

Apr 1, 2010 thru Jun 30, 2010 Performance Report

Grant Number:
B-08-MN-48-0400

Obligation Date:

Grantee Name:
Houston, TX

Award Date:

Grant Amount:
\$13,542,193.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Original - In Progress

QPR Contact:
Andrea Smith

Disasters:

Declaration Number

NSP

Plan Description:

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.

Recovery Needs:

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: 220 units acquired to be conveyed to qualified third parties to construct affordable housing

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	4,014,219
Total CDBG Program Funds Budgeted	N/A	4,014,219
Program Funds Drawdown	60,176.82	60,176.82
Obligated CDBG DR Funds	2,131,628.8	2,131,628.8
Expended CDBG DR Funds	0	52,597.23
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	0
Minimum Non-Federal Match	0	0
Limit on Public Services	2,031,328.95	0
Limit on Admin/Planning	1,354,219.3	52,597.23
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	3,385,548.25	2,660,000

Overall Progress Narrative:

Federal Grant from HUD

The \$13,542,193 in funding from HUD is broken down into the following activities:

- HCDD has designated the remaining \$8,802,425 in NSP Funds to the National Farm Workers Service Center (NFWSC) Multi Family Unit for rehabilitation of the Zollie Scales Apartments. These funds have a projected date of obligation by August 4, 2010. A purchase money contract was signed establishing site control and Phase I is scheduled for the week of July 26, 2010.

Project Update/ Current Grant Status

- This project is scheduled to receive environmental clearance on July 30, 2010.
- Currently NFWSC is scheduled to be obligated on August 4, 2010 pending City Council Approval

HCDD has awarded \$3,385,549 in NSP funds for single-family rehabilitation. This funding will be available to provide homes for ownership by families earning less than 50% AMI. HCDD has designated \$3,385,549 to four non-profit organizations to acquire, rehabilitate and sell foreclosed properties at an affordable price. HCDD has obligated, \$2,069,308.80 in DRGR for single family housing. We held a training session to educate the participating 501(c) participants on NSP and HUD regulations. This project is anticipated to generate program income.

Project Update/ Current Grant Status

- o Each Agency has signed a contract and have obtained City Council Approval
- o All Agencies, with the exception of one, have purchased over 50% of their allotted homes.

The current status of the Houston Federal NSP Grant is as follows:

All funds are scheduled to be obligated by August 30, 2010.

Condition Number 1:

The city must submit to the Houston field office a schedule for resolving each of the 19 outstanding monitoring findings resulting from HUD's monitoring visits conducted: August 2-6, 2004, HOME Investment Partnerships (HOME) Program; May 2-6, 2005, Community Development Grant (CBDG), Housing Opportunities for Persons with AIDS (HOPWA) and HOME Investment Partnership (HOME) programs.

This Condition was met within 30 days of the finding.

Condition Number 2:

The City must submit to the Houston Field office a monitoring plan. The City must develop and maintain a schedule for monitoring all NSP subrecipients or contractors. HUD will verify the implementation of the process for compliance with 24 CFR Parts 85.36; 24 CFR 85.40; 85.42; 24 CFR 570.501 (b); and 24 CFR 570.503 (b).

The City has a subrecipient monitoring packet that is present in each subrecipient file and is updated in accordance with the subrecipients actions.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	0	8,802,425	0
04/14G-AR, Acquisition/Rehabilitation-Single Family	0	3,385,549	0
21A-ADM, Program Administration	60,176.82	1,354,219	60,176.82
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
21A-ADM	Program Administration	21A-ADM-101	Administrative Costs
04/14G-AR	Acquisition/Rehabilitation-Single Family	14G-9H01	Acquisition/rehab of SFR
		14G-9H04	Acquisition/rehab of SFR
04/14G-ABR	Acquisiton/Rehabilitation-Multi-Family	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Grantee Activity Number:
14G-9H01

Activity Title:
Acquisition/rehab of SFR

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
04/14G-AR

Project Title:
Acquisition/Rehabilitation-Single Family

Projected Start Date:
03/26/2009

Projected End Date:
09/11/2013

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Tejano Center for Community Concerns

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	595,000
Total CDBG Program Funds Budgeted	N/A	595,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	348,101	348,101
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

Activity Description:

Acquisition/Rehabilitation and Resale of SFR to very low income households with incomes at 50% of area median or less.

Location Description:

Target Zones 1, 2, 3 and Census Tracts.

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number: 14G-9H04	Activity Title: Acquisition/rehab of SFR
Activity Category: Acquisition - general	Activity Status: Under Way
Project Number: 04/14G-AR	Project Title: Acquisition/Rehabilitation-Single Family
Projected Start Date: 03/25/2009	Projected End Date: 09/11/2013
National Objective: NSP Only - LH - 25% Set-Aside	
Responsible Organization: Guiding Light	

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	595,000
Total CDBG Program Funds Budgeted	N/A	595,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	429,308.8	429,308.8
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period	Cumulative Actual Total / Expected
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No Performance Measures Found

Low Mod Total Low Mod Total

Activity Description:

Acquisition/rehab and resale of 7 housing units to very low income households.

Location Description:

Target Zones 1, 2, and 3 and Census Tract.

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

21A-ADM-101

Activity Title:

Administrative Costs

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

21A-ADM

Project Title:

Program Administration

Projected Start Date:

03/26/2009

Projected End Date:

09/26/2010

National Objective:

N/A

Responsible Organization:

City of Houston Housing and Community

Development

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,354,219
Total CDBG Program Funds Budgeted	N/A	1,354,219
Program Funds Drawdown	60,176.82	60,176.82
Obligated CDBG DR Funds	1,354,219	1,354,219
Expended CDBG DR Funds	0	52,597.23
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
	No Performance Measures Found					

Activity Description:

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

Location Description:

City of Houston

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
NSP	0

 Total Other Funding Sources 0

