

Grantee: Houston, TX

Grant: B-08-MN-48-0400

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-08-MN-48-0400

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

Houston, TX

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$13,542,193.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$13,542,193.00

Estimated PI/RL Funds:

\$134,886.38

Total Budget:

\$13,677,079.38

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The City of Houston Planning and Development Department estimates that as of January 2008, Houston had a population of 2,229,199 residents. Over fifty-three percent of Houstonians are low to moderate-income (LMI) residents, with a majority being minorities. The supply of affordable housing has become an issue in recent years. Rental rates and purchase prices have increased rapidly, therefore limiting LMI resident's ability to afford housing. The supply of affordable housing, coupled with sub-prime lending practices, lender credit restrictions, and increased tax delinquencies, has destabilized many neighborhoods. As of March 2008, a total of 7,584 properties were foreclosed by lenders and municipalities, of which 758 properties are REO's. Furthermore, recent hurricanes (Katrina, Rita, and Ike) have adversely impacted the supply of affordable houses in the Houston area by severely damaging current dwelling units, displacing citizens, and welcoming residents from nearby counties and states.

Distribution and and Uses of Funds:

NSP funds will be leveraged with private sector partners to address foreclosures, increase homeownership, and expand the stock of affordable housing while removing the blight of vacant and abandoned buildings. To identify areas with the greatest need, HCDD rated census tracts and zip codes based upon the number of credit and tax foreclosures, numbers of REO (real estate owned) properties by lenders, and data provided by HUD regarding risk of foreclosure and relative levels of subprime lending. HCDD used risk ratings to determine census tracts most impacted by increased foreclosure activity. The level of risk ranged from ten being the highest, to one being the lowest. As a result, Target Zones were defined as contiguous high risk areas, containing multiple properties ranging between nine and ten. Based upon the data found in the Target Zones, HCDD decided to implement the following three activities or programs: 1. \$1,354,219 for administrative use 2. \$3,385,549 to benefit households at or below 50% of area median income (AMI) A. Deliverable: 40 units of for-sale housing for low-income (<50% of AMI) households 3. \$8,802,425 to benefit households at or below 120% of AMI A. Deliverable: 1 multi-family unit acquired to be conveyed to qualified third parties to construct 115 units with 25% being rented to households earning less than 50% of AMI.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:**

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$13,555,681.64
Total Budget	\$0.00	\$13,555,681.64
Total Obligated	\$0.00	\$13,555,681.64
Total Funds Drawdown	\$2,319.78	\$13,554,155.46
Program Funds Drawdown	\$0.00	\$13,542,193.00
Program Income Drawdown	\$2,319.78	\$11,962.46
Program Income Received	\$0.00	\$296,625.30
Total Funds Expended	\$2,883.10	\$13,553,623.16
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,031,328.95	\$0.00
Limit on Admin/Planning	\$1,354,219.30	\$1,040,388.18
Limit on State Admin	\$0.00	\$1,040,388.18

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$4,061,048.53

Overall Progress Narrative:

Initially HCDD designated \$ 2,200,705 to four non-profit organizations to acquire, rehabilitate and sell these foreclosed properties at an affordable price. One of our nonprofit organizations has breach their contract with the City of Houston and the City has terminated funding obligation to this entity. HCDD have re-obligated the unused funds to another partner. HCDD has obligated all of its single family and multifamily funds in DRGR. We have trained all participating agencies on NSP/HUD regulations and HCDD closing procedures. This project will generate program income. To date we have expended 2,200,705 (100%) of NSP funds for single family properties.

Project Update/ Current Grant Status of Each Agency

The current status of the Houston Federal NSP Grant: All funds are obligated. Eighteen houses are complete and sold.

The current status of the multifamily project is that \$8,802,425 has been obligated in DRGR (100% of the



multifamily budget) in NSP Funds to the National Farm Workers Service Center (NFWSC) (aka) Cesar Chavez Foundation and who owns South Union Housing Development LLC). The project encompasses the rehabilitation of the Zollie Scales Apartments, a 158 unit complex. HCDD closed on funding the developer's acquisition of this project on November 23, 2010. HCDD has expended \$8,802,425 to date of NSP funds for NFWSC's acquisition and rehabilitation of this multifamily property. HCDD issued a notice to proceed construction to developer on January 18, 2012. This project is currently 100%

HCDD continues to receive program income as more homes are sold. HCDD will use program income for more NSP activities.

HCDD will go to Council next month to build 6 more homes using program income. A portion of the funding will be funded from NSP 1 program income

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04-DEMO, Demolition	\$0.00	\$1,510,900.00	\$1,510,900.00
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	\$0.00	\$8,802,425.00	\$8,802,425.00
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$0.00	\$2,200,442.28	\$2,200,442.28
21A-ADM, Program Administration	\$0.00	\$1,041,914.36	\$1,028,425.72
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 21A-ADM / Program Administration

Grantee Activity Number: 21A-ADM-101

Activity Title: Administrative Costs

Activity Category:

Administration

Project Number:

21A-ADM

Projected Start Date:

03/26/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$1,041,914.36

Total Budget

\$0.00

\$1,041,914.36

Total Obligated

\$0.00

\$1,041,914.36

Total Funds Drawdown

\$2,319.78

\$1,040,388.18

Program Funds Drawdown

\$0.00

\$1,028,425.72

Program Income Drawdown

\$2,319.78

\$11,962.46

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,883.10

\$1,039,855.88

 City of Houston Housing and Community Development

\$2,883.10

\$1,039,855.88

Match Contributed

\$0.00

\$0.00

Activity Description:

To allow for the planning, performance, and monitoring of activities under the NSP.

Location Description:

City of Houston

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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

