

Grantee: Houston, TX

Grant: B-08-MN-48-0400

October 1, 2012 thru December 31, 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

Grant Amount:

\$13,542,193.00

Grant Status:

Active

QPR Contact:

Deborah Kay Edwards

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	\$8,802,425.00	\$13,542,193.00
Total Obligated	(\$1,510,900.00)	\$12,031,293.00
Total Funds Drawdown	\$2,100,889.51	\$9,550,216.25
Program Funds Drawdown	\$2,100,889.51	\$9,550,216.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,103,581.43	\$10,245,909.54
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	\$771,621.50
Limit on State Admin	\$0.00	\$771,621.50

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$4,065,255.25

Overall Progress Narrative:

Initially HCDD designated \$ 2,204,649 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 will re-obligate the used 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. The projects that were used for this grant will meet the LH 25% Set-Aside.

The current status of the Houston Federal NSP Grant: All funds are obligated. There are currently seventeen houses completed and sold. Six houses have been completed and not sold. Three houses are under construction.

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 \$6,638,188 to date of NSP funds for NFWSC's acquisition and



rehabilitation of this multifamily property. HCDD issued a notice to precede construction to developer on January 18, 2012. This project is currently 95% completed. Tenants have moved back into the first phase of renovated units.

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	\$0.00
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	\$1,871,869.01	\$8,802,425.00	\$6,638,189.46
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$147,234.53	\$2,204,649.00	\$2,140,405.29
21A-ADM, Program Administration	\$81,785.97	\$1,024,219.00	\$771,621.50



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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,510,900.00
Total Budget	\$1,510,900.00	\$1,510,900.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Houston Housing and Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Project Three:

HCDD has reallocate \$1,510,900 of the funds to demolition activity. A number of the blighted single family structures have already been demolished.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Texas	-	Not Validated / N

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$569,000.00
Total Budget	(\$196,000.00)	\$569,000.00
Total Obligated	(\$196,000.00)	\$569,000.00
Total Funds Drawdown	\$137,612.53	\$568,736.79
Program Funds Drawdown	\$137,612.53	\$568,736.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$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:

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-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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$80,121.24
Total Budget	(\$511,000.00)	\$80,121.24
Total Obligated	(\$511,000.00)	\$84,000.00
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	\$0.00	\$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:

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$121,035.25
Total Budget	(\$473,900.00)	\$121,035.25
Total Obligated	(\$473,900.00)	\$121,100.00
Total Funds Drawdown	\$9,622.00	\$121,035.25
Program Funds Drawdown	\$9,622.00	\$121,035.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,622.00	\$121,035.25
Fifth Ward Community Redevelopment Corporation	\$9,622.00	\$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:

HCDD has a remaining allocation of \$2,204,649 in NSP funds for single-family rehabilitation (after de-obligating and reallocation of \$1,510,900). We have expended \$2,140,404 of NSP funds for single family properties. We are in a process of creating a new contract with one of the developers to help them sell their unsold homes. Seventeen houses have been built and sold. Six houses have been completed and not sold. Three houses are under construction

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$6,601,818.75
Total Budget	\$6,601,818.75	\$6,601,818.75
Total Obligated	\$0.00	\$6,601,818.75
Total Funds Drawdown	\$1,871,869.01	\$4,440,370.60
Program Funds Drawdown	\$1,871,869.01	\$4,440,370.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,018,322.02	\$4,771,858.27
National Farm Workers Service Center, Inc.	\$2,018,322.02	\$4,771,858.27
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:

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 \$6,638,188 in DRGR on this project. This project is 95% completed. Residents have moved back into the first phase of the renovated units.

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-9H07

Activity Title: Acquisition/rehab of multi-family

Activity 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,200,606.25
Total Budget	\$2,200,606.25	\$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	\$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

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: 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,028,162.51
Total Budget	(\$330,000.00)	\$1,028,162.51
Total Obligated	(\$330,000.00)	\$1,024,219.00
Total Funds Drawdown	\$81,785.97	\$771,621.50
Program Funds Drawdown	\$81,785.97	\$771,621.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$75,637.41	\$845,908.13
City of Houston Housing and Community Development	\$75,637.41	\$845,908.13
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:

To ensure that funds will be spent in a timely manner, excess administration funds and single family funds will be used for demolition of blighted structures.

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

