

**Grantee: Houston, TX**

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

**July 1, 2017 thru September 30, 2017 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 Award Amount:**

\$13,542,193.00

**Grant Status:**

Active

**QPR Contact:**

Mary Louise Owens

**LOCCS Authorized Amount:**

\$13,542,193.00

**Estimated PI/RL Funds:**

\$404,520.14

**Total Budget:**

\$13,946,713.14

## 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.

\*City of Houston added \$285,405.58 of Program Income for NSP1. Added 10% of the previously stated Program Income (\$28,540.65) to Administrative Cost. A new activity number 14G-9H43 has been created for Mayberry Homes with a budget amount of \$256,864.93.

### Definitions and Descriptions:

### Low Income Targeting:

### Acquisition and Relocation:



**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$13,827,598.48
<b>Total Budget</b>	\$0.00	\$13,827,598.48
<b>Total Obligated</b>	\$0.00	\$13,827,598.48
<b>Total Funds Drawdown</b>	\$1,262.75	\$13,827,598.48
<b>Program Funds Drawdown</b>	\$0.00	\$13,542,193.00
<b>Program Income Drawdown</b>	\$1,262.75	\$285,405.48
<b>Program Income Received</b>	\$0.00	\$404,521.14
<b>Total Funds Expended</b>	\$0.00	\$13,826,077.08
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$2,031,328.95	\$0.00
<b>Limit on Admin/Planning</b>	\$1,354,219.30	\$1,056,966.27
<b>Limit on State Admin</b>	\$0.00	\$1,056,966.27
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$3,486,678.29	\$4,236,921.48

## Overall Progress Narrative:

All homes in the inventory have been sold. Entry of additional program income is pending final reconciliation of all funds received.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
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	\$2,457,307.21	\$2,200,442.28
21A-ADM, Program Administration	\$0.00	\$1,056,966.27	\$1,028,425.72



## Activities

**Project # / Title:** 21A-ADM / Program Administration

**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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2017**

N/A

**To Date**

\$1,056,966.27

**Total Budget**

\$0.00

\$1,056,966.27

**Total Obligated**

\$0.00

\$1,056,966.27

**Total Funds Drawdown**

\$1,262.75

\$1,056,966.27

**Program Funds Drawdown**

\$0.00

\$1,028,425.72

**Program Income Drawdown**

\$1,262.75

\$28,540.55

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,055,444.87

    City of Houston Housing and Community Development

\$0.00

\$1,055,444.87

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**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:**

Funds drawn in the prior reporting period (4/1/2017 to 6/30/2017) were for payroll expenses for HCD staff who monitored NSP grant activities.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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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