

Grantee: Houston, TX

Grant: B-08-MN-48-0400

April 1, 2011 thru June 30, 2011 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:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

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 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	\$1,106,603.18	\$3,516,487.69
Program Funds Obligated	\$0.00	\$13,542,193.00
Program Funds Expended	\$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	\$390,545.21
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:

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 REOs. 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: \$1,354,219 for administrative use 2.

\$3,385,549 to benefit households at or below 120% of area median income (AMI) A. Deliverable #1: \$8,802,425 to benefit households at or below 120% of AMI A. Deliverable #2: multi-family units to be acquired by qualified third party to construct 115 units with 25% being rented to households earning less than 50% of AMI.

Project One:

- HCDD has awarded \$8,802,425 in NSP Funds to the South Union Development LLC. for a Multi Family Unit rehabilitation of the Zollie Scales Apartments. This property closed in November 2010. We are currently preparing to start the rehabilitation phase of this project.

Project Update/ Current Grant Status

- This project has completed the initial phases of temporary relocation.
- Currently, South Union Development LLC is working towards hiring a general contractor.

Project Two:

HCDD has awarded \$3,385,549 in NSP funds for single-family rehabilitation. We have expended 1,241,110.25.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	\$0.00	\$8,802,425.00	\$1,884,832.23
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$916,408.77	\$3,385,549.00	\$1,241,110.25
21A-ADM, Program Administration	\$190,194.41	\$1,354,219.00	\$390,545.21
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

Project Number:

04/14G-AR

Projected Start Date:

03/26/2009

Benefit Type:

Direct Benefit (Households)

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

Apr 1 thru Jun 30, 2011

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	\$87,244.16	\$328,166.80
Program Funds Obligated	\$0.00	\$935,000.00
Program Funds Expended	\$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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/11	0/0	0/11	0

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

Benefit Type:

Direct Benefit (Households)

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:

Houston Habitat for Humanity

Overall	Apr 1 thru Jun 30, 2011	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	\$759,292.36	\$759,292.36
Program Funds Obligated	\$0.00	\$1,260,549.00
Program Funds Expended	\$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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11

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	0/0	0/11	0

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 Benefit (Households)

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	Apr 1 thru Jun 30, 2011	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	\$69,872.25	\$69,872.25
Program Funds Obligated	\$0.00	\$595,000.00
Program Funds Expended	\$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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/7	0/0	0/7	0
# of Persons	0	0	0	0/21	0/0	0/21	0

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:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

09/26/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall

Apr 1 thru Jun 30, 2011

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	\$190,194.41	\$390,545.21
Program Funds Obligated	\$0.00	\$1,354,219.00
Program Funds Expended	\$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
