

Grantee: Garland, TX

Grant: B-08-MN-48-0005

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-08-MN-48-0005	Obligation Date:	Award Date:
Grantee Name: Garland, TX	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,040,196.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,040,196.00	Estimated PI/RL Funds: \$517,836.28	
Total Budget: \$2,558,032.28		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

NSP funds authorized by the Housing and Economic Recovery Act of 2008 (HERA) for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. A purchase/rehab/resale activity for foreclosed, and vacant or properties. A: Areas of Greatest Need Designated 9 and 10 rated Block Groups within the City of Garland are:

181.051, 181.052, 181.053, 181.054, 181.055, 181.262, 181.263, 181.271, 181.272, 181.273, 181.281, 181.282, 181.283, 182.031, 182.032, 182.033, 182.041, 182.042, 182.043, 182.061, 182.062, 182.063, 182.064, 183.001, 183.002, 183.003, 183.004, 183.005, 183.006, 185.011, 185.012, 185.013, 187.001, 187.002, 187.003, 187.004, 187.005, 187.006, 187.007, 188.011, 188.012, 188.013, 188.14, 190.321, 190.322, 190.323, 190.324, 190.331, 190.332, 190.333, 190.334 B: Distribution and Uses of Funds: The City of Garland has chosen to target NSP funds to all block groups that rated a 10 or 9 as a risk factor and also meet the income qualifier of; 51% or more of the residents are determined to be low-, moderate-, and middle-income (earning less than 120% of the area median family income), (see map defining area), with primary emphasis in areas rated as a 10 risk factor. Within the targeted 51 block groups, federal funds will be used to provide immediate impact activities and longer term, yet effective programs to diminish the effects of the upward spiraling foreclosure and abandonment issues faced by residents of these areas. Immediate relief from blighted, vacant or abandoned properties will be addressed by providing Neighborhood Stabilization Program funds for land banking. The land bank may acquire and demolish blighted structures, holding the land for affordable housing development within a 10 year time frame. While increasing the visual appeal of the areas, NSP funds will then provide a means of preserving the neighborhoods. Funds will be used to purchase, rehabilitate and resell foreclosed, vacant properties to eligible homebuyers. Favorable financing terms will be provided as well as downpayment assistance. The improved conditions along with incentives will be used to attract new residents to fragile areas. As required by regulation, 25% of the NSP grant will be provided to households whose incomes do not exceed 50% of the area median income as defined by HUD. The primary means of meeting this requirement will be associated with homeownership. A financing mechanism for this group of homebuyers is structured to make homes affordable. If rental housing is developed, 25% of the assisted units will be reserved for tenants earning less than 50% of the area median income.

Distribution and Uses of Funds:

C: Definitions and Descriptions: Blighted property shall include commercial or residential structures, which have been declared uninhabitable and hazardous by the City and exhibit objectively determinable signs of deterioration that constitute a threat to human health, safety and public welfare. Section 32.03 of the City of Garland Code of Ordinances defines substandard [blighted] premises as premises where one or more, in any combination, of the following conditions exist [objectively determinable signs of deterioration]: a) Inadequate sanitation: a. Lack of a bathroom or the existence of an improper bathroom. b. Lack of or an improper kitchen. c. Lack of hot and cold running water to plumbing fixtures. d. Lack of or improper required heating, mechanical ventilation or electric facilities. e. Lack of required amounts of natural light and ventilation. f. Lack of or improper space or floor area. g. Lack of required electrical lighting. h. Dampness of habitable space. i. Infestation of insects, vermin or rodents. j. The existence of dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person. k. Lack of or improper connection to required sewage disposal. l. Lack of or improper garbage and rubbish storage and removal facilities. m. Lack of or improper drainage so as to prevent standing or stagnant water on the premises. b) Structural hazards a. Improper foundations. b. Improper flooring or floor supports. c. Flooring or floor supports of insufficient size to carry imposed loads safely. d. Members of walls, partitions or other vertical supports that split, lean, list, or buckle due to defective material, deterioration, or improper construction. e. Members of walls, partitions or other vertical supports that are insufficient size to carry imposed loads safely. f. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material, deterioration, or improper construction. g. Member of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety. h. Fireplaces or chimneys which list, bulge, or settle due to defective material, deterioration, or improper construction. i. Fireplaces or chimneys which are of insufficient size or strength



to carry imposed loads safely. j. Lack of or improper required railings, stairs, steps and balconies D: Low Income Targeting: The City has proposed a Second Chance Program that specifically targets individuals with incomes that do not exceed 50% of the area median income. This program allows for the purchase of abandoned or foreclosed upon properties at a discount, rehabilitation to bring the properties into compliance with local building codes, and subsequent sale will favorable financing terms to eligible individuals or families. In addition, if rental units result as a product of the land banking process, 25% of the units assisted will be set aside for residents earning less than 50% of the area median income, at a rent that is affordable. This requirement will be part of the Agreement to provide funding for land banking activities. E: Acquisition and Relocation: Not Applicable. The City is not proposing to demolish or convert any low/moderate dwelling units. Demolition is limited to vacant, abandoned structures. F: Public Comments: In an effort to solicit public input on the suggested use of Neighborhood Stabiliza

Distribution and and Uses of Funds:

tion funds, a presentation was made at the City Council work session which was televised on November 3, 2008. A public hearing was held at the regular City Council Meeting on November 3, 2008 and No public comments were offered during the hearing. A draft of the proposed use of funds was posted on the Citys website on November 4, 2008. The draft Substantial Amendment was added to the NSP web page on November 14, 2008. The City received 3 public comments via em

Definitions and Descriptions:

The NSP program will take a target approach and acquire, rehabilitate and resale single-family homes to households with incomes at or below 120% of the area median income for Dallas County Texas. Below are a listing of projects Garland will undertake:

1. The SCP Program will target clients with household incomes at or below 50% of the area median income. The NSP program requires that 25% of the funding spent must be provided to clients within this category of income.
2. The GPS Program will target clients with household incomes above 50% to 120% of the area median income.
3. The LB Program is a landbank that will acquire and redevelop vacant properties with single family homes to be sold to low and middle income households in Garland.
4. The Administration Program will be used to provide funding to administer the program.

Low Income Targeting:

The Garland NSP Program will target specific low-income areas to acquire, rehabilitate and resale single family homes.

Acquisition and Relocation:

The NSP Program in Garland will only acquire vacant, foreclosed homes within Garland. No relocation will be used as a result.

Public Comment:

The NSP program received 3 public comments as a result of posting on the Citys website. All comments were in favor of the proposed projects and activities.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,204,220.61
Total Budget	\$0.00	\$2,204,220.61
Total Obligated	\$0.00	\$2,204,220.61
Total Funds Drawdown	\$0.00	\$2,152,632.02
Program Funds Drawdown	\$0.00	\$1,993,520.59
Program Income Drawdown	\$0.00	\$159,111.43
Program Income Received	\$64,808.29	\$887,250.80
Total Funds Expended	\$0.00	\$2,560,147.80
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Garland	\$ 0.00	\$ 851,398.59
City of Garland Grants Management Department	\$ 0.00	\$ 168,553.21
City of Garland Housing and Neighborhood Services	\$ 0.00	\$ 1,306,177.00
City of Garland Neighborhood Services Department	\$ 0.00	\$ 30,000.00



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$255,777,647.68	\$.00	\$.00
Limit on Public Services	\$306,029.40	\$.00	\$.00
Limit on Admin/Planning	\$204,019.60	\$204,019.00	\$.00
Limit on Admin	\$.00	\$204,019.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$639,508.07		\$586,952.44

Overall Progress Narrative:

There have been no changes to this QPR Report. Garland is in the process of closing out the NSP program. All accomplishment updates and final report will be done on the January - March 2021 QPR Report.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Administration, Administration	\$0.00	\$204,019.00	\$164,704.33
ARR-Acquisition Rehab and Resale, ARR-Acquisition Rehab	\$0.00	\$1,344,091.44	\$1,337,988.03
LB-Acquisition, LB - Acquisition (RLF)	\$0.00	\$656,110.17	\$490,828.23

Activities

Project # / ARR-Acquisition Rehab and Resale / ARR-Acquisition Rehab

Grantee Activity Number: GPS Program

Activity Title: GPS Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ARR-Acquisition Rehab and Resale

Projected Start Date:

12/31/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-Acquisition Rehab and Resale

Projected End Date:

03/31/2021

Completed Activity Actual End Date:

Responsible Organization:

City of Garland Housing and Neighborhood Services

Overall

	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$727,139.00
Total Budget	\$0.00	\$727,139.00
Total Obligated	\$0.00	\$727,139.00
Total Funds Drawdown	\$0.00	\$726,950.03
Program Funds Drawdown	\$0.00	\$726,950.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$24,326.74
Total Funds Expended	\$0.00	\$725,139.00
City of Garland Housing and Neighborhood Services	\$0.00	\$725,139.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

A purchase/rehab/resale activity for foreclosed, and vacant or properties. NSP Eligible Use: (A) Establish Financing Mechanism and (B)Purchase and rehabilitate residential properties that have been foreclosed and abandoned. CDBG Eligible Use: 570.201(a) Acquisition, 570.201(b) Disposition, and 570.201(d) clearance.

Location Description:

Designated 9 and 10 rated Block Groups within the City of Garland:
181.051,181.052,181.053,181.054,181.055,181.262,181.263,181.271,181.272,181.273,181.281,181.282,181.283,182.031,182.032,182.033,182.041,182.042,182.043,182.061,182.062,182.063,182.064,183.001,183.002,183.003,183.004,183.005,183.006,185.011,185.012,185.013,187.001,187.002,187.003,187.004,187.005,187.006,187.007,188.011,188.012,188.013,188.14,190.321,190.322,190.323,190.324,190.331,190.332,190.333,190.334

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
# of Parcels acquired	0	0/0
# of Substantially Rehabilitated	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/4	0/1	0/5	0
# Owner Households	0	0	0	0/4	0/1	0/5	0

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	

Activity Supporting Documents: None



Grantee Activity Number: SCP Program

Activity Title: SCP Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ARR-Acquisition Rehab and Resale

Project Title:

ARR-Acquisition Rehab and Resale

Projected Start Date:

12/31/2008

Projected End Date:

03/31/2021

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Garland Housing and Neighborhood Services

Overall

	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$586,952.44
Total Budget	\$0.00	\$586,952.44
Total Obligated	\$0.00	\$586,952.44
Total Funds Drawdown	\$0.00	\$586,952.44
Program Funds Drawdown	\$0.00	\$581,038.00
Program Income Drawdown	\$0.00	\$5,914.44
Program Income Received	\$0.00	\$5,914.46
Total Funds Expended	\$0.00	\$581,038.00
City of Garland Housing and Neighborhood Services	\$0.00	\$581,038.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

An acquisition/rehab/resale/financing activity for foreclosed properties made available to persons with incomes at or below 50% of the median income limit. NSP Eligible Use: (A) Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. (B) Purchase and rehabilitate homes and residential properties that have been abandoned and foreclosed upon CDBG Eligible Use: 570.201(a) Acquisition 570.201(b) Disposition 571.201(n) Direct homeownership assistance and 570.202 rehabilitation

Location Description:

Designated 9 and 10 rated Block Groups within the City of Garland:
181.051,181.052,181.053,181.054,181.055,181.262,181.263,181.271,181.272,181.273,181.281,181.282,181.283,182.031,182.032,182.033,182.041,182.042,182.043,182.061,182.062,182.063,182.064,183.001,183.002,183.003,183.004,183.005,183.006,185.011,185.012,185.013,187.001,187.002,187.003,187.004,187.005,187.006,187.007,188.011,188.012,188.013,188.14,190.321,190.322,190.323,190.324,190.331,190.332,190.333,190.334,190.321,190.322,190.323,190.324,190.331,190.332,190.333,190.334.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

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	

Activity Supporting Documents: None

Project # / LB-Acquisition / LB - Acquisition

Grantee Activity Number: LB Program

Activity Title: LB Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

LB-Acquisition

Project Title:

LB - Acquisition

Projected Start Date:

12/31/2008

Projected End Date:

03/31/2021

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Garland

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$656,110.17
Total Budget	\$0.00	\$656,110.17
Total Obligated	\$0.00	\$656,110.17
Total Funds Drawdown	\$0.00	\$604,710.55
Program Funds Drawdown	\$0.00	\$490,828.23
Program Income Drawdown	\$0.00	\$113,882.32
Program Income Received	\$64,808.29	\$832,369.35
Total Funds Expended	\$0.00	\$1,055,417.59
City of Garland	\$0.00	\$851,398.59
Garland Housing Finance Corporation	\$0.00	\$204,019.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Activities will include acquisition of foreclosed vacant/blighted properties, demolition of any structures that are blighted or non-rehabable and redevelopment of property within 10 years as required by land banking regulations. NSP Eligible Use: (C) Establish land banks for home or residential properties that have been foreclosed upon (B) Purchase and rehabilitate homes and residential properties that have been foreclosed upon (D) Demolish blighted structures (E) Redevelop demolished or vacant properties CDBG Eligible Use: 570.021(a) Acquisition 570.201(b) Disposition and 570.201(d) Clearance

Location Description:

Designated 9 and 10 rated Block Groups within the City of Garland:
181.051,181.052,181.053,181.054,181.055,181.262,181.263,181.271,181.272,181.273,181.281,181.282,181.283,182.031,182.032,182.033,182.041,182.042,182.043,182.061,182.062,182.063,182.064,183.001,183.002,183.003,183.004,183.005,183.006,185.011,185.012,185.013,187.001,187.002,187.003,187.004,187.005,187.006,187.007,188.011,188.012,188.013,188.14,190.321,190.322,190.323,190.324,190.331,190.332,190.333,190.334,190.321,190.322,190.323,190.324,190.331,190.332,190.333,190.334.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		8/8	
# of Substantially Rehabilitated	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/0	
# of Multifamily Units	0		0/0	
# of Singlefamily Units	0		7/0	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

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	

Activity Supporting Documents: None