

Grantee: Houston, TX

Grant: B-08-MN-48-0400

April 1, 2016 thru June 30, 2016 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:

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:

\$404,520.14

Total Budget:

\$13,946,713.14

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.

*City of Houston added \$285,405.58 of Program Income for NSP1. Added 10% of the previously stated Program Income (\$28,540.65) to Administrative Cost. A new activity number 14G-9H43 has been created for Mayberry Homes with a budget amount of \$256,864.93.

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	\$13,827,598.48
Total Budget	\$0.00	\$13,827,598.48
Total Obligated	\$271,916.84	\$13,827,598.48
Total Funds Drawdown	\$265,557.79	\$13,820,122.53
Program Funds Drawdown	\$0.00	\$13,542,193.00
Program Income Drawdown	\$265,557.79	\$277,929.53
Program Income Received	\$107,895.84	\$404,521.14
Total Funds Expended	\$3,328.79	\$13,825,020.25
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	\$1,049,490.32
Limit on State Admin	\$0.00	\$1,049,490.32

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$4,236,921.48

Overall Progress Narrative:

Mayberry Homes constructed 20 homes. Nineteen have been sold and one remains to be sold.

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	\$2,457,307.21	\$2,200,442.28
21A-ADM, Program Administration	\$0.00	\$1,056,966.27	\$1,028,425.72



Activities

Project # / Title: 04/14G-ABR / Acquisiton/Rehabilitation-Multi-Family

Grantee Activity Number: 14G-9H06

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 - LMMI

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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2016

N/A

To Date

\$6,601,818.75

Total Budget

\$0.00

\$6,601,818.75

Total Obligated

\$0.00

\$6,601,818.75

Total Funds Drawdown

\$0.00

\$6,601,818.75

Program Funds Drawdown

\$0.00

\$6,601,818.75

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$6,601,818.75

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:



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	119/119
# of Multifamily Units	0	119/119

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	119/119	119/119	100.00
# Renter Households	0	0	0	0/0	119/119	119/119	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	



Grantee Activity Number: 14G-9H07
Activity Title: Acquisition/rehab of multi-family

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 04/14G-ABR

Project Title:
 Acquisiton/Rehabilitation-Multi-Family

Projected Start Date:
 10/01/2010

Projected End Date:
 06/01/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 National Farm Workers Service Center, Inc.

Overall	Apr 1 thru Jun 30, 2016	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	\$2,200,606.25
Program Funds Drawdown	\$0.00	\$2,200,606.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	20/0



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		40/39	
# of Multifamily Units	0		40/39	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	40/39	0/0	40/39	100.00
# Renter Households	0	0	0	40/39	0/0	40/39	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	

Project # / Title: 04/14G-AR / Acquisition/Rehabilitation-Single Family

Grantee Activity Number: 14A-9H43
Activity Title: Mayberry Homes-LMMI

Activity Category:
Construction of new housing

Project Number:
04/14G-AR

Projected Start Date:
05/15/2015

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehabilitation-Single Family

Projected End Date:
05/15/2017

Completed Activity Actual End Date:

Responsible Organization:
Mayberry Homes, Inc.2

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$80,991.98



Total Budget	(\$175,872.95)	\$80,991.98
Total Obligated	\$80,991.98	\$80,991.98
Total Funds Drawdown	\$80,991.98	\$80,991.98
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$80,991.98	\$80,991.98
Program Income Received	\$107,895.84	\$107,895.84
Total Funds Expended	(\$175,872.95)	\$80,991.98
Mayberry Homes, Inc.2	(\$175,872.95)	\$80,991.98
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of new single family housing on vacant lots for sale to households with income at or below 120% AMI.

Location Description:

NSP Target areas. To be determined at a later date

Activity Progress Narrative:

Correcting the expended amount to match the drawn amount.

Mayberry Homes constructed 20 homes. Nineteen have been sold and one remains to be sold.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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:	14A-9H43A
Activity Title:	Mayberry Homes-LH25 Set Aside

Activity Category:

Construction of new housing

Project Number:

04/14G-AR

Projected Start Date:

05/15/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Single Family

Projected End Date:

05/15/2017

Completed Activity Actual End Date:

Responsible Organization:

Mayberry Homes, Inc.2

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$175,872.95
Total Budget	\$175,872.95	\$175,872.95
Total Obligated	\$175,872.95	\$175,872.95
Total Funds Drawdown	\$175,872.95	\$175,872.95
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$175,872.95	\$175,872.95
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$175,872.95	\$175,872.95
Mayberry Homes, Inc.2	\$175,872.95	\$175,872.95
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Correcting expended amount to match drawn amount.

Mayberry constructed 20 homes. Nineteen have been sold and one remains to be sold.

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

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:

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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, 2016

N/A

To Date

\$1,056,966.27

Total Budget

\$0.00

\$1,056,966.27

Total Obligated

\$15,051.91

\$1,056,966.27

Total Funds Drawdown

\$8,692.86

\$1,049,490.32

Program Funds Drawdown

\$0.00

\$1,028,425.72

Program Income Drawdown

\$8,692.86

\$21,064.60

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$3,328.79

\$1,054,388.04

City of Houston Housing and Community Development

\$3,328.79

\$1,054,388.04



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:

Admin cost.

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

