



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Fort Worth Regional Office, Region VI  
Office of Community Planning and Development  
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January 18, 2024

Esther Coleman, Director  
Housing and Neighborhood Services  
City of Grand Prairie  
205 W. Church Street  
Grand Prairie, TX 75050  
Sent via email to: ([ecoleman@gptx.org](mailto:ecoleman@gptx.org); [pcornelius@gptx.org](mailto:pcornelius@gptx.org))

Dear Ms. Coleman:

SUBJECT: Annual Community Assessment for the 2022 Program Year

HUD is required to conduct an annual review of performance by grant recipients according to the provisions of the Housing and Community Development Act and the National Affordable Housing Act. We must determine that each recipient is in compliance with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received. This is to report the results of our review of the City's performance during the 2022 program year: 10/01/2022 – 09/30/2023.

## Report

Our review is based on an evaluation of your consolidated planning process and progress in carrying out the programs; the management of funds by the City and your subrecipients; information provided in the Consolidated Annual Performance and Evaluation Report (CAPER), Integrated Disbursement and Information System (IDIS), and SAGE HMIS Reporting Repository; results of on-site and remote monitoring; and your achievement of program objectives.

We congratulate you on the City's accomplishments during the 2022 program year and your performance in the following areas:

### **Community Development Block Grant (CDBG) Program**

*Providing Suitable Living Environments.* According to information provided in IDIS, the city assisted 937 low to moderate income people through public service activities including counseling, housing, day camps and employment preparation (including 20 via child abuse services, 22 via childcare services, 895 via emergency assistance, and 283 via homeless services).

*Providing Decent Housing.* According to information provided in IDIS, the city assisted with the rehabilitation of 43 housing units; and provided down payment and closing cost assistance to 1 household.

*Primary Objective.* According to the 2022 Action Plan, the city designated program year 2022 as the overall program benefit period. According to information provided in the CDBG Financial Summary Report for Program Year 2022, the City expended 100 percent of its CDBG funds for activities which principally benefit low- and moderate-income persons, which is greater than the 70 percent minimum standard for overall program benefit.

*Timeliness.* According to information provided in IDIS, the city is implementing its program in a timely manner. The timeliness standard is that 60 days before the end of the program year, a grantee must not have more than 1.5 program years of grant funds in its line of credit. As of August 2, 2023, the City's unadjusted and adjusted for program income line of credit balances were both 1.38. This rate of progress assures that the benefits of the program are reaching the intended beneficiaries within a reasonable period of time after grant approval.

*Program Year Obligation Caps.* According to information provided in the CDBG Financial Summary Report for Program Year 2022, the amount of funds obligated for planning and administration during the program year was 16.22 percent, which is below the 20 percent cap for such activities; and the amount of funds obligated for public service activities during the program year was 14.32 percent, which is below the 15 percent cap for such activities.

*Origin Year Grant Expenditure Standard.* The origin year grant expenditure standard is that no more than 20 percent of any origin year grant shall be expended for planning and administration costs. Funds from the original year grants 2021 and 2020 were expended during the program year. According to information provided in the PR 26 CDBG Activity Summary Report for Grant Years 2022, 2021 and 2020 the amount of funds expended on planning and administration was 16.22 percent, 19.09 percent, and 17.64 percent respectively, which is below the 20 percent planning and administration cap for each grant.

*Primary Objective – CDBG-CV Grant.* According to information provided in the CDBG-CV Financial Summary Report, the City expended 100 percent of its CDBG-CV funds for activities which principally benefit low- and moderate-income persons, which is greater than the 70 percent minimum standard for overall program benefit. However, it is noted that the City has only expended \$122,659 of its CDBG-CV funds, that does not include section 108 or planning and administration costs.

*Program Cap – CDBG-CV Grant.* According to information provided in the CDBG-CV Financial Summary Report, the amount of funds expended on planning and administration was 0.40 percent, which is below the 20 percent cap for such activities. However, it is noted that the City has only expended \$8,040.43 of its CDBG-CV funds.

### **HOME Investment Partnership (HOME) Program**

*Providing Affordable Housing.* According to information provided in IDIS, the City assisted one (1) household with reconstruction for homes that are severely deteriorated.

*Program Caps.* According to information provided in IDIS, the amount of 2022 grant funds disbursed for administration and planning costs was 0 percent, which is below the 10 percent cap for such activities.

## Areas Needing Improvement and Recommendations

We provide the following comments for your consideration as you continue to improve performance, develop, and refine your Consolidated Planning process, and carry out your programs.

*CDBG Program – Matrix Code Selection in IDIS.* As a reminder, the City may want to review policy guidance relative to [Matrix Code/National Objective/Accomplishment Type Combinations](#) as well as guidance on [CDBG Matrix Code Definitions](#) when setting up activities in IDIS to ensure that the correct matrix codes are selected. Remember, the CDBG rule prohibits the use of CDBG funds to correct property code violations as a code enforcement activity. However, these corrections can be done as a rehabilitation activity, including homeowner rehabilitation. Also, if a homeowner rehabilitation program is undertaken to meet the low- or moderate-income housing national objective, every homeowner needs to be low- or moderate-income. In fact, no other low- and moderate-income national objective may be used for homeowner rehabilitation.

*CDBG-CV Program – Eligible Activities.* The City may use CDBG-CV funds only for those activities carried out to prevent, prepare for, and respond to coronavirus. By law, use of funds for any other purpose is unallowable. To satisfy these purposes, City may assist activities that respond to direct effects, such as the need to rehabilitate a building to add isolation rooms for recovering coronavirus patients. City may also undertake activities to address indirect effects of the virus, such as the economic and housing market disruptions caused by social distancing measures and stay at home orders implemented to prevent the spread of coronavirus.

*CDBG-CV Program – Period of Performance.* The city is reminded that, due to COVID-19, more than a third of the 1,200 plus CDBG-CV grantees need more time to achieve the 80 percent expenditure target (based on data from the IDIS online information system from March 2023). In response to the delay experienced by grantees and given HUD's experience with slow distribution of funds, this notice removes the August 2020 Notice's paragraph III.B.7. (a) Three-Year Requirement to expend 80 percent of funds for CDBG-CV funds. This Notice maintains paragraph III.B.7. (a) Period of Performance requirement that provides grantees of CDBG-CV funds a six-year period of performance and 100 percent expenditure requirement.

*CDBG-CV Program – Substantial Amendments and Citizen Participation.* The City is reminded that it should follow the requirements described in [FR-6218-N-01](#) should it need to carry out a substantial amendment to its PY 2022 Action Plan to reprogram CDBG-CV funds. The City should contact the field office as needed for additional policy guidance relative to this process.

*CDBG-CV Program – Training and Policy Guidance.* The City is encouraged to review the policy guidance and materials available in the [CDBG-CV Toolkit](#) as it considers eligible activities, the “prepare for, prevent, and respond to coronavirus” (PPR) tieback, and other program requirements.

*HUD Training.* The city should be aware that HUD training for grantees is provided during the fiscal year. Courses often available include CDBG and HOME grants, as well as tools and resources to assist grantees in implementing CARES Act and American Rescue Plan grants. You may contact this office for information on which courses are currently available.

## Conclusion

As a result of our evaluation, we have determined that the City has carried out its programs substantially as described in its Consolidated Plan; the Consolidated Plan as implemented complies with the requirements of the Housing and Community Development Act and other applicable laws and regulations; and the City has the continuing capacity to carry out its approved programs in a timely manner.

We are providing the city with 30 days from the date of this letter to comment on this report. Should the City wish to comment on or request changes to it we will take them into consideration and provide a written response. If no comments are received within the period allowed, then this report will be considered to be in its final form. Once it is in final form, it will be made available to the public upon request.

## Public Access

This report is intended to be shared with the public. You may provide copies to interested people such as the news media, members of local advisory committees, and citizens attending public hearings. We request that you provide a copy of this letter to the Independent Public Accountant who performs the single audit of the city in accordance with 2 CFR part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

If you have any questions about this report, please contact Tracy E. Holmes, CPD Representative, at (817) 978-5870 or [tracy.e.holmes@hud.gov](mailto:tracy.e.holmes@hud.gov).

Sincerely,



Shirley J. Henley  
Director

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City's 5 Year Consolidated Plan, 1 Year Action Plan, is simple and can best be described as a holistic approach.

In an effort to provide decent, safe, and sanitary housing we completed 43 rehabs and emergency repairs. We provided down payment and closing cost assistance to 1 families.

To address slum and blighted conditions, sidewalks were repaired and replaced in low to moderate income neighborhoods.

While addressing the needs of low to moderate income families, 937 people were served through public service activities including counseling, housing, day camps and employment preparation.

The third year of this 5 year plan was very successful and on track to meet and exceed all estimated goals.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Child Abuse Objective	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	76	30.40%	50	20	40.00%
Child Care Objective	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	71	28.40%	50	22	44.00%
Disenfranchised Citizens Objective	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Disenfranchised Citizens Objective	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	11	22.00%			

Domestic Violence Objective	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	474	189.60%	50	0	0.00%
Domestic Violence Objective	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Emergency Assistance Objective	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	283		100	895	895.00%
Emergency Assistance Objective	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	500	376	75.20%			
Homeless Objective	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	9682	3,872.80%	50	283	566.00%

Housing Objective 1	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	25	25.00%	5	6	120.00%
Housing Objective 2	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	104	41.60%	25	33	132.00%
Housing Objective 3	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	6	24.00%	4	2	50.00%
Housing Objective 4	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	5	1	20.00%	2	1	50.00%
Public Infrastructure Objective	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8000	13785	172.31%	1600	6345	396.56%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Grand Prairie Action Plan utilized CDBG funding to address priorities and objectives identified and prioritized through the action plan development process including public participation. Also the Housing and Community Improvement Commission provided priority rating for all activities in the action plan. In terms of housing, Emergency Repair and Rehabilitation were given highest ratings because of the high demand



due to the large stock of older housing in the Grand Prairie city limits. In the public service area child abuse prevention, food pantry, and utility assistance were given highest priority ratings. The sidewalk repair program continues to be an approved and funded activity because of the high need that the city has in many older low mod neighborhoods. For HOME the reconstruction program was given highest priority, again, because of the large amount of older housing stock and corresponding demand.

Child abuse objective - Childrens First has not turned down any children for counseling, the expected number is merely an estimate from past performance of clients that will be served.

Child care objective - City Summer Camps serves a limited number of children based on available funding, The camps are serving as many children as possible based on available funding that was approved through the entire AAP process.

Disenfranchised Citizens Objective - The Summit Elderly Program chose not to continue with the process this year, so the project was not funded with any CDBG Funding.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	225	1
Black or African American	415	0
Asian	4	0
American Indian or American Native	3	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>647</b>	<b>1</b>
Hispanic	126	1
Not Hispanic	521	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The ethnic makeup of the families served in this program year are similar to the city of Grand Prairie population. There is a large number of Hispanic families living in the city.

African-Americans make up the second largest minority population. The majority of the families served this year are in the older central, northeast, and Dalworth neighborhoods where there are larger concentrations of 80% AMI and lower income levels. The City of Grand Prairie will continue to market all Neighborhood Services programs to all ethnic groups and citizens through the annual Housing Fair, group meetings, hearings, website, informational pamphlets and public notices.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,466,965	956,887
HOME	public - federal	584,122	

Table 3 - Resources Made Available

### Narrative

The City of Grand Prairie received \$1,466,965 in CDBG funding and \$584,122 in HOME funding to support affordable housing, homeless, and community development programs and projects in this first program year. The city started 1 home funded projects during PY22 Program Year. This project will be completed in the PY23 Program Year.

Also, there will be additional HOME funded projects beginning PY23

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY WIDE			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Much of the funding from CDBG and HOME programs is available for use in 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. Sidewalk repairs are conducted exclusively in low/mod designated census tracts and are targeted specifically for these activities. Estimates for planning the funding allocations generally are 85% citywide and 15% in CDBG eligible areas. Although the majority of funds are available citywide, actual percentage of allocation is largely in areas of deteriorating housing conditions and low to moderate income concentration.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

No funds were leveraged.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	42,792
2. Match contributed during current Federal fiscal year	7,969
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	50,761
4. Match liability for current Federal fiscal year	27,055
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	23,706

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
856	11/02/2023	0	7,969	0	0	0	0	7,969

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	20	42
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>20</b>	<b>42</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	8	33
Number of households supported through Acquisition of Existing Units	10	6
<b>Total</b>	<b>20</b>	<b>39</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

We approached our goals for affordable housing outcomes. Although our Buying Power down payment assistance grants are down, rehabilitation will continue to be in high demand for years to come with the large amount of older existing housing stock coupled with low to moderate income families within the City of Grand Prairie. For now, funding for all of these activities will continue to be a priority. As the housing market continues to fluctuate and change we will continue to monitor these changes and



make recommended funding adjustments as necessary to accommodate first time homebuyers needs with down payment and closing cost assistance.

**Discuss how these outcomes will impact future annual action plans.**

Future action plans for the short term (next 1-2 years) will likely remain largely unchanged in terms of priority funding for affordable housing activities. Grand Prairie has a large amount of low to moderate income families, many elderly on fixed incomes. This demographic will not change significantly for years to come and will drive planning for future action plans in terms of affordable housing.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	20	0
Low-income	18	0
Moderate-income	1	0
<b>Total</b>	<b>39</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The income levels served is relatively evenly divided. We expect to continue to see a very large demand in affordable housing services due to the demographics of families and the large amount of older housing stock in various neighborhood areas where there are numerous low/mod income families living. The majority of our services are conducted in low/mod census tract areas. Grand Prairie is committed to assisting eligible citizens remain secure in affordable housing.

The City of Grand Prairie continues to address worst case high priority housing needs through the Emergency Repair Program for safety and security items to be corrected quickly, Rehabilitation & Reconstruction for homes that are severely deteriorated at a corrective cost usually unaffordable without our assistance. The city works with CDBG funded public service agencies that provide short term rental assistance and shelter assistance including families that are victims of family violence and will continue to partner and support these agencies to assist the most vulnerable.

No homeless persons were assisted with affordable housing units. The breakdown in income levels served is summarized in the table above.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The city continues to reach out to the homeless through a variety of ways. All local public services and programs in addition to homeownership are communicated and showcased at our annual Housing and Neighborhood Services Homeownership Fair each year. The fair is marketed aggressively to get the word out to all people in the city. The housing fair has averaged 700+ people the last 11 years. Additionally, all public services agencies within the city coordinate together to assist in providing specific needed services to families. Overall the city has made tremendous progress in communication and coordination in reaching out to the homeless and assessing needs. The City works with Metro Dallas Homeless Alliance and Tarrant County Homeless Coalition, which are Continuum of Care local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition conducts point in time counts of the homeless and surveys. These counts and surveys work to reach out to homeless persons and assess their needs. This also contributes to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed. In PY22 the Grand Prairie Housing and Neighborhood Services Emergency Housing Program housed 110 homeless or at risk of being homeless families.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City provides funding to Lifeline for Families. Local organizations continue to work to find ways to finance the development of more shelter space, but funding is limited and we worked with Grand Prairie Housing and Neighborhood Services Emergency Housing Program.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Grand Prairie United Charities and Lifeline for Families both assist individuals and families who are likely to become homeless with short term rental and utility assistance.

Other services that would be beneficial are communicated and coordinated between the family of public service agencies.

**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**

Lifeline for Families work with families to locate and find affordable permanent housing. They also coordinate with other agencies to assess and meet other needs that will assist them in being successful transitioning to permanent housing. The city does have an Emergency Housing program that also assists homeless applicants that are seeking housing and assists based on waiting list order and voucher availability.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Grand Prairie has no public housing units. The City does have a Housing Choice Voucher Program that manages 3,043 vouchers.

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

The City of Grand Prairie Housing Choice Voucher Program does have a Homeownership Program. The Homeownership Program encourages families to participate in ownership through counseling, credit repair, budgeting classes, and mortgage approvals. The Home Ownership Coordinator works closely with families on the program to be successful home owners. Approved Housing Choice Voucher Homeownership families can purchase homes constructed by the Community Housing Development Organization in conjunction with Neighborhood Services.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

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

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The main obstacle to overcoming the underserved needs are lack of funding. This is evident by waiting lists and demand for both Housing Assistance and Community Development programs. The city continually explores and pursues additional funding opportunities for these programs.

The city continues to fund local agencies through entitlements and private funds that provide counseling, training, and job preparation. Each year the city hires interns for certain departments to provide training and work experience. The Grand Prairie Independent School District has built a Career School to prepare and train some students at the High School level for specialized trade jobs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City recognizes the need to address lead hazards and requests funding for lead hazard abatement, reduction, and to implement various programs. The City's Housing and Neighborhood Services Department will administer the funds. Additionally appropriate awareness materials, program information, and city administered programs are marketed to target underserved populations through our annual Housing Fair, website, and training sessions.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Economic Development Department for the city continues in efforts to retain jobs and create new ones by offering tax incentives and partnership. The City is working with several new businesses that are being created in the city that will include thousands of new positions including but not limited to the Epic Center West, Epic Center East and Epic Central and several other new businesses. The city is experiencing a business development boom that will help to eliminate poverty by providing opportunity and jobs. The city is committed to continued funding of Public Services.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Grand Prairie has held discussions with local banks and lending institutions during the consolidated plan process and maintains communication and coordination with them. Several different

institutions attend the annual Housing Fair each year in a joint effort working with the city to provide affordable lending options while creating and enhancing opportunities for all citizens including low to moderate income families. They work together with the city to maximize training, information, and resources.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Grand Prairie continues to pursue all funding avenues and resources to assist outside organizations, public service providers both public and private. It continued to provide technical assistance in researching and securing other funding sources. The City will continue to network and partnership with appropriate entities to establish working relationships and to leverage dollars whenever possible. The City has worked closely with the North Texas Council of Governments, the Grand Prairie Independent School District, County offices, and other local municipalities. These relationships have built networks in order to share relevant information.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Grand Prairie will continue to support production of affordable housing units through public private partnerships with developers and capacity building for nonprofits with entitlement funds. It will continue to facilitate access to below-market rate units and leverage private sector funds to participate in financing affordable housing. The City will continue to maintain a list of lending partners providing affordable housing financing. It will also continue to seek additional funds for affordable housing as they become available. The city of Grand Prairie continues to fund Fair Housing educational forums to increase awareness and effectiveness of fair housing ordinances. The City will focus on researching expanding local public transportation and access to regional transportation as funds become available. It will also continue to focus on financial literacy education programs and continue to provide budget counseling classes. The City will encourage banks and lenders to offer products that address the needs of households currently utilizing predatory lenders. The City will also raise awareness among the appraisal industry concerning limited comparability for affordable housing products and encourage them to perform comparability studies to identify more realistic comparables. The City will continue to provide language assistance to persons with limited English proficiency.

The city will continue to encourage industry recruitment and job creation to provide living wages. The city will support development that provides alternative housing choices for seniors.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City of Grand Prairie continues its outreach to Minority and Women owned Businesses through marketing, direct mail, and advertisements. The city maintains MBE and WBE business lists through the purchasing department. General Contractor's list are maintained and distributed to homeowners through the HNS department. The city encourages MBE, WBE, and SBA certifications while public notices and newspaper ads include the language "Minority, Small, and Women owned businesses are encouraged to participate."

The City is in compliance with both program and comprehensive planning requirements of the city. The city holds subrecipients responsible through a subrecipient contract. Each subrecipient at a minimum is required to submit monthly reports. The City provides additional monitoring and technical assistance annually and as needed.

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. Subrecipients are monitored at least on a bi-annual basis. Subrecipients who fail to report to Neighborhood Services as required in their grant agreements may be monitored more frequently. If an organization has been monitored and found to be out of compliance or had deficiencies identified, Neighborhood Services will provide additional assistance to that organization to address needed improvement. For the CHDO, Neighborhood Services monitors annually and insures regulatory compliance including affordability requirements on all projects are met on all projects by reviewing all project files and documents during annual monitoring.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Each year a Public Notice is posted in the Fort Worth Star Telegram and announcing the comment period and availability of the Program Year CAPER report. This Notice is also posted on the City of Grand Prairie Housing and Neighborhood Services website at GPHNS.org.

No citizen comments were received.



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Grand Prairie has not changed any program objectives for the Consolidated Plan or Action Plan.

As stated earlier, the city will continue to monitor the housing market to determine or alter the first time homebuyer program as needed. Throughout the formulation of the annual action plan process the city seeks to be sensitive and flexible in providing programs and services that are approved through their respective grants and beneficial to our citizens.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Grand Prairie only has 4 units in the Mountaincreek Retirement multi-family facility. All 4 units are inspected each and every year. The facility is well maintained and each unit has always passed all applicable housing and building code inspections. These inspections are performed by the Housing and Neighborhood Services, Housing Enforcement Division.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

All HOME units for the City of Grand Prairie are either reconstructs, or CHDO units. The new CHDO units are marketed exclusively to our HomeOwnership participants that are Housing Choice Voucher participants. Presently there is a waiting list for these units.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

No program income was recieved for PY2022

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The primary housing activity funded through CDBG and HOME is owner-occupied housing rehabilitation/reconstruction. 6 projects were completed this program year utilizing this program. 2 Buying Power grants assisted first time low to moderate income home buyers. 33 Emergency Repairs were completed for low and extermely low income homeowners. Additionally, the City of Grand Prairie Housing Choice Voucher Program does give preference to families displaced by natural disaster as noted in the Administrative Plan. The Cottoncreek and Willowtree project based apartment communities all give preference to person's with disabilities.



### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**