective 1

	Needs Addressed	Housing Rehabilitation and Reconstruction
	Funding	HOME: \$291,096
	Description	Rehab and reconstruction of single family dwellings for certified eligible low-mod income family homeowners.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation and reconstruction of dilapidated housing for low-mod income eligible homeowners.
16	Project Name	GPCHDO
	Target Area	
	Goals Supported	Housing Objective 4
	Needs Addressed	Housing Development
	Funding	HOME: \$78,000
	Description	Grand Prairie Community Housing Development Organization will construct 1 affordable housing unit for a qualified low-mod income certified eligible family.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To build 1 affordable housing unit that will be sold to a certified eligible low-mod income family that are part of the Grand Prairie Home Ownership Program.
17	Project Name	Future Builders
	Target Area	
	Goals Supported	Housing Objective 4

	Needs Addressed	Housing Development
	Funding	HOME: \$132,725
	Description	Build Affordable housing units for eligible Grand Prairie Home Ownership participants in conjunction with GPISD Construction Technology students.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	GPISD Construction Technology students will assist the selected contractor and the City of Grand Prairie in building affordable housing units.
18	Project Name	Small Business Grant Program
	Target Area	Citywide
	Goals Supported	Emergency Assistance Objective 2
	Needs Addressed	Technical Assistance to Small Businesses
	Funding	CDBG-CV: \$885,933
	Description	Grant Small Business Grants up to \$10,000 per Small Business located in Grand Prairie TX to retain and or rehire low - to - moderate income employees.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80
	Location Description	Citywide
	Planned Activities	Grant Small Business Grants up to \$10,000 per Small Business located in Grand Prairie TX to retain and or rehire low - to - moderate income employees.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Much of the funding from CDBG and HOME programs is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers are strictly estimates based on experience and past performance.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed allocation of funds is based on federal funding requirements for each formula allocated grant. Areas of low to moderate income concentration and certain areas of high minority are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

Discussion

The distribution of funds by target area is projected to be primarily citywide due to the use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	9
Total	21

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

These figures relate to production targets specified in the annual goals for 2020. CDBG and HOME funding for these activities may target more households.

AP-60 Public Housing – 91.220(h)

Introduction

Grand Prairie does not presently have any public housing units.

Actions planned during the next year to address the needs to public housing

Grand Prairie does not presently have any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Grand Prairie does not presently have any public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Grand Prairie does not presently have any public housing units.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Grand Prairie is active in Dallas, Dallas County, and Irving Continuum of Care, addressing issues related to homeless in the region. Funding for homeless projects and services are sources primarily through that process.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Dallas city and county/Irving Continuum of Care, the coalition of local homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to help focus agency activities for the coming year, as well as provide documentation in response to HUD program requirements.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Grand Prairie has no plans that would affect the emergency shelter or transitional housing needs of homeless persons in the coming year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Grand Prairie has no plans that would help homeless persons transition to permanent housing and independent living in the coming year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless prevention is a major focus of the participants in the Continuum of Care. Agencies include

homeless prevention as a support program in conjunction with the provision of shelter and other support services.

Discussion

The participants in the Continuum of Care work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

No public policies were identified that have negative effects on affordable housing development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

None.

Discussion:

Grand Prairie has worked to reduce the effects of public policy on affordable housing development over the past few years. While there are a number of market forces at work that make affordable housing development difficult, as discussed in the market analysis, the impact of public policy is not a major factor.

AP-85 Other Actions – 91.220(k)

Introduction:

The city currently provides a variety of services to the residents of Grand Prairie, some funded by CDBG and HOME allocations, with private, state, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the city or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

Actions planned to foster and maintain affordable housing

The City will consider providing financial assistance for Tax Credit Projects for affordable housing development to expand multifamily rental development projects and homeownership opportunities when those projects are present for review. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development. Consideration for additional funding will be given upon completion of the pre-development phase.

Actions planned to reduce lead-based paint hazards

- * Continue to meet HUD lead-based paint abatement standards on housing rehabilitation programs.
- * Seek funding when it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- * Expand the stock of lead safe housing units through housing initiatives.
- * Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts in conjunction with the Continuum of Care to reduce the number of poverty level families through the development of services needed to assist those families with educational opportunities, job growth, and the life skills training through the various social service

agencies operating in the city.

Actions planned to develop institutional structure

- * Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- * Work with private industry to address important issues that hamper housing and community development efforts.
- * Identify opportunities to create public/private partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Continuum of Care meetings, development of the Continuum of Care, and enumeration of point in time and homeless surveys. City staff will also continue to participate in other coalitions and study groups as opportunities arise.

Discussion:

These actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social service agencies

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following provides details on program specific requirements for each of the entitlement programs, Community Development Block Grant, and HOME Investment Partnership.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	1,126,129
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

No other forms of investment than those in 92.05 will be used.

HOME funds for rehab are available to eligible applicants that are 60 years or older or disabled; certified low to moderate income family; owner occupied and single family structures. For Homebuyer (CHDO) applicants there is not an age restriction, otherwise all eligibility requirements apply. Application projects are funded following the determination of applicant eligibility, assessment of project, and assignment of contract. Applications are processed on a first come first served basis. Additional information can be obtained Monday through Friday between 8:00 am and 5:30 pm at the City of Grand Prairie Housing and Neighborhood Services office located at 205 West Church Street, Grand Prairie, Texas 75050, or at the department website located at www.gphns.org. The City of Grand Prairie does not limit beneficiaries or provide preferences for its HOME activities.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Grand Prairie has a complete HOME Program design that provides for the recapture provisions under the HOME Program regulations. HOME funding is recaptured at the sale or property and/or a change in ownership. The city's recapture provisions are protected by liens that are placed on the properties. For the entire period of the note and the city must take at least a second lien position.

During the FY2019 Annual Action Plan Year, the city will apply the HOME Program Recapture provisions for its three homebuyer programs. The City of Grand Prairie in accordance with its written agreement with the CHDO shall require all HOME assisted housing for the HOME program meet minimum affordability requirements. The CHDO shall provide a direct subsidy which is the amount of HOME assistance that enabled the homebuyer to purchase the unit. The direct subsidy includes down-payment, closing costs or any other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. The CHDO shall develop a subordinate deed of trust for use with HOME assisted units that incorporate these requirements, including enforceable recapture remedies for breach of the agreement provisions. the recipient of HOME funds must be a low-income household and occupy the property as his or her principle residence. Upon sale of the property to a homebuyer, an affordability restriction will be filed with the court in a subordinate position.

If the homeowner retains ownership of the property for the full period of affordability, the full amount of the forgivable mortgage loan will be forgiven. The mortgage balance shall be reduced on a prorated amount, depending on the period of affordability, for each year after the first year that the homeowner occupies the mortgaged property as their principle residence, until the outstanding principle balance of the mortgage is reduced to zero. Upon sale of the property by the homeowner

during the affordability period, and proceeds from the payment of the HOME forgivable mortgage loan and any excess proceeds will be used to assist another eligible homebuyer to obtain a home.

Other than the actual sale of the property, if the homebuyer or homeowner breaches the terms and conditions for any other reason, e.g. non-compliance, rental of property, non-occupancy, no longer occupies the property as his/her/their primary residence, the full amount of subsidy is immediately due and payable.

if a sale or foreclosure occurs, and if sales proceeds are insufficient to cover the full required repayment amount, a lesser repayment amount will be made from "Net sales Process". The City will forgive a prorated share of the HOME assistance based on the amount of time that the seller occupied the property during the affordability period and recapture the remaining amount from net sales proceeds. The definition of net proceeds is Sales price of the home less the amount of non-superior HOME debt less the closing costs on the sale of the home.

If after the completion or the sale or foreclosure and the distribution of the sales proceeds, the amount of the net sales proceeds is insufficient to cover any or all the required recapture amount, All Net Sales Proceeds will be returned to the City of Grand Prairie.

If, after the completion of the sale or foreclosure and the distribution of sales proceeds, the amount of Net Sales Proceeds is sufficient to cover ALL the required recapture amount, All remaining funds after recapture of the applicable amount(s) will be returned to the homebuyer.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The city will monitor homebuyer status for the full affordability term and insure the above described recapture provisions are fully enforced upon sale or foreclosure of the HOME assisted unit.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The city is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Grand Prairie strives at all times to meet program requirements as detailed in the enabling legislation and program guidelines. City staff work with subgrantees to ensure that these requirements are met and oversees internal operations towards the same goal.