

Grantee: Houston, TX

Grant: B-11-MN-48-0400

October 1, 2015 thru December 31, 2015 Performance



Grant Number:

B-11-MN-48-0400

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

Houston, TX

Contract End Date:

03/11/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$3,389,035.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$3,389,035.00

Estimated PI/RL Funds:

\$915,115.45

Total Budget:

\$4,304,150.45

Disasters:

Declaration Number

No Disasters Found

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.

*City of Houston added \$915,115.45 of Program Income for NSP3. Added 10% of the previously stated Program Income (\$91,511.54) to Administrative Cost. A new activity will be created for Mayberry Homes with a budget amount of \$643,135.07.

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:

Edwards, Deborah
City of Houston, Housing and Community Development Department ("HCDD")
601 Sawyer Fourth Floor, Houston, TX 77007
Deborah.Edwards@houstonTX.gov
832-394-6155

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,481,450.04
Total Budget	\$25,562.16	\$3,481,450.04
Total Obligated	\$0.00	\$3,455,887.88
Total Funds Drawdown	\$0.00	\$3,417,503.26
Program Funds Drawdown	\$0.00	\$3,185,110.52
Program Income Drawdown	\$0.00	\$232,392.74
Program Income Received	\$0.00	\$867,347.54
Total Funds Expended	\$2,525.42	\$3,419,700.57
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	\$366,468.26
Limit on State Admin	\$0.00	\$366,468.26

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$338,903.50	\$430,415.04

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$847,258.75	\$1,025,517.50

Overall Progress Narrative:

During the reporting period, five (5) completed single family houses assisted with NSP3 funds were sold to eligible households with incomes at 120% AMI and below. Three (3) of the five (5) houses were sold to households with income at 50% AMI and below. Three (3) additional NSP3 funded houses were available for sale but did not sell. Three (3) of the eight (8) houses also included NSP1 funding. NSP3 funding was 71% of total development costs and NSP1 was 29%.

Five homes were sold during the reporting cycle. Received \$150,013.02 of program income for sale of 3 homes during this reporting cycle. Received \$77,718.80 after end of the cycle.

8127 Pannell	-	\$37,129.93
8110 Grandview	-	\$59,312.41
8115 Gladstone	-	\$59,570.68
8202 Lawler	-	\$34,260.00 (received after close of the reporting cycle)
8122 Gladstone	-	\$43,458.80 (received after close of the reporting cycle)
Total		\$233,731.82

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04-Demo, Demolition	\$0.00	\$840,000.00	\$840,000.00



14G-AQU-SF, Single Family Acquisition and Rehab	\$0.00	\$3,033,735.41	\$2,051,035.00
21A-11A01, Program Administration	\$0.00	\$430,415.04	\$294,075.52



Activities

Project # / Title: 14G-AQU-SF / Single Family Acquisition and Rehab

Grantee Activity Number: 14G-11H10

Activity Title: Mayberry SF A/R LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

14G-AQU-SF

Projected Start Date:

08/01/2011

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LMMI

Program Income Account:

General Program Income

Activity Status:

Under Way

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

08/01/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,025,517.50
Total Budget	\$0.00	\$1,025,517.50
Total Obligated	\$0.00	\$1,025,517.50
Total Funds Drawdown	\$0.00	\$1,025,517.50
Program Funds Drawdown	\$0.00	\$1,025,517.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$321,500.63
Total Funds Expended	\$0.00	\$1,025,517.50
City of Houston Housing and Community Development	\$0.00	\$0.00
Mayberry Homes, Inc.2	\$0.00	\$1,025,517.50
Match Contributed	\$0.00	\$0.00

Activity Description:

HCDD will, through an RFQ/RFP process, select qualified developers and/or subrecipients that will acquire foreclosed and/or abandoned single-family properties. Foreclosed properties shall be purchased at a maximum of 99% of appraised value. Properties will be secured and/or demolished as needed for safety and blight removal. The selected developers and/or subrecipients will rehabilitate existing houses or build new homes on such lots. These developers and/or subrecipients then will sell these properties to qualified low-income buyers. HCDD will work with developers and subrecipients to insure that any displacement that results from this activity will comply with URA. Developers and subrecipients will be required to set aside at least 25% of the 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. The remaining homes will serve households at or below 120% of area medium income. Proceeds from each such sale will be returned to HCDD or retained by the developer or subrecipient, in accordance with established resale and recapture provisions and other terms of the agreement by and between HCDD and each such developer or subrecipient.



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. 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 the amount of funds made available to a buyer per the terms of the City's Neighborhood Stabilization Program. Long term affordability will be ensured via the affordability covenants and/or second mortgage normally placed by HCDD on the homes.

Location Description:

HCDD will prioritize the expenditure of NSP 3 funds in its identified areas of greatest need.

Activity Progress Narrative:

NSP3 grant funds and program income was used to fund this activity. Two(2) units were complete and sold during the report period to household income 50% AMI and below. Budget and drawdowns for this project were allocated with Program Income funds and will be adjusted in the Action Plan in the upcoming quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/15
# of Singlefamily Units	0	10/15

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	7/15	10/15	70.00
# Owner Households	0	0	0	0/0	7/15	10/15	70.00

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
NSP3	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	14G-11H11
Activity Title:	Mayberry SF A/R LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

14G-AQU-SF

Projected Start Date:

02/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

General Program Income

Activity Status:

Under Way

Project Title:

Single Family Acquisition and Rehab

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,025,517.50
Total Budget	\$0.00	\$1,025,517.50
Total Obligated	\$0.00	\$1,025,517.50
Total Funds Drawdown	\$0.00	\$1,025,517.50
Program Funds Drawdown	\$0.00	\$1,025,517.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$526,401.24
Total Funds Expended	\$0.00	\$1,025,517.50
City of Houston Housing and Community Development	\$0.00	\$0.00
Mayberry Homes, Inc.2	\$0.00	\$1,025,517.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

NSP3 grant funds and program income was used to fund this activity. Eight (8) units were completed and available for sale during the reporting period. Five (5) of the eight (8) units were sold during the period and three are available for sale. Six (6) of eight (8) units will be sold to households with incomes at 50% AMI and below. Six units were completed and available for sale during the period. Three(3) of the six(6) units were sold during the reporting period and three(3) are available to households with income at 50% AMI. Budget and drawdowns for this project were allocated with Program Income funds and will be adjusted in the Action Plan in the upcoming quarter.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties 0 2/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/5	0/0	2/5	100.00
# Owner Households	0	0	0	2/5	0/0	2/5	100.00

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	

Project # / Title: 21A-11A01 / Program Administration

Grantee Activity Number:	21A-11A01-101
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

21A-11A01

Projected Start Date:

08/01/2011

Benefit Type:

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National Objective:

N/A

Program Income Account:

General Program Income

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

08/01/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall

Oct 1 thru Dec 31, 2015

To Date



Total Projected Budget from All Sources	N/A	\$430,415.04
Total Budget	\$25,562.16	\$430,415.04
Total Obligated	\$0.00	\$404,852.88
Total Funds Drawdown	\$0.00	\$366,468.26
Program Funds Drawdown	\$0.00	\$294,075.52
Program Income Drawdown	\$0.00	\$72,392.74
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,525.42	\$368,665.57
City of Houston Housing and Community Development	\$2,525.42	\$368,665.57
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP3 funds to cover all expenses related to administration of the grant.

Location Description:

601 Sawyer, Houston, Texas 77007

Activity Progress Narrative:

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
NSP3	\$0.00
Total Other Funding Sources	\$0.00

