

Grantee: Houston, TX

Grant: B-08-MN-48-0400

April 1, 2014 thru June 30, 2014 Performance Report



Grant Number:

B-08-MN-48-0400

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

Houston, TX

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

Original - In Progress

LOCCS Authorized Amount:

\$13,542,193.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$134,886.38

Total Budget:

\$13,677,079.38

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	\$13,555,681.64
Total Budget	\$0.00	\$13,555,681.64
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	\$38,161.15
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:

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 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. Twenty-four houses are complete and sold. Two houses are 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.

HCDD has received program income. HCDD went to Housing Committee then to City Council to request amending the NSP action plan to include the program income and to use the program income for building more single family housing. Program income totals \$216,461.85

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



Activities

Project # / Title: 04-DEMO / Demolition

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

Apr 1 thru Jun 30, 2014

N/A

To Date

\$1,510,900.00

Total Budget

\$0.00

\$1,510,900.00

Total Obligated

\$0.00

\$1,510,900.00

Total Funds Drawdown

\$0.00

\$1,510,900.00

Program Funds Drawdown

\$0.00

\$1,510,900.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,510,900.00

 City of Houston Housing and Community Development

\$0.00

\$1,510,900.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

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.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	100/70
# of buildings (non-residential)	0	0/2

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	

Project # / Title: 04/14G-ABR / Acquisiton/Rehabilitation-Multi-Family

Grantee Activity Number: 14G-9H06

Activity Title: Acquisition/rehab of multi-family

Activitiy Category:

Acquisition - general

Project Number:

04/14G-ABR

Projected Start Date:

10/01/2010

Benefit Type:

Direct Benefit (Households)

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

Apr 1 thru Jun 30, 2014

To Date



Total Projected Budget from All Sources	N/A	\$6,601,818.75
Total Budget	\$0.00	\$6,601,818.75
Total Obligated	\$0.00	\$6,601,818.75
Total Funds Drawdown	\$0.00	\$6,601,818.75
Program Funds Drawdown	\$0.00	\$6,601,818.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,601,818.75
National Farm Workers Service Center, Inc.	\$0.00	\$6,601,818.75
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:

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 complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	119/119
# of Multifamily Units	0	119/119

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	0/119	0/119	0
# Renter Households	0	0	0	0/0	0/119	0/119	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-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:

Acquisiton/Rehabilitation-Multi-Family

Projected End Date:

06/01/2012

Completed Activity Actual End Date:

Responsible Organization:

National Farm Workers Service Center, Inc.

Overall	Apr 1 thru Jun 30, 2014	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	\$0.00	\$2,200,606.25
Program Funds Drawdown	\$0.00	\$2,200,606.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,200,606.25
National Farm Workers Service Center, Inc.	\$0.00	\$2,200,606.25
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:

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 complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



ELI Households (0-30% AMI) 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/39
# of Multifamily Units	0	39/39

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	

Project # / Title: 04/14G-AR / Acquisition/Rehabilitation-Single Family

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, 2014

To Date



Total Projected Budget from All Sources	N/A	\$568,736.79
Total Budget	\$0.00	\$568,736.79
Total Obligated	\$0.00	\$568,736.79
Total Funds Drawdown	\$0.00	\$568,736.79
Program Funds Drawdown	\$0.00	\$568,736.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$568,736.79
Tejano Center for Community Concerns	\$0.00	\$568,736.79
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:

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. Twenty-four houses are complete and sold. Two houses are not sold.

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, 2014	To Date
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	\$0.00	\$1,090,549.00
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:

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. Twenty-four houses are complete and sold. Two houses are not sold.

Accomplishments Performance Measures

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



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



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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$340,000.00
Total Budget	\$0.00	\$340,000.00
Total Obligated	\$0.00	\$340,000.00
Total Funds Drawdown	\$0.00	\$340,000.00
Program Funds Drawdown	\$0.00	\$340,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$340,000.00
Houston Habitat for Humanity	\$0.00	\$340,000.00
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:

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. Twenty-four houses are complete and sold. Two houses are not sold.

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



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:

Responsible Organization:

Guiding Light

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$80,121.24
Total Budget	\$0.00	\$80,121.24
Total Obligated	\$0.00	\$80,121.24
Total Funds Drawdown	\$0.00	\$80,121.24
Program Funds Drawdown	\$0.00	\$80,121.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$80,121.24
Guiding Light	\$0.00	\$80,121.24
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:

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. Twenty-four houses are complete and sold. Two houses are not sold.

Accomplishments Performance Measures

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



	This Report Period Total	Cumulative Actual Total / Expected 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

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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$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	\$38,161.15
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:

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. Twenty-four houses are complete and sold. Two houses are not sold.

Accomplishments Performance Measures

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



	This Report Period Total	Cumulative Actual Total / Expected 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

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	

