

Grantee: Houston, TX

Grant: B-08-MN-48-0400

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:
B-08-MN-48-0400

Obligation Date:

Grantee Name:
Houston, TX

Award Date:

Grant Amount:
\$13,542,193.00

Contract End Date:

Grant Status:
Active

Review by HUD:
Submitted - Await for Review

QPR Contact:
Andrea Smith

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 resident's 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 CDBG Program Funds Budgeted	N/A	\$13,542,193.00
Program Funds Drawdown	\$98,018.57	\$158,195.39
Obligated CDBG DR Funds	\$11,410,564.20	\$13,542,193.00
Expended CDBG DR Funds	\$0.00	\$52,597.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$52,597.23
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$5,586,155.25

Overall Progress Narrative:

Federal Grant from HUD:

The \$13,542,193 in funding from HUD is broken down into the following activities:

- HCDD has designated the remaining \$8,802,425 in NSP Funds to the National Farm Workers Service Center (NFWSC) Multi Family Unit for rehabilitation of the Zollie Scales Apartments. This project will benefit individuals who are currently earning less than 50% AMI. This project will satisfy the set-aside requirement. Funds have been fully obligated. The property currently scheduled the second week in October.

- HCDD has awarded \$3,385,549 in NSP funds for single-family rehabilitation. Funding will be available to provide home ownership to families earning less than 120% AMI. HCDD has designated four non-profit organizations to acquire, rehabilitate and sell foreclosed properties at an affordable price. HCDD has obligated \$3,385,549 in DRGR for single family housing. We held a training session to educate the participating 501(c) participants on NSP and HUD regulations. This project is anticipated to generate program income. All properties are under a Purchase Sales Agreement with five homes purchased and 35 closings scheduled.

- \$1,354,219.00 has been designated for Admin; all Admin funds have been obligated.

The current status of the Houston Federal NSP Grant is as follows:

All funds have been obligated.

Conditions to the Grant:

Condition Number 1:

The City must submit to the Houston Field Office a schedule for resolving each of the 19 outstanding monitoring findings resulting from HUD's monitoring visits conducted: August 2-6, 2004, HOME Investment Partnerships (HOME) Program; May 2-6, 2005, Community Development Grant (CBDG), Housing Opportunities for Persons with AIDS (HOPWA) and HOME Investment Partnership (HOME) programs.

This Condition was met within 30 days of the finding.

Condition Number 2:

The City must submit to the Houston Field Office a monitoring plan. The City must develop and maintain a schedule for monitoring all NSP subrecipients or contractors. HUD will verify the implementation of the process for compliance with 24 CFR Parts 85.36; 24 CFR 85.40; 85.42; 24 CFR 570.501 (b); and 24 CFR 570.503 (b).

The City has a subrecipient monitoring packet that is present in each subrecipient file and is updated in accordance with the subrecipient's actions.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04/14G-ABR, Acquisition/Rehabilitation-Multi-Family	\$0.00	\$8,802,425.00	\$0.00
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$69,373.82	\$3,385,549.00	\$69,373.82
21A-ADM, Program Administration	\$28,644.75	\$1,354,219.00	\$88,821.57
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

04/14G-AR

Project Title:

Acquisition/Rehabilitation-Single Family

Projected Start Date:

03/26/2009

Projected End Date:

09/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Tejano Center for Community Concerns

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$935,000.00
Total CDBG Program Funds Budgeted	N/A	\$935,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$586,899.00	\$935,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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

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-9H02
Activity Title: Acquisition/rehab of SFR

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/25/2009

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Single Family

Projected End Date:

09/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Houston Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,260,549.00
Total CDBG Program Funds Budgeted	N/A	\$1,260,549.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,260,549.00	\$1,260,549.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/rehab and resale of 11 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-9H04

14G-9H04

Activity Title:

Acquisition/rehab of SFR

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

04/14G-AR

Project Title:

Acquisition/Rehabilitation-Single Family

Projected Start Date:

03/25/2009

Projected End Date:

09/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Guiding Light

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$595,000.00
Total CDBG Program Funds Budgeted	N/A	\$595,000.00
Program Funds Drawdown	\$69,373.82	\$69,373.82
Obligated CDBG DR Funds	\$165,691.20	\$595,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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

Activity Status:

Under Way

Project Number:

04/14G-AR

Project Title:

Acquisition/Rehabilitation-Single Family

Projected Start Date:

03/25/2009

Projected End Date:

09/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Fifth Ward Community Redevelopment Corporation

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$595,000.00
Total CDBG Program Funds Budgeted	N/A	\$595,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$595,000.00	\$595,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
 Match Contributed	 \$0.00	 \$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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-9H06
Activity Title: Acquisition/rehab of multi-family

Activity Category:

Acquisition - general

Project Number:

04/14G-ABR

Projected Start Date:

10/01/2010

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Multi-Family

Projected End Date:

06/01/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

National Farm Workers Service Center, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$6,601,818.75
Total CDBG Program Funds Budgeted	N/A	\$6,601,818.75
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$6,601,818.75	\$6,601,818.75
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Cancelled.

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: 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

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
National Farm Workers Service Center, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,200,606.25
Total CDBG Program Funds Budgeted	N/A	\$2,200,606.25
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$2,200,606.25	\$2,200,606.25
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:
Activity Title:

21A-ADM-101
Administrative Costs

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

21A-ADM

Project Title:

Program Administration

Projected Start Date:

03/26/2009

Projected End Date:

09/26/2010

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Houston Housing and Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,354,219.00
Total CDBG Program Funds Budgeted	N/A	\$1,354,219.00
Program Funds Drawdown	\$28,644.75	\$88,821.57
Obligated CDBG DR Funds	\$0.00	\$1,354,219.00
Expended CDBG DR Funds	\$0.00	\$52,597.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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
