

Grantee: Habitat for Humanity International Inc

Grant: B-09-NN-GA-0002

October 1, 2018 thru December 31, 2018 Performance



Grant Number:
B-09-NN-GA-0002

Obligation Date:

Award Date:

Grantee Name:
Habitat for Humanity International Inc

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
\$137,620,088.00

Grant Status:
Active

QPR Contact:
Stacy Summerset

LOCCS Authorized Amount:
\$137,620,088.00

Estimated PI/RL Funds:
\$0.00

Total Budget:
\$137,620,088.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Executive Summary Habitat for Humanity International Inc. (HFHI) is pleased to submit this Action Plan for funding from the second round of the Neighborhood Stabilization Program (NSP2). As the nation's leading producer of owner-occupied homes for low- to moderate-income households, and with its broad and diverse base of support Habitat is uniquely positioned to fulfill the intent of this program – to stabilize neighborhoods whose viability has been damaged by the economic effects of foreclosed and abandoned properties. As described in this proposal the Habitat NSP2 team will revitalize its target neighborhoods with a comprehensive development focus that will include NSP- funded activities supported by high quality family counseling, and augmented with home repair, weatherization, landscaping and similar support for existing residents, all designed to ensure long term revitalization and impact. Target Geography and Participating Developers For this proposal HFHI has chosen to work in seven geographically diverse cities. From within these communities, HFHI has assembled a target geography comprised of high risk census tracts having an average high neighborhood stabilization index (NSI) of 18.71. In each community, HFHI will engage the local Habitat developers to conduct NSP2 activities designed to stem and reverse the negative effects of foreclosed, abandoned and vacant properties. The communities and participating developers for this proposal are: 1. Collier County (Naples), FL – Habitat for Humanity Collier County 2. Pensacola, FL – Pensacola Habitat for Humanity 3. Miami FL – Habitat for Humanity of Greater Miami 4. Dallas, TX – Dallas Area for Humanity 5. Metro Los Angeles, CA (cities of Lynwood and South Gate) – Habitat for Humanity of Greater Los Angeles 6. Brooklyn, NY – Habitat for Humanity New York City 7. Milwaukee, WI – Milwaukee Habitat for Humanity Combined with HFHI's extensive experience managing federal grant funds and providing resources and technical assistance to its local developers, this dynamic team of Habitat developers has a record of accomplishment and production capacity to make a powerful and positive impact in each of the target areas. Program Activities During the next three years Habitat's NSP2 work will create 1062 units of long-term affordable housing in its target geography, and will provide down payment assistance for an additional 15 units, resulting in homeownership opportunities for 1,062 low (at or below 50%AMI) to moderate (at or below 80% AMI) income families. Approximately 564 of these homes will be created through the purchase and rehabilitation or reconstruction of existing foreclosed homes and 483 will be homes which are newly constructed on vacant land. Habitat will provide down payment assistance on "non Habitat" homes to an additional 15 families through a "soft second" mortgage. In addition, for the 1,062 homes which it sells, Habitat will provide affordable first mortgages to the homebuyers, and do so in conjunction with and as an integral part of local established plans designed to stabilize those target areas. Habitat's Unique Model – Habitat's focus on the long- term success and sustainability of the nation's low-to moderate- income families has always set it apart from other homebuilders as well as mortgage lenders. Unlike any other homebuilder, Habitat for Humanity mob

Executive Summary:

ilizes thousands of congregations, businesses, local government partners, foundations, building supply manufactures and distributors and nearly 1,000,000 volunteers to build and rehabilitate houses for and with thousands of low-to moderate-income families each year. After the houses are built, they are sold to pre-qualified families who have contributed hundreds of hours of "sweat equity" to the building of their house. Based on Habitat's historic foreclosure of less than 1%, Habit

Target Geography:

1.a. Target geography. Habitat For Humanity International (HFHI) has identified seven target communities. In each community, HFHI selected a local Habitat affiliate, after an intensive review process, to conduct NSP 2 activities, as the central focus of its community development and revitalization work that will stem and reverse the negative effects of foreclosed, abandoned and



vacant properties. In each target area, Habitat affiliates will build on existing community development efforts. They have sufficient staff and resources in place to launch proposed activities immediately. , Collier County (Naples), FL - Habitat for Humanity Collier County , Pensacola, FL - Pensacola Habitat for Humanity , Miami, FL - Habitat for Humanity of Greater Miami , Dallas, TX - Dallas Area Habitat for Humanity , Metro Los Angeles, CA (cities of Lynwood and South Gate) - Habitat for Humanity of Greater Los Angeles , Brooklyn, NY - Habitat for Humanity New York City , Milwaukee, WI - Milwaukee Habitat for Humanity , , Combined with HFHI's extensive experience managing federal funds, as well as providing resources and technical assistance to its local affiliates, this dynamic team has a record of accomplishment and production capacity to make a powerful and positive impact in each of their target areas. This combination of cities represents a cross-section of the struggles that different communities across the country face in response to the foreclosure crisis – from the overheated markets of Florida and California, to the persistent struggles of low- to moderate-income households in Texas; and from the perpetually expensive market of New York City to the industrial decline in the city of Milwaukee. With an average high neighborhood stabilization index (NSI) of 18.71, HFHI has identified high-risk census tracts in these seven cities as its target geography. Attachment 1 lists the target census tracts, the neighborhoods and zip codes, as well as the three required HUD risk index scores. HFHI as the grantee will engage each affiliate as a developer to complete all of the NSP2 projects located within its respective community. Each affiliate has committed in writing to undertake this work, subject to receipt by HFHI of an NSP2 award. HFHI and each of the seven affiliates (the Habitat NSP2 team) will enter into formal detailed binding contractual agreements upon receipt of such an award. 1.b. Market conditions and demand factors Even though the proposed target areas face similar issues – high crime rates, foreclosed and vacant properties, unemployment and affordability issues – each faces unique challenges. Those challenges are described in detail below in the target area summaries. Market Absorption Rates are calculated as the [delete colon] total # of foreclosed inventory / absorption rates (sales over last 6 months) = total months inventory. This number is projection of the absorption rate without NSP 2 intervention. Naples, Florida (Collier County) 1.b.(1) Market absorption rates Market Absorption Rates: Totaonths inventory[1] = 22 &p> 1.b.(2) Most critical factors Since 2005, over-valuation of housing and predatory lending practices have severely affected the real estate market in Naples, Florida. In 2006, Naples, with an average house price of \$383,000 was considered to be over-valued by 102.6%.[

Target Geography:

2] Many low- to moderate-income families have become victims of predatory lending practices. Easy access to credit allowed these families to take out second mortgages and refinance based on inflated house values. Subprime loans and ballooning house equity lines were underwritten in record numbers. Subprime mortgages comprised 31% of house loans in recent years.[3] This resulted in a glut of foreclosures and a 33% drop in house values.[4] Half of all foreclosures are in

Program Approach:

NSP2 program HFHI, as the grantee, will engage each affiliate as a developer to complete all of the NSP2 projects located within its respective community. In each of the seven target areas, the NSP2 team (HFHI and each of the seven affiliates) will provide at least 100 units of housing resulting in a minimum of \$14 million in total development costs per area. Habitat affiliates will build on existing community development efforts. They have sufficient staff and resources in place to launch proposed activities immediately. Each affiliate has committed in writing to undertake this work, subject to receipt by HFHI of an NSP2 award. The NSP2 team will enter into a formal, binding contractual agreement upon receipt of such an award. Goals and ObjectivesThe Habitat NSP2 team's long-term goal in each target area is to build a more sustainable community. In each target area, the proposed NSP2 program will achieve this goal by coordinating efforts with local community partners and focusing on housing solutions that Habitat excels at to achieve the following objectives: * Increase the affordable housing stock by purchasing, rehabilitating and returning houses to occupancy, where appropriate* Increase the affordable housing stock by purchasing, demolishing and rebuilding affordable houses, where appropriate* Build new infill housing on vacant lots, where appropriate* Offer appropriate mortgage products to low- to moderate-income families* Incorporate energy efficient technologies and sustainable building practices in all activities* Provide critical housing support services to low- to moderate-income families* Mobilize community volunteers and greater resources to the target areas* Strengthen existing strategic partnerships and generate new ones to holistically address community challenges* Engage a broad collection of key neighborhood stakeholders, including local government, businesses and, most importantly, residents in creating and implementing solutions* Collect and analyze data to provide information to community leaders and the public OutcomesThe Habitat NSP2 team is committed to conducting comprehensive evaluations of all its programs. As part of the evaluation plan for the proposed NSP 2 program, the Habitat NSP2 team will measure progress toward the outcomes listed below, relying on community-based qualitative and quantitative research, using web-based technology, GIS mapping tools, current local data, comprehensive information tracking systems, community surveys, and input from community stakeholders. In each of the proposed target areas, the Habitat NSP2 team will realize the following outcomes, aligned with the outcomes discussed in the NSP 2 NOFA: Short term (1-3 years):* Arrested decline in house values based on average sales price by converting lower-priced assisted REO purchases to future higher-priced private market sales.* Maintain and enhance house values by providing high quality maintenance and by making capital improvements* Maintain house values by inducing long-term homeownership with financial incentives* Reduction or elimination of vacant and abandoned residential property- by acquiring and returning these to the housing market* Target and purchase the most distressed or blighted properties –improve and return to the market*t;* Increase sales to qualified homebuyers with the use of Habitat down payment assistance* Increased energy efficiency (and reduce util

Program Approach:

ity costs) of NSP properties* Provide a direct and indirect economic boost to local and regional economies by spending on construction, lending, brokerage and related services Long term (3-5 years):* Increased median market values of real estate in target neighborhoods* Increased neighborhood security resulting from homeownership* Extend the longevity of the assisted housing stock by means of high quality rehabilitation and capital replacements and enhancements NSP2 Program ActivitiesIn each communi



Consortium Members:

none

How to Get Additional Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$137,620,088.00
Total Budget	\$0.00	\$137,620,088.00
Total Obligated	\$0.00	\$137,620,087.99
Total Funds Drawdown	\$0.00	\$137,620,088.00
Program Funds Drawdown	\$0.00	\$137,620,088.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$137,620,088.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$6,056,165.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$103,071,806.63
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$13,762,008.80	\$6,599,566.36
Limit on Admin	\$0.00	\$6,599,566.36
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$34,405,022.00	\$54,507,765.47

Overall Progress Narrative:

HFHI is still in the process of cleaning up records based on feedback from Lead Consultant from HUD.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
101, BCKT - HFH of Greater Los Angeles	\$0.00	\$28,301,674.31	\$28,301,674.31
102, BCKT - HFH of New York City	\$0.00	\$21,004,935.00	\$21,004,935.00
103, BCKT - Pensacola HFH	\$0.00	\$25,058,454.00	\$25,058,454.00
104, BCKT - HFH of Collier County	\$0.00	\$9,578,936.54	\$9,578,936.54



105, HFH of Greater Miami	\$0.00	\$11,124,434.75	\$11,124,434.75
106, BCKT - Milwaukee HFH	\$0.00	\$6,597,828.40	\$6,597,828.40
107, BCKT - Dallas Area HFH	\$0.00	\$29,354,258.64	\$29,354,258.64
6510006, NSP2 Admin	\$0.00	\$6,599,566.36	\$6,599,566.36
Dummy Project, Dummy Project	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 101 / BCKT - HFH of Greater Los Angeles

Grantee Activity Number: 6510015o

Activity Title: New Construction - MF - Palm

Activity Category:

Construction of new housing

Project Number:

101

Projected Start Date:

02/10/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

BCKT - HFH of Greater Los Angeles

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

HFH of Greater Los Angeles

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2018

N/A

To Date

\$145,404.52

Total Budget

\$0.00

\$145,404.52

Total Obligated

\$0.00

\$145,404.52

Total Funds Drawdown

\$0.00

\$145,404.52

Program Funds Drawdown

\$0.00

\$145,404.52

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$145,404.52

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

HFH of Greater Los Angeles will be using NSP2 funding to build a new home.

Location Description:

Properties will be located in the City Of Lynwood or City of South Gate.

Activity Progress Narrative:



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
