

Action Plan

Grantee: Dallas County, TX

Grant: B-11-UN-48-0001

LOCCS Authorized Amount:	\$ 1,364,426.00
Grant Award Amount:	\$ 1,364,426.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,364,426.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Dallas County has hired a non-profit/developer (Dallas Area Habitat for Humanity) to acquire, redevelop, and resell vacant properties within the identified areas of Lancaster, Texas. It is proposed that approximately ten homes will be acquired, redeveloped and resold to eligible home buyers earning up to 120% of the area median income, where at least three of these homes will be sold to low-income qualified households (households whose incomes do not exceed 50% of the area median income); and that the surrounding area will be made more stable as of a result of these homes being occupied by homeowners.

How Fund Use Addresses Market Conditions:

In determining the area of greatest need, Dallas County used the HUD NSP3 mapping tool to identify areas of greatest need and relied on data generated from its NSP1 experience in finding appropriate program targets in the areas that continue to experience large supplies of vacant, foreclosed and seriously delinquent properties. The targeted area contains several subdivisions that were greatly affected by the recent downturn in the housing market. Many of these subdivisions were not completed and the existing occupants live amidst vacant lots and unoccupied houses. Purchasing ten of these homes in such a focused-target area will help stabilize these subdivisions.

Ensuring Continued Affordability:

Homes assisted by NSP3 funds will remain affordable in accordance with minimum HOME program standards at 92.252(a), (c), (e), and (f) and 92.254. Homes that have been purchased, repaired and resold by a non-profit receiving NSP funding will be required to remain affordable for fifteen years. This requirement will be imposed by the use of deed restrictions that will require that the housing be made available only to NSP-eligible buyers who will use the housing as their principal residence.

Definition of Blighted Structure:

As defined by the County, a structure will be considered to be blighted when it objectively exhibits determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare and when the cost of the repairs needed to bring the structure into local code compliance exceeds 75% of the estimated replacement value of the structure after the repairs have been done.

Definition of Affordable Rents:

Rents will be considered to be affordable for households earning no more than 80% of the area's median income when the rent (including utilities) is no greater than 30% of the monthly income for a household (adjusted for household size at 80% of the area's median income. Rents will be considered to be affordable for households earning over 80% and up to 120% of the area's median income when the rent (including utilities) is no greater than 30% of the monthly income for a household (adjusted for household size) at 120% of the area's median income.



Housing Rehabilitation/New Construction Standards:

All rehabilitation under the NSP3 program will meet the HUD Rehabilitation Standards (25 CFR 570.208 (b)(1-2) and the local minimum building codes. All rehabilitation must meet a minimum standard that public health, safety and welfare are maintained or enhanced as work is performed. All work must be completed in a professional workmanlike manner in compliance with the workmanship standards and licensing requirements in accordance with the minimum housing standards of City of Dallas.

Vicinity Hiring:

Dallas County will contractually require the Developer to provide for the hiring of employees who reside in the identified geographic target area and to contract with small businesses that are owned and operated by persons residing therein to the maximum extent feasible. Dallas County will require the Developer to post written flyers announcing NSP3-funded subcontract bidding and employment opportunities in a location within the identified target area.

Procedures for Preferences for Affordable Rental Dev.:

It has been determined that the stabilization of the identified target area would not be furthered by the addition of rental housing.

Grantee Contact Information:

Rachel Brown, CDBG Project Coordinator

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3--2011	NSP3-Purchase/Rehab/Resale	NSP-2011-01	NSP3--2011--LH25%
		NSP3--2011--02	NSP3--2011--LMMI

Activities



Grantee Activity Number: NSP-2011-01
Activity Title: NSP3--2011--LH25%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP3--2011

Project Title:
 NSP3-Purchase/Rehab/Resale Program

Projected Start Date:
 05/31/2011

Projected End Date:
 03/06/2014

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: \$ 392,426.00

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 392,426.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3

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

Organization carrying out Activity:
 Dallas County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Dallas County	Local Government	\$ 392,426.00

Location Description:

The Program description is located within target areas of the City of Lancaster in the area that is North of West Wintergreen Road, East of North Houston School Road, South of Cedardale Road, and mainly West of Dizzy Dean Drive.

Activity Description:



It is estimated that at least \$341,106.50 (or 25%) of the County's NSP funding will be used to purchase, rehabilitate and resell approximately three vacant homes for households whose incomes do not exceed 50 percent of the area median income. Funding equivalent to this amount will specifically be reserved only for households falling into this income group.



Grantee Activity Number: NSP3--2011--02
Activity Title: NSP3--2011--LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3--2011

Projected Start Date:
 03/07/2011

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Planned

Project Title:
 NSP3-Purchase/Rehab/Resale Program

Projected End Date:
 03/06/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 972,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 972,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 Dallas County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Dallas County	Local Government	\$ 967,000.00

Location Description:

The Program description is located within target areas of the City of Lancaster in the area that is North of West Wintergreen Road, East of North Houston School Road, South of Cedardale Road, and mainly West of Dizzy Dean Drive.

Activity Description:

Approximately seven homes will be purchased, rehabbed and resold to eligible home buyers earning up to 120% of the area median income.

Action Plan Comments:

Reviewer - Amendment submitted by mistake. No Changes Made.

Reviewer - grantee to make change

Reviewer - Changes to increase set-aside activity.

Reviewer - Approved to allow Dallas County to submit QPR.

Action Plan History

Version	Date
B-11-UN-48-0001 AP#1	09/14/2012
B-11-UN-48-0001 AP#2	10/23/2013
B-11-UN-48-0001 AP#3	10/31/2011

