

Grantee: Houston, TX

Grant: B-08-MN-48-0400

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-08-MN-48-0400

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

Houston, TX

Contract End Date:**Review by HUD:**

Submitted - Await for Review

LOCCS Authorized 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 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 Budget	\$0.00	\$13,542,193.00
Total Obligated	\$0.00	\$13,542,193.00
Total Funds Drawdown	\$0.00	\$13,542,193.00
Program Funds Drawdown	\$0.00	\$13,542,193.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$13,542,193.00
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	\$1,028,425.72
Limit on State Admin	\$0.00	\$1,028,425.72

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,385,548.25	\$4,061,048.53

Overall Progress Narrative:

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. Nineteen houses are complete and sold. Seven houses have been acquired and are in the process of being rehabbed. One house 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

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
04-DEMO, Demolition	\$0.00	\$1,510,900.00	\$1,510,900.00
04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family	\$0.00	\$8,802,425.00	\$8,802,425.00
04/14G-AR, Acquisition/Rehabilitation-Single Family	\$0.00	\$2,200,442.28	\$2,200,442.28
21A-ADM, Program Administration	\$0.00	\$1,028,425.72	\$1,028,425.72
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



