

Action Plan

Grantee: Tarrant County, TX

Grant: B-08-UN-48-0002

LOCCS Authorized Amount:	\$ 3,293,388.00
Grant Award Amount:	\$ 3,293,388.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,560,119.08
Total Budget:	\$ 4,853,507.08

Funding Sources

Funding Source	Funding Type
Program Income	Program Income

Narratives

Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) funds were authorized by the Housing and Economic Recovery Act of 2008 (HERA) as an adjunct to the Community Development Block Grant (CDBG) Program to help stabilize neighborhoods that have high residential foreclosure rates.

Distribution and Uses of Funds:

Geographic areas of "greatest need" are defined by an area showing a high rate of foreclosure; must indicate that homes in that area have a high percentage of homes financed by a sub prime mortgage; houses which are foreclosed must be affordable to the low/moderate/medium income population; show signs that help is needed to revitalize or stabilize an area and interest by cities that improvements are warranted and needed for an area. The following census tracts are Tarrant County's targeted areas: Forest Hill (Census Tract 1111.) Crowley (Census Tract 1110.) Mansfield (Census Tract 1113. & 1115.) Watauga (Census Tract 1138.) North Richland Hills (Census Tract 1132.) Hurst (Census Tract 1134.) Saginaw (Census Tract 1140.) Haltom City (Census Tract 1101. & 1102.)

Definitions and Descriptions:

Low Income Targeting:

7/30/2014: In review of tenant rolls and expenditure for close out of Water redevelopment activity, there are 2 units that are over the 50% AMI. HUD guidance indicates that the 2 units must be removed from the < 50% AMI served activity, prorated and be separated into another activity befitting of income level served. An amendment is required to make this adjustment to record persons served accurately.

Acquisition and Relocation:

Public Comment:



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
P08-001-Admin	Administration	08-001-admin	08-001-admin
P08-002-FM	Financing Mechanisms	08-002-Financing Mechanisms	08-002-Financing Mechanisms
P08-003-AR	Purchase and Rehabilitation	08-003-AcqRehab	08-003-AcqRehab
P08-004-R	Redevelopment	08-004-Redev_109 Water	08-004-Redev_109 Water Lane
		08-004-Redev_109 Water_LMMI	08-004-Redev_109 Water_LMMI
		08-004-Redev_5108 Herrick	08-004-Redev_5108 Herrick Ct
		08-004-Redev_617619Melbourne	08-004-Redev_617619Melbourne
		08-004-Redev_621623Melbourne-LMMI	08-004-Redv_621623Melbourne-LMMI



Activities

Project # / Title: P08-001-Admin / Administration

Grantee Activity Number: 08-001-admin
Activity Title: 08-001-admin

Activity Type:

Administration

Project Number:

P08-001-Admin

Projected Start Date:

02/13/2009

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 485,350.71

Other Funds: \$ 0.00

Total Funds: \$ 485,350.71

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tarrant County Community Development Division
 1509-B South University Drive, Suite 276
 Fort Worth, Texas 76107
 Administrator contact information: Ms. Patricia Ward, Director

Responsible Organization

Tarrant County Community Development Division

Organization Type

Unknown

Proposed Budget

\$ 485,350.71

Funding Source Name

Program Income

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

All administrative activity will occur within Tarrant County Community Development offices except for site visits and inspections as required.

Activity Description:

General Administration and planning activities, including pre award costs necessary to develop the NSP. A grantee may incur pre-award costs necessary to develop the NSP Substantial Amendment and undertake other administrative actions necessary to receive and administer the NSP grant, beginning September 29, 2008.

Project # / Title: P08-002-FM / Financing Mechanisms

Grantee Activity Number: 08-002-Financing Mechanisms
Activity Title: 08-002-Financing Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

P08-002-FM

Projected Start Date:

02/13/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

Total



of Housing Units

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Tarrant County Housing Partnership	Unknown	\$ 11,500.00

Location Description:

Specific locations will be determined at a later date after a Tier II environmental assessment. There are eight targeted cities in which funds will be invested in, locations will be within the following census tracts: Forest Hill (Census Tract 1111.), Crowley (Census Tract 1110.), Mansfield (Census Tract 1113. & 1115.), Watauga (Census Tract 1138.), North Richland Hills (Census Tract 1132.), Hurst (Census Tract 1134.), Saginaw (Census Tract 1140.), Haltom City (Census Tract 1101. & 1102.)

Activity Description:

Tarrant County will appropriate up to \$200,000 in direct home ownership assistance activity by providing down payment and closing cost assistance on foreclosed homes to eligible homebuyers in the 51-80% Area Median Income within targeted areas. The \$200,000 will include program delivery costs, costs associated in homeownership assistance and the down payment and/or closing costs. All NSP assisted homebuyers will be required to complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

04/13/2010: 23 persons received homebuyer counseling prior to homeowner assistance. Total costs was \$11,500 which was spent for activity delivery and no homeowners were assisted with actual downpayment or closing costs. On March 1, 2010 a fifteen day public comment period was open for a substantial amendment. The amendment entails reallocation of funds between activities within the Neighborhood Stabilization Program (NSP). Specifically, \$188,500 remaining from the financing mechanisms activity initially set for financing for purchase and redevelopment costs will be reallocated to Acquisition/Rehabilitation and Resale activity.

4/14/2010: As there are no performance measures, this activity will be closed and the entire \$200,000 originally allocated will be moved to Acq/Rehab/Resale activity after consultation with HUD regional office. The \$11,500 spent is an allowable costs for activity delivery under the Acq/Rehab/Resale activity.

Project # / Title: P08-003-AR / Purchase and Rehabilitation

Grantee Activity Number: 08-003-AcqRehab

Activity Title: 08-003-AcqRehab

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

Project Title:



P08-003-AR

Purchase and Rehabilitation

Projected Start Date:

02/13/2009

Projected End Date:

07/30/2013

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

National Objective:

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

Total Budget: \$ 2,729,582.93

Other Funds: \$ 52,248.19

Total Funds: \$ 2,781,831.12

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

19

Low

Mod

19

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

19

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tarrant County Housing Partnership

Organization Type

Unknown

Proposed Budget

\$ 2,129,202.20

Funding Source Name

Program Income

Matching Funds

No

Funding Amount

\$ 52,248.19

Location Description:

Specific locations will be determined at a later date after a Tier II environmental assessment. There are eight



targeted cities in which funds will be invested in, locations will be within the following census tracts: Forest Hill (Census Tract 1111.), Crowley (Census Tract 1110.), Mansfield (Census Tract 1113. & 1115.), Watauga (Census Tract 1138.), North Richland Hills (Census Tract 1132.), Hurst (Census Tract 1134.), Saginaw (Census Tract 1140.), Haltom City (Census Tract 1101. & 1102.)

Activity Description:

The purpose of this activity is to purchase and rehabilitate foreclosed homes and residential properties for sale, rental or redevelopment. The areas of greatest need which will benefit from this activity will be those areas that have high foreclosure rates, show signs of neighborhood degradation and need of revitalization, and have homes that would be affordable to purchase for those households that have an income equal to or less than 120% of area median income. The benefit will be that neighborhoods will be stabilized and families will be assisted in acquiring their own homes. No more than \$120,000 per home may be spent per home. Within this cap will include acquisition, rehabilitation costs, down payment/closing cost assistance and project delivery expenses.

04/13/2010: Request for public comment opened March 1, 2010 for fifteen days for a substantial amendment to occur. The amendment entails reallocation of funds between activities within the Neighborhood Stabilization Program (NSP). Specifically, \$188,500 remaining from the financing mechanisms activity initially set for financing for purchase and redevelopment costs will be reallocated to Acquisition/Rehabilitation and Resale activity. Under the Acquisition/Rehabilitation and Resale activity, the number of units acquired, rehabilitated and sold will change from 16 units to 12 units and the budget per house assisted will change from \$120,000 to \$150,000 and a developer fee available upon resale of 15 percent.

4/14/2010: As there are no performance measures under the financing mechanisms activity, the financing mechanisms activity will be closed and the entire \$200,000 originally allocated will be moved to Acq/Rehab/Resale activity after consultation with HUD regional office. The \$11,500 spent on homebuyer counseling is an allowable costs for activity delivery under the Acq/Rehab/Resale activity.

11/26/2013: With additional program income, additional homes have been added. A total of 19 homes have been acquired and resold.

Project # / Title: P08-004-R / Redevelopment

Grantee Activity Number: 08-004-Redev_109 Water

Activity Title: 08-004-Redev_109 Water Lane

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

P08-004-R

Projected Start Date:

02/13/2009

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:

Redevelopment

Projected End Date:

07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 708,712.47

Other Funds: \$ 0.00

Total Funds: \$ 708,712.47



Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	12	12		100.00
Proposed Accomplishments	Total			
# of Housing Units	12			
# ELI Households (0-30% AMI)				
# of Properties	1			

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Tarrant County Housing Partnership	Unknown	\$ 551,839.14
Funding Source Name	Matching Funds	Funding Amount
Program Income	No	\$ 0.00

Location Description:

109 Water Lane, Crowley, TX - 12 unit multi-family property.

Activity Description:

Redevelopment of multi-family property for rental housing. Property will be acquired and rehabilitated/redeveloped for rental for those at or below the 50% of area median income. The 12 plex is currently 50% occupied in which letters seeking acquisition have been sent to current tenants, a general information letter was sent indicating interviews to be conducted and currently interviews for eligibility of current tenants are being conducted.

Rehabilitation will be executed first on the vacant units so that eligible tenants may temporarily move into while occupied units may be rehabilitated.

7/30/2014: In review of tenant rolls and expenditure for close out of this activity, there are 2 units that are over the 50% AMI. HUD guidance indicates that the 2 units must be removed from this activity, prorated and be separated into another activity befitting of income level served. An amendment is required to make this adjustment to record persons served accurately.

7/30/2014: In order to create LMMI activity for 109 Water, program budget was increased to include \$141,742.49. Attempted to move draw from 25% LI to LMMI activity by revising draw has led to approval from HUD first. 25% LI budget will be amended after approval and then Program budget will be reduced back to original amount after processing.



Grantee Activity Number: 08-004-Redev_109 Water_LMMI
Activity Title: 08-004-Redev_109 Water_LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 P08-004-R

Projected Start Date:
 07/30/2014

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment

Projected End Date:
 07/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 141,742.49

Other Funds: \$ 0.00

Total Funds: \$ 141,742.49

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Tarrant County Housing Partnership	Unknown	\$ 141,742.49



Location Description:

109 Water Lane, Crowley, TX A 12 unit multi-family property.

Activity Description:

7/30/2014: In review of tenant rolls and expenditure for close out of this activity, there are 2 units that are over the 50% AMI. HUD guidance indicates that the 2 units must be removed from this activity, prorated and be separated into another activity befitting of income level served. An amendment is required to make this adjustment to record persons served accurately.

7/30/2014: In order to create LMMI activity for 109 Water, program budget was increased to include \$141,742.49. Attempted to move draw from 25% LI to LMMI activity by revising draw has led to approval from HUD first. 25% LI budget will be amended after approval and then Program budget will be reduced back to original amount after processing.



Grantee Activity Number: 08-004-Redev_5108 Herrick
Activity Title: 08-004-Redev_5108 Herrick Ct

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 P08-004-R

Projected Start Date:
 01/01/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment

Projected End Date:
 09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 343,896.96

Other Funds: \$ 0.00

Total Funds: \$ 343,896.96

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	4	4		100.00
Proposed Accomplishments				
# of Housing Units	4			
# ELI Households (0-30% AMI)				
# of Properties	1			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Tarrant County Housing Partnership	Unknown	\$ 271,507.86

Location Description:



5108 Herrick Ct, Haltom City, TX 76117 - 4plex, multi-family property to serve < 50% AMI

Activity Description:

Redevelopment of multi-family property for rental housing. Property will be acquired and rehabilitated/redeveloped for rental for those at or below the 50% of area median income. The 4 plex is currently 50% occupied in which letters seeking acquisition have been sent to current tenants, a general information letter was sent indicating interviews to be conducted and currently interviews for eligibility of current tenants are being conducted. Rehabilitation will be executed first on the vacant units so that eligible tenants may temporarily move into while occupied units may be rehabilitated.



Grantee Activity Number: 08-004-Redev_617619Melbourne
Activity Title: 08-004-Redev_617619Melbourne

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

P08-004-R

Projected Start Date:

12/01/2014

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 216,508.70

Other Funds: \$ 0.00

Total Funds: \$ 216,508.70

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

2

2

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tarrant County Housing Partnership

Organization Type

Unknown

Proposed Budget

\$ 216,508.70



Location Description:

One Duplex, both units address is 617 and 619 MelbourneRd, Hurst, TX 76053

Activity Description:

Two duplexes were purchased side by side on Melbourne Street in Hurst, TX. Thees units will be for rental; these 2 units will satisfy the required set aside for < 50% AMI and two will be for moderate income persons below 120% AMI.



Grantee Activity Number: 08-004-Redev_621623Melbourne-LMMI
Activity Title: 08-004-Redv_621623Melbourne-LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 P08-004-R
Projected Start Date:
 12/01/2014
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
Environmental Assessment:
 COMPLETED
Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Redevelopment
Projected End Date:
 06/30/2015
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 227,712.82
Other Funds: \$ 0.00
Total Funds: \$ 227,712.82

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Multifamily Units	2
# of Housing Units	2
# of Properties	1

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

Organization carrying out Activity:
 Tarrant County Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Tarrant County Housing Partnership	Unknown	\$ 0.00

Location Description:

One Duplex. Both units address is 621 and 623 Melbourne Rd, Hurst, TX 76053

Activity Description:

Two duplexes were purchased side by side on Melbourne Street in Hurst, TX. These units will be for rental; 2 units will satisfy the required set aside for < 50% AMI and these two units will be for moderate income persons below 120% AMI.

Action Plan Comments:

- Reviewer - Proposed accomplishments and budgeted amounts for all activities reflect information in the substantial amendment and are acceptable but the activity descriptions need to be revised as noted before approval.
- Reviewer - Location descriptions also need to be revised as noted.
- Reviewer - Revisions have been made by the county.
- Reviewer - County changed national objective code for Financing Mechanisms activity, as directed by FO
- Reviewer - County has added projects and identified subrecipients, as requested.
- Reviewer - Substantial amendment moving funds from financing mechanisms to acquisition/rehab and reducing the number of units to be completed under acquisition/rehab is acceptable.
- Reviewer - 7/10/2010 - Action Plan resubmitted to break out redevelopment into two activities - one 12-unit multifamily property and one 4-plex. EM
- Reviewer - Technical amendment to correct budget amounts on multi-family projects.
- Reviewer - Program Income accounted for incorrectly.
- Reviewer - Amendment to account for additional PI received.
- Reviewer - Two activities added, but national objective classification needs to be corrected before amendment can be approved.



Reviewer - Two new redevelopment activities for rental were added, to use balance of NSP funds.

Reviewer - Budget changes to Melbourne redevelopment activities

Reviewer - status of all activities changed to 'completed' at FO request

Action Plan History

Version	Date
B-08-UN-48-0002 AP#1	11/29/2016
B-08-UN-48-0002 AP#2	01/29/2016
B-08-UN-48-0002 AP#3	10/28/2015
B-08-UN-48-0002 AP#4	01/29/2015
B-08-UN-48-0002 AP#5	07/31/2014
B-08-UN-48-0002 AP#6	07/30/2014
B-08-UN-48-0002 AP#7	05/01/2014
B-08-UN-48-0002 AP#8	12/20/2013
B-08-UN-48-0002 AP#9	08/09/2012
B-08-UN-48-0002 AP#10	10/26/2011
B-08-UN-48-0002 AP#11	04/15/2010

