

Grantee: Houston, TX

Grant: B-08-MN-48-0400

October 1, 2020 thru December 31, 2020 Performance Report

| | | |
|--|---|--|
| Grant Number: B-08-MN-48-0400 | Obligation Date: | Award Date: |
| Grantee Name: Houston, TX | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$13,542,193.00 | Grant Status: Active | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$13,542,193.00 | Estimated PI/RL Funds: \$420,341.49 | |
| Total Budget: \$13,962,534.49 | | |

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Houston Planning and Development Department estimates that as of January 2008, Houston had a population of 2,229,199 residents. Over fifty-three percent of Houstonians are low to moderate-income (LMI) residents, with a majority being minorities. The supply of affordable housing has become an issue in recent years. Rental rates and purchase prices have increased rapidly, therefore limiting LMI resident's ability to afford housing. The supply of affordable housing, coupled with sub-prime lending practices, lender credit restrictions, and increased tax delinquencies, has destabilized many neighborhoods. As of March 2008, a total of 7,584 properties were foreclosed by lenders and municipalities, of which 758 properties are REO's. Furthermore, recent hurricanes (Katrina, Rita, and Ike) have adversely impacted the supply of affordable houses in the Houston area by severely damaging current dwelling units, displacing citizens, and welcoming residents from nearby counties and states.

Distribution and and Uses of Funds:

NSP funds will be leveraged with private sector partners to address foreclosures, increase homeownership, and expand the stock of affordable housing while removing the blight of vacant and abandoned buildings. To identify areas with the greatest need, HCDD rated census tracts and zip codes based upon the number of credit and tax foreclosures, numbers of REO (real estate owned) properties by lenders, and data provided by HUD regarding risk of foreclosure and relative levels of subprime lending. HCDD used risk ratings to determine census tracts most impacted by increased foreclosure activity. The level of risk ranged from ten being the highest, to one being the lowest. As a result, Target Zones were defined as contiguous high risk areas, containing multiple properties ranging between nine and ten. Based upon the data found in the Target Zones, HCDD decided to implement the following three activities or programs: 1. \$1,354,219 for administrative use 2. \$3,385,549 to benefit households at or below 50% of area median income (AMI) A. Deliverable: 40 units of for-sale housing for low-income (<50% of AMI) households 3. \$8,802,425 to benefit households at or below 120% of AMI A. Deliverable: 1 multi-family unit acquired to be conveyed to qualified third parties to construct 115 units with 25% being rented to households earning less than 50% of AMI.

*City of Houston added \$285,405.58 of Program Income for NSP1. Added 10% of the previously stated Program Income (\$28,540.65) to Administrative Cost. A new activity number 14G-9H43 has been created for Mayberry Homes with a budget amount of \$256,864.93.

**City of Houston added Program Income in the amount of \$15,820.35 on 3/22/2018.

* Total Program Income Earned as of 12/31/2016 \$420,341.49 for NSP 1.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

| Overall | This Report Period | To Date |
|--|---------------------------|-----------------|
| Total Projected Budget from All Sources | \$0.00 | \$13,962,534.49 |
| Total Budget | \$0.00 | \$13,962,534.49 |
| Total Obligated | \$201,563.65 | \$13,962,534.49 |
| Total Funds Drawdown | \$0.00 | \$13,760,970.84 |
| Program Funds Drawdown | \$0.00 | \$13,462,071.76 |
| Program Income Drawdown | \$0.00 | \$298,899.08 |
| Program Income Received | \$0.00 | \$420,341.49 |
| Total Funds Expended | \$0.00 | \$13,826,077.08 |
| 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 |
|---|--------------------|-----------------|
| City of Houston Housing and Community Development | \$ 0.00 | \$ 2,566,344.87 |
| Fifth Ward Community Redevelopment Corporation | \$ 0.00 | \$ 121,035.25 |
| Guiding Light | \$ 0.00 | \$ 80,121.24 |
| Houston Habitat for Humanity | \$ 0.00 | \$ 1,430,549.00 |
| Mayberry Homes, Inc.2 | \$ 0.00 | \$ 256,864.93 |
| National Farm Workers Service Center, Inc. | \$ 0.00 | \$ 8,802,425.00 |
| Tejano Center for Community Concerns | \$ 0.00 | \$ 568,736.79 |

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 | \$1,396,113,823.66 | \$.00 | \$.00 |
| Limit on Public Services | \$2,031,328.95 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$1,354,219.30 | \$1,070,459.87 | \$.00 |
| Limit on Admin | \$.00 | \$1,070,459.87 | \$.00 |
| Most Impacted and Distressed | \$.00 | \$50,390.91 | \$.00 |
| Progress towards LH25 Requirement | \$3,490,633.62 | | \$4,109,359.75 |

Overall Progress Narrative:

In Q4-2020, the new activity is set up. (Activity #SFD-9SH09A - Mayberry Homes(2) - NSP Only - LH - 25% Set-Aside)

Project Summary

| Project #, Project Title | This Report | To Date | |
|---------------------------------|-------------------------------|-------------------------------|-------------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |



| | | | |
|---|--------|----------------|----------------|
| 04-DEMO, Demolition | \$0.00 | \$1,510,900.00 | \$1,510,900.00 |
| 04/14G-ABR, Acquisiton/Rehabilitation-Multi-Family | \$0.00 | \$8,802,425.00 | \$8,802,425.00 |
| 04/14G-AR, Acquisition/Rehabilitation-Single Family | \$0.00 | \$2,578,749.62 | \$2,120,321.04 |
| 21A-ADM, Program Administration | \$0.00 | \$1,070,459.87 | \$1,028,425.72 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |

Activities

Project # / 04-DEMO / Demolition



| | |
|---------------------------------|--|
| Grantee Activity Number: | 04-9H08 |
| Activity Title: | Demolition of Blighted Structures |

Activity Type:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
04-DEMO

Project Title:
Demolition

Projected Start Date:
10/01/2012

Projected End Date:
03/31/2013

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Houston Housing and Community

| Overall | Oct 1 thru Dec 31, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$1,510,900.00 |
| Total Budget | \$0.00 | \$1,510,900.00 |
| Total Obligated | \$0.00 | \$1,510,900.00 |
| Total Funds Drawdown | \$0.00 | \$1,510,900.00 |
| Program Funds Drawdown | \$0.00 | \$1,510,900.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$1,510,900.00 |
| City of Houston Housing and Community | \$0.00 | \$1,510,900.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 100/70 |
| # of buildings (non-residential) | 0 | 0/2 |



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 # / 04/14G-AR / Acquisition/Rehabilitation-Single Family



| | |
|---------------------------------|---------------------------------|
| Grantee Activity Number: | SFD-9SH09 |
| Activity Title: | Mayberry Homes(2) - LMMI |

Activity Type:

Construction of new housing

Project Number:

04/14G-AR

Projected Start Date:

08/27/2018

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation-Single Family

Projected End Date:

04/19/2020

Completed Activity Actual End Date:

Responsible Organization:

Mayberry Homes, Inc.2

| Overall | Oct 1 thru Dec 31, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$151,172.74 |
| Total Budget | (\$50,390.91) | \$151,172.74 |
| Total Obligated | \$151,172.74 | \$151,172.74 |
| 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 |
| Mayberry Homes, Inc.2 | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Construction of new single-family housing on vacant lots for sale to households with income at or below 120% AMI.

Location Description:

Designated NSP target area

Activity Progress Narrative:

Activity #SFD-9SH09 budget is decreased by \$50,390.91 and that same amount is the budget for new activity SFD-9SH09A - Mayberry Homes(2) - NSP Only - LH 25% Set-Aside

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: | SFD-9SH09A |
| Activity Title: | Mayberry Homes(2) - LH25 Set Aside |

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
04/14G-AR

Projected Start Date:
08/27/2018

Benefit Type:
N/A

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

Activity Status:
Under Way

Project Title:
Acquisition/Rehabilitation-Single Family

Projected End Date:
04/19/2020

Completed Activity Actual End Date:

Responsible Organization:
Mayberry Homes, Inc.2

| Overall | Oct 1 thru Dec 31, 2020 | To Date |
|--|-------------------------|-------------|
| Total Projected Budget from All Sources | \$0.00 | \$50,390.91 |
| Total Budget | \$50,390.91 | \$50,390.91 |
| Total Obligated | \$50,390.91 | \$50,390.91 |
| 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 |
| Mayberry Homes, Inc.2 | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

This activity will support Single Family Development benefitting low income homeowners.

Location Description:

Designated NSP target area

Activity Progress Narrative:

- Activity #SFD-9SH09 budget is decreased by \$50,390.91 and that same amount is the budget for new activity SFD-9SH09A - Mayberry Homes(2) - NSP Only - LH 25% Set-Aside
- Drawdown is anticipate to happen in Q1 2021

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
