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

**Project One:**
HCDD has awarded $8,802,425 (100% of the multifamily budget) in NSP Funds to South Union Housing Development LLC for its acquisition and rehabilitation of the Zollie Scales Apartments. To date HCDD has expended the full $8,802,425 (100%) of NSP funds. Construction is now complete.

**Project Two:**
HCDD current allocation of $2,200,705 in NSP funds for single-family rehabilitation (after de-obligating and reallocation of $1,510,900). We have expended $2,200,705 (100%) of NSP funds for single family properties. Eighteen houses are complete and sold. Seven houses have been acquired and are in the process of being rehabbed. Two houses have been acquired and rehabbed but not sold.

**Project Three:**
HCDD has reallocate $1,510,900 of the funds to demolition activity. A 100 plus blighted structures have been demolished. We have expended 100% of demolition funds. There will be 25% of the grant set-aside for households earning less than 50% AMI.
The NSP 1 grant is 100% expended in SAP and DRGR.

HCDD has met the NSP1 deadline.

### Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
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<th>To Date</th>
</tr>
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<tbody>
<tr>
<td></td>
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<td>Project Funds</td>
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<tr>
<td></td>
<td>Drawdown</td>
<td>Budgeted</td>
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<td>04-DEMO, Demolition</td>
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<td>$1,510,900.00</td>
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<td>$8,802,425.00</td>
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Activities

Grantee Activity Number: 04-9H08
Activity Title: Demolition of Blighted Structures

Activity Category: Clearance and Demolition
Project Number: 04-DEMO
Projected Start Date: 10/01/2012
Benefit Type: Area Benefit (Census)
National Objective: NSP Only - LMMI

Activity Status: Under Way
Project Title: Demolition
Projected End Date: 03/31/2013
Completed Activity Actual End Date:

Responsible Organization: City of Houston Housing and Community Development

Overall
Total Projected Budget from All Sources
N/A
Total Budget
$0.00
Total Obligated
$0.00
Total Funds Drawdown
$0.00
Program Funds Drawdown
$0.00
Program Income Drawdown
$0.00
Program Income Received
$0.00
Total Funds Expended
$0.00
Match Contributed
$0.00

Jul 1 thru Sep 30, 2013
$1,510,900.00
To Date
$1,510,900.00

Activity Description:

Location Description:

Activity Progress Narrative:
HCDD has reallocate $1,510,900 of the funds to demolition activity. A 100 plus blighted structures have been demolished. We have expended 100% of demolition funds.

Accomplishments Performance Measures

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Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations

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Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources
**Grantee Activity Number:** 14G-9H01  
**Activity Title:** Acquisition/rehab of SFR

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<th>Project Title:</th>
<th>Projected Start Date:</th>
<th>Projected End Date:</th>
<th>Benefit Type:</th>
<th>Benefit Type:</th>
<th>Responsible Organization:</th>
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<td>04/14G-AR</td>
<td>Acquisition/Rehabilitation-Single Family</td>
<td>03/26/2009</td>
<td>09/11/2013</td>
<td>Direct Benefit (Households)</td>
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<td>Tejano Center for Community Concerns</td>
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<th>Match Contributed</th>
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<tbody>
<tr>
<td>NSP Only - LH - 25% Set-Aside</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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**Activity Status:** Under Way  
**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:**  
Seven houses have been acquired and are in the process of being rehabbed.

**Accomplishments Performance Measures**

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### Beneficiaries Performance Measures

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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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<tr>
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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 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: 09/11/2013

Overall
Total Projected Budget from All Sources: N/A $1,090,549.00
Total Budget: $0.00 $1,090,549.00
Total Obligated: $0.00 $1,090,549.00
Total Funds Drawdown:
  Program Funds Drawdown: $0.00 $1,090,549.00
  Program Income Drawdown: $0.00 $0.00
Program Income Received: $0.00 $0.00
Total Funds Expended: $0.00 $1,090,549.00
Houston Habitat for Humanity: $0.00 $1,090,549.00
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:
Eighteen houses are complete and sold.

Accomplishments Performance Measures

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Beneficiaries Performance Measures

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<td>Mod</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<tr>
<td>Total Other Funding Sources</td>
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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 Title: Acquisition/Rehab/Single Family

Activity Status: Under Way

Project Title: Acquisition/Rehabilitation-Single Family

Projected End Date: 02/11/2013

Completed Activity Actual End Date: 03/25/2009

Total Fund Drawdown
- Program Funds Drawdown: $0.00
- Program Income Drawdown: $0.00
- Total Funds Drawdown: $0.00

Total Budget: $0.00

Total Obligated: $0.00

Total Projected Budget from All Sources: $0.00

Match Contributed: $0.00

Benefit Type: Direct Benefit (Households)

Benefit Type: Direct Benefit (Households)

Total Obligated: $0.00

Total Projected Budget from All Sources: $0.00

Match Contributed: $0.00

Overall:

Total Projected Budget from All Sources: $340,000.00

Total Budget: $0.00

Total Obligated: $0.00

Total Funds Drawdown: $0.00

Program Funds Drawdown: $0.00

Program Income Drawdown: $0.00

Program Income Received: $0.00

Total Funds Expended: $0.00

Houston Habitat for Humanity

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:
Eighteen houses are complete and sold.

Activity Progress Narrative:
Eighteen houses are complete and sold.

Accomplishments Performance Measures

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Beneficiaries Performance Measures

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<td></td>
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<tr>
<td># Owner Households</td>
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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<td>Total Other Funding Sources</td>
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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 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:  
03/25/2009

### Responsible Organization:  
Guiding Light

### Overall

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<th>Description</th>
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<th>To Date</th>
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<td>Program Income Received</td>
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### 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:

One house has been acquired and rehabbed but not sold.

### Accomplishments Performance Measures

#### This Report Period  
Total

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#### To Date

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Activity Locations
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Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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Beneficiaries Performance Measures

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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

Projected End Date: 09/11/2013
Completed Activity Actual End Date: 03/25/2009

Benefit Type:
Direct Benefit (Households)

Overall
Total Projected Budget from All Sources N/A thru Sep 30, 2013 $121,035.25
Total Budget $0.00 $121,035.25
Total Obligated $0.00 $121,035.25
Total Funds Drawdown $0.00 $121,035.25
  Program Funds Drawdown $0.00 $121,035.25
  Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $121,035.25
  Fifth Ward Community Redevelopment Corporation $0.00 $121,035.25
Match Contributed $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:
One house has been acquired and rehabbed but not sold.

Accomplishments Performance Measures

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<tr>
<td># of Housing Units</td>
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No Activity Locations found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<tr>
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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 Benefit (Households)
National Objective: NSP Only - LMMI

Overall
- Total Projected Budget from All Sources: N/A
- Total Budget: $0.00
- Total Obligated: $0.00
- Total Funds Drawdown: $0.00
  - Program Funds Drawdown: $0.00
  - Program Income Drawdown: $0.00
- Program Income Received: $0.00
- Total Funds Expended: $0.00
- Match Contributed: $0.00

Activity Status: Under Way
Project Title: Acquisition/Rehabilitation-Multi-Family
Projected End Date: 06/01/2012
Completed Activity Actual End Date: 06/01/2012

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:
The current status of the multifamily project is that $8,802,425 has been obligated in DRGR (100% of the multifamily budget) in NSP Funds to the National Farm Workers Service Center (NFWSC) (aka Cesar Chavez Foundation and who owns South Union Housing Development LLC). The project encompasses the rehabilitation of the Zollie Scales Apartments, a 158 unit complex. HCDD closed on funding the developer’s acquisition of this project on November 23, 2010. HCDD has expended $8,802,425 to date of NSP funds for NFWSC’s acquisition and rehabilitation of this multifamily property. HCDD issued a notice to proceed construction to developer on January 18, 2012. This project is currently 100% complete.

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jul 1 thru Sep 30, 2013</td>
<td>$6,601,818.75</td>
</tr>
<tr>
<td>To Date</td>
<td>$6,601,818.75</td>
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National Farm Workers Service Center, Inc.
No Activity Locations found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
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

Project Number: 04/14G-ABR

Projected Start Date: 10/01/2010

Benefit Type: Direct Benefit (Households)

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

Activity Status: Under Way

Project Title: Acquisition/Rehabilitation-Multi-Family

Projected End Date: 06/01/2012

Completed Activity Actual End Date: 06/01/2012

Total Projected Budget from All Sources $2,200,606.25

Match Contributed $0.00

Total Budget $2,200,606.25

Total Obligated $2,200,606.25

Total Funds Drawdown $2,200,606.25

Program Funds Drawdown $2,200,606.25

Program Income Drawdown $0.00

Program Income Received $0.00

Total Funds Expended $2,200,606.25

National Farm Workers Service Center, Inc.

Match Contributed $0.00

Responsibility Organization: National Farm Workers Service Center, Inc.

Overall

Program Income Drawdown

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:
The current status of the multifamily project is that $8,802,425 has been obligated in DRGR (100% of the multifamily budget) in NSP Funds to the National Farm Workers Service Center (NFWSC) (aka Cesar Chavez Foundation and who owns South Union Housing Development LLC). The project encompasses the rehabilitation of the Zollie Scales Apartments, a 158 unit complex. HCDD closed on funding the developer’s acquisition of this project on November 23, 2010. HCDD has expended $8,802,425 to date of NSP funds for NFWSC’s acquisition and rehabilitation of this multifamily property. HCDD issued a notice to proceed construction to developer on January 18, 2012. This project is currently 100% complete.

Accomplishments Performance Measures

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</thead>
<tbody>
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<td>Total</td>
<td>Total</td>
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Accomplishments Performance Measures

19

Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
No Activity Locations found.

### Beneficiaries Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Households</td>
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<td>0/0</td>
</tr>
<tr>
<td># Renter Households</td>
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</table>

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>No Other Funding Sources Found</td>
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</tr>
<tr>
<td>Total Other Funding Sources</td>
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</tbody>
</table>
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: 03/26/2009

Overall
Total Projected Budget from All Sources N/A $1,028,425.72
Total Budget $263.21 $1,028,425.72
Total Obligated $263.21 $1,028,425.72
Total Funds Drawdown $263.21 $1,028,425.72
Program Funds Drawdown $263.21 $1,028,425.72
Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $1,028,425.72
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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Total Other Funding Sources</td>
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</tr>
</tbody>
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Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)