

Grantee: Fort Bend County, TX

Grant: B-08-UN-48-0400

April 1, 2010 thru June 30, 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

Narratives**Areas of Greatest Need:**

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.

Distribution and and Uses of Funds:

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 STABLIZATION 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 STABLIZATION 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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,796,177.00
Total CDBG Program Funds Budgeted	N/A	\$2,796,177.00
Program Funds Drawdown	\$5,751.06	\$28,332.14
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$28,332.14
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	\$1,080,190.00

Overall Progress Narrative:

Fort Bend County Attorney's office is preparing a new contract with Texana Center to acquire a foreclosed home and redevelop it into a group home for Texana's clients. FBC Attorney is also preparing a new contract with Fort Bend Community Revitalization Projects to demolish and reconstruct blighted owner-occupied residential 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	\$650,000.00	\$0.00
G643NSP02, Purchase and Rehabilitation	\$0.00	\$233,270.00	\$0.00
G643NSP03, Demolish Blighted Structures	\$0.00	\$300,000.00	\$0.00
G643NSP04, Redevelop Demolished or Vacant Properties	\$0.00	\$1,333,290.00	\$0.00
G643NSPADMIN, Project Administration	\$5,751.06	\$279,617.00	\$28,332.14

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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Fort Bend County, TX

Overall	Apr 1 thru Jun 30, 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	\$5,751.06	\$28,332.14
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:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

Grantee Activity Number: NSP01-1

Activity Title: SETHFC Homebuyer Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

G643NSP01

Projected Start Date:

03/09/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Downpayment and Closing Cost Assistance

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

Southeast Texas Housing Finance Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$249,800.00
Total CDBG Program Funds Budgeted	N/A	\$249,800.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Southeast Texas Housing Finance Corporation	\$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:

SETHFC will provide downpayment, closing costs and write-down assistance to households purchasing foreclosed housing units. Letters of commitment have been issued to 8 potential homebuyers.

Location Description:

County-wide within census tracts stated in action plan.

Activity Progress Narrative:

To meet the 25% set-aside requirement, Fort Bend County met with the Rosenberg Housing Authority to discuss homeownership opportunities for RHAs Section 8 clients through NSP. The RHA has identified and sent information to 40 possible clients. RHA has been contacted by 5 of these clients who are interested in homeownership. A meeting is scheduled on 7/27/10 between FBC and the Section 8 clients to provide information and answer questions. A meeting is scheduled between FBC and SETHFC to discuss partnering with the RHA.

One home closing scheduled on 7/12/2010.

Seven applicants have been approved as income eligible.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/19	0/19	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	

Grantee Activity Number: NSP04-1

Activity Title: New Housing Construction

Activity Category:

Construction of new housing

Project Number:

G643NSP04

Projected Start Date:

04/27/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop Demolished or Vacant Properties

Projected End Date:

09/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Fort Bend Habitat For Humanity

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$930,190.00
Total CDBG Program Funds Budgeted	N/A	\$930,190.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fort Bend Habitat For Humanity	\$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:

Fort Bend Habitat for Humanity shall utilize the NSP funds for new home construction. Fort Bend Habitat for Humanity will purchase vacant property and will construct a minimum of 10 new housing units for purchase by low-income households in a manner satisfactory to the County and consistent with any standards required as a condition of providing these funds. Contract was accepted on August 23, 2010 and closing will take place on or before October 31, 2010.

Location Description:

The project will be located in Teal Run, Section 16 addition recorded in the Plat No. 20040104. Ten (10) lots will be purchased from Lots One (1) through (7) of Block One (1); Lots Eight (8) through Eleven (11) and Nineteen (10) through Twenty-One (21) Block Four (4); and Lots One (1), Two (2), Four (4) and Five (5) Block Five (5) SECTION 16.

Activity Progress Narrative:

Fort Bend Habitat for Humanity has identified 10 vacant lots for purchase. FBC is amending the agreement with Habitat to change their status from subrecipient to developer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/10	0/0	0/10	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	

Grantee Activity Number:	NSP04-2
Activity Title:	Redevelop Demolished or Vacant Properties

Activity Category:

Acquisition - general

Project Number:

G643NSP04

Projected Start Date:

04/27/2010

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop Demolished or Vacant Properties

Projected End Date:

11/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Rosenberg

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Rosenberg	\$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:

The City of Rosenberg shall acquire and demolish vacant blighted structures. The City will clear suitable vacant properties to prepare for redevelopment. The City will redevelop 4 properties.

Location Description:

Activities will be located within the Rosenberg City limits, within target census tracts and block groups.

Activity Progress Narrative:

City of Rosenberg has not been able to identify suitable properties for their project and has verbally requested to terminate the NSP contract with Fort Bend County. Official request will be made following their 7/27/10 City Council meeting.

Accomplishments Performance Measures

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

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
