

Grantee: Houston, TX

Grant: B-08-MN-48-0400

January 1, 2013 thru March 31, 2013 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

Grant Amount:

\$13,542,193.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$13,542,193.00

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 residents' 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 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	\$13,542,193.00
Total Budget	\$0.00	\$13,542,193.00
Total Obligated	\$1,510,900.00	\$13,542,193.00
Total Funds Drawdown	\$3,990,813.54	\$13,541,029.79
Program Funds Drawdown	\$3,990,813.54	\$13,541,029.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,296,020.25	\$13,541,929.79
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	\$1,028,162.51
Limit on State Admin	\$0.00	\$1,028,162.51

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$4,061,311.74

Overall Progress Narrative:

Project 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 \$8,802,425 in DRGR on this project. This project is 100% complete.

Project Two:

HCDD current allocation of \$2,200,705 in NSP funds for single-family rehabilitation (after de-obligating and reallocation of \$1,510,900). We have expended \$2,200,442 of NSP funds for single family properties. Eighteen houses are complete and sold. Seven houses have been acquired and are in the process of being rehabbed. Two houses have been acquired and rehabbed but not sold.

Project Three:

HCDD has reallocate \$1,510,900 of the funds to demolition activity. A 100 plus blighted structures have been demolished. We have expended 100% of demolition funds.

Projects one and two were used for LH 25% Set-Aside for households earning less than 50% AMI.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04-DEMO, Demolition	\$1,510,000.00	\$1,510,900.00	\$1,510,000.00
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	\$2,164,235.54	\$8,802,425.00	\$8,802,425.00
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$60,036.99	\$2,200,705.49	\$2,200,442.28
21A-ADM, Program Administration	\$256,541.01	\$1,028,162.51	\$1,028,162.51



Activities

Grantee Activity Number:	04-9H08
Activity Title:	Demolition of Blighted Structures

Activity Category:

Clearance and Demolition

Project Number:

04-DEMO

Projected Start Date:

10/01/2012

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,510,900.00
Total Budget	\$0.00	\$1,510,900.00
Total Obligated	\$1,510,900.00	\$1,510,900.00
Total Funds Drawdown	\$1,510,000.00	\$1,510,000.00
Program Funds Drawdown	\$1,510,000.00	\$1,510,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,510,900.00	\$1,510,900.00
City of Houston Housing and Community Development	\$1,510,900.00	\$1,510,900.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

HCDD has reallocate \$1,510,900 of the funds to demolition activity. Over one hundred blighted structures have been demolished. We have expended 100% of demolition funds. Demolition addressed removal of blighted structures as part of comprehensive neighborhood improvement strategies.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	100	100/70
# of buildings (non-residential)	0	0/2



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



Grantee Activity Number: 14G-9H01
Activity Title: Acquisition/rehab of SFR

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/26/2009

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:

09/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Tejano Center for Community Concerns

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$568,736.79
Total Budget	\$0.00	\$568,736.79
Total Obligated	\$0.00	\$569,000.00
Total Funds Drawdown	\$0.00	\$568,736.79
Program Funds Drawdown	\$0.00	\$568,736.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$56,526.00	\$568,736.79
Tejano Center for Community Concerns	\$56,526.00	\$568,736.79
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:

Seven houses have been acquired and are in the process of being rehabbed.

Accomplishments Performance Measures

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



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



Grantee Activity Number:	14G-9H02
Activity Title:	Acquisition/rehab of SFR

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/25/2009

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:

09/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Houston Habitat for Humanity

Overall	Jan 1 thru Mar 31, 2013	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	\$60,036.99	\$1,090,549.00
Program Funds Drawdown	\$60,036.99	\$1,090,549.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$279,963.01)	\$1,090,549.00
Houston Habitat for Humanity	(\$279,963.01)	\$1,090,549.00
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:

Eighteen houses are complete and sold.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/13



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/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	

Grantee Activity Number: 14G-9H02A

Activity Title: Acquisition/Rehab/Single Family

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/25/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Single Family

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Houston Habitat for Humanity

Overall

	Jan 1 thru Mar 31, 2013	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	\$0.00	\$340,000.00
Program Funds Drawdown	\$0.00	\$340,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$340,000.00
Houston Habitat for Humanity	\$0.00	\$340,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition 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:

Eighteen houses are complete and sold.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	3/4	3/4	100.00



# Owner Households	0	0	0	0/0	3/4	3/4	100.00
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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-9H04

Activity Title: Acquisition/rehab of SFR

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/25/2009

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:

09/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Guiding Light

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$80,121.24
Total Budget	(\$3,878.76)	\$80,121.24
Total Obligated	(\$3,878.76)	\$80,121.24
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	(\$3,657.60)	\$80,121.24
Guiding Light	(\$3,657.60)	\$80,121.24
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:

One house has been built and not sold.

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



Grantee Activity Number: 14G-9H05
Activity Title: Acquisition/rehab of SFR

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/25/2009

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:

09/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Fifth Ward Community Redevelopment Corporation

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$121,035.25
Total Budget	(\$64.75)	\$121,035.25
Total Obligated	(\$64.75)	\$121,035.25
Total Funds Drawdown	\$0.00	\$121,035.25
Program Funds Drawdown	\$0.00	\$121,035.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$121,035.25
Fifth Ward Community Redevelopment Corporation	\$0.00	\$121,035.25
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:

One house has been built and not sold.

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



Grantee Activity Number: 14G-9H06

Activity Title: Acquisition/rehab of multi-family

Activity Category:

Acquisition - general

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

	Jan 1 thru Mar 31, 2013	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	\$2,161,448.15	\$6,601,818.75
Program Funds Drawdown	\$2,161,448.15	\$6,601,818.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,829,960.48	\$6,601,818.75
National Farm Workers Service Center, Inc.	\$1,829,960.48	\$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:

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% complete.

Accomplishments Performance Measures

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



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

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	



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

	Jan 1 thru Mar 31, 2013	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	\$2,787.39	\$2,200,606.25
Program Funds Drawdown	\$2,787.39	\$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
National Farm Workers Service Center, Inc.	\$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:

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% complete. \$2,200,606.25 has been expended to assist renters with income at 50% AMI and below.

Accomplishments Performance Measures

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



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

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	



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:

()

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

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,028,425.72
Total Budget	\$3,943.51	\$1,028,425.72
Total Obligated	\$3,943.51	\$1,028,162.51
Total Funds Drawdown	\$256,541.01	\$1,028,162.51
Program Funds Drawdown	\$256,541.01	\$1,028,162.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$182,254.38	\$1,028,162.51
City of Houston Housing and Community Development	\$182,254.38	\$1,028,162.51
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

