

Grantee: El Paso, TX

Grant: B-08-MN-48-0003

October 1, 2018 thru December 31, 2018 Performance



Grant Number:

B-08-MN-48-0003

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

El Paso, TX

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

Reviewed and Approved

Grant Award Amount:

\$3,032,465.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$3,032,465.00

Estimated PI/RL Funds:

\$462,375.39

Total Budget:

\$3,494,840.39

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of El Paso will focus on the areas of greatest need as identified by a high foreclosure risk and high level of subprime lending, or at risk of facing growing foreclosure rates.. This includes Empowerment Zone/Renewal Community target neighborhoods.

The City recieved approval from the Department of Housing and Urban Development (HUD) to reallocate funds from certain eligible NSP activities to develop 15 units of rental housing for seniors on a vacant foreclosed parcel of land.The redevelopment activity would add a new Census Tract. The proposed Census Tract 39.03 is adjacent to tracts identified in the Substantial Amendment see map at http://www2.census.gov/geo/maps/dc10map/tract/st48_tx/c48141_el_paso/DC10CT_C48141_003.pdf . HUD/HMDAdata for 39.03 is consistent with tracts already in Substantial Amendment. HUD User GIS map indicates Census Tract (481400)3903 is a Qualified Census Tract (2010-2011)

Census Tracts previously approved for this project:

Home Mortgage Disclosure Act (HMDA) data reflects that 40.97% or more of the loans issued between 2004 and 2006 in Census Tracts 103.13, 103.15, 39.01, 39.02, 39.03, 40.02, 20.00, 21.00, 28.00, 29.00, and 26.00 were high cost loans. Additionally, the predicted eighteen month underlying problem foreclosure rate for Census Tracts 103.13, 103.15, 39.01, 17.00, and 21.00 is between 5.66 and 7.84. The Predicted eighteen month underlying problem foreclosure rate for Census Tracts 20.00, 28.00, 29.00, 40.02, 39.02, and 26.00 is even greater at a rate of 7.85 or more. This data is evidence that this activity is necessary to address areas that have been identified with the greatest percentage of home foreclosures and areas with a high percentage of homes financed by a subprime mortgage related loan.

The proposed activity also addresses Census Tracts 8.00, 17.00, 19.00, 20.00, 21.00, 26.00, 28.00, and 29.00. According to HUD Foreclosure and Abandonment Risk Score, 17.00, 20.00, 21.00, 26.00, 28.00, 29.00 Census Tracts have a risk score of 10, the highest score possible. Census Tracts 8.00 and 19.00 have a risk score of 8 according to the HUD Foreclosure and Abandonment Risk Score. The aforementioned Census Tracts are also located in the Neighborhood Revitalization

Distribution and and Uses of Funds:

The City of El Paso has recieved HUD approval revising its Substantial Amendment to distribute NSP total grant funds of \$3,032,465 as follows:

- ' • Eligible Use B Acquisition/Rehabilitation: increase the allocation from \$732,300 to \$882,300 to Acquire /rehabilitate and sell eight (8) foreclosed single family homes affordable to households earning under 120% (LMMI) of the Area Median Income (AMI) properties instead of fifteen (15) homes.
- ' • Eligible Use E: Redevelop demolished/ vacant land increasing the allocation from \$1,015,000 to \$1,846,918 to develop a new construction multifamily property affordable for seniors earning less than 50% of the AMI (LH25) consisting of 15 rental units instead of eight (8) single family homeownership units for LH25 households..
- ' • Eliminate Eligible Use A, Financing Mechanisms; Eligible Use B Acquisition/Rehabilitation LH25, and; Eligible Use D, Demolition of Blighted Structures and reallocate those funds to the Redevelopment Activity.
- ' • Collapse the Rehabilitation Activity into the Acquisition Activity establishing a single new Activity of



Acquisition/Rehabilitation LMMI.

- Administration: Increase the allocation to the NSP maximum of 10% of the grant amount (\$303,247) from \$300,000

There is currently a shortage of quality affordable rental units for very low and low income families in the City of El Paso. Market demands of military families living near Fort Bliss have pushed up rental rates and have contributed to rental shortages in the area. The Housing Authority of the City of El Paso currently has a waiting list of 14,642, 66% of whom are in need of 1 and 2 bedroom rental units. The City of El Paso will acquire and rehabilitate mortgage foreclosed properties in Census Tracts 103.13, 103.15, 39.01, 39.02, and 40.02. The acquired and rehabilitated properties will be sold at a discount to families at or below 120% of the area median income. The City will provide homeownership assistance to the homebuyers to insure affordability. These activities will assist in reducing the number of foreclosed homes in the areas of the City with the greatest percentage of home foreclosures, with the areas of the highest percentage of homes financed by a subprime mortgage related loan, and in areas identified by the City as likely to face a significant rise in the rate of home foreclosures. The City will identify and acquire abandoned and vacant tax foreclosed properties in Census Tracts 8.00, 17.00, 18.00, 19.00, 20.00, 21.00, 26.00, 28.00, and 29.00. Properties acquired will be utilized to rehabilitate or redevelop single family and multifamily units. Single family units will be sold at a discount to families at 50% and below the area median income. The City will provide homeownership assistance to the homebuyers to ensure affordability. The developed multifamily units will be rented to families whose incomes are at or below 50% area median income. These Census Tracts have been identified as areas of High Risk of Foreclosure and Abandonment and have the highest percentage of homes financed by a subprime mortgage related loan

Definitions and Descriptions:

The City of El Paso utilizes the International Building Code definition of “blighted structure” as follows:

18.50.050 Section 202 General Definitions—Amended

Urban Nuisance. Premises or structure that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare.

18.50.108 UNSAFE STRUCTURES

18.50.108.1 General.

When a structure or equipment is found by the official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of the code. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or the structure was erected, altered or occupied contrary to the city code. (Ord. 16327 § 1 (part), 2006)

Low Income Targeting:

The City plans to build a LH25 Multifamily with approximately 15 units for the elderly (62 years and older).

There is currently a shortage of quality affordable rental units for very low and low income families in the City of El Paso. Market demands of military families living near Fort Bliss have pushed up rental rates and have contributed to rental shortages in the area. The Housing Authority of the City of El Paso currently has a waiting list of 14,642, 66% of whom are in need of 1 and 2 bedroom rental units.

The City has sold five (5) single family homes to eligible homebuyers. It also plans to transfer title to two additional NSP assisted homes to the El Paso Collaborative for Community and Economic Development for management as rental properties and/or sale. The proposed Substantial Amendment has been posted for public comment and will soon be submitted for approval by City Council and then will be formally submitted to HUD for approval and implementation.

Acquisition and Relocation:

The City has not acquired any occupied properties and does not plan to do so. The City of El Paso will follow the uniform relocation act guidelines for all property acquisition.

Public Comment:

The City of El Paso did not receive any comments on the Original and Revised Substantial Amendment. The City of El Paso did not receive any public comments on the proposed 3rd revision to the Plan.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,249,520.23
Total Budget	\$0.00	\$3,249,520.23
Total Obligated	\$0.00	\$3,249,520.23
Total Funds Drawdown	\$0.00	\$3,249,520.23
Program Funds Drawdown	\$0.00	\$2,860,500.07
Program Income Drawdown	\$0.00	\$389,020.16
Program Income Received	\$227.87	\$461,088.62
Total Funds Expended	\$0.00	\$3,249,520.23
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$454,869.75	\$0.00
Limit on Admin/Planning	\$303,246.50	\$295,410.93
Limit on Admin	\$0.00	\$295,410.93
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$873,710.10	\$1,998,281.46

Overall Progress Narrative:

Pending close out consultation.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition /Rehab	\$0.00	\$955,827.84	\$848,432.91
2, Administration	\$0.00	\$295,410.93	\$295,410.93
3, Multifamily	\$0.00	\$1,998,281.46	\$1,716,656.23



Activities

Project # / Title: 1 / Acquisition /Rehab

Grantee Activity Number: 2
Activity Title: COEP Acquisition/ Rehabilitation

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 1	Project Title: Acquisition /Rehab
Projected Start Date: 05/01/2009	Projected End Date: 12/30/2015
Benefit Type: Direct (Household)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: City of El Paso

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$742,758.18
Total Budget	\$0.00	\$742,758.18
Total Obligated	\$0.00	\$742,758.18
Total Funds Drawdown	\$0.00	\$742,758.18
Program Funds Drawdown	\$0.00	\$635,363.25
Program Income Drawdown	\$0.00	\$107,394.93
Program Income Received	\$227.87	\$461,088.62
Total Funds Expended	\$0.00	\$742,758.18
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
 CDBG eligible activity
 - 24 CFR 570.201(a) Acquisition, (b) Disposition
 - 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity).
 The City proposes to purchase and rehabilitate 8 LMMI single family units. Two will be transferred to the El Paso Collaborative for Community and Economic Development for management as rental units and/or sale to persons/families at or below 120% of AMI.

Location Description:

The six properties will be located on the East side of town of El Paso



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/6
# of Singlefamily Units	0	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/5	2/1	6/6	100.00
# Owner Households	0	0	0	4/5	2/1	6/6	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	