

Action Plan

Grantee: Texas - TDHCA

Grant: B-11-DN-48-0001

LOCCS Authorized Amount:	\$ 7,284,978.00
Grant Award Amount:	\$ 7,284,978.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 580,886.80
Total Budget:	\$ 7,865,864.80

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

This document is a substantial amendment to the Action Plan for FFY 2010 submitted by the State of Texas. The Action Plan is the annual update to the Consolidated Plan for FFY 2010 through 20152014. This amendment outlines the expected distribution and use of \$7,284,978.00 through the Neighborhood Stabilization Program (NSP), which the U.S. Department of Housing and Urban Development (HUD) is providing to the State of Texas. This allocation of funds is provided under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203, approved July 21, 2010) (Dodd-Frank Act). The Texas Department of Housing and Community Affairs (TDHCA or Department) issued a competitive Notice of Funds Availability pursuant to which it has awarded funding to eligible subgrantees, LifeWorks in Austin and Community Development Corporation of Brownsville in Brownsville. The census tracts where awards will be used are 48453000801 in Travis County, Texas and 48061014100 in Cameron County, Texas. The allocation of funds total \$6,556,480.20 in project funds and \$728,497.80 in administrative funds to assist approximately 75 households. AREAS OF GREATEST NEED The Federal Register Notice (Docket No.FR-5321-N-03), specifies that funds be used in the areas of greatest need. Need is determined by the HUD Foreclosure Need website located at <http://www.huduser.org/nspgis/nsp.html> Texas has identified census tracts with a score of 16 or greater as being the census tracts with the HUD-estimated greatest need. Eligible applicants within these census tracts will be able to apply for NSP3 funding. ELIGIBLE ENTITIES AND USES OF FUNDS Eligible applicants for rental properties are nonprofit organizations as described in Section 501 (c)(3) or (c)(4) of the Internal Revenue Code who are required by federal rules to follow 24 CFR Part 84. Eligible applicants for homebuyer properties are units of general local government (including public housing authorities) who will follow are required by federal rules to follow 24 CFR Part 85, nonprofit organizations as described in Section 501(c)(3) or (c)(4) of the Internal Revenue Code who are required by federal rules to follow 24 CFR Part 84, and Housing Finance Corporations authorized under the provisions of the Texas Housing Finance Corporation Act, Texas Government Code, Chapter 394. In accordance with NSP guidelines, activities under NSP3 may include the establishment of financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties, purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed, and the redevelopment of demolished or vacant properties. SELECTION CRITERIA AND PRIORITIES The State of Texas (State) has established the priorities and scoring that will be used in the application review process and are described below. While the criteria are important to demonstrate a successful proposal, the scoring structure is also designed to ensure that the State complies with the requirements of the HUD Notice designed to prioritize areas of greatest need, meets applicable CDBG regulations, meets Department priorities, and efficiently and effectively expends the funds. Each applicant to submit a properly completed application. Each applicant organizational and financial capacity will be evaluated. The application will be available on the Department website after the TDHCA Governing Board approves a Notice of Funding Availability. All applications must contain the address of the target property. The Department expects to accept applications beginning on March 14, 2011, the initial round of applications on April 15, 2011. Applications with the highest scores were presented to the Department's Governing Board of Directors on June 30, 2011, for possible approval. a) All



How Fund Use Addresses Market Conditions:

MARKET ANALYSIS

Each applicant will be required to demonstrate how their proposal addresses their local needs and how, if applicable, it coordinates with their community consolidated plan. In addition, multi-family properties will go through an underwriting process to ensure that the area market can support the proposed rental project.

Ensuring Continued Affordability:

The Texas NSP will adopt the HOME program standards for continued affordability for rental housing at 24 CFR 92.252 and homeownership at 24 CFR 92.254. The Texas NSP will follow the Single Family Mortgage limits under Section 203(b) of the National Housing Act which are allowable under HOME program standards. The ability of TDHCA to enforce this requirement for the full affordability period will be secured with a recapture provision in the loan documents.

Definition of Blighted Structure:

The Texas NSP will use local code to determine the definition of a blighted structure except that moral blight is not eligible. If there is no local definition, blighted structure shall mean that a structure exhibits objectively determinable signs of deterioration sufficient to constitute, in the Departments sole and reasonable judgment a likely threat to human health, safety, or the public welfare.

Definition of Affordable Rents:

The Texas NSP will adopt the HOME program standards for affordable rents at 24 CFR 92.252(a), (b), (c), (d), (e), (f) and (j).

Housing Rehabilitation/New Construction Standards:

Single Family Housing i) All housing that is constructed or rehabilitated with NSP3 funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. In the absence of a local code for new construction or rehabilitation, the housing must meet the International Residential Code and the National Electrical Code, as applicable. In addition, housing that is rehabilitated with NSP3 funds must meet all applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK. ii) If a Texas NSP3 assisted single-family or duplex is newly constructed and reconstructed, the applicant must also ensure compliance with the universal design features in new construction, established by §2306.514 of the Texas Government Code, and as implemented by TDHCA. iii) All NSP3 assisted properties must meet all applicable State and local housing quality standards and code requirements, which at a minimum must address Universal Physical Condition Standards (UPCS) or the housing quality standards (HQS) in 24 CFR §982.40, but only if HQS is required for another funding source. If there are no such standards or code requirements, the housing must meet Universal Physical Condition Assessment guidelines, unless HQS is required for another fund source. When NSP3 funds are used for rehabilitation the entire unit must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a)(1). iv) All NSP3 assisted ownership units must pass inspection by a licensed Texas Real Estate Commission inspector prior to occupation. Multifamily Rental Housing i) Housing that is constructed, reconstructed or rehabilitated with NSP funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. When NSP funds are used for rehabilitation, the entire unit development must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a) (1). In the absence of a local code for new construction, reconstruction, or rehabilitation, NSP-assisted new construction, reconstruction or rehabilitation must meet, as applicable, International Residential Code and the National Electrical Code. In addition, housing that is rehabilitated with NSP3 funds must meet all applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK. ii) To avoid duplicative inspections when Federal Housing Administration (FHA) financing is involved in an NSP-assisted property, a participating jurisdiction may rely on a Minimum Property Standards (MPS) inspection performed by a qualified person. Gut rehabilitation, reconstruction or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation, reconstruction or new construction of mid-or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent. Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken. iii) Multifamily Housing must meet the accessibility requirements at 24 CFR Part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794) and covered multifamily dwellings, as defined at 24 CFR §100.201, must also meet the design and construction requirements at 24 CFR §100.205, which implement the Fair Housing Act (42 U.S.C. 3601-3619) and the Fair Housing Act Design Manual produced by HUD. Additionally, pursuant to the current Qualified Allocation Plan as of the date of the application QAP 10 TAC §50.9(h)(4)(H), Developments inv

Vicinity Hiring:

NSP3 subgrantees, shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity, of projects funded this section or contract with small business that are owned and operated by persons residing in the vicinity of such projects. For the purposes of administering this requirement, HUD has adopted the Section 3 applicability thresholds for community development assistance at 24 CFR §135.3 (a)(1)(3)(ii). The NSP3 local hiring requirement does not replace the responsibilities of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C §1701u), and implementing regulations at 24 CFR Part 135, except to the extent the obligations may be in direct conflict. Vicinity is defined as the census tract where the project is located. Small business means a business that meets the criteria set forth in section 3(a) of the Small Business Act. See 42 U.S.C. §5302(a)(23). All applicants will be required to have a vicinity preference plan in order to meet threshold scoring criteria.



Procedures for Preferences for Affordable Rental Dev.:

The Texas NSP3 Selection Criteria and Priorities includes a preference for Affordable Rental Development through the scoring structure.

Grantee Contact Information:

Texas Department of Housing and Community Affairs
 221 E. 11th Street
 Austin, TX 78701

Brenda Hull
 Texas NSP Manager
 Office: 512-475-3033
 brenda.hull@tdhca.state.tx.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
0006	Program Income	77110003105 PI 77110003105+PI-SA	Community Development Corporation of Brownsville Community+Development+Corporation+of+Brownsville	
1	Financing Mechanisms	77110000105 A2	CDC Brownsville - Homebuyer Assistance Setaside	
2	Redevelopment	77110000105 E2 77110000105 E2SA 77110000110 E2SA	CDC Brownsville - Redev CDC Brownsville - Redev Set Aside LifeWorks - Redev Setaside	
3	Administration	TDHCA Administration	TDHCA Administration	
4	Program Income	<i>No activities in this project</i>		
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 0006 / Program Income

Grantee Activity Number: 77110003105 PI

Activity Title: Community Development Corporation of Brownsville

Activity Type:

Disposition

Project Number:

0006

Projected Start Date:

01/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Program Income

Projected End Date:

08/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 241,712.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 241,712.75

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Corporation of Brownsville

Organization Type

Non-Profit

Proposed Budget

\$ 241,712.75

Location Description:



Activity Description:

NSP3 Program Income funds are available to address the costs and expenses to facilitate the final homebuyer loan at closing as originally contemplated under the NSP3 contract.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 77110003105+PI-SA

Activity Title: Community+Development+Corporation+of+Brownsville

Activity Type:

Disposition

Project Number:

0006

Projected Start Date:

12/31/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Program Income

Projected End Date:

08/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 176,093.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 176,093.05

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Owner Households

of Households

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Corporation of Brownsville

Organization Type

Non-Profit

Proposed Budget

\$ 176,093.05

Location Description:



Activity Description:

NSP3 Program Income funds are available to address the costs and expenses to facilitate the final homebuyer loan at closing as originally contemplated under the NSP3 contract.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 1 / Financing Mechanisms



Grantee Activity Number: 77110000105 A2

Activity Title: CDC Brownsville - Homebuyer Assistance Setaside

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

08/21/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

08/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 184,287.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 184,287.24

Proposed Beneficiaries

Owner Households

Total

21

Low

Mod

21

Low/Mod%

100.00

of Households

21

21

100.00

Proposed Accomplishments

of Singlefamily Units

Total

21

of Housing Units

21

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Corporation of Brownsville

Organization Type

Non-Profit

Proposed Budget

\$ 184,287.24

Location Description:

Developer shall carry out the following activities in the target area and specified neighborhoods identified in its Texas NSP3 Application.

Activity Description:

Developer shall coordinate access to Texas NSP Homebuyer Assistance for no less than twenty-one (21) households at or below 120% of the current AMI at the time of homebuyer contract.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2 / Redevelopment



Grantee Activity Number: 77110000105 E2

Activity Title: CDC Brownsville - Redev

Activity Type:

Construction of new housing

Project Number:

2

Projected Start Date:

08/22/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

08/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,622,529.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,622,529.76

Proposed Beneficiaries

Owner Households

Total

21

Low

Mod

21

Low/Mod%

100.00

of Households

21

21

100.00

Proposed Accomplishments

of Singlefamily Units

Total

21

of Housing Units

21

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Corporation of Brownsville

Organization Type

Non-Profit

Proposed Budget

\$ 2,622,529.76

Location Description:

Developer shall carry out the following activities in the target area and specified neighborhoods identified in its Texas NSP3 Application.

Activity Description:

Developer shall conduct the new construction of no less than twenty-one (21) new housing units within the target area(s).



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 77110000105 E2SA

Activity Title: CDC Brownsville - Redev Set Aside

Activity Type:

Construction of new housing

Project Number:

2

Projected Start Date:

08/21/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

08/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 225,888.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 225,888.06

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community Development Corporation of Brownsville	Non-Profit	\$ 225,888.06

Location Description:

Developer shall carry out the following activities in the target area (Brownsville) and specified neighborhoods identified in its Texas NSP3 Application.

Activity Description:

Developer shall conduct the new construction of one new housing unit within the target area(s).



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 77110000110 E2SA**Activity Title: LifeWorks - Redev Setaside****Activity Type:**

Construction of new housing

Activity Status:

Completed

Project Number:

2

Project Title:

Redevelopment

Projected Start Date:

12/01/2012

Projected End Date:

09/30/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 3,625,662.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 3,625,662.00**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	45	45		100.00
# of Households	45	45		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

45

of Housing Units

45

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

LifeWorks

Organization Type

Non-Profit

Proposed Budget

\$ 3,625,662.00

Location Description:

835 N. Pleasant Valley Road, Austin, Texas 78702

Activity Description:

New Construction of a multifamily property consisting of 45 rental units that will benefit households at or below 50% AMI. The construction will meet or exceed the Multifamily Rental Housing Standards in the Housing Rehabilitation/New Construction Standards of this Action Plan.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 3 / Administration



Grantee Activity Number: TDHCA Administration

Activity Title: TDHCA Administration

Activity Type:

Administration

Project Number:

3

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

08/31/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 728,497.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 728,497.80

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
TDHCA Only	Unknown	\$ 728,497.80

Location Description:

Administrative activities will be carried out, and records retained at 221 East 11th Street, Austin, TX 78701

Activity Description:

Administration of the NSP3 funds according to all applicable regulations and requirements.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

Reviewer -	Action Plan does not include activities at this time. The State plans to issue a NOFA so that non-profit and cities can submit applications. After this process activities will be entered into DRGR. Approval letter will include a grant condition with a timeframe for the completion of this. At this time the Action will receive a conditional approval.
Bedford,	Revision to substantial amendment is approved. Revision received by June 30. The State issued a NOFA, and two non-profits have been selected. The target areas consist of two census tracts, both of which exceed the minimum need score.
Bedford,	State will correct census tracts listed in location descriptions and resubmit.
Bedford,	ok
Bedford,	State is still searching for another subrecipient of NSP3 funds. A resubmission will be necessary.
Bedford,	new state subrecipient.
Bedford,	update subrecipient
Jensen,	State of Texas revised its action plan to reflect its updated contract with Bronsville CDC. jerry
Jensen,	The State is actively working on resolving the flags.
Roy, Mark	10/25/19 - Changes from prior review appear reasonable.

Action Plan History

Version	Date
B-11-DN-48-0001 AP#27	01/28/2022
B-11-DN-48-0001 AP#26	07/21/2021
B-11-DN-48-0001 AP#25	04/23/2021



B-11-DN-48-0001 AP#24	01/26/2021
B-11-DN-48-0001 AP#23	10/29/2020
B-11-DN-48-0001 AP#22	07/31/2020
B-11-DN-48-0001 AP#21	04/29/2020
B-11-DN-48-0001 AP#20	01/15/2020
B-11-DN-48-0001 AP#19	10/25/2019
B-11-DN-48-0001 AP#18	08/01/2019
B-11-DN-48-0001 AP#17	05/01/2019
B-11-DN-48-0001 AP#16	01/30/2019
B-11-DN-48-0001 AP#15	10/15/2018
B-11-DN-48-0001 AP#14	07/12/2018
B-11-DN-48-0001 AP#13	04/24/2018
B-11-DN-48-0001 AP#12	02/12/2018
B-11-DN-48-0001 AP#11	01/18/2018
B-11-DN-48-0001 AP#10	10/25/2017
B-11-DN-48-0001 AP#9	07/26/2017
B-11-DN-48-0001 AP#8	01/12/2017
B-11-DN-48-0001 AP#7	10/20/2016
B-11-DN-48-0001 AP#6	10/11/2016
B-11-DN-48-0001 AP#5	11/15/2013
B-11-DN-48-0001 AP#4	04/09/2013
B-11-DN-48-0001 AP#3	12/28/2012
B-11-DN-48-0001 AP#2	10/03/2012
B-11-DN-48-0001 AP#1	07/27/2011

