

Grantee: Houston, TX

Grant: B-11-MN-48-0400

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-MN-48-0400

Obligation Date:**Award Date:****Grantee Name:**

Houston, TX

Contract End Date:

03/11/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$3,389,035.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:**Total Budget:**

\$3,389,035.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP 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 using the NSP 3 mapping tool areas with a score of seventeen or higher were included in the current NSP 3 Target Zones, this data was determined by, numbers of REO (real estate owned) properties by lenders, and data provided by HUD regarding risk of foreclosure and relative levels of subprime lending. Based upon the data found in the Target Zones, HCDD decided to implement the following four activities or programs: 1. \$338,000 for administrative use 2. \$1,713,035 for acquisition, rehabilitation and redevelopment of single family homes to benefit households at or below 80-120% of AMI. 3. one multi-family unit acquired and rehabilitated for \$1,000,000 to be conveyed to qualified third parties to construct up to 200 units with 25% being rented to households earning less than 50% of AMI in order to satisfy the set aside requirements. 4. \$338,000 will be used for demolition.

How Fund Use Addresses Market Conditions:

Using the HUD mapping tool, the City of Houston (the "City") ensured that the areas of greatest need identified on the NSP Map had a minimum foreclosure score of 17 (State of Texas has an overall foreclosure score of 16) or above. The City overlaid the flood plain map to ensure that it will not fund projects in target areas that are located in the flood plain. The City has acknowledged the current market conditions and identified areas within those communities whose homes may start decreasing in value due to high rates of foreclosures in the communities surrounding these areas. The City has determined that its areas of greatest need include most, if not all, of the areas with the highest percentages of homes financed by subprime mortgage related loans.

The preservation of vacant, abandoned and foreclosed housing and the provision of subsidized housing opportunities for households at or below 120% of area median income will result in increased home values and improved neighborhood conditions.

Ensuring Continued Affordability:

The City has adopted the HOME Program affordability standards to meet the continued affordability standards of the Neighborhood Stabilization Program ("NSP"). Utilizing these standards, the City will ensure that all NSP3-assisted housing remains affordable to individuals or families whose incomes do not exceed 120 percent of area median income. These standards require that rental and homeownership housing must remain affordable for 5 to 20 years, depending on the amount of NSP3 funds invested in the housing unit. Long term affordability will be enforced through rental and deed restrictions, including resale/recapture provisions. The City shall ensure, to the maximum extent practicable and for the longest feasible term, that the redevelopment of abandoned and /or foreclosed upon residential properties remains affordable.

Definition of Blighted Structure:

Blighted Structure - A residential or commercial building that exhibits an extensive level of physical decline or decay, as further defined in the City of Houston's ordinances at the following link:

http://library.municode.com/HTML/10123/level3/COOR_CH10BUNEPR_ARTXIVABUNVIBL.html



Definition of Affordable Rents:

The city will identify areas of foreclosed abandoned and vacant properties that can be used to provide greatest impact in communities hit the hardest by foreclosures.

HOME program’s definition of affordable rents will be used for projects funded by the City of Houston HCDD NSP3. These are updated annually by the U.S. Department of Housing and Urban Development. HOME Program rent limits are available at www.hud.gov.

Housing Rehabilitation/New Construction Standards:

The City is will utilize the following building standards to govern single family or multi-family dwellings purchased and/or rehabilitated/constructed through the NSP program :

1. The City of Houston’s current property rehabilitation standards for single and multifamily rehabilitation projects.
 2. The City of Houston’s Local Maintenance and Building Code
 3. Section 8 Housing Quality Standards
 4. The Energy Standards for New Homes and Model Energy Code
 5. ANSI Standards for handicap accessibility
- HUD Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing.

Vicinity Hiring:

The City of Houston shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of such project. The City will achieve this by including such requirements in NSP agreements with developers and subrecipient; require developers and subrecipients to include plans for vicinity hiring in proposals for funding; and will establish a periodic reporting system including back up documentation from developers and subrecipients to ensure that those requirements are met. The City will also work through community based workforce development organizations to identify opportunities for vicinity hiring compliance and match these with NSP developers and subrecipients.

Procedures for Preferences for Affordable Rental Dev.:

The City of Houston HCDD certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,778,070.00
Total Budget	\$0.00	\$3,389,035.00
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
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	\$508,355.25	\$0.00
Limit on Admin/Planning	\$338,903.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$338,903.50	\$338,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$847,258.75	\$1,000,000.00

Overall Progress Narrative:

The \$3,389,035 in funding from HUD is broken down into the following activities:

Single Family Acquisition and Rehabilitation	\$1,713,035
Multifamily Acquisition and Rehabilitation	\$1,000,000
Demolition	\$338,000
Administration	\$338,000

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
21A-11A01, Program Administration	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



