

7. NSP Information by Activity

Activity Number 1		
Activity Name	Administration of the Grant	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	Administration – General Management and Oversight as allowed under 24 CFR 570.206	
National Objective	N/A	
Activity Description	HCDD will use these funds to administer and monitor all activities carried out under this NSP3 program.	
Location Description	HCDD will prioritize the expenditure of NSP 3 funds in its identified areas of greatest need	
Budget	Source of Funding	Dollar Amount
	NSP3	\$338,000.00
	(Other funding source)	\$ 0
	(Other funding source)	\$ 0
Total Budget for Activity	\$338,000.00	
Performance Measures	N/A	
Responsible Organization	Name	City of Houston, Housing and Community Development Department
	Location	601 Sawyer, Suite 400, Houston TX 77007
	Administrator Contact Info	Joel North 713-868-8477 Joel.North@HoustonTX.gov

Activity Number 2	
Activity Name	Acquisition and Rehabilitation/Redevelopment of Single Family Properties
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201 (a) Acquisition and Rehabilitation, (b) dispositions, (i) relocation. 24 CFR 570.202 eligible rehabilitation and preservation of activities for homes and other residential properties
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	<p>HCDD will, through an RFQ/RFP process, select qualified developers and/or subrecipients that will redevelop single-family homes on demolished or vacant properties. Properties will be secured and/or demolished as needed for safety and blight removal. The selected developers and/or subrecipients will build new homes on such lots. These developers and/or subrecipients then will sell these properties to qualified low-income buyers.</p> <p>Developers and subrecipients will be required to set aside at least 50% of their NSP allocation to serve households at or below 50% of area median income. Households earning less than 50% of area median income will be affirmatively sought for participation in this program. Households earning less than 50% of area median income will be provided a subsidy in the purchase price to ensure the home is affordable to them (no more than 33% of their income going towards housing and utilities). The remaining homes will serve households at or below 120% of area medium income. Proceeds from each such sale will be returned to HCDD, in accordance with established recapture provisions and other terms of the agreement by and between HCDD and each such developer or subrecipient.</p> <p>Homebuyers will be required to take an 8 hour training course to qualify for purchasing one of these homes, and utilized only lender identified within the approved lender list and that comply with the current HCDD policy prohibiting subprime lending.</p> <p>Use of sub-prime loans will be disallowed. In lieu of such loans, additional subsidies will be considered to see that buyers are committed to mortgages that they can afford. Affordability periods will reflect total subsidy allocated per homeowner based on a subsidy layering analysis. Long term affordability will be ensured via the affordability covenants and/or second mortgage</p>

	normally placed by HCDD on homes serviced via the HAP down payment assistance program.	
Location Description	HCDD will prioritize the expenditure of NSP 3 funds in its identified areas of greatest need	
Budget	Source of Funding	Dollar Amount
	NSP3	\$2,051,035.00
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity	\$2,051,035.00	
Performance Measures	Number of families at each of (i) 120% or less of area median income and (ii) 50% or less of area median income served; Number of single family properties developed.	
Projected Start Date	8/1/2011	
Projected End Date	8/1/2015	
Responsible Organization	Name	City of Houston, Housing and Community Development Department
	Location	601 Sawyer Fourth Floor, Houston TX 77007
	Administrator Contact Info	Joel North 713-868-8477 Joel.North@HoustonTX.gov

Activity Number 3	
Activity Name	Demolition
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input checked="" type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR §570.201 (d) Clearance, for blighted structures only
National Objective	Low Moderate Middle Income Area (LMMA)
Activity Description	<p>Due to market conditions, the single family housing market has become saturated and affordable homes have not sold at the pace anticipated. Therefore, HCDD seeks to increase these funds to demolition activities – fostering clean, safe neighborhoods for Houston’s families. Demolition is an approved activity. Demolition of blighted and abandoned properties will help stabilize neighborhoods and encourage community development. The following describes the process that will be taken prior to demolishing any structures:</p> <ol style="list-style-type: none"> 1. HCDD make a request from Department of Neighborhoods (DON) for addresses that are ready to go to the Damage Assessment Panel and are in a designated area. The designated area was selected through researching NSP3 target zones and was a part of the waiver information. 2. The addresses are reviewed and inspected by HCDD. 3. A list is compiled and submitted to DON so they can be presented to the Damage Assessment Panel. 4. When the addresses have been approved by the Damage Assessment Panel they are sent to General Services to have the structures demolished. This includes contracting with a contractor to complete the demo of the structure. 5. Once the structure has been completed and inspected by HCDD the invoice is processed.

	6. The City's Legal Department prepares the necessary documents to place a lien on the property for the entire cost of the demo. The lien will have HCDD as the recipient of all funds if the lien is cured. The lien is in perpetuity until paid.	
Location Description	HCDD will prioritize the expenditure of NSP 3 funds in its identified areas of greatest need	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,000,000.00
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity	\$1,000,000.00	
Performance Measures	50 demolished properties	
Projected Start Date	8/1/2011	
Projected End Date	8/1/2015	
Responsible Organization	Name	City of Houston, Housing and Community Development Department
	Location	601 Sawyer Fourth Floor, Houston TX 77007
	Administrator Contact Info	Joel North 713-868-8477 Joel.North@HoustonTX.gov

Activity Number 4		
Activity Name	Acquisition & Rehabilitation – Multi-family Properties	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	N/A	
National Objective	N/A	
Activity Description	This activity is being eliminated, as no viable multifamily properties met the criteria for NSP3 activities	
Location Description	N/A	
Budget	Source of Funding	Dollar Amount
	NSP3	\$ 0
	(Other funding source)	\$ 0
	(Other funding source)	\$ 0
Total Budget for Activity	\$ 0	
Performance Measures	N/A	
Projected Start Date	N/A	
Projected End Date	N/A	
Responsible Organization	Name	City of Houston, Housing and Community Development Department
	Location	601 Sawyer Fourth Floor, Houston TX 77007
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