

**Grantee: Houston, TX**

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

**October 1, 2015 thru December 31, 2015 Performance**

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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:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$13,542,193.00

**Estimated PI/RL Funds:**

\$285,405.48

**Total Budget:**

\$13,827,598.48

## 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	\$13,555,681.64
<b>Total Funds Drawdown</b>	\$0.00	\$13,554,564.74
<b>Program Funds Drawdown</b>	\$0.00	\$13,542,193.00
<b>Program Income Drawdown</b>	\$0.00	\$12,371.74
<b>Program Income Received</b>	\$0.00	\$296,625.30
<b>Total Funds Expended</b>	\$3,534.71	\$13,820,278.78
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</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	\$1,040,797.46
<b>Limit on State Admin</b>	\$0.00	\$1,040,797.46

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

During the reporting period, three (3) single family houses assisted with NSP1 funds were completed and sold to eligible households with incomes at 120% AMI and below. One of the three houses was sold to a household with income at 50% AMI and below. Three (3) additional NSP1 funded houses were available for sale but did not sell. All six houses also included NSP3 funding. NSP1 funding was 29% of total development costs and NSP3 was 71%.

Three homes were sold during the reporting cycle. Received \$48,557.88 of program income for sale of 2 homes during this reporting cycle. Received \$17,750.79 after end of the cycle.

8110 Gladstone - \$24,226.19



8115 Gladstone	-	\$24,331.69
8122 Gladstone	-	\$17,750.79 (received after close of the reporting cycle)
Total		\$66,308.67

The City, through NSP technical assistance, updated performance and demographic data for the QPR. Please note that progress narratives for individual activities such as 14G-9H04 – Guiding Light and 04/14G-AR Mayberry Homes Inc.2 was updated. Upon approval of the QPR, additional edits to the Action Plan will be done in the next quarter to update narratives such as project descriptions, locations, etc. to align with the QPR.

## 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	\$2,457,307.21	\$2,200,442.28
21A-ADM, Program Administration	\$0.00	\$1,056,966.27	\$1,028,425.72



## Activities

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

**Grantee Activity Number:** 14G-9H06

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

**Activitiy 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 - 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**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2015**

N/A

**To Date**

\$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:**



## Accomplishments Performance Measures

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

	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	119/119	119/119	100.00
# Renter Households	0	0	0	0/0	119/119	119/119	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	

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

**Grantee Activity Number: 14A-9H43**  
**Activity Title: Mayberry Homes**

**Activity Category:**  
Construction of new housing

**Project Number:**

04/14G-AR

**Projected Start Date:**

05/15/2015

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation-Single Family

**Projected End Date:**

05/15/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Mayberry Homes, Inc.2



Overall	Oct 1 thru Dec 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$256,864.93
<b>Total Budget</b>	\$0.00	\$256,864.93
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<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	\$256,864.93
Mayberry Homes, Inc.2	\$0.00	\$256,864.93
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Construction of new single family housing on vacant lots for sale to households with income at or below 120% AMI.

### Location Description:

NSP Target areas. To be determined at a later date

### Activity Progress Narrative:

All single family housing units funded with NSP1 funds have been completed. NSP1 program income and NSP3 was used to fund this activity and is reported separately in the NSP3 QPR. Of the six (6) units funded with NSP1 funds, three have been sold and three are available. Four (4) of the units will be sold to households with incomes at 50% AMI and below. A separate NSP1 LH25 activity for Mayberry Homes will be created under NSP1 and appropriate vouchers moved in the Action Plan after submission of this QPR.

Three homes were sold during the reporting cycle. Received \$48,557.88 of program income for sale of 2 homes during this reporting cycle. Received \$17,750.79 after end of the cycle.

8110 Gladstone	-	\$24,226.19
8115 Gladstone	-	\$24,331.69
8122 Gladstone	-	\$17,750.79 (received after close of the reporting cycle)
Total		\$66,308.67

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	County	State	Zip	Status / Accept
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## 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-9H01  
**Activity Title:** Acquisition/rehab of SFR

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 04/14G-AR

**Project Title:**  
 Acquisition/Rehabilitation-Single Family

**Projected Start Date:**  
 03/26/2009

**Projected End Date:**  
 09/11/2013

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Tejano Center for Community Concerns

Overall	Oct 1 thru Dec 31, 2015	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	\$80,162.45
Total Funds Expended	\$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:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/11



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/11
# of Singlefamily Units	0	5/11

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/11	0/0	5/11	100.00
# Owner Households	0	0	0	5/11	0/0	5/11	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-9H04

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2015</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	\$80,121.24
<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	\$80,121.24
Guiding Light	\$0.00	\$80,121.24
<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:**

The developer contract with Guiding Light to acquire and rehabilitate seven (7) single family houses for sale. Due to lack of performance, the contract with the developer was canceled and remaining funds reprogrammed after the development of one (1) house. Efforts to sell the house to a qualified homebuyer were unsuccessful and the City elected to repay the NSP line of credit for the amount of NSP funds expended (\$80, 121.24).

The City will determine the allocation of \$80,121.14 to a NSP eligible project in the next six months.



## 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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## 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**

**Oct 1 thru Dec 31, 2015**

N/A

**To Date**

\$1,056,966.27

**Total Budget**

\$0.00

\$1,056,966.27

**Total Obligated**

\$0.00

\$1,041,914.36

**Total Funds Drawdown**

\$0.00

\$1,040,797.46

**Program Funds Drawdown**

\$0.00

\$1,028,425.72



<b>Program Income Drawdown</b>	\$0.00	\$12,371.74
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,534.71	\$1,049,646.57
City of Houston Housing and Community Development	\$3,534.71	\$1,049,646.57
<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**

**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

