

Grantee: Dallas, TX

Grant: B-08-MN-48-0002

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-08-MN-48-0002	Obligation Date:	Award Date:
Grantee Name: Dallas, TX	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$7,932,555.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$7,932,555.00	Estimated PI/RL Funds: \$4,005,098.22	
Total Budget: \$11,937,653.22		

Disasters:

Declaration Number

NSP

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/Innecity 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 are. 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,873,545.42
Total Budget	\$0.00	\$11,873,545.42
Total Obligated	\$0.00	\$11,783,545.42
Total Funds Drawdown	\$0.00	\$11,632,528.84
Program Funds Drawdown	\$0.00	\$7,583,060.70
Program Income Drawdown	\$0.00	\$4,049,468.14
Program Income Received	\$0.00	\$4,049,644.35
Total Funds Expended	\$0.00	\$11,469,333.53
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,189,883.25	\$0.00
Limit on Admin/Planning	\$793,255.50	\$1,052,093.35
Limit on Admin	\$0.00	\$1,052,093.35
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,984,413.31	\$3,179,435.20

Overall Progress Narrative:

The City of Dallas is reconciling program files including budget, beneficiary and financial information.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
00001, ADMINISTRATIVE COSTS	\$0.00	\$1,193,765.32	\$505,319.99
00004, Purchase / Rehabilitation of Abandoned or	\$0.00	\$1,951,415.53	\$1,522,396.04
0003, LAND BANK ACQUISITION	\$0.00	\$1,165,736.17	\$1,165,736.17
CHDO0005, CHDO Acquisition Redevelopment ,Sale	\$0.00	\$3,289,295.92	\$1,582,712.03
DEV 0002, For-Profit Acquisition Redevelopment, Sale	\$0.00	\$4,273,360.77	\$2,806,896.47

