

**Grantee: Fort Worth, TX**

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

**April 1, 2009 thru June 30, 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:**

Submitted - Await for Review

**Submitted By:**

No Submitter Found

**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 |

| <b>Overall</b>                                 | <b>This Report Period</b> | <b>To Date</b> |
|--|---------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                       | \$6,307,433.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                       | \$6,307,433.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00                    | \$0.00         |
| <b>Obligated CDBG DR Funds</b>                 | \$630,743.00              | \$630,743.00   |
| <b>Expended CDBG DR Funds</b>                  | \$18,676.63               | \$18,676.63    |
| <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         |

## Progress Toward Required Numeric Targets

| <b>Requirement</b>                        | <b>Required</b> | <b>To Date</b> |
|---|-----------------|----------------|
| <b>Minimum Overall Benefit Percentage</b> | \$99.99         | \$0.00         |
| <b>Minimum Non-Federal Match</b>          | \$0.00          | \$0.00         |
| <b>Limit on Public Services</b>           | \$946,114.95    | \$0.00         |
| <b>Limit on Admin/Planning</b>            | \$630,743.30    | \$18,676.63    |
| <b>Limit on State Admin</b>               | \$0.00          | \$0.00         |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City of Fort Worth NSP funds grant agreement was executed 3-31-09.  
 On June 2, 2009, staff completed an environmental review Certification of Categorical Exclusion (not subject to 58.5) for administration which includes program delivery costs.  
 On June 29, 2009, the city received authorization from HUD to use federal funds for the Down Payment Assistance Program for principal reduction and minor home repairs.  
 During the reporting period , 18,676.63 was expended for programs start up cost.  
 No address specific activities were completed during the reporting period.

## Project Summary

Project #, Project Title

| Project #, Project Title   | This Report Period     |                        | To Date                |                        |
|----------------------------|------------------------|------------------------|------------------------|------------------------|
|                            | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance   | \$0.00                 | \$0.00                 | \$0.00                 | \$0.00                 |
| DPAP, CFW DPAP LMMI & LH25 | (\$630,743.00)         | \$0.00                 | \$5,676,690.00         | \$0.00                 |
| NSP Admin, CFW Admin 206   | \$630,743.00           | \$0.00                 | \$630,743.00           | \$0.00                 |

## Activities

**Grantee Activity Number:** CFW DPAP LH25

**Activity Title:** CFW DPAP LH25

**Activity Category:**

Homeownership assistance to low- and moderate-income

**Activity Status:**

Planned

**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**

**Apr 1 thru Jun 30, 2009**

**To Date**

|  |        |                |
|--|--------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A    | \$1,419,200.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A    | \$1,419,200.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00 | \$0.00         |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00 | \$0.00         |
| <b>Expended CDBG DR Funds</b>                  | \$0.00 | \$0.00         |
| <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:**

The City of Fort Worth NSP funds grant agreement was executed 3-31-09. On June 29, 2009, the city received authorization from HUD to use federal funds for the Down Payment Assistance Program for principal reduction and minor home repairs. No address specific activities were completed during the reporting period.

**Performance Measures**

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

**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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**Grantee Activity Number:** CFW DPAP LMMI 206\*\*\*

**Activity Title:** CFW DPAP LMMI 206\*\*\*

**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 - LMMI

**Responsible Organization:**

City of Fort Worth, Texas (CFW)

### Overall

### Apr 1 thru Jun 30, 2009

### To Date

|  |        |                |
|--|--------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A    | \$4,257,490.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A    | \$4,257,490.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00 | \$0.00         |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00 | \$0.00         |
| <b>Expended CDBG DR Funds</b>                  | \$0.00 | \$0.00         |
| <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 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:

The City of Fort Worth NSP funds grant agreement was executed 3-31-09.

On June 29, 2009, the city received authorization from HUD to use federal funds for the Down Payment Assistance Program for principal reduction and minor home repairs.

No address specific activities were completed during the reporting period.

## Performance Measures

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

## Activity Locations

No Activity Locations found.

## 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 206\*\*\*

**Activity Title:** NSP CFW Admin 206\*\*\*

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

NSP Admin

**Project Title:**

CFW Admin 206

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

N/A

**Responsible Organization:**

City of Fort Worth, Texas

**Overall**

**Apr 1 thru Jun 30, 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>                  | \$0.00       | \$0.00       |
| <b>Obligated CDBG DR Funds</b>                 | \$630,743.00 | \$630,743.00 |
| <b>Expended CDBG DR Funds</b>                  | \$18,676.63  | \$18,676.63  |
| <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:**

The City of Fort Worth NSP funds grant agreement was executed 3-31-09.  
On June 2, 2009, staff completed an environmental review Certification of Categorical Exclusion (not subject to 58.5) for administration which includes program delivery costs.  
During the reporting period, \$18,676.63 was expended on salaries, benefits and other operating costs to get the program started and to begin taking applications.  
The City received application from 15 households requesting preliminary conditional commitment of DPAP funds during this quarter.

**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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