

Grantee: Fort Bend County, TX

Grant: B-08-UN-48-0400

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-48-0400

Obligation Date:**Grantee Name:**

Fort Bend County, TX

Award Date:**Grant Amount:**

\$2,796,177.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Marilynn Kindell

Disasters:**Declaration Number**

NSP

Plan Description:

AREAS OF GREATEST NEEDS AND NSP TARGET AREAS HUD'S NSP Data for estimated foreclosure abandonment risk score was used to identify Fort Bend County's target areas for the NSP Program. The HUD database provided data from four sources to predict whether or not a neighborhood had a high or low risk for foreclosed and abandoned homes. The estimated foreclosure abandonment risk score provided a score for each neighborhood from 0 to 10 where 0 indicates that the data suggested a very low risk and 10 suggested a very high risk. Fort Bend County is targeting the 2000 Census Tract Block Groups with foreclosure abandonment risk scores between 6 and 10. NSP Target Areas: Census Tract Block Group Area 6701.00 6 Unincorporated Area 6705.00 1 Unincorporated Area 6707.00 1 Fresno CDP 6708.00 1 & 2 Arcola, Fresno, Unincorporated 6709.00 2 Fresno CDP, Unincorporated 6711.00 1, 2 & 3 Fifth St CDP, Stafford 6713.00 1 & 2 Fifth St CDP, Stafford, Unincorporated 6724.00 1,2,3 & 4 Unincorporated 6725.00 1,2,3 & 4 Mission Bend CDP 6726.00 1,2,3 & 4 Mission Bend CDP, Unincorporated 6748.00 1,2,2,4 & 5 Richmond, Rosenberg, Unincorporated 6749.00 1,2,3,4 & 5 Richmond, Rosenberg, Unincorporated 6750.00 1 & 2 Rosenberg, Unincorporated 6751.00 1,2,3 & 4 Richmond, Rosenberg, Unincorporated 6752.00 1,2,3 & 4 Rosenberg 6753.00 1,2,3,4,5,&6 Rosenberg, Unincorporated 6754.00 1 & 2 Beasley, Rosenberg, Pleak Unincorporated 6755.00 1 & 2 Fairchilds, Pleak, Rosenberg Thompsons, Unincorporated 6756.00 1 & 2 Fairchilds, Needville, Unincorporated 6757.00 1,2,3 & 4 Pleak, Needville, Unincorporated 6758.00 1,2,3 & 4 Rosenberg, Orchard, Kendleton, Unincorporated Note: Many of the census tract block groups by place code are split. Generally, the urban part is eligible as percent of population below 120 AMI. Conversely, the rural part usually is not eligible as percent of population below 120 AMI. RESPONSIBLE ENTITY Downpayment will be implemented as part of the County's existing downpayment program in response to the County's issuance of a Request for Proposals. Purchase and rehabilitation of foreclosed homes will be carried out by the Fort Bend County Community Development staff. Demolition of blighted structures will be carried out by Fort Bend County and local governments in the County in response to the County's issuance of a Request for Proposals. Redevelopment of demolished or vacant properties will be carried out by local governments and non-profits in response to the County's issuance of a Request for Proposals. METHOD OF DISTRIBUTION The Request for Proposals was issued on May 15, 2009 and are due June 19, 2009. Fort Bend County Community Development Department staff will review and rank the proposals and make funding recommendations accordingly.

Recovery Needs:**DISTRIBUTION AND USES OF FUNDS**

Fort Bend County will use NSP funds in the NSP target areas, only. The County is targeting the areas of greatest need, those areas with estimated foreclosure abandonment risk scores between 6 and 10. The County believes that the NSP target areas represent the geographic areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub-prime mortgage related loans, and, as a result, the areas that will likely face a significant rise in the rate of home foreclosures.

Fort Bend County projected use of funds for the NSP is listed below. Fort Bend County must set-aside a minimum

25 percent (\$699,045.00) of the total amount of NSP funds for the purchase and redevelopment of abandoned or foreclosed homes or residential properties for households whose incomes do not exceed 50 percent of area median income according to the U.S. Department of Housing and Urban Development (HUD).

FY 2008
 FORT BEND COUNTY, TEXAS
 NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
 PROJECTED USE OF FUNDS

#1 Financing Mechanisms: Downpayment and Closing Costs Program	\$800,000.00
#2 Purchase and Rehabilitation of Homes and Residential Properties	\$1,000,000.00
#3 Demolish Blighted Structures	\$300,000.00
#4 Redevelop demolished or vacant properties	\$416,560.00
#5 Program Administration	\$279,617.00
NSP Total Amount	\$2,796,177.00

FY 2008
 FORT BEND COUNTY, TEXAS
 NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
 PROJECTED USE OF FUNDS

#1 Financing Mechanisms: Downpayment and Closing Costs Program	*\$800,000.00/\$50,000.00
#2 Purchase and Rehabilitation of Homes and Residential Properties	*\$1,000,000.00/\$250,000.00
#3 Demolish Blighted Structures	*\$300,000.00/\$100,000.00
#4 Redevelop Demolished or Vacant Properties	*\$416,560.00/\$299,045.00
#5 Program Administration	*\$279,617.00/\$0.00
NSP Total Amount	*\$2,796,177.00/\$699,045.00

*Total/Low Income Set-Aside

PERFORMANCE MEASURES

Acquisition and Relocation

Fort Bend County estimates the following number of homes available to low-, moderate-, and middle-income households as the result of acquisition and relocation:

- 50% or less of AMI: 10 units
- 51% to 80% of AMI: 5 units
- 81% to 120% of AMI: 15 units

Downpayment and Closing Cost Assistance

This activity will provide homeownership to at least 40 first-time homebuyers.

Purchase and Rehabilitation

This activity will provide homeownership to at least 10 first-time homebuyers.

Demolish Blighted Structures

The County estimates that it will demolish 30 blighted structures.

Redevelop Demolished or Vacant Properties

The County estimates that it will purchase at least 4 demolished and/or vacant properties. The County also estimates that it will produce 4 housing units on demolished or vacant properties.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,190,507.00
Total CDBG Program Funds Budgeted	N/A	\$2,190,507.00
Program Funds Drawdown	\$5,961.70	\$22,581.08
Obligated CDBG DR Funds	\$0.00	\$279,617.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$419,426.55	\$0.00
Limit on Admin/Planning	\$279,617.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$699,044.25	\$930,190.00

Overall Progress Narrative:

Funding recommendations have been made.

Southeast Texas Housing Finance Corporation - \$650,000 for financing mechanisms for purchase of foreclosed homes and residential properties. The grant agreement has been executed by Fort Bend County Commissioners Court. Staff is meeting with SETHFC on April 14th to discuss marketing strategy. SETHFC has pre-approved 3 prospective homebuyers and provided foreclosure information and eligible neighborhoods.

Fort Bend Habitat for Humanity - \$930,190 for redevelopment of demolished or vacant property. The grant agreement is being signed by Habitat and should be executed by Fort Bend County Commissioners Court on 4/27/2010. Habitat is searching for land on which to build.

City of Rosenberg - \$203,100 for demolishing blighted structures and redevelopment of demolished or vacant properties. The agreement has been signed by the City of Rosenberg and should be executed by Fort Bend County Commissioners Court on 4/27/2010.

As a possible way to meet the 25% set-aside requirement, the County contacted the City of Rosenberg Housing Authority regarding the Section 8 clients who might be ready for homeownership. Housing Authority officials stated that they do not have any clients who are ready for homeownership at this time but they are interested in discussing future possibilities.

The County is amending its CONPLAN and Action Plan to include an activity that was not previously included. The County is in the process of identifying foreclosed homes and is updating the list of available foreclosed properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
G643NSP01, Downpayment and Closing Cost Assistance	\$0.00	\$800,000.00	\$0.00
G643NSP02, Purchase and Rehabilitation	\$0.00	\$1,000,000.00	\$0.00
G643NSP03, Demolish Blighted Structures	\$0.00	\$300,000.00	\$0.00
G643NSP04, Redevelop Demolished or Vacant Properties	\$0.00	\$416,560.00	\$0.00
G643NSPADMIN, Project Administration	\$5,961.70	\$279,617.00	\$22,581.08

Activities

Grantee Activity Number:	08Admin
Activity Title:	General Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

G643NSPADMIN

Project Title:

Project Administration

Projected Start Date:

09/29/2008

Projected End Date:

01/13/2013

National Objective:

N/A

Responsible Organization:

Fort Bend County, TX

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$279,617.00
Total CDBG Program Funds Budgeted	N/A	\$279,617.00
Program Funds Drawdown	\$5,961.70	\$22,581.08
Obligated CDBG DR Funds	\$0.00	\$279,617.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Reasonable costs of overall program management, coordination, monitoring and evaluation for the NSP program.

Location Description:

4520 Reading Road Suite A Rosenberg, TX 77471

Activity Progress Narrative:

Performance Measures

No 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	

