

Grantee: Houston, TX

Grant: B-08-MN-48-0400

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-08-MN-48-0400

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

Houston, TX

Contract End Date:

04/03/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$13,542,193.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$13,542,193.00

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 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 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 Budget	\$0.00	\$13,542,193.00
Total Obligated	\$0.00	\$13,542,193.00
Total Funds Drawdown	\$307,910.33	\$4,205,800.33
Program Funds Drawdown	\$307,910.33	\$4,205,800.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$52,597.23
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	\$2,031,328.95	\$0.00
Limit on Admin/Planning	\$1,354,219.30	\$539,807.88
Limit on State Admin	\$0.00	\$539,807.88

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$5,246,155.25

Overall Progress Narrative:

Federal Grant from HUD:

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

Project One:

HCDD has awarded \$8,802,7425 in NSP funds to South Union Development LLC for its acquisition and rehabilitation of the Zollie Scales Apartments. This property was sold in November 2010 to South Union Development LLC. We have expended \$2,038,107.23. The rehabilitation construction is on schedule to be completed by November 2012.

Project Two:

HCDD has awarded \$3,385,549 in NSP funds for single-family rehabilitation. We have expended \$1,627,884 in our single family program.

Future Planning:

The single family housing market continues dealing with high lending standards by mortgage lenders and a supply of unsold single family houses targeted towards low to moderate income families. Our NSP single-family partners face a difficult market, and HCDD has a NSP1 spending deadline that is fast approaching. HCDD is making plans to ensure that the funds are spent in a timely manner. Over the next several months, HCDD will be prepared to transfer



funds from the single-family partners that are having a hard time selling houses to a single-family partner that is developing and selling houses at a quicker pace. HCDD will also research other available programs to help our slow selling single-family partners to sell completed houses more quickly.

One of our original single-family partners has breached its contract with the City of Houston. After providing proper notice, we have terminated the City's funding obligation and will need to transfer the unused funds to another single family partner.

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	\$153,275.00	\$8,802,425.00	\$2,038,107.23
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$95,060.27	\$3,385,549.00	\$1,627,885.22
21A-ADM, Program Administration	\$59,575.06	\$1,354,219.00	\$539,807.88
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

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

To Date

Total Budget

N/A

\$765,000.00

Total Obligated

(\$170,000.00)

\$765,000.00

Total Funds Drawdown

(\$170,000.00)

\$765,000.00

Program Funds Drawdown

\$95,060.27

\$423,227.07

Program Income Drawdown

\$95,060.27

\$423,227.07

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Match Contributed

\$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 Total	Cumulative Actual Total / Expected 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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,090,549.00
Total Budget	\$170,000.00	\$1,090,549.00
Total Obligated	\$170,000.00	\$1,430,549.00
Total Funds Drawdown	\$0.00	\$1,009,466.06
Program Funds Drawdown	\$0.00	\$1,009,466.06
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Houston Habitat for Humanity	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehab and resale of 13 housing units to very low income households.

Location Description:

Target Zones 1, 2, and 3 and Census Tract.

Activity Progress Narrative:

Accomplishments from prior quarters:
 Houston Habitat for Humanity have closed 8 Houses thru out the program: 7 in prior quarters and one this quarter.
 1801 Pannell Street closing date 6/21/2011
 1803 Pannell Street closing date 7/16/2011
 1702 Capron Street closing date 6/21/2011
 1701 Pannell Street closing date 6/22/2011
 2001 Pannell Street closing date 6/22/2011
 1802 Granger Street closing date 8/30/2011
 1818 Granger Street closing date 6/25/2011
 2005 Hailey Street closing date 1/6/2012

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



of Properties 10 10/13

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	9	9/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	9	1	10	9/0	1/0	10/13	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1704 Mary St	Houston		Texas	77026-7340	Match / Y
2005 Hailey St	Houston		Texas	77026-7525	Match / Y
1801 Pannell St	Houston		Texas	77020-2336	Match / Y
2001 Pannell St	Houston		Texas	77020-2340	Match / Y
1818 Granger St	Houston		Texas	77020-2417	Match / Y
1702 Capron St	Houston		Texas	77020-2316	Match / Y
1701 Pannell St	Houston		Texas	77020-2334	Match / Y
1803 Pannell St	Houston		Texas	77020-2336	Match / Y
1802 Granger St	Houston		Texas	77020-2417	Match / Y
1708 Mary St	Houston		Texas	77026-7340	Match / Y

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-9H02A

Activity Title: Acquisition/Rehab/Single Family

Activity Category:

Acquisition - general

Project Number:

04/14G-AR

Projected Start Date:

03/25/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Single Family

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Houston Habitat for Humanity

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$340,000.00
Total Budget	\$0.00	\$340,000.00
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
Houston Habitat for Humanity	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehab of single family houses for sale to households whose income does exceed 120% of the area median income.

Location Description:

Activity Progress Narrative:

Accomplishments from Prior Quarters:
Houston Habitat has closed 4 houses thru out the program.
1909 Worms Street closing date 12/24/2011
1807 Capron Street closing date 12/24/2011
1704 Mary Street closing date 12/29/2011
1708 Mary Street closing date 12/29/2011

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	3/4	3/4	100.00
# Owner Households	0	3	3	0/0	3/4	3/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1704 Mary St	Houston		Texas	77026-7340	Match / Y
1708 Mary St	Houston		Texas	77026-7340	Match / Y
1807 Capron St	Houston		Texas	77020-2317	Match / Y
1909 Worms St	Houston		Texas	77020-2451	Match / Y

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

National Farm Workers Service Center, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,200,606.25
Total Budget	\$0.00	\$2,200,606.25
Total Obligated	\$0.00	\$2,200,606.25
Total Funds Drawdown	\$153,275.00	\$2,038,107.23
Program Funds Drawdown	\$153,275.00	\$2,038,107.23
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

Activity Description:

Acquisition of a multi family building with 158 units which will be rehab and rent to households with income of up to 120% of area median income. Of the total project 25% of the funding will go toward housing households at or below 50% of the area median income.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/39
# of Multifamily Units	0	0/39

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/39	0/0	0/39	0
# Renter Households	0	0	0	0/39	0/0	0/39	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:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Houston Housing and Community Development

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,354,219.00
Total Budget	\$0.00	\$1,354,219.00
Total Obligated	\$0.00	\$1,354,219.00
Total Funds Drawdown	\$59,575.06	\$539,807.88
Program Funds Drawdown	\$59,575.06	\$539,807.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$52,597.23
Match Contributed	\$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

