

**Grantee: Fort Worth, TX**

**Grant: B-08-MN-48-0004**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-48-0004

**Obligation Date:****Grantee Name:**

Fort Worth, TX

**Award Date:****Grant Amount:**

\$6,307,433.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Karen Meunier

## Disasters:

**Declaration Number**

NSP

## Plan Description:

Areas of Greatest Need: City of Fort Worth (CFW) will use the NSP funds for the purposes intended to promote neighborhood stabilization where subprime lending has occurred and where foreclosure and housing vacancies have negatively affected the housing market. To ensure that a greater impact is made in the neighborhoods that have been categorized as areas of greatest need and those that are categorized as at-risk, the CFW chose the ZIP code boundary as a method to select areas where the highest number and concentration of foreclosures occurred during a one year period. Although the city in its entirety was impacted by the foreclosure crisis, the CFWs program will focus on providing assistance to the homes in neighborhoods located in the following ZIP codes: 76123, 76133, 76112, and the homes in neighborhoods located within the city limits of Fort Worth in ZIP codes 76179, 76131, 76137 and 76248. CFW Definitions and Descriptions: Definition of blighted structure - Blighted structures for the purposes of the NSP is defined as a structure that has been declared a public nuisance in accordance with local, building, plumbing, fire, and other code; is an unattractive nuisance because of physical condition or use; is a fire hazard or is otherwise a danger; has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for one year or more; is tax reverted property; has code violation that house poses a threat to endangered the life, health, and safety of the public and has not been substantially rehabilitated within one year after being ordered to do so by the appropriate code enforcement agency. Definition of affordable rents - affordable means rents that do not exceed 30% of the 120% of area median income or the applicable targeted income range for units serving NSP households. The city is not proposing projects that involve affordable rents and is providing the definition as required by the submitted application. The City of Fort Worth will continue to work to be diligent and ensure that the definitions of affordability are consistent with all NSP requirements and provide the maximum flexibility to effectively serve the intended households in light of local ho

## Recovery Needs:

**Distribution and Use of Funds:**

To address greatest needs, the City of Fort Worth (CFW) proposes to provide a down payment assistance program that will offer eligible buyers the opportunity to purchase lender-foreclosed properties. This activity is eligible under the Housing and Economic Recovery Act (HERA) Section 2301(c)(3)(A) i.e. financing mechanisms.

The CFW will set aside no less than twenty percent (25%) of the NSP funds to address the needs of persons at or below fifty percent (50%) of area median income. This will meet HUDs requirement to serve populations that are < 50 percent of area median income.

The 2008 income guidelines for the CFWs NSP program will be as follows:

Household Size	Maximum Household Income
1	\$54,250
2	\$62,000
3	\$69,750

4	\$77,500
5	\$83,700
6	\$89,900
7	\$96,100
8	\$102,350

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,307,433.00
Total CDBG Program Funds Budgeted	N/A	\$6,307,433.00
Program Funds Drawdown	\$754,467.05	\$754,467.05
Obligated CDBG DR Funds	\$5,676,690.00	\$6,307,433.00
Expended CDBG DR Funds	\$875,177.30	\$1,641,411.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	100.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$946,114.95	\$0.00
Limit on Admin/Planning	\$630,743.30	\$122,742.95
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

To date, 61 Down Payment Assistance Program loans closed which represents 37% of the numeric target. Seven (7) applications have received preliminary commitments and there are eleven (11) additional loan applications in the pipeline. Market outreach activities are ongoing. All draws were created within the period although the actual process date may have been after the quarter ended, thus creating the apparent discrepancy. The actual draws to date total \$1,456,992.42.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DPAP, CFW DPAP LMMI & LH25	\$689,565.00	\$5,676,690.00	\$689,565.00
NSP Admin, CFW Admin 206323010	\$64,902.05	\$630,743.00	\$64,902.05

## Activities

**Grantee Activity Number:** CFW DPAP LH25 206323-030

**Activity Title:** CFW DPAP LH25 206323-030

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

DPAP

**Project Title:**

CFW DPAP LMMI & LH25

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Fort Worth, Texas (CFW)

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,585,010.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,585,010.00
<b>Program Funds Drawdown</b>	\$25,000.00	\$25,000.00
<b>Obligated CDBG DR Funds</b>	\$1,419,200.00	\$1,419,200.00
<b>Expended CDBG DR Funds</b>	\$25,000.00	\$50,000.00
City of Fort Worth, Texas (CFW)	\$25,000.00	\$50,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down payment for LH25

**Location Description:**

Specific ZIP codes

**Activity Progress Narrative:**

One LH25 loan funded this period, one LH25 application has received preliminary commitment and one LH 25 application is in initial processing. Outreach strategies include: Working with the Fort Worth Housing Authority public assistance clients who have been identified by that agency as potential homebuyers; working with lenders who have received FLHB grants to provide an additional layer of closing cost assistance, and; working with real estate professionals whose target homebuyer markets include low and very low income homebuyers.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	1	0	1	2/0	0/0	2/62

**Activity Locations**

Address	City	State	Zip
440 Mystic Trl Dr	Fort Worth	NA	76131

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number: CFW DPAP LMMI 206323-020****Activity Title: CFW DPAP LMMI 206323-020****Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

DPAP

**Project Title:**

CFW DPAP LMMI &amp; LH25

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Fort Worth, Texas (CFW)

**Overall****Oct 1 thru Dec 31, 2009****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,091,680.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,091,680.00
<b>Program Funds Drawdown</b>	\$664,565.00	\$664,565.00
<b>Obligated CDBG DR Funds</b>	\$4,257,490.00	\$4,257,490.00
<b>Expended CDBG DR Funds</b>	\$804,103.14	\$1,468,668.14
City of Fort Worth, Texas (CFW)	\$804,103.14	\$1,468,668.14
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down Payment Assistance Program Under the HERA, Section 2301(c)(3)(1) the CFW will establish financing mechanism for the purchase and redevelopment of foreclosed homes and residential properties for low-and-moderate income homebuyers through its proposed NSP Down Payment Assistance Program (DPAP). DPAP will be administered much like the CFW's current and successful Homebuyer Assistance Program (HAP). That is, the City will accept applications from any of its approved lender partners upon the lender's commitment of funds to the applicant. The City will verify eligibility of the applicant and the property. The City will conduct an inspection of the property prior to funding its commitment of NSP DPAP funds. The City will disburse NSP funds to the title company for simultaneous closing and funding of the home purchase loan. Affordability of the project will be ensured through covenants in the Deed of Trust.

**Location Description:**

The CFW's program will focus on providing assistance to the homes in neighborhoods located in the following ZIP codes: 76123, 76133, 76112, and the homes in neighborhoods located within the city limits of Fort Worth in ZIP codes 76179, 76131, 76137 and 76248.

**Activity Progress Narrative:**

Since receiving the initial application under the City's NSP Down Payment Assistance Program in July 2009, a total of 59 LMMI loans have been approved for closing, 6 LMMI applications have received preliminary commitments and an additional 8 LMMI applications are in the pipeline waiting for preliminary commitment. Combined, these applications represent 45% of the expected performance measures. Outreach activities to the community and industry professionals are ongoing.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	32	32	0/0	59/0	59/160

## Activity Locations

Address	City	State	Zip
10613 Astor Drive	Fort Worth	NA	76244
5216 Sorgham Drive	Fort Worth	NA	76179
7428 Innisbrook Drive	Fort Worth	NA	76179
6101 Yosemite Drive	Fort Worth	NA	76112
1212 Constance Drive	Fort Worth	NA	76131
1978 Barron Lane	Fort Worth	NA	76112
5225 Ruston Ave	Fort Worth	NA	76133
3416 Cayman Drive	Fort Worth	NA	76123
3500 Park Lake Drive	Fort Worth	NA	76133
8800 Garden Springs Drive	Fort Worth	NA	76123
5212 Blue Quartz Road	Fort Worth	NA	76179
5916 Pansy	Fort Worth	NA	76123
2913 Tommy Street	Fort Worth	NA	76112
6404 Twilight Circle	Fort Worth	NA	76179
6416 Claire Drive	Fort Worth	NA	76131
8660 Arcadia Drive	Fort Worth	NA	76244
9237 St. Lucia Road	Fort Worth	NA	76123
5021 Wild Oak Drive	Fort Worth	NA	76179
8625 Lariat Circle	Fort Worth	NA	76244
529 Bent Oak Drive	Fort Worth	NA	76131
7502 Starwood Drive	Fort Worth	NA	76137
8700 Hunters Creek Court	Fort Worth	NA	76123
6061 Blazing Star Drive	Fort Worth	NA	76179
7720 Four Winds Drive	Fort Worth	NA	76133
513 Mystic River Trail	Fort Worth	NA	76131
4620 Thistle Creek Court	Fort Worth	NA	76179
6316 Melanie Drive	Fort Worth	NA	76131
8725 Eaglestone Way	Fort Worth	NA	76244
8624 Glenburne Drive	Fort Worth	NA	76131
2808 Morning Star Drive	Fort Worth	NA	76131
1464 Hedgewood Trail	Fort Worth	NA	76112
8408 Cloverglan Lane	Fort Worth	NA	76123

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** NSP CFW Admin 206323-010

**Activity Title:** NSP CFW Admin 206323-010

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP Admin

**Project Title:**

CFW Admin 206323010

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

N/A

**Responsible Organization:**

City of Fort Worth, Texas

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$630,743.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$630,743.00
<b>Program Funds Drawdown</b>	\$64,902.05	\$64,902.05
<b>Obligated CDBG DR Funds</b>	\$0.00	\$630,743.00
<b>Expended CDBG DR Funds</b>	\$46,074.16	\$122,742.95
City of Fort Worth, Texas	\$46,074.16	\$122,742.95
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Per HUD guidelines, the City of Fort Worth (CFW) will use up to ten percent (10%) or \$630,743 of the overall funds for general administrative costs. The CFW will use the NSP funds for costs to administer the program, training, monitoring and implementation of components.

**Location Description:**

Location is not applicable since this is administration.

**Activity Progress Narrative:**

To date, \$122,742.95 in program administration costs have been incurred comprised of \$21,250 for program delivery costs including appraisals; \$10,091 in conference and seminar costs to market the program, and \$1521.89 in office expenses. The balance of incurred costs were for salary and benefits.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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