

Action Plan

Grantee: Dallas, TX

Grant: B-08-MN-48-0002

LOCCS Authorized Amount:	\$ 7,932,555.00
Grant Award Amount:	\$ 7,932,555.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,005,098.22
Total Budget:	\$ 11,937,653.22

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

AREAS OF GREATEST NEED

The City of Dallas has identified 13 geographic areas of the city as Areas of Greatest Need for its 2008 Neighborhood Stabilization Program (NSP). The 13 areas chosen are generally south of Interstate 30 from south Oak Cliff along Loop 12 to Pleasant Grove and north of the Interstate 20 Corridor. These areas represent the highest concentration of foreclosures in the city for the period of January 1, 2008 through October 31, 2008, and range from high of 161 foreclosures to a minimum of 50 for each of 13 MAPSCO pages selected. The City experienced approximately 3,100 foreclosures from January - September 2008; As reported by the George Roddy Foreclosure Listing Service (FLC), which reports local filings and foreclosed homes that have been auctioned off. It is expected that Dallas will continue to see an increase in foreclosures, according to the analysis completed by the Local Initiative Support Corporation (LISC) as reported by the Foreclosure Response project for October 2008. The 13 selected geographic areas were compared to each of the respective reports and coincide with both the greatest need in terms of the concentration and density of foreclosures and highest LISC Foreclosure Needs Score at the ZIP code level which compares sub-prime, foreclosure and delinquency scores. Tables and maps were included with the paper submission of the Action Plan giving graphic information. City of Dallas used various data sources during the past year to determine the Areas of Greatest Need (AGN), including Fannie Mae, North Texas Council of Governments, George Roddy FLC, LISC Report, and HUD data compiled from Federal Reserve, Postal Services and Mortgage Bankers Association made available to NSP Grantees.

These areas remain the areas of greatest need in Dallas in 2018. As circumstances change the city may in the future add additional target areas.

Distribution and and Uses of Funds:

DISTRIBUTION AND USES

The City of Dallas distributed NSP 1 funds through a dozen now completed contracts for rehabilitation, landbank, and new construction activities. These activities resulted in the creation of 164 units of housing sold to low, moderate, and middle income households. Over \$10 million in NSP funds were expended on these activities by SCB Investments, Altura Homes DFW, Bilingual Real Estate, City Wide CDC, South Dallas / Fair Park ICDC, East Dallas Community Organization, and the City itself. Over \$3 million of this total was spent on activities specifically targeting low income households.

There are currently three active contracts as follows:

City Wide CDC is a nonprofit developer that is currently working on the Lancaster Corridor which is 75216 and 75241 target areas. The contract is \$90,000 for gap construction on two (2) homes with one unit for a household at or below 50% AMFI. The project has been stalled since 05/25/2016 due to environmental and lot selection issues. The developer has not selected the lots



to start development.

South Dallas Fair Park/Innercity CDC is a nonprofit developer that is currently working in 75210 target area. The contract is \$210,000 for gap construction on three (3) homes with one unit for a household at or below 50% AMFI. Construction is underway for all three homes. Two of the homes have eligible homebuyers selected.

East Dallas Community Organization is a nonprofit developer that is currently working in the 75223 target area. The contract is \$55,020 for gap construction on one (1) home. The unit has been built and sold in May 2018 to a homebuyer below 120% AMFI.

The city is still in discussion on the use of existing funds for projects and the need for additional target areas. However, the city will post the remaining funds in the 2018 Notice of Funding Availability to attempt to commit and spend under the current NSP target areas.

Definitions and Descriptions:

DISTRIBUTION AND USES

There are currently three active contracts as follows:

City Wide CDC is a nonprofit developer that is currently working on the Lancaster Corridor which is 75216 and 75241 target areas. The contract is \$90,000 for gap construction on two (2) homes with one unit for a household at or below 50% AMFI. The project has been stalled since 05/25/2016 due to environmental and lot selection issues. The developer has not selected the lots to start development.

South Dallas Fair Park/Innercity CDC is a nonprofit developer that is currently working in 75210 target area. The contract is \$210,000 for gap construction on three (3) homes with one unit for a household at or below 50% AMFI. Construction is underway for all three homes. Two of the homes have eligible homebuyers selected.

East Dallas Community Organization is a nonprofit developer that is currently working in the 75223 target area. The contract is \$55,020 for gap construction on one (1) home. The unit has been built and sold in May 2018 to a homebuyer below 120% AMFI.

The city is still in discussion on the use of existing funds for projects and the need for additional target areas. However, the city will post the remaining funds in the 2018 Notice of Funding Availability to attempt to commit and spend under the current NSP target areas.

Low Income Targeting:

NSP funds may benefit low, moderate, and middle-income persons up to 120% Area Median Family Income (AMFI). 25% of the NSP funds must benefit low income persons up to 50% of AMFI. The City targeted goals under each project contract, particularly with the nonprofit developers to meet this requirement.

Acquisition and Relocation:

The activities performed in the past did not result in relocation. All of the lots and/or homes purchased in the NSP were vacant foreclosed properties. In the event that relocation is necessary to carry out an activity or project, the City will follow URA as detailed under 49 CFR Part 24.

Acquisitions could include duplexes and four-plexes, multifamily properties for Permanent Supportive Housing redevelopment, including homeless rental units, to achieve affordability for low and moderate-income homebuyers and renters. To benefit NSP designated neighborhoods through the making of loans/grants that promote activities that contribute to the development of viable neighborhood communities by providing decent housing and a suitable living environment. Both components will increase the supply of existing and new affordable single-family housing, workforce housing and multi-family development.

Public Comment:

The city requires program changes to take place through City Council approval. To amend the program statement and/or the Action Plan, the city will follow the 15-day comment period requirement with City Council action.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
00001	ADMINISTRATIVE COSTS	0003	Administration Support
		0007	Compliance Support
00004	Purchase / Rehabilitation of	0002	SCB Investments:25% Set-Aside
		0004	Altura Homes -25% Set-Aside
		0005	Altura Homes LMMI
		0008	SCB Investments:LMMI
		0010	Bilingual Real Estate LMMI



0003	LAND BANK ACQUISITION	0001	Landbank Lots
9999	Restricted Balance		<i>No activities in this project</i>
CHDO0005	CHDO Acquisition Redevelopment	0012	CHDO/City Wide
		0013	CHDO/ South Dallas
		0014	CHDO / East Dallas Community
		0016	CHDO - SDFP/ICDC - LMMI
		0017	ICDC - Frank Street Project
		0018	CWCDC - Runyon Springs II
		0019	EDCO - Scattered Sites
DEV 0002	For-Profit Acquisition	0015	Altura Redevelopment



Activities

Project # / Title: 00001 / ADMINISTRATIVE COSTS

Grantee Activity Number: 0003
Activity Title: Administration Support

Activity Type:

Administration

Project Number:

00001

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

ADMINISTRATIVE COSTS

Projected End Date:

11/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,189,587.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,189,587.50

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF DALLAS, TX

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF DALLAS, TX

Organization Type

Local Government

Proposed Budget

\$ 1,189,587.50

Location Description:



The NSP grant will be administered out of City of Dallas Office of Housing/Community Services, 1500 Marilla, 6DN, Dallas, Texas 75201

Activity Description:

Funds used for salaries and benefits for 7 staff people working on NSP activities for payment processing, eligibility processing and inspections.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 0007
Activity Title: Compliance Support

Activity Type:

Administration

Project Number:

00001

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

ADMINISTRATIVE COSTS

Projected End Date:

11/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,149.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,149.53

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF DALLAS, TX

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF DALLAS, TX	Local Government	\$ 4,150.00

Location Description:

Activity Description:

The City of Dallas will provide Program administration for planing, implementation. oversight, reporting, and evaluation of projects funded under NSP.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 00004 / Purchase / Rehabilitation of Abandoned or

Grantee Activity Number: 0002
Activity Title: SCB Investments:25% Set-Aside

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
00004

Projected Start Date:
12/01/2008

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
Completed
Project Title:
Purchase / Rehabilitation of Abandoned or
Projected End Date:
09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 328,125.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 328,125.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SCB INVESTMENTS, INC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
SCB INVESTMENTS, INC	Unknown	\$ 328,125.00

Location Description:

The units are located in far South Dallas along I-20 and Lancaster Road at: 7115 London Fog Drive, 7418 Buford, 751 Panola, 9455 Sandy Land and 6250 Balcony.

Activity Description:

The City entered into a contract with SCB Investments, Inc., as the developer for the project, to provide financing for a portion of acquisition and rehabilitation costs for five (5) foreclosed single family homes located in several of the 13 mapsco page areas designated for greatest need for the NSP program. The developer is providing private financing for the remaining portion of the acquisition and rehabilitation costs. The homes will be sold to households at or below 50% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0004
Activity Title: Altura Homes -25% Set-Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

00004

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Purchase / Rehabilitation of Abandoned or

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 166,835.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 166,835.48

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

2

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

ALTURA HOMES DFW, LP

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ALTURA HOMES DFW, LP

Organization Type

Unknown

Proposed Budget

\$ 166,835.48



Location Description:

The units are located in far South Dallas along the Lancaster Corridor at: 13722 Vida Ln and 6624 Leaning Oaks.

Activity Description:

The City entered in to a contract with Altura Homes DFW, LP, as the developer for the project, for the acquisition and 50% of the rehabilitation costs for two (2) foreclosed single family homes located in one of the 13 mapsco page areas designated of greatest need for the NSP program. The developer purchased Land Bank lots at a 1% discounted rate. The acquisitions were discounted by 1% of the sales price. The developer is providing private financing for the remaining portion of the acquisition and rehabilitation costs. The developer will repay the City 50% of the acquisition costs at closing. The homes will be sold to households at or below 50% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0005
Activity Title: Altura Homes LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

00004

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Purchase / Rehabilitation of Abandoned or

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,253.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,253.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

3

3

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

ALTURA HOMES DFW, LP

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ALTURA HOMES DFW, LP

Organization Type

Unknown

Proposed Budget

\$ 250,253.22



Location Description:

The units are located in far South Dallas along the Lancaster Corridor at:1912 Earnhardt Way, 1318 Prater and 6824 Timothy

Activity Description:

The City entered in to a contract with Altura Homes DFW, LP, as the developer for the project, for the acquisition and 50% of the rehabilitation costs for three (3) foreclosed single family homes located in one of the 13 mapsco page areas designated of greatest need for the NSP program. The developer purchased Land Bank lots at a 1% discounted rate. The acquisitions were discounted by 1% of the sales price. The developer is providing private financing for the remaining portion of the acquisition and rehabilitation costs. The developer will repay the City 50% of the acquisition costs at closing. The homes will be sold to households at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 0008
Activity Title: SCB Investments:LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

00004

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Purchase / Rehabilitation of Abandoned or

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 720,696.02

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 720,696.02

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10		10	100.00
10		10	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

10

10

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SCB INVESTMENTS, INC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SCB INVESTMENTS, INC

Organization Type

Unknown

Proposed Budget

\$ 720,696.02



Location Description:

The units are located in far South Dallas along I-20 and Lancaster Road at: 7108 London Fog Dr, 10922 Vaquero Dr, 3243 Bellville Dr, 7148 Lanyon Dr, 6143 College Way, 1143 La Rioja, 9427 Cayo Blanco, 6163 Balcony, 3217 Light Point and 9606 Calle Del Oro

Activity Description:

The City entered into a contract with SCB Investments, Inc., as the developer for the project, to provide financing for a portion of the acquisition and rehabilitation costs for ten (10) foreclosed single family homes located in several of the 13 mapsco page areas designated for greatest need for the NSP program. The developer is providing private financing for the remaining portion of the acquisition and rehabilitation costs. The homes will be sold to households at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 0010
Activity Title: Bilingual Real Estate LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

00004

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Purchase / Rehabilitation of Abandoned or

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 485,505.81

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 485,505.81

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
7		7	100.00
7		7	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

7

7

7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

BILINGUAL REAL ESTATE

Proposed budgets for organizations carrying out Activity:

Responsible Organization

BILINGUAL REAL ESTATE

Organization Type

Unknown

Proposed Budget

\$ 485,505.81



Location Description:

The units are located in various locations throughout the City of Dallas in several of the 13 mapsco page areas designated of greatest need for the NSP program: 7651 Piedmont Dr, 6624 Leaning Oaks, 9029 Prairie Wood, 7623 Livvie Meadow, 2342 John McCoy, 2236 Vine and 9711 Whistler.

Activity Description:

The City entered into a contract with Bilingual Real Estate, as the developer for the project, to provide financing for a portion of acquisition and rehabilitation costs for seven (7) foreclosed single family home located in several of the 13 mapsco page areas designated of greatest need for the NSP program. The developer is providing private financing for the remaining portion of the acquisition and rehabilitation costs. The developer will repay the proceeds to the City at closing. The homes will be sold to households at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 0003 / LAND BANK ACQUISITION

Grantee Activity Number: 0001
Activity Title: Landbank Lots

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

0003

Projected Start Date:

12/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

LAND BANK ACQUISITION

Projected End Date:

11/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,165,736.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,165,736.17



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	112
# of Housing Units	112
# of Properties	112

LMI%:	63.32
-------	-------

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 CITY OF DALLAS, TX

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF DALLAS, TX	Local Government	\$ 1,165,736.17

Location Description:

The City Housing Department, through the Land Bank section of the DHADC, will purchase improved properties that have been foreclosed upon, identified as abandoned or blighted structures and/or improved properties which are unoccupied and vacant, abandoned or foreclosed land within the designated areas of greatest need. The City of Dallas will not use eminent domain or allow for involuntary sales in its NSP. Lots located in CT167.01

Activity Description:

The city acquired 112 foreclosed lots in the Cedar Creek Subdivision in far south Dallas off of I20 from Plains Capital Bank to sell to developers for new construction of 112 lots. The Land Bank Division will obtain a builder for the 112 lots. The builder will pay \$1,000 per lot. The homes will be sold to homebuyers up to 120% AMFI. Forty three (43) of the lots were developed by Altura under activity #0015 in this same grant. The remaining lots were redeveloped by Altura without further NSP funding.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: CHDO0005 / CHDO Acquisition Redevelopment ,Sale

Grantee Activity Number: 0012
Activity Title: CHDO/City Wide

Activity Type:

Construction of new housing

Project Number:

CHDO0005

Projected Start Date:

06/23/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

CHDO Acquisition Redevelopment ,Sale

Projected End Date:

12/23/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,494,580.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,494,580.56

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

13

13

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City Wide CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City Wide CDC

Organization Type

Non-Profit

Proposed Budget

\$ 1,494,580.56

Location Description:



The units are located in Southern Dallas off of Simpson Stuart Rd between Houston School Rd and Lancaster Rd. at: 1540, 1536, 1528, 1520, 1516, 1438, 1434, 1410 Sax Leigh Dr. 1435, 1423, 1427 & 1431 Hidden Valley and 6612 Erikaglen Dr.

Activity Description:

The City entered in to a contract with City Wide Community Development Corp., as the developer for the project, to provide financing for the acquisition and redevelopment cost for thirteen (13) new single family homes located in one of the mapsco page areas designated for greatest need for the NSP program. The developer is providing private financing for the remaining portion of the acquisition and redevelopment costs. The developer will repay the City 50% of the redevelopment cost at closing. The homes will be sold to households at or below 50% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0013
Activity Title: CHDO/ South Dallas

Activity Type:

Construction of new housing

Project Number:

CHDO0005

Projected Start Date:

06/23/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

CHDO Acquisition Redevelopment ,Sale

Projected End Date:

12/23/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 482,856.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 482,856.16

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total
4
4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

South Dallas / Fair Park ICDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

South Dallas / Fair Park ICDC

Organization Type

Non-Profit

Proposed Budget

\$ 482,856.16

Location Description:



The units are located in Southern Dallas off of Bexar St. as part of the Bexar Street Neighborhood Revitalization project at: 2603 Exline, 3523 Meyers, 2607 Exline and 2622 Exline.

Activity Description:

The City entered into a contract with South Dallas / Fair Park ICDC, as the developer for the project, to provide interim construction financing for acquisition and construction costs to construct four (4) single family homes located in one of the 13 mapsco page areas designated for greatest need for the NSP program. The developer will repay the proceeds to the City at closing. The homes will be sold to households at or below 50% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0014
Activity Title: CHDO / East Dallas Community

Activity Type:
 Construction of new housing

Project Number:
 CHDO0005

Projected Start Date:
 06/23/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Completed
Project Title:
 CHDO Acquisition Redevelopment ,Sale

Projected End Date:
 12/23/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 707,038.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 707,038.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households
of Households

Total	Low	Mod	Low/Mod%
6	6		100.00
6	6		100.00

Proposed Accomplishments

of Singlefamily Units
of Housing Units

Total
6
6

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 East Dallas community Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 East Dallas community Organization

Organization Type	Proposed Budget
Non-Profit	\$ 707,038.00

Location Description:



The units are located in South Dallas near the Dallas Zoo in the Cedar Crest Neighborhood at: 1339 Claude, 1314 Claude, 1331 Hendricks, 1352 Hendricks, 1002 Signet and 1006 Signet.

Activity Description:

The City entered into a contract with East Dallas Community Organization, as the developer for the project, to provide interim construction financing for acquisition & construction cost to construct six (6) single family homes located in several of the 13 mapsco page areas designated for greatest need for the NSP program. The developer will repay the proceeds to the City at closing. The homes will be sold to households at or below 50% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0016
Activity Title: CHDO - SDFP/ICDC - LMMI

Activity Type:

Construction of new housing

Project Number:

CHDO0005

Projected Start Date:

07/09/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

CHDO Acquisition Redevelopment ,Sale

Projected End Date:

07/23/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 249,801.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 249,801.20

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

South Dallas / Fair Park ICDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

South Dallas / Fair Park ICDC

Organization Type

Non-Profit

Proposed Budget

\$ 249,801.20

Location Description:



The units are located in Southern Dallas off of Bexar St. as part of the Bexar Street Neighborhood Revitalization project at: 3622 & 3624 Meadow.

Activity Description:

The City entered into a contract with South Dallas/Fair Park ICDC, as the developer for the project, to provide interim construction financing for acquisition and construction of two (2) single family homes located in one of the 13 mapsco pages designated for greatest need for the NSP program. The developer is providing private financing for the remaining portion of the acquisition and construction cost. The developer will repay the proceeds to the City at closing. The homes will be sold to households at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0017
Activity Title: ICDC - Frank Street Project

Activity Type:

Construction of new housing

Project Number:

CHDO0005

Projected Start Date:

01/01/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

CHDO Acquisition Redevelopment ,Sale

Projected End Date:

01/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 210,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 210,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

3

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

South Dallas / Fair Park ICDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

South Dallas / Fair Park ICDC

Organization Type

Non-Profit

Proposed Budget

\$ 210,000.00

Location Description:



The units will be located on Frank St. in the Mill City area of Southern Dallas at 3604, 4431 and 4519 Frank St.

Activity Description:

The City entered into a contract with South Dallas Fair Park Inncity Development Corporation, as the developer for the Frank St. project, to construct 10 units in a mixed income project in the Mill City Area. Seven (7) of the ten (10) units will be funded in part with HOME funds, and three (3) units with NSP funds. Funds will be used for a portion of the construction costs. Proceeds from the sale of the units will be returned to the City after payment to the lender. The homes will be sold to households at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0018
Activity Title: CWCDC - Runyon Springs II

Activity Type:

Construction of new housing

Project Number:

CHDO0005

Projected Start Date:

01/01/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

CHDO Acquisition Redevelopment ,Sale

Projected End Date:

01/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 90,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 90,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City Wide CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City Wide CDC

Organization Type

Non-Profit

Proposed Budget

\$ 90,000.00

Location Description:



The units will be on scattered sites located in the City of Dallas (Ervin is getting addresses from Sherman)

Activity Description:

The City entered into a contract with City Wide Community Development Corporation, as the developer for the project, to provide financing for the construction of five (5) single family units in a mixed income project for the Runyon Spring II project in Dallas. Three (3) of the five (5) units will be funded in part with HOME funds, and two (2) unit with NSP funds. Funds will be used to gap the construction costs. Proceeds from the sale of the units will be returned to the City after payment to the lender. The homes will be sold to households at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 0019
Activity Title: EDCO - Scattered Sites

Activity Type:

Construction of new housing

Project Number:

CHDO0005

Projected Start Date:

01/01/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

CHDO Acquisition Redevelopment ,Sale

Projected End Date:

01/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 55,020.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 55,020.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

East Dallas community Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization

East Dallas community Organization

Organization Type

Non-Profit

Proposed Budget

\$ 55,020.00

Location Description:



The unit funded with NSP will be located in South Dallas in the Fair Park area at: 1449 Barry.

Activity Description:

The City of Dallas has contracted with East Dallas Community Development Corporation, as the developer for the project, to provide interim financing and gap the construction cost to construct 10 single family units in a mixed income project in the Scattered Sites Project located on scattered site in Dallas. Nine (9) of the ten (10) units will be funded in part with HOME funds (2404 Macon, 4508 Phillip, 4831, Silver, 1109, Claude, 1115 Claude, 2410 Starks, 4523 Phillips, 4820 Silver and 4838 Owenwood), and one (1) unit (1449 Barry) with NSP funds. Proceeds from the sale of the units will be returned to the City after payment to the lender. The unit will be sold to a household at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: DEV 0002 / For-Profit Acquisition Redevelopment, Sale

Grantee Activity Number: 0015
Activity Title: Altura Redevelopment

Activity Type:

Construction of new housing

Project Number:

DEV 0002

Projected Start Date:

08/25/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

For-Profit Acquisition Redevelopment, Sale

Projected End Date:

03/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,273,360.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,273,360.77

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	43	3	40	100.00
# of Households	43	3	40	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	43
# of Housing Units	43

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

ALTURA HOMES DFW, LP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ALTURA HOMES DFW, LP	Unknown	\$ 4,273,360.77

Location Description:

These units are located in far South Dallas off of Highway 20 at: 3403, 3406, 3415, 3425, 3440, 3455, 3456, 3459, 3460, 3463, 3464, 3467, 3468, 3470 Brahma Dr; 3410, 3414, 3418, 3422 Mojave Dr; 3411, 3415, 3419, 3426, 3427, 3430, 3435, 3447, 3454 Charolais Dr; 3423, 3427 Santa Gertrudis Dr; 6601, 6625, 6628, 6629, 6632, 6633, 6636, 6637, 6640, 6641, 6644, 6645, 6648, 6649 Happy Trails Dr.

Activity Description:

The City entered in to a contract with Altura Homes DFW, LP, as the developer for the Cedar Creek Ranch project, to provide interim construction financing for the acquisition and redevelopment of forty three (43) foreclosed upon single family lots located in one of the thirteen mapsco page areas designated of greatest need for the NSP program. The developer will repay the City up to 25% of the redevelopment cost at closing. The homes will be sold to households at or below 120% AMFI. These forty three (43) units were redeveloped on lots from activity #0001

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

Reviewer - No activities or input to review by Field Office. Rejected and notified city staff.



Reviewer - The Fort Worth CPD Field Office reviewed the Action Plan for the City of Dallas on June 2, 2009 and could not approve it. The reviewer sent the city an e-mail requesting corrections and resubmission of the plan. The city was requested to make the following revisions:

Disaster Damage. This section should provide a summary of the NSP action plan and include: 1) areas of greatest need, (please identify the specific geographic area where the land bank will operate) (2) method of distribution, (3) NSP eligible uses/CDBG eligible activities, (4) project dates and duration of assistance, (5) locations, and (6) responsible organizations.

Recovery Needs. This section should provide a summary of the NSP action plan and include: 1) activity descriptions, (2) budget, and (3) performance measures.

Please make sure that the narrative summaries are substantially similar to the HUD approved NSP Action Plan (cut and paste if necessary)

NSP Projects: Projects should be established in DRGR according to NSP eligible use (so there would be a maximum of six per grant). If grants are currently set up with one bucket project, that needs to be changed in DRGR. The city has three projects: administration; land banks and acquisition/rehabilitation.

NSP Activities: Once the city has established its projects it should then establish activities under the projects. Activities should be established according to national objective (LMMI or LH25), subgrant/location (subrecipients/developer), and DRGR eligible activity. There must be at least one activity with the LH25 national objective. Since the city has indicated it will meet the income targeting (LH25) under two projects then it should establish an activity under both projects for this national objective.

Also, there are four (4) criteria necessary to consider a grantee ready to unblock:

- (1) DRGR Projects should total 100% of the NSP grant award; and
- (2) Draw roles must be established: Draw-Down Approver and Draw-Down Requestor; and
- (3) There must be at least one NSP activity with the LH-25 national objective; and
- (4) There are no more Responsible Organizations or subawards that have to be added for NSP activities in DRGR; however, if there are other possible Responsible Organizations or subawards that will be added through an RFP process(es), then the relevant activity(ies) under the Project should be zeroed out by the grantee. Once, zeroed out, it will be ready to unblock.

If the four criteria are met, then the NSP grantee may be unblocked. Grantees will be able to edit Action Plans as necessary at a future date.

Here is a list of individuals the city has identified as NSP users. Please identify which individual will request the draw down and which individual will approve the drawdown.

richard.ngugi@dallascityhall.com

yolanda.samuel@dallascityhall.com

patricia.french-sand@dallascityhall.com

chris.onyeador@dallascityhall.com

malachy.udoh@dallascityhall.com

Here is some guidance on how to revise projects and activities in DRGR:

First zero out the bucket amount by editing that program. do a search in Programs and open up the bucket. zero it out and then start adding the different programs. after projects are done, go into the activities to edit the program from bucket to the new one you created. Do this for all including the admin. Don't forget to save each activity after you have made the change.

In DRGR:

1. ADD projects for every eligible activity

2. REDUCE funded amount in the Bucket project (you must reduce the activity funding FIRST)
3. INCREASE funding for the new projects
4. ASSOCIATE each activity with the relevant project and budget funds for the activity (if appropriate)

Reviewer - The action plan was reviewed and revised several times in DRGR. It meets the criteria to unblock the hold in DRGR.

Reviewer - Overall the city has made very little progress in carrying out the program.

Reviewer - Please review comments for each activity and revise the action plan accordingly. Also, the city is required to establish activities that clearly tracks the city's 25% low-income set-aside commitment. The city's set-aside amount is \$1,983,139. According to the Action Plan the city has budgeted only \$1,159,825. It appears that the city required each of the four entities that are carrying out purchase and rehabilitation activities to meet 25% of the contract amount to be used for the set-aside than the city will have a difficult time meeting the requirement. The city will not meet its required 25% set-aside based on the current activities in the Action Plan. The city should review its activities and make modifications, where necessary, to ensure that it meets the set aside requirement for this program. If the properties acquired by the Land bank are not redeveloped and occupied by low-income households at grant closeout then it would not meet the requirement. Based on the information in DRGR, the Land bank has purchased approximately 112 foreclosed properties for about \$1,150,000, which averages about \$10,268 per property. (GRJ 5-10-10).

Reviewer - The corrections to the Action Plan are acceptable. The CPD Field Office will monitor the grantee the week of May 24 to 27, 2010. Further comments will be discussed with staff at that time. GRJ 5-21-2010.

Reviewer - The action plan has been updated by the city based on HUD's monitoring review of May 24 to 27, 2010. Approved GRJ 6-9-2010.

Reviewer - I rejected the city's NSP Action Plan. Please revise the action plan to reflect the substantial amendment. Funds are budgeted for the developers under Project #4. Please cancel the activities that will no longer be carried out by the developers, deobligate the funds and reallocate the funds to the new activities. Also, if the city is increasing the amount budgeted for the land bank please modify the land bank budget and proposed accomplishments. Please modify the action plan and resubmit it in DRGR. Also, please send our office a revised hard copy of the Substantial Amendment.

Also, please review the guidance on obligations. According to the report that I am looking at it seems that the city has 100% of its NSP funds obligated. If the city reallocated NSP funds to its land bank, which is a subrecipient a purchase offer has to be made and accepted by the seller before it will count toward an obligation. Also, if the new activity involves developers then please review the obligation policy to ensure that it will count toward the obligation. Finally, please review the properties identified for the new activities to ensure that they are eligible properties to meet the 25% set-aside. Remember that the properties that are eligible to meet the set-aside is a little more restrictive than the properties under Eligible use E.

Reviewer - Action plan has been reviewed and approved 10/11/11

Reviewer - Corrections to activity budgets have been made - WB 10/24/11

Reviewer - Changes made to account for PI.

- Reviewer - Minor change 1/30/12
- Reviewer - Minor changes
- Reviewer - set aside number is too low.
- Reviewer - Working with grantee to correct issues on set-aside numbers.
- Reviewer - Corrections to set-aside numbers have been made.
- Reviewer - Grantee says action plan was accidentally submitted and there are no changes.
- Reviewer - Approved to allow submittal of QPR
- Reviewer - Admin budget is too high, and needs to be changed. A/P is being approved only to allow submittal of the QPR.
- Reviewer - approved to allow for submittal of QPR.
- Reviewer - 7-31-14, approved to allow for submittal of QPR. The City plans to encumber the rest of NSP1 funds unbudgeted in last approved Action Plan for CHDO/Citywide and allocate the remained funds to Administration. KH
- Reviewer - 10/10/14 - Kristin Hadawi locked out; asked Mark Roy to approve Action Plan on her behalf.
- Reviewer - See comments associated with Activity 14 and Activity 10.
- Reviewer - OK to approve.
- Reviewer - To address concerns about the accuracy and quality of the information reported in the QPRs, we requested TA on the city's behalf. HQ assigned Enterprise Community Partners to provide the TA. The consultant has worked with the city to make revisions to the QPRs and to the Action Plan. Reflected in this submission are revisions to the proposed accomplishments for activities 4, 5, 10 and 14. Also, the area benefit type was revised to accurately indicate census rather than survey. However, the entire county has been identified as the service area. While we are approving this Action Plan so that the outstanding QPRs can be submitted, the service area issue must be revisited. I will follow up with city staff.
- Reviewer - Changes were made to Action Plan to correct expenditures reported in activity #5, the expenditures were moved to activity #4, budgets in both activities were corrected as well. Changes were also made to activity #16 to reflect (2) units rather than (4) units, the total budget was corrected for this activity to \$254,000. All activities in this Action Plan are closed with the exception of ICDC #16
- Reviewer - According to city staff, the action plan was reopened by mistake, but no changes were made.
- Reviewer - The Action Plan was revised to revise the projected end date for Activity 3, which had been flagged by DRGR.

Action Plan History

Version

B-08-MN-48-0002 AP#1

Date

09/22/2010



B-08-MN-48-0002 AP#2	10/24/2011
B-08-MN-48-0002 AP#3	01/17/2012
B-08-MN-48-0002 AP#4	01/30/2012
B-08-MN-48-0002 AP#5	03/19/2012
B-08-MN-48-0002 AP#6	07/17/2012
B-08-MN-48-0002 AP#7	07/18/2012
B-08-MN-48-0002 AP#8	10/26/2012
B-08-MN-48-0002 AP#9	03/11/2013
B-08-MN-48-0002 AP#10	05/03/2013
B-08-MN-48-0002 AP#11	07/31/2014
B-08-MN-48-0002 AP#12	10/10/2014
B-08-MN-48-0002 AP#13	01/09/2015
B-08-MN-48-0002 AP#14	03/16/2015
B-08-MN-48-0002 AP#15	05/01/2015
B-08-MN-48-0002 AP#16	12/07/2016
B-08-MN-48-0002 AP#17	07/21/2017
B-08-MN-48-0002 AP#18	09/11/2017
B-08-MN-48-0002 AP#19	05/24/2018
B-08-MN-48-0002 AP#20	07/13/2018

