

Action Plan

Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

LOCCS Authorized Amount:	\$ 2,267,290.00
Grant Award Amount:	\$ 2,267,290.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,423,388.75
Total Budget:	\$ 4,690,678.75

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

There were 581 foreclosures within the City of Grand Prairie for 2008. The city has identified all active foreclosures within the city limits totaling 103 at this time. The city will consider high abandonment risk scoring census tracts/scores between 4-10 as areas of priority initially for purchases and assistance grants. However, the geographical distribution of active foreclosures is widely dispersed throughout the city, and will change continuously. Keeping this in mind, the city will regularly obtain active foreclosure data from the Multiple Listing Service to attempt to service these areas primarily. The majority of low/mod income tracts lie in the areas scoring 4-10. At this time 103 out of 103 active foreclosures are in tracts scoring between 4-10. The city identifies these areas as having the greatest need. Risk scores are based on the (3) HUD identified criteria: 1) Greatest % of foreclosed homes; 2) Highest % of homes financed by sub-prime loans; 3) Areas likely to experience rise in foreclosures. Risk scores are derived from data provided by HUD on these (3) criteria & not solely on foreclosure totals. The higher the score, the higher the overall risk of foreclosure considering the 3 criteria. (see attached supporting HUD foreclosure risk and MLS foreclosure data table, map, and list of census tracts submitted with substantial amendment)

Distribution and and Uses of Funds:

(1) Activity Name: Foreclosed Home Purchase Assistance Grants (2) Activity Type: Financing mechanism used for assistance with closing costs, down payment assistance, rehabilitation assistance, and project delivery costs including but not limited to inspections and appraisals. (3) National Objective: This assistance will only be offered to individuals and families whose incomes do not exceed 120% of area median income, and to individuals and families whose incomes do not exceed 50% of area median income. (4) Activity Description: This activity will be targeted at census tracts that have abandonment risk scores between 4-10. Income qualifying persons will be able to obtain up to \$30,000 in assistance. These grants will be available to both 120 % of median income limit, and 50% of median income limit households. The city estimates 51 households to be assisted by this activity. Home Ownership Assistance and Rehabilitation are both eligible CDBG activities. Families participating in this activity will be required to attend (8) hours of mandatory homebuyer counseling by a HUD approved counseling service and provide proof of completion. Activities will include finance assistance with closing costs, down payment, rehabilitation, and project delivery costs including but not limited to inspections and appraisals. (1) Activity Name: City Purchased Foreclosed Homes For Sale (2) Activity Type: Acquisition and rehabilitation of foreclosed homes to sale to qualifying households. (3) National Objective: This assistance will only be offered to individuals and families whose incomes do not exceed 120% of area median income, and to individuals and families whose incomes do not exceed 50% of area median income. (4) Activity Description: This activity will be targeted at census tracts that have abandonment risk scores between 4 -10. Income qualifying persons will be able to purchase foreclosed homes from the city with up to 20% down payment and closing cost component. The purchase of these homes will be available to both 120% of median income



limit and 50% of median income limit households. The city estimates 8 families to benefit from this activity initially. Funds generated through sales will be recycled to make additional acquisitions. Acquisition and rehabilitation are both CDBG eligible activities. Families participating in this activity will be required to attend (8) hours of mandatory homebuyer counseling by a HUD approved counseling service and provide proof of completion. Activities will include purchase, rehabilitation, sale, and project delivery costs including but not limited to inspections and appraisals.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADM	Administration	Admin 1	Administration
FH 25	NSP Set Aside PI	806	PI Home 25 Set Aside
Finance Mechanisims	FM	PAG 120	Purchase Assistance Grants 120
		PAG 25	Purchase Assistance Grants Set Aside
Pand R	Purchase and Rehabilitation	FH 120	Foreclosed Homes 120
		FH 25	Foreclosed Home 25 Set Aside



Activities

Project # / ADM / Administration

Grantee Activity Number: Admin 1
Activity Title: Administration

Activity Type:

Administration

Project Number:

ADM

Projected Start Date:

12/31/2008

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)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 246,655.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 246,655.25

Program Income Account:

City of Grand Prairie General NSP PI

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Grand Prairie

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Grand Prairie

Organization Type

Unknown

Proposed Budget

\$ 246,655.25



Location Description:

205 West Church Street, Grand Prairie, Texas 75050

Activity Description:

all administrative activities necessary to administer the NSP Program including but not limited to: Processing applications, verification process,documentation, creating and maintaing files, meeting with clients, working with mortogage companies and real estate agents.

Environmental Assessment:

Environmental None

Project # / FH 25 / NSP Set Aside PI

Grantee Activity Number: 806
Activity Title: PI Home 25 Set Aside

Activity Type:
Construction of new housing

Project Number:
FH 25

Projected Start Date:
04/30/2019

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.

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
NSP Set Aside PI

Projected End Date:
03/24/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 84,979.93

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 84,979.93



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by
Yes

Activity is being carried out through:
Grantee Employees and Contractors

Organization carrying out Activity:
City of Grand Prairie

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Grand Prairie	Unknown	\$ 84,979.93

Location Description:

Activity Description:

Purchase of a foreclosed lot and building a new home to resale at an affordable price to a low income applicant.

Environmental Assessment:

Environmental None

Project # / Finance Mechanisms / FM

Grantee Activity Number: **PAG 120**
Activity Title: **Purchase Assistance Grants 120**

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
Finance Mechanisms

Project Title:
FM



Projected Start Date:

12/31/2008

Projected End Date:

12/31/2012

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 996,329.54**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 996,329.54**National Objective:**

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

Program Income Account:

City of Grand Prairie General NSP PI

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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39		39	100.00
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of Households

39		39	100.00
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Proposed Accomplishments

of Singlefamily Units

Total

39

of Housing Units

39

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Grand Prairie

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Grand Prairie

Organization Type

Unknown

Proposed Budget

\$ 996,329.54



Location Description:

Areas of greatest need as identified in the revised substantial amendment submitted February 5 to HUD.

Activity Description:

Assistance for closing costs, down payment, and rehabilitation up to \$30,000.

Environmental Assessment:

Environmental None



Grantee Activity Number: PAG 25
Activity Title: Purchase Assistance Grants Set Aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Finance Mechanisims

Projected Start Date:
 12/31/2008

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 FM

Projected End Date:
 12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 188,950.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 188,950.54

Program Income Account:
 City of Grand Prairie General NSP PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Multifamily Units	
# of Housing Units	12
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units 2 other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	

- #Units with solar panels
- #Dishwashers replaced
- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Grand Prairie

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Grand Prairie	Unknown	\$ 188,950.54

Location Description:

Areas identified as areas of greatest need as identified in the revised substantial amendment submitted to HUD on February 5.

Activity Description:

Assistance for closing costs, down payment, and rehabilitation up to \$20,000.

Environmental Assessment:

Environmental None

Project # / Pand R / Purchase and Rehabilitation



Grantee Activity Number: FH 120
Activity Title: Foreclosed Homes 120

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Pand R

Projected Start Date:
 12/31/2008

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:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Purchase and Rehabilitation

Projected End Date:
 12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,863,828.38

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,863,828.38

Program Income Account:
 City of Grand Prairie General NSP PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	

- #Dishwashers replaced
- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Grand Prairie

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Grand Prairie	Unknown	\$ 1,863,828.38

Location Description:

Areras of greatest need identified in the revised substantial amendment submitted to HUD on February 5, 2009.

Activity Description:

Purchase, rehabilitate, and resale at an affordable price to qualified applicants.

Environmental Assessment:

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Pand R

Projected Start Date:
 12/31/2008

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Purchase and Rehabilitation

Projected End Date:
 12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 653,551.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 653,551.75

Program Income Account:
 City of Grand Prairie General NSP PI

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	



- #Dishwashers replaced
- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Grand Prairie

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Grand Prairie	Unknown	\$ 653,551.75

Location Description:

Areas identified in the revised substantial amendment submitted to HUD february 5, 2009.

Activity Description:

Aquisition of foreclosed homes, rehabilitate, and resale at a discount to qualified participants.

Environmental Assessment:

Environmental None

Action Plan Comments:

Reviewer - Activities are same as those in the approved substantial amendment. Entire allocation is budgeted; administration activity is 10% of grant amount; and 25% of allocation is set aside for



activities serving households at or less than 50% MFI.

- Reviewer - Accidental submission - no changes made by city
- Reviewer - City is temporarily moving funds from PAG to FH activities, in order to revise draws. EM
- Reviewer - budgets revised to shift funds for actual expenditures
- Reviewer - revision to move available funds from PAG 25 to PAG 120. EM
- Bedford, Action plan is being approved to allow for submission of QPR. For several activities, the budgets for the responsible organization do not match the budget for activity. Grantee will be asked to resubmit. - WB
- Bedford, This action plan revision is to correct the responsible organization's budget amount
- Bedford, Changed to modify estimated program income.
- Bedford, Changed to modify estimated program income.
- Bedford, Changed to modify estimated program income.
- Bedford, increase set-aside budgets
- Bedford, Set-aside budgets are below 25% due to large amount of PI generated early, but grantee is working to return to compliance.
- Bedford, Grantee is working on increasing set-aside budget.
- Bedford, Still below 25% setaside due to volume of PI generated early on in the program before the change in regulations. LH25 Set-aside is currently 23.86% of all budgeted activities. Grantee is aware of the issue, and is working to meet LH25 25% before closeout.
- Reviewer - Budget adjustments to reflect actual budgets.
- Reviewer - Budget adjustments to move remaining funds to PAG 120.
- Reviewer - Budget adjustment to move \$20,000 from PAG120 to PAG25, to reflect actual costs.
- Reviewer - Moved funds between two PAG activities to reflect actual expenditures.
- Reviewer - Budget and obligations for PAG120 reduced and will be moved to FH120 for final NSP activity.
- Reviewer - FH120 budget increased with funds moved from PAG120
- Carreras, Action Plan modification attributed to program income adjustment of \$84,979.93. Grantee currently working with Enhanced TA Contractor. City of Grand Prairie is close to closing out the NSP Grant, awaiting TA assistance to send over our detailed list of recommended actions that need to be cleaned up in DRGR. The construction of the final NSP home is complete. City is waiting to get a qualified Section 8 Homeowner into the property but due to the pandemic it has put a



hold on that process with getting the family qualified.

Carreras, Modifications attributed to recommendations provided by HUD TA provider to prepare for closeout of NSP grant.

Carreras, Grantee pending closeout. Adjustments due to recommendations working with TA provider and correct DRGR error messages.

Action Plan History

Version	Date
B-08-MN-48-0006 AP#1	08/16/2010
B-08-MN-48-0006 AP#2	11/18/2011
B-08-MN-48-0006 AP#3	12/30/2011
B-08-MN-48-0006 AP#4	01/17/2012
B-08-MN-48-0006 AP#5	03/19/2012
B-08-MN-48-0006 AP#6	01/07/2013
B-08-MN-48-0006 AP#7	02/14/2013
B-08-MN-48-0006 AP#8	02/21/2013
B-08-MN-48-0006 AP#9	04/09/2013
B-08-MN-48-0006 AP#10	08/16/2013
B-08-MN-48-0006 AP#11	10/24/2013
B-08-MN-48-0006 AP#12	03/11/2014
B-08-MN-48-0006 AP#13	11/24/2014
B-08-MN-48-0006 AP#14	01/15/2015
B-08-MN-48-0006 AP#15	03/19/2015
B-08-MN-48-0006 AP#16	12/15/2015
B-08-MN-48-0006 AP#17	05/05/2016
B-08-MN-48-0006 AP#18	06/07/2017
B-08-MN-48-0006 AP#19	06/07/2017
B-08-MN-48-0006 AP#20	04/15/2020
B-08-MN-48-0006 AP#21	05/14/2020
B-08-MN-48-0006 AP#22	09/08/2020
B-08-MN-48-0006 AP#23	09/10/2020

