

Grantee: Grand Prairie, TX

Grant: B-08-MN-48-0006

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-48-0006

Obligation Date:**Grantee Name:**

Grand Prairie, TX

Award Date:**Grant Amount:**

\$2,267,290.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Darwin Wade

Disasters:

Declaration Number

NSP

Plan Description:

There were 581 foreclosures within the City of Grand Prairie for 2008. The city has identified all active foreclosures within the city limits totaling 103 at this time. The city will consider high abandonment risk scoring census tracts scores between 4-10 as areas of priority initially for purchases and assistance grants. However, the geographical distribution of active foreclosures is widely dispersed throughout the city, and will change continuously. Keeping this in mind, the city will regularly obtain active foreclosure data from the Multiple Listing Service to attempt to service these areas primarily. The majority of low/mod income tracts lie in the areas scoring 4-10. At this time 103 out of 103 active foreclosures are in tracts scoring between 4-10. The city identifies these areas as having the greatest need. Risk scores are based on the (3) HUD identified criteria: 1) Greatest % of foreclosed homes; 2) Highest % of homes financed by sub-prime loans; 3) Areas likely to experience rise in foreclosures. Risk scores are derived from data provided by HUD on these (3) criteria not solely on foreclosure totals. The higher the score, the higher the overall risk of foreclosure considering the 3 criteria. (see attached supporting HUD foreclosure risk and MLS foreclosure data table, map, and list of census tracts submitted with substantial amendment)

Recovery Needs:

(1) Activity Name: Foreclosed Home Purchase Assistance Grants

(2) Activity Type: Financing mechanism used for assistance with closing costs, down payment assistance, rehabilitation assistance, and project delivery costs including but not limited to inspections and appraisals.

(3) National Objective: This assistance will only be offered to individuals and families whose incomes do not exceed 120% of area median income, and to individuals and families whose incomes do not exceed 50% of area median income.

(4) Activity Description: This activity will be targeted at census tracts that have abandonment risk scores between 4-10. Income qualifying persons will be able to obtain up to \$20,000 in assistance. These grants will be available to both 120 % of median income limit, and 50% of median income limit households. The city estimates 51 households to be assisted by this activity.

Home Ownership Assistance and Rehabilitation are both eligible CDBG activities. Families participating in this activity will be required to attend (8) hours of mandatory homebuyer counseling by a HUD approved counseling service and provide proof of completion. Activities will include finance assistance with closing costs, down payment, rehabilitation, and project delivery costs including but not limited to inspections and appraisals.

(1) Activity Name: City Purchased Foreclosed Homes For Sale

(2) Activity Type: Acquisition and rehabilitation of foreclosed homes to sale to qualifying households.

(3) National Objective: This assistance will only be offered to individuals and families whose incomes do not exceed 120% of area median income, and to individuals and families whose incomes do not exceed 50% of area median income.

(4) Activity Description: This activity will be targeted at census tracts that have abandonment risk scores between 4 - 10. Income qualifying persons will be able to purchase foreclosed homes from the city with up to 20% down payment and closing cost component. The purchase of these homes will be available to both 120% of median income limit and 50% of median income limit households. The city estimates 8 families to benefit from this activity

initially. Funds generated through sales will be recycled to make additional acquisitions. Acquisition and rehabilitation are both CDBG eligible activities. Families participating in this activity will be required to attend (8) hours of mandatory homebuyer counseling by a HUD approved counseling service and provide proof of completion. Activities will include purchase, rehabilitation, sale, and project delivery costs including but not limited to inspections and appraisals.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,264,320.00
Total CDBG Program Funds Budgeted	N/A	\$2,264,320.00
Program Funds Drawdown	\$239,971.02	\$1,113,984.41
Obligated CDBG DR Funds	\$167,017.41	\$1,113,984.41
Expended CDBG DR Funds	\$14,440.79	\$1,180,952.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$220,257.94	\$461,371.12
Program Income Drawdown	\$103,306.57	\$241,113.18

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	37.50%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$340,093.50	\$0.00
Limit on Admin/Planning	\$226,729.00	\$39,178.41
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$566,822.50	\$566,823.00

Overall Progress Narrative:

The January 1st - March 31st 2010 quarter has been a great and very productive quarter for the City of Grand Prairie Housing Neighborhood Services Community Development Division. The NSP program has soared to even greater heights from the previous quarters. Both components of our NSP programs (4HOME – 20k DPA/CCA/Rehab Grant Assistance) and the (4-GOV – Home for Government employees) have received great reviews from the City Manager’s office, our City Council members, citizens, news media, print media and radio. The awareness of both program components has increased and we have seen a constant influx of applicants, increased interest from the real estate and banking industry professionals, counseling agencies and other stakeholders.

During this quarter, the 4-GOV program hosted another OPEN HOUSE event on January 9, 2010 for the general public to view our newly acquired foreclosed homes that had been fully redevelopment and priced to sale. We had over 150 people tour our homes. We showcased four homes. The open house gave us the needed exposure to

launch a better marketing campaign for our already successful 4-GOV program. Our 4-GOV and 4HOME programs have been featured in the Dallas Morning News and on Channel 8 ABC Dallas affiliate. Three of the four homes have now been sold to eligible NSP government workers. Currently, we are under contract for the 1 remaining home left to be sold. We have received program income from the sale of the three homes which will be used to acquire additional foreclosures throughout the City of Grand Prairie and fund other aspects of our NSP program.

Also during this quarter, (the 4HOME program - \$20,000 down payment/closing cost and rehabilitation assistance) we have assisted over 9 applicants. Many individuals are taking advantage of this once in a lifetime opportunity in order to purchase a foreclosed home with \$20,000 in assistance from the City of Grand Prairie. The extension of the Federal Income Homebuyer Tax Credit has created an extra incentive for buyers to execute a sales contract on a home prior to April 30, 2010 deadline. All 9 of our grant assisted applicants this quarter were 120% of AMI. We did not expend any grant funds on individuals 50% of AMI this quarter. We have received numerous applications for the home buyer grant assistance. Many applicants are in the home buying process seeking a home. We highly anticipate obligation of all NSP funds prior to our September 2010 obligation deadline.

In the future, we plan to increase our PAG25 obligations to the 50% AMI individuals. We also, hope to sell future 4-GOV homes to NSP-eligible 50% AMI individuals. It is our goal have the \$566,822 obligated to our 25% set aside by our deadline. Finally, we plan to acquire at least six additional properties through our 4-GOV program to redevelop and resale to eligible NSP 4-GOV applicants within the next three months.

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
ADM, Administration	\$11,795.80	\$226,729.00	\$39,178.41
Finance Mechanisims, FM	\$168,794.05	\$1,020,281.00	\$227,550.65
Pand R, Purchase and Rehabilitation	\$59,381.17	\$1,020,280.00	\$847,255.35

Activities

Grantee Activity Number:	Admin 1
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

ADM

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

N/A

Responsible Organization:

City of Grand Prairie

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$226,729.00
Total CDBG Program Funds Budgeted	N/A	\$226,729.00
Program Funds Drawdown	\$11,795.80	\$39,178.41
Obligated CDBG DR Funds	\$11,795.80	\$39,178.41
Expended CDBG DR Funds	\$5,615.66	\$39,178.41
City of Grand Prairie	\$5,615.66	\$39,178.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

all administrative activities necessary to administer the NSP Program including but not limited to: Processing applications, verification process,documentation, creating and maintaing files, meeting with clients, working with mortagage companies and real estate agents.

Location Description:

205 West Church Street, Grand Prairie, Texas 75050

Activity Progress Narrative:

The Admin1 activity incurred expenditures for this quarter totaling 11, 795.80 of which that amount was drawn down during this quarter. We also expended 5,615.66 in the previous quarter Admin expenses. These expenses included items such as salaries and wage payable, social security, Texas Municipal Retirement System, advertising promotions and mobile phone allowance.

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

Grantee Activity Number: FH 120**Activity Title: Foreclosed Homes 120****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

Pand R

Project Title:

Purchase and Rehabilitation

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Grand Prairie

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$764,316.63

Total CDBG Program Funds Budgeted

N/A

\$764,316.63

Program Funds Drawdown

\$58,228.70

\$725,144.09

Obligated CDBG DR Funds

(\$20,021.72)

\$716,847.28

Expended CDBG DR Funds

\$0.00

\$825,017.04

City of Grand Prairie

\$0.00

\$825,017.04

Match Contributed

\$0.00

\$0.00

Program Income Received

\$220,257.94

\$368,232.18

Program Income Drawdown

\$103,306.57

\$106,971.11

Activity Description:

Purchase, rehabilitate, and resale at a discount to qualified applicants.

Location Description:

Areas of greatest need identified in the revised substantial amendment submitted to HUD on February 5, 2009.

Activity Progress Narrative:

During this quarter the FH120 activity incurred expenditures of \$161,535.27. These expenditures included items such as utility payments on all remaining properties acquired under the NSP program, rehabilitation, lawn maintenance, appraisals and other cost associated with the redevelopment and resale of the properties.

\$103,306.57 of the total FH120 expenditures were paid using Program Income from the resale of homes in the previous quarter. \$49,931.89 of the total FH120 expenditures were drawn from program fund.

Also, during this quarter we revised a FH25 program fund voucher#116956 to FH120. The amount of the revision was for \$8,296.81.

Also we revised a FH25 Program Income voucher #111848 for the amount of 59,902.54 and Program Income voucher #111402 for the amount of 11,270.42. This revision was due to sale of 3 homes during this quarter and 1 home during the previous quarter. The total expenditures that were paid using FH25 was \$79,469.77. This has now been revised to reflect this amount the \$79,469.77 as being paid from FH120. A total of 4 homes. (This revision may not be reflected in this quarter's report but may reflect in next quarterly report.) Each of the homes incurred expenses that were paid from the FH25 activity. The homes were sold to 120% of AMI clients.

We are in discussion with our field rep, headquarters and DRGR on the overstated program income disbursements.

Home Sales:

2/16/2010 - 302 E. Crossland Blvd
 Sales Price: \$120,000
 AMI: 120%
 Program income received: \$86,974.04
 2/18/2010 - 1114 Huddleston Drive
 Sales Price: \$68,000
 AMI: 120%
 Program income received: \$50,724.57
 2/19/2010 - 3434 Country Club Circle
 Sales Price: \$105,000
 AMI: 120%
 Program income received: \$82,559.33
 Total Program income received from the sale of 3 home: \$220,257.94

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	9/6
# of housing units	0	0	0	0/0	0/0	9/6
# of Households benefitting	0	3	3	0/0	5/6	5/6
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	9/6

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	

Grantee Activity Number: FH 25

Activity Title: Foreclosed Home 25 Set Aside

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

Pand R

Project Title:

Purchase and Rehabilitation

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Grand Prairie

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$283,411.00
Total CDBG Program Funds Budgeted	N/A	\$283,411.00
Program Funds Drawdown	\$1,152.47	\$122,111.26
Obligated CDBG DR Funds	\$6,449.28	\$130,408.07
Expended CDBG DR Funds	\$8,009.65	\$130,408.07
City of Grand Prairie	\$8,009.65	\$130,408.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$93,138.94
Program Income Drawdown	\$0.00	\$71,172.96

Activity Description:

Aquisition of foreclosed homes, rehabilitate, and resale at a discount to qualified participants.

Location Description:

Areas identified in the revised substantial amendment submitted to HUD february 5, 2009.

Activity Progress Narrative:

During this quarter FH25 expenditures totaled \$9,449.28 of which \$9,449.28 was drawn from program funds in DRGR. During this quarter we revised a FH25 voucher#116956 to FH120. The amount of the revision was for \$8,296.81. This revision was due to sale of 3 homes during this quarter and 1 home during the previous quarter. A total of 4 homes. Each of the homes incurred expenses that were paid from the FH25 activity. The homes were sold to 120% of AMI clients. This revision left a balance of \$1,152.47 on the revised FH25 voucher.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/2
# of housing units	0	0	0	0/0	0/0	1/2
# of Households benefitting	0	0	0	1/2	0/0	1/2
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/2

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

Grantee Activity Number: PAG 120

Activity Title: Purchase Assistance Grants 120

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

Finance Mechanisims

Project Title:

FM

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Grand Prairie

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$706,451.37
Total CDBG Program Funds Budgeted	N/A	\$706,451.37
Program Funds Drawdown	\$146,292.78	\$191,717.04
Obligated CDBG DR Funds	\$146,292.78	\$191,717.04
Expended CDBG DR Funds	\$0.00	\$150,515.18
City of Grand Prairie	\$0.00	\$150,515.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$50,361.59

Activity Description:

Assistance for closing costs,down payment, and rehabilitation up to \$20,000.

Location Description:

Areas of greatest need as identified in the revised substantial amendment submitted February 5 to HUD.

Activity Progress Narrative:

During this quarter the PAG120 activity incurred expenditures totaling \$146,292.78. This activity provided down payment, closing cost, rehabilitation and other eligible homebuying expenses to the home buyer.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	9	0/0	0/0	27/39
# of Households benefitting	0	9	9	0/0	27/39	27/39

Activity Locations

Address	City	State	Zip
2462 Frontier Drive	Grand Prairie	NA	75052
3025 Brookfield Drive	Grand Prairie	NA	75052
2931 Mosaic Court	Grand Prairie	NA	75052
2803 Bluefield Lane	Grand Prairie	NA	75052
2843 Linden Drive	Grand Praire	NA	75052
2678 Fairmont Drive	Grand Prairie	NA	75052

602 Wolcott Lane	Grand Prairie	NA	75052
1019 Valley Brook Lane	Grand Prairie	NA	75052
1402 Plattner Street	Grand Prairie	NA	75050

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: PAG 25

Activity Title: Purchase Assistance Grants Set Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

Finance Mechanisims

Project Title:

FM

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Grand Prairie

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$283,412.00
Total CDBG Program Funds Budgeted	N/A	\$283,412.00
Program Funds Drawdown	\$22,501.27	\$35,833.61
Obligated CDBG DR Funds	\$22,501.27	\$35,833.61
Expended CDBG DR Funds	\$815.48	\$35,833.61
City of Grand Prairie	\$815.48	\$35,833.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$12,607.52

Activity Description:

Purchase assistance grants up to \$20,000 including closing costs, down payment, and rehabilitation costs.

Location Description:

Areas identified as areas of greatest need as identified in the revised substantial amendment submitted to HUD on February 5.

Activity Progress Narrative:

During this quarter the PAG25 activity incurred expenditures of \$22,501.27. These expenditures included assistance provided to 50% of AMI grant applicants for down payment, closing cost, appraisals, rehabilitation and other eligible home buyer expenses. During this quarter we initiated a drawdown from program funds for this amount.

The 22,501.27 in expenditures this quarters resulted from assistance provided to beneficiaries that were reported in previous quarters.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	3/12
# of Households benefitting	0	0	0	3/12	0/0	3/12

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
