**Grantee: Houston, TX** 

Grant: B-08-MN-48-0400

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number: B-08-MN-48-0400	Obligation Date:	Award Date:
Grantee Name: Houston, TX	Contract End Date: 04/03/2013	Review by HUD: Reviewed and Approved
<b>Grant Amount:</b> \$13,542,193.00	Grant Status: Active	QPR Contact: Deborah Kay Edwards
Estimated PI/RL Funds: \$0.00		
<b>Total Budget:</b> \$13,542,193.00		
Disasters:		
<b>Declaration Number</b> NSP		
Narratives		
Areas of Greatest Need:		
residents. Over fifty-three percent of Houstonia affordable housing has become an issue in rec resident&rsquos ability to afford housing. The s and increased tax delinquencies, has destabiliz lenders and municipalities, of which 758 proper	It Department estimates that as of January 2008, ns are low to moderate-income (LMI) residents, ent years. Rental rates and purchase prices have supply of affordable housing, coupled with sub-priced many neighborhoods. As of March 2008, a to ties are REO&rsquos. Furthermore, recent hurrical e Houston area by severely damaging current dward.	with a majority being minorities. The supply of e increased rapidly, therefore limiting LMI ime lending practices, lender credit restrictions otal of 7,584 properties were foreclosed by canes (Katrina, Rita, and Ike) have adversely
Distribution and and Uses of Funds:		
affordable housing while removing the blight of tracts and zip codes based upon the number of data provided by HUD regarding risk of foreclosmost impacted by increased foreclosure activity. Target Zones were defined as contiguous high found in the Target Zones, HCDD decided to in \$3,385,549 to benefit households at or below 5 (<50% of AMI) households 3. \$8,802,425 to be	partners to address foreclosures, increase hom vacant and abandoned buildings. To identify are foredit and tax foreclosures, numbers of REO (resure and relative levels of subprime lending. HCI in the level of risk ranged from ten being the high risk areas, containing multiple properties ranging inplement the following three activities or program 0% of area median income (AMI) A. Deliverables in the louseholds at or below 120% of AMI A. Del 115 units with 25% being rented to households et	has with the greatest need, HCDD rated census all estate owned) properties by lenders, and DD used risk ratings to determine census tracts nest, to one being the lowest. As a result, g between nine and ten. Based upon the data as: 1. \$1,354,219 for administrative use 2. 40 units of for-sale housing for low-income iverable: 1 multi-family unit acquired to be
<b>Definitions and Descriptions:</b>		
Low Income Targeting:		
Acquisition and Relocation:		
Public Comment:		



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$13,542,193.00
Total Budget	\$0.00	\$13,542,193.00
Total Obligated	\$0.00	\$13,542,193.00
Total Funds Drawdown	\$1,938,235.77	\$7,449,326.74
Program Funds Drawdown	\$1,938,235.77	\$7,449,326.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,089,730.88	\$8,142,328.11
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	\$689,835.53
Limit on State Admin	\$0.00	\$689,835.53

## **Progress Toward Activity Type Targets**

# **Progress Toward National Objective Targets**

 National Objective
 Target
 Actual

 NSP Only - LH - 25% Set-Aside
 \$3,385,548.25
 \$5,246,155.25

# **Overall Progress Narrative:**

#### roject One:

>HCDD has awarded \$8,802,425 in NSP Funds to South Union Housing Development LLC for its acquisition and rehabilitation of the Zollie Scales Apartments. This property was sold in November 2010 to South Union Development LLC. We have expended \$4,766,320 in DRGR on this project. This project is 75% completed and the rehabilitation construction is scheduled to be completed by December 2012. Residents have moved back into the first phase of renovated units.

#### Project Two:

>HCDD has awarded \$3,385,549 in NSP funds for single-family rehabilitation. We have expended \$1,993,170 of NSP funds for single family properties. We will do a new contract with one of the developers so that they can complete rehabilitation a few of their properties. There are currently seventeen houses completed and sold. Six houses have been completed and not sold. Three houses are under construction. . Future Planning:

>The single family housing market continues dealing with high lending standards by mortgage lenders and a supply of unsold single family houses targeted towards low to moderate income families. Our NSP single-family partners face a difficult market, and HCDD has a NSP1 spending deadline that is fast approaching. HCDD is making plans to



ensure that the funds spent in a timely manner. Over the next several months, HCDD will be prepared to transfer unused funds from the single family partners that are having a hard time selling houses to other NSP eligible activities such as demolition.

One of our original single family partners has breached its contract with the City of Houston. After providing proper notice, we have terminated the City&rsquos funding obligation. The unused funds will be used for other NSP activities.

#### Project Three:

>To ensure that funds will be spent in a timely manner, excess administration funds and single family funds will be used for single family and/or multifamily demolition activity. A number blighted of single family structures have already have been demolished. HCDD has proposed to the Housing Committee to reallocate \$1,510,900 of unused funds to demolition activity. HCDD has produced a public notice and this allocation will be presented to City Council in November.

The projects that were used for this grant will meet the LH 25% Set-Aside for households earning less than 50% AMI.

# **Project Summary**

Project #, Project Title	This Report Period		ate	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	\$1,542,189.18	\$8,802,425.00	\$4,766,320.45	
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$297,285.75	\$3,385,549.00	\$1,993,170.76	
21A-ADM, Program Administration	\$98,760.84	\$1,354,219.00	\$689,835.53	



## **Activities**

**Grantee Activity Number:** 14G-9H01

Activity Title: Acquisition/rehab of SFR

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

04/14G-AR Acquisition/Rehabilitation-Single Family

Projected Start Date: Projected End Date:

03/26/2009 09/11/2013

Benefit Type: Completed Activity Actual End Date:

Direct (HouseHold)

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Tejano Center for Community Concerns

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$569,000.00
Total Budget	\$0.00	\$569,000.00
Total Obligated	\$0.00	\$765,000.00
Total Funds Drawdown	\$4,239.59	\$431,124.26
Program Funds Drawdown	\$4,239.59	\$431,124.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$512,210.79	\$512,210.79
Tejano Center for Community Concerns	\$512,210.79	\$512,210.79
Match Contributed	\$0.00	\$0.00

#### **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:**

Tejano Center has acquired 7 lots of which 3 lots have been acquired but not rehabilitated and 4 lots have been acquired and 95% rehabilitated.

### **Accomplishments Performance Measures**

This Report Period Cumulative Actual Total / Expected

Total Total

Total acquisition compensation to 0 0/0



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



14G-9H02 **Grantee Activity Number:** 

**Activity Title:** Acquisition/rehab of SFR

**Activitiy Category: Activity Status:** 

**Under Way** Acquisition - general

**Project Number: Project Title:** 

04/14G-AR Acquisition/Rehabilitation-Single Family

**Projected Start Date: Projected End Date:** 

03/25/2009 09/11/2013

**Completed Activity Actual End Date: Benefit Type:** 

Direct (HouseHold)

**National Objective:** 

NSP Only - LH - 25% Set-Aside Houston Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,090,549.00
Total Budget	\$0.00	\$1,090,549.00
Total Obligated	\$0.00	\$1,090,549.00
Total Funds Drawdown	\$271,354.70	\$1,030,512.01
Program Funds Drawdown	\$271,354.70	\$1,030,512.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,370,512.01	\$1,370,512.01
Houston Habitat for Humanity	\$1,370,512.01	\$1,370,512.01
Matala Cantullanta d	<b>#0.00</b>	<b>#</b> 0.00

**Match Contributed** \$0.00 \$0.00

### **Activity Description:**

Acquisition/rehab and resale of 13 housing units to very low income households.

### **Location Description:**

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

#### **Activity Progress Narrative:**

Houston Habitat for Humanities has acquired 17 lots and constructed /rehabilitated 17 houses

### **Accomplishments Performance Measures**

**This Report Period Cumulative Actual Total / Expected** Total **Total** 

0 10/13 # of Properties

> **This Report Period Cumulative Actual Total / Expected**

**Responsible Organization:** 

Total **Total** 0 9/13 # of Housing Units



	Thi	This Report Period		Cumulative	Actual Total / E	xpected	
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	0	0	0	9/0	1/0	10/13	100.00

# **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 Title: Acquisition/Rehab/Single Family

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

04/14G-AR Acquisition/Rehabilitation-Single Family

Projected Start Date: Projected End Date:

03/25/2009 02/11/2013

Benefit Type: Completed Activity Actual End Date:

Direct ( HouseHold )

National Objective: Responsible Organization:

NSP Only - LMMI Houston Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$340,000.00
Total Budget	\$0.00	\$340,000.00
Total Obligated	\$0.00	\$340,000.00
Total Funds Drawdown	\$21,691.46	\$340,000.00
Program Funds Drawdown	\$21,691.46	\$340,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$340,000.00	\$340,000.00
Houston Habitat for Humanity	\$340,000.00	\$340,000.00
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

Acquisiton and rehab of single family houses for sale to households whose income does exceed 120% of the area median income.

### **Location Description:**

### **Activity Progress Narrative:**

No new activity.

### **Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

#### **Beneficiaries Performance Measures**

	TI	This Report Period		<b>Cumulative Actual Total / Expected</b>		xpected	ted	
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%	
# of Households	0	0	0	0/0	3/4	3/4	100.00	



# Owner Households 0 0 0 0/0 3/4 3/4 100.00

# **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 Title: Acquisition/rehab of SFR

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

04/14G-AR Acquisition/Rehabilitation-Single Family

Projected Start Date: Projected End Date:

03/25/2009 09/11/2013

Benefit Type: Completed Activity Actual End Date:

Direct ( HouseHold )

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Guiding Light

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$80,121.24
Total Budget	\$0.00	\$80,121.24
Total Obligated	\$0.00	\$595,000.00
Total Funds Drawdown	\$0.00	\$80,121.24
Program Funds Drawdown	\$0.00	\$80,121.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$83,778.84	\$83,778.84
Guiding Light	\$83,778.84	\$83,778.84
Match Contributed	\$0.00	\$0.00

### **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:**

No new activity for this project. However, available funds will be de-obligated and obligated to the Demolition Activity.

### **Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

### **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



Activity Title: Acquisition/rehab of SFR

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

04/14G-AR Acquisition/Rehabilitation-Single Family

Projected Start Date: Projected End Date:

03/25/2009 09/11/2013

Benefit Type: Completed Activity Actual End Date:

Direct ( HouseHold )

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Fifth Ward Community Redevelopment Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$121,035.25
Total Budget	\$0.00	\$121,035.25
Total Obligated	\$0.00	\$595,000.00
Total Funds Drawdown	\$0.00	\$111,413.25
Program Funds Drawdown	\$0.00	\$111,413.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$111,413.25	\$111,413.25
Fifth Ward Community Redevelopment Corporation	\$111,413.25	\$111,413.25
Match Contributed	\$0.00	\$0.00

### **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:**

No new activity for this project. However, available funds will be de-obligated to obligated to the Demolition Activity.

### **Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

### **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



Activity Title: Acquisition/rehab of multi-family

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

04/14G-ABR Acquisiton/Rehabilitation-Multi-Family

Projected Start Date: Projected End Date:

06/01/2012

Benefit Type: Completed Activity Actual End Date:
Direct ( HouseHold )

National Objective: Responsible Organization:

NSP Only - LMMI National Farm Workers Service Center, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$6,601,818.75
Total Budget	\$0.00	\$6,601,818.75
Total Obligated	\$0.00	\$6,601,818.75
Total Funds Drawdown	\$1,542,189.18	\$2,568,501.59
Program Funds Drawdown	\$1,542,189.18	\$2,568,501.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,753,536.25	\$2,753,536.25
National Farm Workers Service Center, Inc.	\$2,753,536.25	\$2,753,536.25
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

10/01/2010

Acquisition of a multi family building with 158 units which will be rehab and rent to households with income of up to 120% of area median income. Of the total project 25% of the funding will go toward housing households at or below 50% of the area median income.

### **Location Description:**

### **Activity Progress Narrative:**

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) (now called 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&rsquos acquisition of this project on November 23, 2010. HCDD has expended \$4,766,320 to date of NSP funds for NFWSC&rsquos acquisition and rehabilitation of this multifamily property. HCDD issued a notice to proceed construction to developer on January 18, 2012. This project is currently 75% complete which is on track for total job completion by December 2012. Tenants have moved back into the first phase of renovated units.

### **Accomplishments Performance Measures**

	This Report Period	<b>Cumulative Actual Total / Expected</b>	
	Total	Total	
Total acquisition compensation to	0	0/0	



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



Activity Title: Acquisition/rehab of multi-family

**Activitiy Category:** 

Rehabilitation/reconstruction of residential structures

**Project Number:** 

04/14G-ABR

**Projected Start Date:** 

10/01/2010

Benefit Type: Direct ( HouseHold )

**National Objective:** 

NSP Only - LH - 25% Set-Aside

**Activity Status:** 

Under Way

**Project Title:** 

Acquisiton/Rehabilitation-Multi-Family

**Projected End Date:** 

06/01/2012

**Completed Activity Actual End Date:** 

#### **Responsible Organization:**

National Farm Workers Service Center, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,200,606.25
Total Budget	\$0.00	\$2,200,606.25
Total Obligated	\$0.00	\$2,200,606.25
Total Funds Drawdown	\$0.00	\$2,197,818.86
Program Funds Drawdown	\$0.00	\$2,197,818.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,200,606.25	\$2,200,606.25
National Farm Workers Service Center, Inc.	\$2,200,606.25	\$2,200,606.25
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

Acquisition of a multi family building with 158 units which will be rehab and rent to households with income of up to 120% of area median income. Of the total project 25% of the funding will go toward housing households at or below 50% of the area median income.

### **Location Description:**

### **Activity Progress Narrative:**

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) (now called 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&rsquos acquisition of this project on November 23, 2010. HCDD has expended \$4,766,320 to date of NSP funds for NFWSC&rsquos acquisition and rehabilitation of this multifamily property. HCDD issued a notice to proceed construction to developer on January 18, 2012. This project is currently 75% complete which is on track for total job completion by December 2012. Tenants have moved back into the first phase of renovated units.

### **Accomplishments Performance Measures**

No Accomplishments Performance Measures found.



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



21A-ADM-101 **Grantee Activity Number:** 

**Activity Title: Administrative Costs** 

**Activitiy Category: Activity Status:** 

Administration **Under Way** 

**Project Number: Project Title:** 

21A-ADM **Program Administration Projected Start Date: Projected End Date:** 

03/26/2009 03/31/2013

**Completed Activity Actual End Date: Benefit Type:** 

( )

**National Objective: Responsible Organization:** 

N/A City of Houston Housing and Community Development

**Overall** Jul 1 thru Sep 30, 2012 To Date **Total Projected Budget from All Sources** N/A \$1,028,162.51 **Total Budget** \$0.00 \$1,028,162.51 **Total Obligated** \$0.00 \$1,354,219.00 **Total Funds Drawdown** \$98,760.84 \$689,835.53 **Program Funds Drawdown** \$98,760.84 \$689,835.53 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$717,673.49 \$770,270.72 \$770,270.72 City of Houston Housing and Community Development \$717,673.49

**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 found.

#### **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
NSP	\$0.00
Total Other Funding Sources	\$0.00

