

Grantee: Houston, TX

Grant: B-08-MN-48-0400

October 1, 2021 thru December 31, 2021

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 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	\$0.00	\$13,962,534.49
Total Funds Drawdown	\$0.00	\$13,962,534.49
Program Funds Drawdown	\$0.00	\$13,542,193.00
Program Income Drawdown	\$0.00	\$420,341.49
Program Income Received	\$0.00	\$420,341.49
Total Funds Expended	\$0.00	\$13,947,519.49
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	\$ 0.00
Houston Habitat for Humanity	\$ 0.00	\$ 1,430,549.00
Mayberry Homes, Inc.2	\$ 0.00	\$ 458,428.58
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	\$12,890,785.41	\$.00	\$.00
Limit on Public Services	\$2,031,328.95	\$.00	\$.00
Limit on Admin/Planning	\$1,354,219.30	\$1,070,459.87	\$1,070,459.87
Limit on Admin	\$.00	\$1,070,459.87	\$1,070,459.87
Most Impacted and Distressed	\$.00	\$50,390.91	\$.00
Progress towards LH25 Requirement	\$3,490,633.62		\$4,159,750.66

Overall Progress Narrative:

All activities have the Completed status except for the Demolition and Program Administration. Activity SFD-9SH09A is the only activity that was missing the Beneficiaries information from the Q3. For this Quarter, the Beneficiaries information has been added to activity SFD-9SH09A.



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	\$2,200,442.28
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 # / 04/14G-AR / Acquisition/Rehabilitation-Single Family



Grantee Activity Number: SFD-9SH09A

Activity Title: Mayberry Homes(2) - LH25 Set Aside

Activity Type: Rehabilitation/reconstruction of residential structures	Activity Status: Completed
Project Number: 04/14G-AR	Project Title: Acquisition/Rehabilitation-Single Family
Projected Start Date: 08/27/2018	Projected End Date: 03/31/2021
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: Mayberry Homes, Inc.2

Overall	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$50,390.91
Total Budget	\$0.00	\$50,390.91
Total Obligated	\$0.00	\$50,390.91
Total Funds Drawdown	\$0.00	\$50,390.91
Program Funds Drawdown	\$0.00	\$50,390.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$50,390.91
Mayberry Homes, Inc.2	\$0.00	\$50,390.91
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:

The Beneficiaries information has been added.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/0	1/0	100.00
# Owner	1	0	1	1/0	0/0	1/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

