

**Grantee: Houston, TX**

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

**April 1, 2012 thru June 30, 2012 Performance Report**

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**Grant Number:**

B-08-MN-48-0400

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

Houston, TX

**Contract End Date:**

04/03/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$13,542,193.00

**Grant Status:**

Active

**QPR Contact:**

Deborah Kay Edwards

**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	\$1,305,290.64	\$5,511,090.97
Program Funds Drawdown	\$1,305,290.64	\$5,511,090.97
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	\$591,074.69
Limit on State Admin	\$0.00	\$591,074.69

## 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:

### Project One:

HCDD has awarded \$8,802,425 in NSP Funds to South Union Housing 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 \$3,224,131 in DRGR on this project. This project is 55% completed and the rehabilitation construction is on schedule to be completed by November 2012. Residents are scheduled to move into the first set of new completed units by mid August 2012.

### Project Two:

HCDD has awarded \$3,385,549 in NSP funds for single-family rehabilitation. We have expended \$1,695,885. There are currently eighteen houses completed. Eight houses are under construction. Sixteen houses have been sold.

### 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 spent in a timely manner. Over the next several months, HCDD will be prepared to transfer unused funds from the single family partners that are having a hard time selling houses to other NSP eligible activities such as demolition.

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. The unused funds will be used for other NSP activities.

Project Three:

To ensure that funds will be spent in a timely manner, excess administration funds will be used for single family and/or multifamily demolition activity. A number blighted of single family homes have been demolished.

## 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	\$1,186,024.04	\$8,802,425.00	\$3,224,131.27
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$67,999.79	\$3,385,549.00	\$1,695,885.01
21A-ADM, Program Administration	\$51,266.81	\$1,354,219.00	\$591,074.69



## 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 ( HouseHold )

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$569,000.00
<b>Total Budget</b>	\$0.00	\$569,000.00
<b>Total Obligated</b>	\$0.00	\$765,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$426,884.67
<b>Program Funds Drawdown</b>	\$0.00	\$426,884.67
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Tejano Center for Community Concerns	\$0.00	\$0.00
<b>Match Contributed</b>	\$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**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Total acquisition compensation to</b>	0	0/0



## 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

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**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 ( HouseHold )

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,090,549.00
<b>Total Budget</b>	(\$340,000.00)	\$1,090,549.00
<b>Total Obligated</b>	(\$340,000.00)	\$1,090,549.00
<b>Total Funds Drawdown</b>	\$0.00	\$759,157.31
<b>Program Funds Drawdown</b>	\$0.00	\$759,157.31
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Houston Habitat for Humanity	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	10/13

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	9/13



## Beneficiaries Performance Measures

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

## 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	

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**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 ( HouseHold )

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$340,000.00
<b>Total Budget</b>	\$340,000.00	\$340,000.00
<b>Total Obligated</b>	\$340,000.00	\$340,000.00
<b>Total Funds Drawdown</b>	\$67,999.79	\$318,308.54
<b>Program Funds Drawdown</b>	\$67,999.79	\$318,308.54
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Houston Habitat for Humanity	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

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



# Owner Households	0	0	0	0/0	3/4	3/4	100.00
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### 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

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**Grantee Activity Number:** 14G-9H04

**Activity Title:** Acquisition/rehab of SFR

**Activity Category:**

Acquisition - general

**Project Number:**

04/14G-AR

**Projected Start Date:**

03/25/2009

**Benefit Type:**

Direct ( HouseHold )

**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:**

Guiding Light

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$80,121.24
<b>Total Budget</b>	\$0.00	\$80,121.24
<b>Total Obligated</b>	\$0.00	\$595,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$80,121.24
<b>Program Funds Drawdown</b>	\$0.00	\$80,121.24
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Guiding Light	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

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**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 ( HouseHold )

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$121,035.25
<b>Total Budget</b>	\$0.00	\$121,035.25
<b>Total Obligated</b>	\$0.00	\$595,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$111,413.25
<b>Program Funds Drawdown</b>	\$0.00	\$111,413.25
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Fifth Ward Community Redevelopment Corporation	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

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**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

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisiton/Rehabilitation-Multi-Family

**Projected End Date:**

06/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

National Farm Workers Service Center, Inc.

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,601,818.75
<b>Total Budget</b>	\$0.00	\$6,601,818.75
<b>Total Obligated</b>	\$0.00	\$6,601,818.75
<b>Total Funds Drawdown</b>	\$1,026,312.41	\$1,026,312.41
<b>Program Funds Drawdown</b>	\$1,026,312.41	\$1,026,312.41
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
National Farm Workers Service Center, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$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**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Total acquisition compensation to</b>	0	0/0



## 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

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**Grantee Activity Number:** 14G-9H07

**Activity Title:** Acquisition/rehab of multi-family

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

04/14G-ABR

**Projected Start Date:**

10/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisiton/Rehabilitation-Multi-Family

**Projected End Date:**

06/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

National Farm Workers Service Center, Inc.

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,200,606.25
<b>Total Budget</b>	\$0.00	\$2,200,606.25
<b>Total Obligated</b>	\$0.00	\$2,200,606.25
<b>Total Funds Drawdown</b>	\$159,711.63	\$2,197,818.86
<b>Program Funds Drawdown</b>	\$159,711.63	\$2,197,818.86
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
National Farm Workers Service Center, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$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**

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

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**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:**

( )

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,028,162.51
<b>Total Budget</b>	\$0.00	\$1,028,162.51
<b>Total Obligated</b>	\$0.00	\$1,354,219.00
<b>Total Funds Drawdown</b>	\$51,266.81	\$591,074.69
<b>Program Funds Drawdown</b>	\$51,266.81	\$591,074.69
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$52,597.23
City of Houston Housing and Community Development	\$0.00	\$52,597.23
<b>Match Contributed</b>	\$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

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