

Grantee: Texas - TDHCA

Grant: B-08-DN-48-0001

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-DN-48-0001	Obligation Date:	Award Date:
Grantee Name: Texas - TDHCA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$85,714,068.77	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$85,714,068.77	Estimated PI/RL Funds: \$19,776,368.49	
Total Budget: \$105,490,437.26		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

This Action Plan will be used by the Texas Department of Housing and Community Affairs (TDHCA) to distribute and use \$91,323,273.28 through the Neighborhood Stabilization Program (NSP), which the U.S. Department of Housing and Urban Development (HUD) is providing to the State of Texas. The NSP funds were authorized by the Housing and Economic Recovery Act of 2008 (HERA) as an adjunct to the Community Development Block Grant (CDBG) Program for the redevelopment of abandoned and foreclosed homes and residential properties. Texas NSP funding is available to eligible entities operating in counties meeting the threshold of greatest need. A multi-level approach will be used in the distribution of funds to communities. The first level, Direct Allocation, is a reservation of a specified amount available to eligible entities in 25 counties identified as having the highest order of significant need. The second level, Select Pool, is an initial competitive allocation of not less than \$500,000, available to entities in up to 76 additional counties which have also been identified as demonstrating significant need. In addition, a separate pool of Texas NSP funds is available for land banking activities.

Distribution and and Uses of Funds:

NSP single-family and multifamily activities will 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, establishment of land bank/trusts, removal of blight, and the redevelopment of demolished or vacant properties. Households directly assisted with NSP funds must income qualify and be at or below 120% of the Area Median Income (AMI), as defined by HUD. The following counties have been identified as having the greatest need (in order of need score): Tarrant Dallas Cameron Bexar Hidalgo Harris Nueces Collin Webb Travis Montgomery El Paso Brazoria Potter Jefferson Denton Taylor Williamson Bell Lubbock Galveston Wichita Fort Bend Ector McLennan Gregg Tom Green Grayson Brazos Victoria Orange Bowie Harrison Midland Smith Comal Hays Ellis Johnson Kaufman Parker Bastrop Hood Liberty Hunt Henderson Rockwall Wise Hill Burnet Navarro Guadalupe Randall Angelina Wood Matagorda Lamar San Patricio Atascosa Milam Maverick Jim Wells Eastland Van Zandt Kleberg Grimes Hale Palo Pinto Nacogdoches Hopkins Kendall Coryell Cooke Kerr Medina Aransas Caldwell Wilson Gonzales Waller Anderson Val Verde Montague Llano Washington Fannin Walker Upshur Brown Cherokee Jackson Austin Starr Wharton Polk Gillespie Jasper Leon Willacy Erath Howard.

On January 30, 2009, the HUD accepted a Substantial Amendment to the Action Plan for FFY 2008 submitted by the State of Texas. The Action Plan is the annual update to the Consolidated Plan for FFY 2005 through 2009. The amendment outlined the expected distribution and use of \$101,996,848 through the newly-authorized NSP. The NSP funds were authorized by the Housing and Economic Recovery Act of 2008 as an adjunct to the CDBG Program.

On February 25, 2010, the Department updated the Substantial Amendment with an adjusted budget to reflect the funds actually awarded to NSP Subrecipients.

On April 25, 2019, the Department updated the Substantial Amendment to align the regulatory requirements adopted with the original Substantial Amendment, with those of current and potential future Applicants for NSP1 program income. The Department has been contacted by potential Applicants that would like to use NSP funds, but the HOME regulatory requirements adopted by the Texas NSP for rental developments are not able to be easily combined with other sources of the proposed Development's funding, including but not limited to Historic Tax Credits and HUD COC Leasing funds. Texas will now allow a Master Tenant/Subrecipient (as identified in other funding source) to provide the affordable rents to the tenant, provide all required notices to the tenant, and will be responsible for income qualification instead of the Owner as described under 24 CFR §92.252(f). Furthermore, a Master Tenant/Subrecipient will execute the lease with the NSP household or there will be a triparty lease, as applicable, instead of a lease between the NSP tenant and the Owner as described 24 CFR §92.253. The Master Tenant/Subrecipient may also be responsible, as described in the contract with the state, for complying with affirmative marketing requirements, following the written tenant selection criteria for units where they are leasing to the NSP household, and following all other requirements under 24 CFR §92.253, otherwise attrib



Distribution and and Uses of Funds:

table to the Owner. For these Developments, to ensure that the state can enforce its requirements against all parties, the state will have a triparty contract with the Master Tenant/Subrecipient (as applicable), in addition to its land use restriction agreement.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$4,056,386.41	\$100,515,182.46
Total Budget	\$4,056,386.41	\$100,515,182.46
Total Obligated	\$4,056,386.41	\$100,465,181.83
Total Funds Drawdown	\$91,793.53	\$89,028,951.42
Program Funds Drawdown	\$0.00	\$74,053,154.12
Program Income Drawdown	\$91,793.53	\$14,975,797.30
Program Income Received	\$0.00	\$17,061,543.52
Total Funds Expended	\$0.00	\$79,789,230.72
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Abilene Neighborhoods in Progress	\$ 0.00	\$ 5,000.00
City of Bryan	\$ 0.00	\$ 260,812.17
City of El Paso	\$ 0.00	\$ 224,731.39
City of Galveston1	\$ 0.00	\$ 629,475.39
City of Galveston2	\$ 0.00	\$ 270,409.43
City of Garland	\$ 0.00	\$ 596,983.11
City of Harlingen	\$ 0.00	\$ 365,975.21
City of Houston	\$ 0.00	\$ 1,292.36
City of Huntsville	\$ 0.00	\$ 1,174,067.93
City of Irving	\$ 0.00	\$ 2,931,741.12
City of Kilgore	\$ 0.00	\$ 145,219.95
Affordable Homes of South Texas, Inc.	\$ 0.00	\$ 2,845,005.48
City of Laredo	\$ 0.00	\$ 1,839,922.14
City of Lubbock	\$ 0.00	\$ 1,196.57
City of Odessa	\$ 0.00	\$ 137,853.75
City of Port Arthur	\$ 0.00	\$ 918,632.42
City of San Angelo	\$ 0.00	\$ 221,416.08
City of San Marcos	\$ 0.00	\$ 332,158.37
City of Seguin1	\$ 0.00	\$ 353,312.98



City of Seguin ²	\$ 0.00	\$ 280,041.40
City of Terrell	\$ 0.00	\$ 49,554.35
City of Waelder	\$ 0.00	\$ 306,946.56
Austin Habitat for Humanity, Inc.	\$ 0.00	\$ 1,253,290.94
Commons at Goodnight, LP	\$ 0.00	\$ 0.00
Community Development Corporation of Brownsville	\$ 0.00	\$ 2,925,008.52
Covenant Community Capital Corporation	\$ 0.00	\$ 5,278,347.69
Enterprise Community Partners, Inc.	\$ 0.00	\$ 454,305.09
FC Austin One Housing Corporation	\$ 0.00	\$ 7,260,289.00
Fort Worth Affordability, Inc.	\$ 0.00	\$ 11,838,751.00
Frazier Revitalization, Inc.	\$ 0.00	\$ 409,720.00
Guadalupe Neighborhood Development Corporation	\$ 0.00	\$ 323,000.00
Housing Authority of San Benito	\$ 0.00	\$ 173,712.71
Housing Authority of the City of Fort Worth	\$ 0.00	\$ 20,506.52
Brownsville Housing Authority	\$ 0.00	\$ 2,646,834.11
Housing Authority of the City of San Benito	\$ 0.00	\$ 233,624.73
Housing Authority of the County of Hidalgo	\$ 0.00	\$ 892,281.00
Housing and Community Services, Inc. ²	\$ 0.00	\$ 2,953,125.00
Inclusive Communities Project	\$ 0.00	\$ 335,870.10
Midland County Housing Authority	\$ 0.00	\$ 627,780.57
Pepper Tree Manor 250 GP, LLC	\$ 0.00	\$ 3,852,000.00
Plano Housing Corporation	\$ 0.00	\$ 5,068.84
Riverside Senior Investments, LP	\$ 0.00	\$ 0.00
San Antonio Alternative Housing Corporation	\$ 0.00	\$ 3,192,800.29
TBD	\$ 0.00	\$ 6,198,851.51
Bryan-College Station Habitat for Humanity	\$ 0.00	\$ 0.00
Tarrant County Housing Partnership	\$ 0.00	\$ 3,779,009.71
Texarkana Grim Housing Partners	\$ 0.00	\$ 0.00
Texas Department of Housing and Community Affairs	\$ 0.00	\$ 8,932.58
Texas State Affordable Housing Corporation	\$ 0.00	\$ 4,972,445.46
Travis County Housing Finance Corporation	\$ 0.00	\$ 391,472.00
UPCDC TEXAS, Inc.	\$ 0.00	\$ 1,839,228.30
Builders of Hope CDC	\$ 0.00	\$ 1,085,270.57
Central Dallas Community Development Corporation	\$ 0.00	\$ 5,400.00
City of Austin	\$ 0.00	\$ 2,031,644.85
City of Beaumont	\$ 0.00	\$ 908,911.47

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$10,547,988,821.63	\$.00	\$.00
Limit on Public Services	\$12,857,110.32	\$.00	\$.00
Limit on Admin/Planning	\$8,571,406.88	\$9,621,658.45	\$9,304,885.23
Limit on Admin	\$.00	\$9,621,658.45	\$9,304,885.23
Most Impacted and Distressed	\$.00	\$4,000,000.00	\$.00
Progress towards LH25 Requirement	\$26,372,609.32		\$54,327,937.45

Overall Progress Narrative:

TDHCA continues to work closely with its subrecipients to provide technical assistance and oversight in an effort to guide NSP1 toward successful completion. Texas NSP this quarter assisted subgrantees to complete activities and contracts. Program income enables developers to complete NSP1 redevelopment activities. To simplify reporting in QPR, Texas NSP will not enter data or narrative for Grantee Activities without reportable action in the quarter. For



all unexpired NSP1 Contracts, Texas NSP staff will continue to provide technical assistance and support for completion of contract requirements. For this quarter, NO reportable action occurred for the following Grantee Activities:

77090000101 A2
77090000106 B1
77090000106 B1SA
77090000106 B2SA
77090000106 E2
77090000106 E2SA
77090000107 B1SA
77090000108 A1
77090000108 A2
77090000108 B1
77090000108 B1SA
77090000108 C
77090000108 E2SA
77090000110 B1
77090000125 B1SA
77090000125 B2SA
77090000125 E1SA
77090000146 B1SA
77090000146 E1SA
77090000150 B2SA
77090000150 C
77090000154 C
77090000154 E1SA
77090000154 E2SA
77090000163 B1
77090000163 B1SA
77090000163 B2SA
77090000163 F
77090000164 E1
77090000164 E2
77090000164 E2SA
77090000169 B1SA
77090000213 A2SA
77090000604 PI
77090000604 PI-SA
77090000605 PI
77090003106 PI
77090003106 PI-SA
77090003108 PI
77090003154 PI
77090003164 PI
77090003164 PI-SA
77090003200 PI
77090003200 PI-SA
77099999121 B1SA
77099999121 E1SA
77099999124 E1SA
77099999124 E2
77099999170 B1SA
77110000105 A2

The following Activities were completed in previous quarters, there will be no further reporting on these until the final NSP QPR:

77090000104 B1
77090000104 B1SA
77090000104 B2SA
77090000104 F
77090000105 D
77090000105 E1SA
77090000105 E2SA
77090000105 F
77090000107 B2SA
77090000107 D
77090000107 F
77090000112 B1SA
77090000112 B2SA
77090000112 F
77090000113 B1
77090000113 B1SA



77090000113 B2
77090000113 B2SA
77090000113 E1
77090000113 E1SA
77090000113 E2
77090000113 E2SA
77090000113 F
77090000117 F
77090000119 F
77090000123 B1
77090000123 B1SA
77090000123 B2
77090000123 B2SA
77090000123 D
77090000123 F
77090000125 E2SA
77090000125 F
77090000146 B1
77090000146 B2
77090000146 B2SA
77090000146 E1
77090000146 E2
77090000146 E2SA
77090000146 F
77090000153 E2
77090000153 E2SA
77090000153 F
77090000155 B1
77090000155 B1SA
77090000155 B2
77090000155 B2SA
77090000155 F
77090000156 B1SA
77090000157 A1SA
77090000157 A2
77090000157 A2SA
77090000157 F
77090000158 B1
77090000158 B1SA
77090000158 B2
77090000158 B2SA
77090000158 C
77090000158 D
77090000158 F
77090000160 F
77090000163 D
77090000166 F
77090000172 F
77090000183 F
77090000192 A1
77090000192 A1SA
77090000192 A2
77090000192 A2SA
77090000213 C
77090000213 E2
77090000213 E2SA
77090000213 F
77090000214 B2SA
77090000215 B1SA
77090000215 B2SA
77090000216 B1SA
77090000216 B2SA
77090000217 E1SA
77090000217 E2SA
77090000218 B1SA
77090000218 B2SA
77090000252 B1SA
77090000252 B2SA
77090000265 B1SA
77090000265 B2SA
77090000265 F
77090000600 E2SA
77090000602 B1SA



77090002603 D
 77090003104 PI
 77090003105 PI-SA
 77090003107 PI-SA
 77090003110 PI-SA
 77090003112 PI
 77090003113 PI
 77090003113 PI-SA
 77090003123 PI
 77090003123 PI-SA
 77090003125 PI-SA
 77090003150 PI-SA
 77090003153 PI
 77090003169 PI
 77090003169 PISA
 77099993124 PI
 77099993170 PI
 77099993170 PISA
 77099999120 B1SA
 77099999120 B2SA
 77099999120 D
 77099999120 F
 77099999126 B1
 77099999126 B1SA
 77099999126 B2
 77099999126 B2SA
 77099999126 E1
 77099999126 E1SA
 77099999126 E2
 77099999126 E2SA
 77099999126 F
 77099999128 E1
 77099999128 E1SA
 77099999128 E2
 77099999128 E2SA
 77099999128 F
 77099999140 D
 77099999140 F
 77099999141 B1SA
 77099999141 B2SA
 77099999141 D
 77099999141 F
 77099999173 A1SA
 77099999173 A2
 77099999173 A2SA
 77099999173 F
 77099999191 A1SA
 77099999191 A2
 77099999191 A2SA
 77099999200 E1SA
 77099999200 E2SA

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Financing Mechanisms	\$0.00	\$1,208,566.28	\$792,618.17
0002, Acquisition and Rehab	\$0.00	\$43,805,749.56	\$38,291,217.85
0003, Land Bank	\$0.00	\$9,049,884.46	\$8,466,623.57
0004, Demolition	\$0.00	\$2,224,502.71	\$1,912,698.25
0005, Redevelopment	\$0.00	\$21,705,940.05	\$16,780,256.52
0006, Program Income	\$0.00	\$11,509,596.39	\$389,349.00
0099, Administration	\$0.00	\$8,476,568.29	\$7,420,390.76
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / 0002 / Acquisition and Rehab



Grantee Activity Number:	77090000106 B2
Activity Title:	City of Irving - Rehab

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
0002

Projected Start Date:
09/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition and Rehab

Projected End Date:
08/31/2018

Completed Activity Actual End Date:

Responsible Organization:
City of Irving

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$215,760.57
Total Budget	\$0.00	\$215,760.57
Total Obligated	\$0.00	\$215,760.57
Total Funds Drawdown	\$0.00	\$143,283.15
Program Funds Drawdown	\$0.00	\$116,950.50
Program Income Drawdown	\$0.00	\$26,332.65
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$143,283.15
City of Irving	\$0.00	\$143,283.15
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Contractor shall conduct seven (7) residential rehabilitations and/or reconstructions of housing units within the target area(s) utilizing the funds provided under the corresponding Contract Activity line item in Exhibit B, Budget, of this contract resulting in seven (7) owner-occupied homes.

Four (4) of the activities shall benefit households that are fifty-one percent (51%) to one hundred twenty percent (120%) of the current AMI at the time of homebuyer contract.

Location Description:

Contractor shall carry out the following activities in the target area(s) and specific neighborhoods identified in its Texas NSP Application.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing 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	0/4	0/4	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	

Activity Supporting Documents: None



Grantee Activity Number:	77090000150 B1SA
Activity Title:	CDC Brownsville - Acquisition Setaside

Activity Type:
Acquisition - general

Activity Status:
Under Way

Project Number:
0002

Project Title:
Acquisition and Rehab

Projected Start Date:
08/31/2009

Projected End Date:
08/30/2019

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Community Development Corporation of Brownsville

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,693,322.41
Total Budget	\$16,386.41	\$1,693,322.41
Total Obligated	\$16,386.41	\$1,693,322.41
Total Funds Drawdown	\$9,126.75	\$1,682,012.07
Program Funds Drawdown	\$0.00	\$1,580,105.14
Program Income Drawdown	\$9,126.75	\$101,906.93
Program Income Received	\$0.00	\$372,150.57
Total Funds Expended	\$0.00	\$1,676,936.00
Community Development Corporation of Brownsville	\$0.00	\$1,676,936.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Contractor shall acquire twenty-one (21) homes or residential properties that are foreclosed or abandoned. Contractor shall carry out all acquisition of needed real property, easements, and/or rights-of-way in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sec. 4601 et seq.) and HUD implementing regulations (24 C.F.R. Part 42), as modified by the Neighborhood Stabilization Program under the Housing and Economic Recovery Act, 2008 (FR-5255-N-01).

Twenty-one (21) of the activities shall benefit households at or below fifty percent (50%) of the current AMI at the time of homebuyer contract.

Location Description:

Contractor shall carry out the following activities in the target area(s) and specific neighborhoods identified in its Texas NSP Application.

Activity Progress Narrative:

TDHCA obligated and reimbursed Community Development Corporation of Brownsville for miscellaneous property maintenance and management costs this quarter.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		21/21	
# of Parcels acquired	0		21/21	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		21/21	
# of Singlefamily Units	0		21/21	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	21/21	0/0	21/21	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	21/21	0/0	21/21	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	

Activity Supporting Documents: None

Project # / 0003 / Land Bank



Grantee Activity Number: 77090000101 C

Activity Title: TSAHC - Landbank

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

0003

Projected Start Date:

09/01/2009

Benefit Type:

Area (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

08/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Texas State Affordable Housing Corporation

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$4,696,898.92
Total Budget	\$0.00	\$4,696,898.92
Total Obligated	\$0.00	\$4,696,898.92
Total Funds Drawdown	\$0.00	\$4,611,201.46
Program Funds Drawdown	\$0.00	\$4,445,369.59
Program Income Drawdown	\$0.00	\$165,831.87
Program Income Received	\$0.00	\$1,343,729.20
Total Funds Expended	\$0.00	\$4,611,201.46
Texas State Affordable Housing Corporation	\$0.00	\$4,611,201.46
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Contractor shall acquire, hold, maintain as necessary and dispose of no less than one-hundred and twenty (120) foreclosed homes or residential properties. Contractor shall carry out all acquisition of needed real property, easements, and/or rights-of-way in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sec. 4601 et seq.) and HUD implementing regulations (24 C.F.R. Part 42), as modified by the Neighborhood Stabilization Program under the Housing and Economic Recovery Act, 2008 (FR-5255-N-01).

Contractor shall land bank properties to provide an area-wide benefit in target area(s) that are 120% AMI or less at the time of acquisition.

Properties must be transferred to a final eligible use within 10 years of the effective date as specified in Section 2 of this Contract.

Prior to occupation, all new housing units constructed on Land Bank properties must meet the International Residential Codes, as required by Chapter 214, Subchapter G, of the Local Government Code and all applicable energy efficiency standards established by §2306.187 of the Texas Government Code as well as energy standards as verified by a REScheck certification. New construction single-family homes must also be compliant with the universal design features as required by §2306.514 of the Texas Government Code.

Prior to occupation, all rehabilitated homes (the entire unit) on Land Bank properties must be brought up to, at a minimum, Housing Quality Standards as well as local building codes and zoning ordinances. If homes are to be rehabilitated in areas where there are no applicable local building codes, then the homes must be brought up to, at a minimum, Texas Minimum Construction Standards (TMCS).



Prior to occupation, all reconstructed homes on Land Bank properties must meet the International Residential Codes, as required by Chapter 214, Subchapter G, of the Local Government Code and all applicable energy efficiency standards established by §2306.187 of the Texas Government Code as well as energy standards as verified by a REScheck certification. Reconstructed single-family homes must also be compliant with the universal design features as required by §2306.514 of the Texas Government Code.

At least One-hundred and twenty (120) or no less than one hundred percent (100%) of the total units purchased for NSP, final eligible use activities shall benefit households at or below one-hundred and twenty percent (120%) of the current AMI.

Location Description:

Contractor shall carry out the following activities in eligible census tracts that are below 120% of the Area Median Income.

Activity Progress Narrative:

Texas State Affordable Housing Corporation previously purchased a total of 281 land bank properties through collaboration with local partners for affordable housing redevelopment. This quarter TSAHC placed 4 eligible households into end use.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	329/281

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

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	

Activity Supporting Documents: None



Grantee Activity Number:	77090000204 C
Activity Title:	Affordable Homes of S. TX - Landbank

Activity Type:
Land Banking - Acquisition (NSP Only)

Project Number:
0003

Projected Start Date:
07/01/2010

Benefit Type:
Area (Survey)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Land Bank

Projected End Date:
08/31/2019

Completed Activity Actual End Date:

Responsible Organization:
Affordable Homes of South Texas, Inc.

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,607,189.30
Total Budget	\$0.00	\$1,607,189.30
Total Obligated	\$0.00	\$1,607,189.30
Total Funds Drawdown	\$0.00	\$1,555,372.91
Program Funds Drawdown	\$0.00	\$1,555,372.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$379,033.02
Total Funds Expended	\$0.00	\$1,607,189.30
Affordable Homes of South Texas, Inc.	\$0.00	\$1,607,189.30
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Contractor shall acquire, hold and dispose of one-hundred forty (140) foreclosed homes or residential properties.

Contractor shall carry out the acquisition of real property in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sec. 4601 et seq.), and HUD implementing regulations (42 C.F.R. Part 42), as modified by the Neighborhood Stabilization Program under the Housing and Economic Recovery Act, 2008 (FR-5255-N-01), and any errata notices or policy guidance.

Contractor shall land bank properties to provide an area-wide benefit in the identified target area(s). Properties must be transferred to a final eligible use within 10 years of the effective date as specified in Section 2 of this Contract.

Location Description:

Contractor shall carry out the following activities in the target area(s) and specific neighborhoods indentified in its Texas NSP Application.

Activity Progress Narrative:

Affordable Homes of South Texas, Inc., previously acquired 140 foreclosed residential properties to land bank for future development of affordable housing. This quarter AHSTI placed 6 eligible households into end use.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	317/140

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	

Activity Supporting Documents: None

Project # / 0006 / Program Income

Grantee Activity Number:	77090000603 PI
Activity Title:	Multi-family Housing Construct SA

Activity Type:

Construction of new housing

Project Number:

0006

Projected Start Date:

11/17/2019

Benefit Type:

N/A

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Program Income

Projected End Date:

11/17/2022

Completed Activity Actual End Date:

Responsible Organization:

Texarkana Grim Housing Partners

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$4,000,000.00
Total Budget	\$4,000,000.00	\$4,000,000.00
Total Obligated	\$4,000,000.00	\$4,000,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Texarkana Grim Housing Partners	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Grim Hotel Apartments is a redevelopment of a historic hotel at 301 North State Line, Texarkana, in Bowie County, Texas. Grim Hotel was constructed in the 1920s and operated as a hotel until the 1990s, after which it became vacant and began to decline. The development has a total of 93 tax credit units, of which 25 are NSP-funded. All units will be restricted to 60% of AMI/High HOME limits.

Of the 25 NSP-funded units 7 will be restricted to 50% of AMI/Low HOME limits. The owner, Texarkana Grim Housing Partners, LP, plans to utilize 25 project-based vouchers from the Housing Authority of Texarkana for non-NSP units as a result of the Department’s subsidy layering analysis. The development will serve the general population and the site conforms to current zoning requirements.

Location Description:

Activity Progress Narrative:

The multi-family development known as “Grim Hotel Apartments” has 93 tax credit units to be restricted to 60% AMI. 25 of the units are NSP-funded with 7 of the 25 units restricted to 50% AMI. This quarter, TDHCA obligated funds for draws in subsequent quarters.



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

Activity Supporting Documents:

None

Grantee Activity Number: 77090003101 PI
Activity Title: Texas State Affordable Housing Corporation

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

0006

Projected Start Date:

01/29/2015

Benefit Type:

Area (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Program Income

Projected End Date:

08/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Texas State Affordable Housing Corporation

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,859,930.57
Total Budget	\$0.00	\$1,859,930.57
Total Obligated	\$0.00	\$1,859,930.57
Total Funds Drawdown	\$37,275.16	\$796,286.04
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$37,275.16	\$796,286.04
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,437.74
Texas State Affordable Housing Corporation	\$0.00	\$6,437.74
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

NSP Program Income funds are available to address the costs and expenses to facilitate the final homebuyer loan at closing and any remaining holding costs as originally contemplated under the NSP1 contract.

Location Description:

Activity Progress Narrative:

TDHCA reimbursed Texas State Affordable Housing Corporation for activity delivery associated with maintaining land bank properties.

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

Activity Supporting Documents: None

Grantee Activity Number: 77090003101 PI-F

Activity Title: TSAHC-Admin

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

0006

Project Title:

Program Income

Projected Start Date:

01/29/2015

Projected End Date:

08/31/2019

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Texas State Affordable Housing Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2020

\$0.00

To Date

\$107,287.19

Total Budget

\$0.00

\$107,287.19

Total Obligated

\$0.00

\$107,287.19

Total Funds Drawdown

\$1,282.79

\$44,432.65

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$1,282.79

\$44,432.65

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Texas State Affordable Housing Corporation

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

NSP1 Program Income funds are available to address Administration expenses for the Texas State Affordable Housing Corporation.

Location Description:

Activity Progress Narrative:

TDHCA reimbursed Texas State Affordable Housing Corporation for administration associated with maintaining land banked property.

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

Activity Supporting Documents: None

Grantee Activity Number: TDHCA PI Activity Delivery

Activity Title: TDHCA PI Activity Delivery

Activity Type:

Disposition

Project Number:

0006

Projected Start Date:

03/30/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Program Income

Projected End Date:

08/29/2020

Completed Activity Actual End Date:

Responsible Organization:

Texas Department of Housing and Community

Overall

	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$398,288.57
Total Budget	\$20,000.00	\$398,288.57
Total Obligated	\$20,000.00	\$368,288.57
Total Funds Drawdown	\$33,481.81	\$364,611.51
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$33,481.81	\$364,611.51
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,932.58
Texas Department of Housing and Community Affairs	\$0.00	\$8,932.58
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

This activity will provide funds for activity delivery costs incurred directly by the Texas Department of Housing and Community Affairs

Location Description:

Texas - Statewide

Activity Progress Narrative:

TDHCA continues to work toward completion of subgrantee projects and contracts by obligating and disbursing Program Income for activity delivery this quarter.

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

Activity Supporting Documents: None



Grantee Activity Number: TDHCA PI Administration

Activity Title: TDHCA PI Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

0006

Project Title:

Program Income

Projected Start Date:

08/16/2013

Projected End Date:

12/30/2020

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

TBD

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2020

\$0.00

To Date

\$1,423,424.07

Total Budget

\$20,000.00

\$1,423,424.07

Total Obligated

\$20,000.00

\$1,403,424.07

Total Funds Drawdown

\$10,627.02

\$1,391,335.83

Program Funds Drawdown

\$0.00

\$389,349.00

Program Income Drawdown

\$10,627.02

\$1,001,986.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$224,599.52

TBD

\$0.00

\$224,599.52

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Program Income Administration for the Texas Department of Housing and Community Affairs (TDHCA).

Location Description:

n/a

Activity Progress Narrative:

TDHCA continued to administer NSP within program requirements by obligating and disbursing Program Income for administration this quarter.

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

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	69
Monitoring Visits	0	69
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	3

