

Grantee: Hidalgo County, TX

Grant: B-08-UN-48-0501

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-48-0501

Obligation Date:**Grantee Name:**

Hidalgo County, TX

Award Date:**Grant Amount:**

\$2,867,057.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:**

As a result of the national foreclosure crisis, the HERA act resulted in the allocation of \$178,143,197 to the State of Texas. The County of Hidalgo was identified as having the highest foreclosure rate of 8.2%. Based on the allocation methodology, the County of Hidalgo received a total of \$2,867,057 to address local foreclosure issues.

The NSP funding is to be used by Hidalgo County Urban County Program (HC-UCP) for providing or improving permanent residential structures that will be occupied by a household whose income is at or below 120% of area median income (AMI). The program shall address acquisition, rehabilitation, sale, construction of housing units and home ownership assistance. The program shall address foreclosure issues within Hidalgo County, excluding the entitlement cities of McAllen, Edinburg, Mission and Pharr, that include but are not limited to:

- a.) establishment of financing mechanisms for the purchase and redevelopment of foreclosed homes and residential properties;
- b.) purchase and rehabilitation of homes and residential properties abandoned or foreclosed;
- c.) demolition of blighted structures;
- d.) redevelopment of demolished or vacant properties; and
- e.) administration and planning costs

The HC-UCP has identified several areas of greatest need. The areas selected have been identified as having:

- 1.) a high level of foreclosure rates
- 2.) the highest estimated foreclosure/abandonment risk score
- 3.) income eligible households
- 4.) the highest percentage of loans made between 2004 and 2006 that were high cost.

The geographic boundaries include the following census tracts:

21802, 21902, 22001, 22002, 22101, 22102, 22201, 22202, 22400, 22502, 22600, 23000, 23101, 23102, 23508, 24202, 24401, 24402, 24500 and 24600

The approximate number of units to be assisted with the total allocation is 30-35, all of which will be equal to or below the one hundred and twenty percent (120%) AMI requirement. In addition, the HC-UCP will appropriate approximately \$716,765.00 to purchase vacant properties for the new construction of homes for families with incomes equal to or below fifty percent (50%) AMI. In order to achieve these goals the HC-UCP will enter into agreements with local non-profit organizations, certified as Community-Based Development Organizations (CBDO) to assist in administering the program. The number of families to be assisted within each income level will be

determined once the project is underway.

When necessary, the HC-UCP intends to demolish and re-develop blighted structures. It is the intent of the HC-UCP to use data from the Hidalgo County Clerks Office regarding foreclosures and documentation of foreclosures by local financial institutions as well as mortgage companies to identify areas containing blighted structures in need of demolition and re-development. The County of Hidalgo does not intent to use NSP funds for relocation purposes.

Definitions:

Blighted Structure structures that are dilapidated, substandard, unfit for human habitation or are a hazard to the health, safety and welfare of the residents of Hidalgo County.

Affordable Rents - The HC-UCP shall continue to use Section 8 Affordable Rents adjusted to comply with 120% of area median income as part of the NSP program.

Additionally, the HC-UCP will incorporate its current HOME Owner-Occupied Rehabilitation and Homebuyer Programs principal residency verification process as part of the NSP affordability requirement. Housing assisted with NSP funds will meet all applicable local codes, rehabilitation standards, ordinances and zoning ordinances at the time of project completion. In absence of local code for new construction or rehabilitation, NSP-assisted housing will meet the standards as set forth by the Southern Building Code (SBCCI).

The HC-UCP allowed for a public comment period prior to the submission of the NSP plan. No comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,867,057.00
Total CDBG Program Funds Budgeted	N/A	\$2,867,057.00
Program Funds Drawdown	\$60,805.19	\$83,949.63
Obligated CDBG DR Funds	(\$2,783,107.37)	\$83,949.63
Expended CDBG DR Funds	\$0.00	\$23,144.44
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	\$430,058.55	\$0.00
Limit on Admin/Planning	\$286,705.70	\$23,144.44
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The Urban County Program, along with both CBDO's, continues to work diligently towards a positive outcome and the successful acquisition of eligible properties/units. We have encountered issues with owners not being receptive to the offers that include the discount rates, however please note that we continue to search for housing units.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
I - Proyecto Azteca, 50% AMI	\$0.00	\$0.00	\$731,100.00	\$0.00
II - AHSTI, 120% AMI	\$0.00	\$54,000.00	\$1,908,659.00	\$54,000.00
III - Administration, Administration	\$0.00	\$6,805.19	\$227,298.00	\$29,949.63

Activities

Grantee Activity Number:	I - Proyecto Azteca
Activity Title:	Construction of new housing

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

I - Proyecto Azteca

Project Title:

50% AMI

Projected Start Date:

03/27/2009

Projected End Date:

03/26/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Proyecto Azteca

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$716,765.00
Total CDBG Program Funds Budgeted	N/A	\$716,765.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$716,765.00)	\$0.00
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:

Providing homeownership opportunities for twelve to fifteen (12-15) qualified families with a total yearly income at or below 50% of the AMI by undertaking the following, dependant upon individual property needs: 1.Redevlopment of Demolished or Vacant Properties 2.Establish Financing Mechanisms for the purchase and redevelopment of foreclosed homes and residential properties

Location Description:

The geographic boundaries include the following census tracts: 21802, 21902, 22001, 22002, 22101, 22102, 22201, 22202, 22400, 22502, 22600, 23000, 23101, 23102, 23508, 24202, 24401, 24402, 24500 and 24600

Activity Progress Narrative:

Since the last quaterly report, the UCP has completed environmental clearance for five (5) scattered sites and four (4) sites within one subdivision. Notice to Proceed has been submitted to Proyecto Azteca for these properties. Proyecto Azteca is currently in contract negotiations with the seller(s). These nine (9) foreclosed vacant lots will be purchased and redeveloped for the purpose of providing permanent residential housing for families at or below 50% AMI. Proyecto Azteca has identified nine (9) potential clients.

Proyecto Azteca is also working to identify additional properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/12	0/0	0/12

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:	II - AHSTI
Activity Title:	Purchase and Resale of Fcl Prop

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

II - AHSTI

Project Title:

120% AMI

Projected Start Date:

03/27/2009

Projected End Date:

03/26/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

AHSTI

Overall**Jul 1 thru Sep 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$1,871,235.00
Total CDBG Program Funds Budgeted	N/A	\$1,871,235.00
Program Funds Drawdown	\$54,000.00	\$54,000.00
Obligated CDBG DR Funds	(\$1,817,235.00)	\$54,000.00
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:

Providing homeownership opportunities for eighteen (18) qualified families with a total yearly income between 51%-120% of the AMI by undertaking the following, dependant upon individual property needs: 1.Purchase and Rehabilitation (if necessary) of Abandoned or Foreclosed homes and residential properties 2.Establish Financing Mechanisms for the purchase and redevelopment (if necessary) of foreclosed homes and residential properties

Location Description:

The geographic boundaries include the following census tracts: 21802, 21902, 22001, 22002, 22101, 22102, 22201, 22202, 22400, 22502, 22600, 23000, 23101, 23102, 23508, 24202, 24401, 24402, 24500 and 24600

Activity Progress Narrative:

In our last quarterly report, the UCP advised that we were currently awaiting response to final offers made on eight (8) foreclosed units within the Valle Dulce and Pepper Tree Subdivisions. All offers were denied by the seller due to the 1% discount rate requirement. Since then, we were able to gain commitment of a contract from a different seller and have purchased one (1) single family foreclosed unit located in the Valle Dulce Subdivision in Alamo Texas. This home is currently being advertised at the UCP office as well as on the AHSTI website. AHSTI is currently taking applications for potential qualified clients to purchase this unit. Additional efforts in the identification of properties continue. AHSTI has created a staff position for the sole purpose of administering NSP projects/activities and has also contracted a local realtor.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/18
# of housing units	0	0	1	0/0	0/0	1/18
# of Households benefitting	0	0	0	0/0	0/18	0/18

Activity Locations

Address	City	State	Zip
424 Canela Dr	Alamo	NA	78516

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: III - Administration

Activity Title: Admin

Activity Category:

Administration

Project Number:

III - Administration

Projected Start Date:

01/29/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/28/2013

Responsible Organization:

County of Hidalgo - Urban County Program

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$227,298.00
Total CDBG Program Funds Budgeted	N/A	\$227,298.00
Program Funds Drawdown	\$6,805.19	\$29,949.63
Obligated CDBG DR Funds	(\$197,348.37)	\$29,949.63
Expended CDBG DR Funds	\$0.00	\$23,144.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative expenses such as salaries, fringe benefits, mileage, supplies, training expenses and any other such costs pertaining to NSP.

Location Description:

1916 Tesoro Blvd Pharr TX 78577

Activity Progress Narrative:

The total amount expended within this quarter was directly related to appraisals and inspections.

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

Grantee Activity Number: IV - Proyecto Azteca Administration

Activity Title: PA Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

I - Proyecto Azteca

Project Title:

50% AMI

Projected Start Date:

03/27/2009

Projected End Date:

03/26/2013

National Objective:

N/A

Responsible Organization:

Proyecto Azteca

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$14,335.00

Total CDBG Program Funds Budgeted

N/A

\$14,335.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

(\$14,335.00)

\$0.00

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:

Administrative costs pertaining to NSP

Location Description:

Business 83 & Cesar Chavez Rd San Juan TX 78589

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

Grantee Activity Number: V - AHSTI Administration

Activity Title: AHSTI Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

II - AHSTI

Project Title:

120% AMI

Projected Start Date:

03/27/2009

Projected End Date:

03/26/2013

National Objective:

N/A

Responsible Organization:

AHSTI

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$37,424.00

Total CDBG Program Funds Budgeted

N/A

\$37,424.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

(\$37,424.00)

\$0.00

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:

Administrative costs pertaining to NSP

Location Description:

1420 Erie Dr McAllen TX 78501

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

