

Action Plan

Grantee: Dallas, TX

Grant: B-11-MN-48-0002

LOCCS Authorized Amount:	\$ 2,356,962.00
Grant Award Amount:	\$ 2,356,962.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 944,807.81
Total Budget:	\$ 3,301,769.81

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Dallas plans to use the fund to acquire 17 vacant foreclosed lots, provide interim construction for the development of the lots and provide down payment assistance to the homebuyer. The City of Dallas has identified two (2) geographic areas of the city as "Areas of Greatest Need" using the mapping tool for its 2010-2011 Neighborhood Stabilization Program 3 (NSP3). The first area of choice is the Bexar St. /Rochester area bounded by Hatcher on the North, S. Lamar on the West, 2nd Ave. on the East and Rochester Park on the South. The census tracts are 39.01, 39.02, and 115. The zip code is 75215. The second area chosen is the Lancaster Corridor which is E. Illinois on the North, Ewing/Ramona on the West, Kellogg/Garrison on the East, and Simpson Stuart on the South. The census tracts include portions of 55, 57, 88.01, 88.02, 87.03, 87.04, 87.05, and 114.01. The zip code for this area is 75216. These areas represent the areas of highest need based on scores of 17.84 and 17.53, respectively. The State minimum threshold score is 16. These areas well exceed the State's threshold score. The decision to concentrate efforts in these areas was based on several factors that the U.S. Department of Housing and Urban Development (HUD) required for consideration for Areas of Greatest Need, including high numbers of (1) foreclosures (2) vacant property (3) delinquent loans (4) subprime loans (5) unemployment and (6) decreases in home values. The Areas of Greatest Need for Dallas and for this application were selected as they met HUD's criteria, as well as additional criteria, including (1) current efforts of redevelopment, NIP areas (2) amount of vacant property (3) extent of needs and (5) type of needs. The needs in these areas expand beyond rehabilitation of housing stock. Revitalization is necessary to attract homebuyers and renters, entice new business owners to relocate to the areas, and engage existing business owners to expand and/or rehabilitate their businesses. Finally, after a review of SOCDS Building Permit Database, the results identified stagnant new development in the City limits. In 2008, 9,413 permits were pulled for development activities. In 2009 and 2010, 1,771 and 1,800, respectively, were pulled for development. Funding availability for redevelopment activities will leverage revitalization efforts. The Bexar St. /Rochester area has been a target Neighborhood Investment Program (NIP) area for revitalization for the City of Dallas for several years. The effort to revitalize the area includes demolition of substandard and abandoned blighted property, land banking to sell vacant tax foreclosed lots to developers for construction of new single family and multifamily units, economic development efforts to assist existing business owners and attract new businesses to the area, new streets and infrastructure for better accessibility into and throughout the neighborhood. Currently, the City has active projects in the Bexar St. /Rochester area for new construction of single family townhomes, new construction of mixed-use buildings for multifamily rental and retail/commercial space, and street and infrastructure projects. A certified Community Based Development Organization (CBDO) is constructing the townhomes with two (2) additional phases to complete. Private developers and property owners are constructing themixed-usedadditional efforts to construct a new police station are in the planning stages of development. The Lancaster Corridor was recently designated, approximately 2 years ago, to be a NIP area. The effort to revitalize this corridor includes demolition of substandard structures, relocation of residential property owners, expansion of the Urban League, Veterans Hospital, and Dart rail system, new construction of rental multifamily units and single family homeowner units. The economic development efforts include relocation of businesses, redesign of the existing vacant



How Fund Use Addresses Market Conditions:

These two areas pose difficulty for developers to redevelop due to the nature of issues that are apparent, including drug activity, property abandonment, vacant lots and houses that invite vagrants to gather. Currently, these lots are held by the Land Bank. The City plans to use the funds to acquire vacant foreclosed lots, provide interim construction for the development of the lots and provide down payment assistance to the homebuyers.

The term of assistance for these areas will be for the three (3) year period that HUD allows. Properties will be sold to low/moderate-income homebuyers that will provide them homeownership opportunities that they may not have otherwise received. Affordability will be maintained through a Deed Restriction placed on the properties to run 15 years. The homebuyers will be able to afford the homes long term as a result of a low mortgage. In cases where units cannot be sold, rental will be permitted.

Ensuring Continued Affordability:

The City of Dallas has adopted the guidelines for affordability based on total investment and will assure affordability periods through deed restrictions of the properties involved. In the sale of City-owned, or land bank owned property to developers or homebuilders for rental to low-, moderate-, and middle-income (LMMH) families, the City will require that the property be deed restricted by the purchaser so that the rental units must be rented to LMMH families for the affordability periods in the rental housing section below. In the sale of City-owned, or land bank owned property to developers or homebuilders for resale to LMMH families; or in the financing of purchase or purchase with rehabilitation of property for resale to LMMH families, the City will require that the property be deed restricted by the purchaser so that the subsequent sale must be to a LMMH family. In the subsequent sale by the developer or homebuilder to the eligible family the property will be deed restricted for the affordability periods in the homeownership assistance section below.

Definition of Blighted Structure:

The City is using a local definition of blighted structure. In the context of the Chapter 27, Article I Section 27-1 of the Dallas City Code:

SEC.27-1. LEGISLATIVE FINDINGS OF FACT

There exists in the city of Dallas, Texas, structures used for human habitation and nonresidential purposes that are substandard in structure and maintenance. Furthermore, inadequate provision for light and air, insufficient protection against fire, lack of proper heating, insanitary conditions, and overcrowding constitute a menace to the health, safety, morals, welfare, and reasonable comfort of the citizens of the city of Dallas. The existence of such conditions will create slum and blighted areas requiring large scale clearance, if not remedied. Furthermore, in the absence of corrective measures, such areas will experience a deterioration of social values, a curtailment of investment, and tax revenue, and an impairment of economic values. The establishment and maintenance of minimum structural and environmental standards are essential to the prevention of blight and decay and the safeguarding of public health, safety, morals, and welfare. (Ord.Nos. 15198;19234)

Blighted property shall include residential or commercial structures that: are dilapidated, deteriorated, aged or obsolete
are uninhabitable, unsafe, or unsanitary have inadequate provisions for ventilation, light, air, or sanitation
are an imminent harm to life or other property by fire or other causes adversely affect the public health, safety, morals or welfare of the municipality and its residents

Definition of Affordable Rents:

The NSP rental affordability requirements will be the same as the rent limitations for the City of Dallas' HOME assisted projects with separate requirements for middle-income families between 81% - 120% of Area Median Family Income (AMFI).

The NSP rents to be charged for multi-family projects with 1 to 4 units will be the lesser of the fair market rent for existing housing for comparable units in the area, or a rent that does not exceed 30% of the adjusted income of a family whose annual income equals 80% of the AMFI for the area, with adjustments for number of bedrooms in the unit.

The NSP rents to be charged for multi-family projects with 5 or more units will be the lesser of the fair market rent for existing housing for comparable units in the area, or a rent that does not exceed 30% of the adjusted income of a family whose annual income equals 80% of the AMFI for the area, with adjustments for number of bedrooms; and 20% of the units must be occupied by families whose annual income is 50% or below AMFI and the rent will not exceed 30% of 50% of the AMFI for the area, with adjustments for number of bedrooms in the unit. The rent for middle-income families will be 30% of gross income for multi-family projects of any size.

Housing Rehabilitation/New Construction Standards:

The City of Dallas has adopted the International Residential Code for new residential construction and the locally written, HUD approved, and implemented, "Minimum Acceptable Property Standards" for housing rehabilitation. The rehabilitation standards include:

- minimum standards for basic equipment and facilities for kitchens, bathrooms, hot water storage, connection to water and connection to sewer or septic system

- minimum structural standards for exits, stairways, balconies, handrails, floors, floor coverings, walls, ceilings, roofs, siding, soffit, and drainage

- minimum electrical standards for smoke detectors, outlets, and service

- heat and air conditioning standards

- energy conservation measures for insulation, weather-stripping, caulking, replacement of inefficient heating/cooling systems and replacement of single pane windows

The rehabilitation standards also include specifications for rehabilitation projects: sitework, concrete and masonry metals, wood and plastics

- thermal protection, moisture protection, doors and windows

- finishes, vents, fireplaces, toilet and bath accessories equipment, mechanical, plumbing electrical

- handicap and ADA

Vicinity Hiring:

Developers will seek local contractors and subcontractors to redevelop the areas of greatest need.

Procedures for Preferences for Affordable Rental Dev.:

RENTAL HOUSING

For rehabilitation or acquisition of existing single or multi-family rental housing per unit amount of NSP funds under \$15,000, the minimum period of affordability will be 5 years. For rehabilitation or acquisition of existing single or multi-family rental housing per unit amount of NSP funds between \$15,000 and \$40,000, the minimum period of affordability will be 10 years. For rehabilitation or acquisition of existing single or multi-family rental housing per unit amount of NSP funds over \$15,000 or for rehabilitation involving refinancing, the minimum period of affordability will be 15 years. For new construction or acquisition of newly constructed single or multi-family rental housing, the minimum period of affordability will be 20 years.

HOMEOWNERSHIP ASSISTANCE

For homeownership assistance for single family housing whose family qualifies as a low-to-moderate income family and the housing is the principal residence of the family for the affordability period, the minimum period of affordability will be 5 years for a per unit amount of NSP homebuyer subsidy of under \$15,000. The minimum period of affordability will be 10 years for a per unit amount of NSP homebuyer subsidy of \$15,000 to \$40,000. The minimum period of affordability will be 15 years for a per unit amount of over \$40,000.

Grantee Contact Information:

City of Dallas Housing/Community Services Department, 1500 Marilla St., 6CN, Dallas, Texas 75201

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3-01	ADMINISTRATIVE COSTS	0001	Administration & Direct Delivery
NSP3-02	Acquisition /Redevelopment of	0004-25	Altura Redevelopment 25
		0005	Altura Redevelopment
		0006-25	CHDO Redevelopment 25
		0007	SCB Redevelopment
		0008-25	SCB Redevelopment 25
		0009	CHDO Redevelopment



Activities

Project # / Title: NSP3-01 / ADMINISTRATIVE COSTS

Grantee Activity Number: 0001
Activity Title: Administration & Direct Delivery

Activity Type:

Administration

Project Number:

NSP3-01

Projected Start Date:

07/01/2011

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:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 330,036.97

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 330,036.97

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

\$ 330,036.97

Location Description:



Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of NSP3 program, including planning, regulatory compliance (i.e. monitoring, inspections, etc.), contract administration and fiscal management

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3-02 / Acquisition /Redevelopment of Foreclosed

Grantee Activity Number: 0004-25
Activity Title: Altura Redevelopment 25

Activity Type:

Construction of new housing

Project Number:

NSP3-02

Projected Start Date:

07/01/2011

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:

Acquisition /Redevelopment of Foreclosed

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 720,312.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 720,312.66

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7	7		100.00



# of Households	7	7	100.00
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Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
#Sites re-used	7
#Units exceeding Energy Star	7
#Units with bus/rail access	7
#Low flow showerheads	7
#Low flow toilets	7

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Altura Homes

Proposed budgets for organizations carrying out Activity:		
Responsible Organization	Organization Type	Proposed Budget
Altura Homes	For Profit	\$ 720,312.66

Location Description:

The units are located in Southern Dallas along the Lancaster Corridor at:1203 Louisiana, 1326 Hudspeth, 1314 Hudspeth, 2319 Crest, 2607 Kilburn, 2606 Kilburn and 3217 52ndSt.

Activity Description:

The City entered in to a contract with Altura Homes DFW, LP, as the developer for the project, to provide interim construction financing for the acquisition with a 1% discount and construction of seven (7) single family homes located in one of the thirteen mapsco page areas designated of 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: 0005
Activity Title: Altura Redevelopment

Activity Type:

Construction of new housing

Project Number:

NSP3-02

Projected Start Date:

07/01/2011

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:

Acquisition /Redevelopment of Foreclosed

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 411,026.23

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 411,026.23

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4



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	\$ 411,859.23
CITY OF DALLAS, TX	Local Government	\$ 0.00

Location Description:

The units are located in Southern Dallas along the Lancaster Corridor at: 1815 Garza, 3836 Black Oak, 6434 Kemrock and 1323 Hudspeth

Activity Description:

The City entered in to a contract with Altura Homes DFW, LP, as the developer for the project, to provide interim construction financing for the acquisition with a 1% discount and construction of four (4) single family homes located in one of the thirteen mapsco page areas designated of 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 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 0006-25
Activity Title: CHDO Redevelopment 25

Activity Type:

Construction of new housing

Project Number:

NSP3-02

Projected Start Date:

07/01/2011

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:

Acquisition /Redevelopment of Foreclosed

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 594,042.23

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 594,042.23

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

5

5

5

5

5

5

5



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

\$ 594,042.23

Location Description:

The units are located in Southern Dallas off of Bexar St., as part of the Bexar Street Neighborhood Revitalization project: 2344, 2340 and 2414 Harding, 2555 Starks and 2519 Ghent.

Activity Description:

The City entered into a contract with East Dallas Community Organization, as the developer for the project, to provide financing for acquisition with a 1% discount and construction of five (5) single family homes located in one or more 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: 0007
Activity Title: SCB Redevelopment

Activity Type:

Construction of new housing

Project Number:

NSP3-02

Projected Start Date:

07/01/2011

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:

Acquisition /Redevelopment of Foreclosed

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 114,771.51

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 114,771.51

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

1

1

1

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

\$ 114,771.51

Location Description:

The unit is located in Southern Dallas along I-20 and Lancaster Road at: 2404 S. Denley.

Activity Description:

The City entered into a contract with SCB Investments, Inc., as the developer for the project, to provide financing for acquisition with a 1% discount and construction of one (1) single family home located in one of the 10 mapsco page areas designated for greatest need for the NSP program. The developer will repay the proceeds to the City at closing. The home will be sold to a household at or below 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 0008-25
Activity Title: SCB Redevelopment 25

Activity Type:

Construction of new housing

Project Number:

NSP3-02

Projected Start Date:

07/01/2011

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:

Acquisition /Redevelopment of Foreclosed

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 115,721.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 115,721.36

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

1

1

1



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

\$ 115,721.36

Location Description:

The unit is located in Southern Dallas along I-20 and Lancaster Road at:1226 Woodin.

Activity Description:

The City entered into a contract with SCB Investments, Inc.,as the developer for the project,to provide financing for acquisitionwith a 1% discount and construction ofone (1) single family home. The developer acquired the property in one of the 10 mapsco page areas designated for greatest need for the NSP program.The developer will repay the proceeds to the City at closing.The home will be sold to a household at or below 50% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 0009
Activity Title: CHDO Redevelopment

Activity Type:

Construction of new housing

Project Number:

NSP3-02

Projected Start Date:

07/01/2013

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:

Acquisition /Redevelopment of Foreclosed

Projected End Date:

09/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 236,940.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 236,940.17

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

2

2

100.00

of Households

2

2

100.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

#Sites re-used

2

#Units exceeding Energy Star

2

#Units with bus/rail access

2

#Low flow showerheads

2

#Low flow toilets

2



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

\$ 236,940.17

Location Description:

The units are located in Southern Dallas off of Bexar St., as part of the Bexar Street Neighborhood Revitalization project: 2337 Macon and 2559 Starks.

Activity Description:

The City entered into a contract with East Dallas Community Organization, as the developer for the project, to provide financing for acquisition with a 1% discount and construction of two (2) single family homes located in one or more 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 120% AMFI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

Reviewer - I have reviewed the NSP3 Action Plan for the city of Dallas. The amount currently budgeted in DRGR for set-aside activities total \$530,316.50. This is below the minimum required of \$589,240.50 for Dallas. The calculation in DRGR appears to be exclusive of administration. However, per the notice, "not less than 25 percent of any NSP grant shall be used to house individuals or families whose incomes do not exceed 50 percent of area median income."

This was the only issue. Once corrected, I can approve the Action Plan. You should be able to request draw downs for NSP3 shortly after. If you have any questions or concerns, please call me at (817) 978 5946.

Reviewer - Previous issue on the amount of set-aside has been corrected.

Reviewer - Approved to allow for QPR submission. After QPR is submitted, I will ask that the grantee correct an issue with the responsible organization budget.

Reviewer - set aside is too low. Asking grantee to resubmit with set aside amount at or above 25 percent.

- Reviewer - Grantee has corrected previous issue regarding the set-aside amount.
- Reviewer - Approved to allow submittal of QPR
- Reviewer - Approved to allow for submittal of QPR.
- Reviewer - The proposed accomplishments for Activity 7 is 1 household for a budget of \$259,000.
- Reviewer - To address the quality and accuracy of information reported in QPRs, HUD requested TA on the city's behalf. HQ assigned Enterprise Community Partners. The consultant has worked with city staff to make revisions to the QPRs and Action Plan. Reflected in this submission are revisions to the proposed accomplishments for Activities 4, 5, 6, and 7. Budget revisions were made to Activities 1, 7 and 8, and Activity 9 was set up.
- Reviewer - Changes made to the Action Plan include draw revisions and re-budgeting of funds between activities 4&5, 6&9, and 7&8.
- Reviewer - The purpose of this revision was to increase the program income.
- Reviewer - The revised activity and location descriptions more clearly and consistently describe how NSP are being used within the context of the overall project structure.
- Reviewer - The Action Plan was revised to:
1. Change the end date for to address flags in DRGR.
 2. Adjust green performance measure data in activities 6 and 9.

Action Plan History

Version	Date
B-11-MN-48-0002 AP#1	06/22/2011
B-11-MN-48-0002 AP#2	05/01/2012
B-11-MN-48-0002 AP#3	08/07/2012
B-11-MN-48-0002 AP#4	10/26/2012
B-11-MN-48-0002 AP#5	08/19/2013
B-11-MN-48-0002 AP#6	02/19/2014
B-11-MN-48-0002 AP#7	03/04/2014
B-11-MN-48-0002 AP#8	03/23/2015
B-11-MN-48-0002 AP#9	05/01/2015
B-11-MN-48-0002 AP#10	12/07/2016
B-11-MN-48-0002 AP#11	07/21/2017
B-11-MN-48-0002 AP#12	05/24/2018
B-11-MN-48-0002 AP#13	07/13/2018

