

Grantee: Houston, TX

Grant: B-11-MN-48-0400

October 1, 2020 thru December 31, 2020 Performance Report

| | | |
|---|---|--|
| Grant Number: B-11-MN-48-0400 | Obligation Date: | Award Date: |
| Grantee Name: Houston, TX | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$3,389,035.00 | Grant Status: Active | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$3,389,035.00 | Estimated PI/RL Funds: \$1,289,399.14 | |
| Total Budget: \$4,678,434.14 | | |

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP 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 using the NSP 3 mapping tool areas with a score of seventeen or higher were included in the current NSP 3 Target Zones, this data was determined by, numbers of REO (real estate owned) properties by lenders, and data provided by HUD regarding risk of foreclosure and relative levels of subprime lending. Based upon the data found in the Target Zones, HCDD decided to implement the following four activities or programs: 1. \$338,000 for administrative use 2. \$1,713,035 for acquisition, rehabilitation and redevelopment of single family homes to benefit households at or below 80-120% of AMI. 3. one multi-family unit acquired and rehabilitated for \$1,000,000 to be conveyed to qualified third parties to construct up to 200 units with 25% being rented to households earning less than 50% of AMI in order to satisfy the set aside requirements. 4. \$338,000 will be used for demolition.

*City of Houston added \$915,115.45 of Program Income for NSP3. Added 10% of the previously stated Program Income (\$91,511.54) to Administrative Cost. A new activity will be created for Mayberry Homes with a budget amount of \$643,135.07.

*Total Program Income earned as of 12/31/2016 \$1,289,399.14 for NSP3.

How Fund Use Addresses Market Conditions:

Using the HUD mapping tool, the City of Houston (the "City") ensured that the areas of greatest need identified on the NSP Map had a minimum foreclosure score of 17 (State of Texas has an overall foreclosure score of 16) or above. The City overlaid the flood plain map to ensure that it will not fund projects in target areas that are located in the flood plain. The City has acknowledged the current market conditions and identified areas within those communities whose homes may start decreasing in value due to high rates of foreclosures in the communities surrounding these areas. The City has determined that its areas of greatest need include most, if not all, of the areas with the highest percentages of homes financed by subprime mortgage related loans.

The preservation of vacant, abandoned and foreclosed housing and the provision of subsidized housing opportunities for households at or below 120% of area median income will result in increased home values and improved neighborhood conditions.

Ensuring Continued Affordability:

The City has adopted the HOME Program affordability standards to meet the continued affordability standards of the Neighborhood Stabilization Program ("NSP"). Utilizing these standards, the City will ensure that all NSP3-assisted housing remains affordable to individuals or families whose incomes do not exceed 120 percent of area median income. These standards require that rental and homeownership housing must remain affordable for 5 to 20 years, depending on the amount of NSP3 funds invested in the housing unit. Long term affordability will be enforced through rental and deed restrictions, including resale/recapture provisions. The City shall ensure, to the maximum extent practicable and for the longest feasible term, that the redevelopment of abandoned and /or foreclosed upon residential properties remains affordable.



Definition of Blighted Structure:

Blighted Structure - A residential or commercial building that exhibits an extensive level of physical decline or decay, as further defined in the City of Houston's ordinances at the following link:
http://library.municode.com/HTML/10123/level3/COOR_CH10BUNEPR_ARTXIVABUNVIBL.html

Definition of Affordable Rents:

The city will identify areas of foreclosed abandoned and vacant properties that can be used to provide greatest impact in communities hit the hardest by foreclosures.
 HOME program's definition of affordable rents will be used for projects funded by the City of Houston HCDD NSP3. These are updated annually by the U.S. Department of Housing and Urban Development. HOME Program rent limits are available at www.hud.gov.

Housing Rehabilitation/New Construction Standards:

The City is will utilize the following building standards to govern single family or multi-family dwellings purchased and/or rehabilitated/constructed through the NSP program :

1. The City of Houston's current property rehabilitation standards for single and multifamily rehabilitation projects.
2. The City of Houston's Local Maintenance and Building Code
3. Section 8 Housing Quality Standards
4. The Energy Standards for New Homes and Model Energy Code
5. ANSI Standards for handicap accessibility

HUD Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing.

Vicinity Hiring:

The City of Houston shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of such project. The City will achieve this by including such requirements in NSP agreements with developers and subrecipient; require developers and subrecipients to include plans for vicinity hiring in proposals for funding; and will establish a periodic reporting system including back up documentation from developers and subrecipients to ensure that those requirements are met. The City will also work through community based workforce development organizations to identify opportunities for vicinity hiring compliance and match these with NSP developers and subrecipients.

Procedures for Preferences for Affordable Rental Dev.:

The City of Houston HCDD certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Chau Pham
 City of Houston, Housing and Community Development Department ("HCDD")
 2100 Travis Street, Houston TX 77002
chau.pham@houston.tx.gov
 832-394-6223

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$4,678,434.14 |
| Total Budget | \$0.00 | \$4,678,434.14 |
| Total Obligated | \$517,324.15 | \$4,678,434.13 |
| Total Funds Drawdown | \$0.00 | \$4,161,109.98 |
| Program Funds Drawdown | \$0.00 | \$3,185,110.52 |
| Program Income Drawdown | \$0.00 | \$975,999.46 |
| Program Income Received | \$0.00 | \$1,289,399.14 |
| Total Funds Expended | \$0.00 | \$4,118,904.92 |
| 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 | \$ 1,264,734.85 |
| Mayberry Homes, Inc.2 | \$ 0.00 | \$ 2,694,170.07 |
| Tejano Center for Community Concerns | \$ 0.00 | \$ 160,000.00 |



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 | \$467,796,629.66 | \$.00 | \$.00 |
| Limit on Public Services | \$508,355.25 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$338,903.50 | \$466,939.92 | \$.00 |
| Limit on Admin | \$.00 | \$466,939.92 | \$.00 |
| Most Impacted and Distressed | \$.00 | \$517,324.15 | \$.00 |
| Progress towards LH25 Requirement | \$1,169,608.54 | | \$1,347,085.04 |

Overall Progress Narrative:

In Q4-2020, the new activity is set up. (Activity #SFD-119SH09A - 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 | \$840,000.00 | \$840,000.00 |
| 14G-AQU-SF, Single Family Acquisition and Rehab | \$0.00 | \$3,371,494.22 | \$2,051,035.00 |
| 21A-11A01, Program Administration | \$0.00 | \$466,939.92 | \$294,075.52 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |

Activities

Project # / 04-Demo / Demolition

| | |
|---------------------------------|---------------------------------|
| Grantee Activity Number: | 04-11K90 |
| Activity Title: | Demolition and Land Bank |

Activity Type:

Clearance and Demolition

Project Number:

04-Demo

Projected Start Date:

08/01/2011

Benefit Type:

Area (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

08/01/2015

Completed Activity Actual End Date:

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 | \$840,000.00 |
| Total Budget | \$0.00 | \$840,000.00 |
| Total Obligated | \$0.00 | \$840,000.00 |
| Total Funds Drawdown | \$0.00 | \$840,000.00 |
| Program Funds Drawdown | \$0.00 | \$840,000.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$840,000.00 |
| City of Houston Housing and Community | \$0.00 | \$840,000.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

The City will establish a land bank through a governmental entity or nonprofit entity at least in part, to assemble, temporarily manage, and dispose of homes or residential properties that have been foreclosed upon for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of said properties. The land bank will operate in specific, defined geographic area as a part of the larger NSP target areas. The City may demolish a structure on a property that it will land bank. HCDD will work with developers and subrecipients to insure that any displacement that results from this activity will comply with URA.

If the City establishes the land bank as a governmental entity, it may also maintain each such foreclosed property that it does not own, provided it charges the owner of each such property the full cost of each of the demolition and maintenance service or places a lien on the property for the full cost of each such service. The City with the governmental entity or the nonprofit entity will develop a plan that will develop each such property for acceptable use within ten years.

Location Description:

NSP identified target zones.

Activity Progress Narrative:



Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|----------------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 0/39 |
| # of buildings (non-residential) | 0 | 0/1 |
| # of public facilities | 0 | 0/0 |
| # of Businesses | 0 | 0/0 |
| # of Non-business | 0 | 0/0 |
| Activity funds eligible for DREF | 0 | 0/0 |

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 96/40 |
| # of Multifamily Units | 0 | 1/1 |
| # of Singlefamily Units | 0 | 95/39 |

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 |
|-----------------------------|--------|
| NSP3 | \$0.00 |
| Total Other Funding Sources | \$0.00 |

Activity Supporting Documents: None

Project # / 14G-AQU-SF / Single Family Acquisition and Rehab

| | |
|---------------------------------|--------------------------------------|
| Grantee Activity Number: | 14A-11H16 |
| Activity Title: | Mayberry Homes-LH25 Set Aside |

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
14G-AQU-SF

Project Title:
Single Family Acquisition and Rehab

Projected Start Date:
05/15/2015

Projected End Date:
05/17/2017

Benefit Type:
Direct (Household)

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, 2020 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$321,567.54 |
| Total Budget | \$0.00 | \$321,567.54 |
| Total Obligated | \$0.00 | \$321,567.54 |
| Total Funds Drawdown | \$0.00 | \$321,567.54 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$321,567.54 |
| Program Income Received | \$0.00 | \$422,051.60 |
| Total Funds Expended | \$0.00 | \$86,301.05 |
| Mayberry Homes, Inc.2 | \$0.00 | \$86,301.05 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

This activity will support Single Family Development benefitting low income home owners.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--------------------------------|---------------------------|---|
| | Total | Total |
| # of Housing Units | 0 | 3/3 |
| # of Singlefamily Units | 0 | 3/3 |



Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod |
| # of Households | 0 | 0 | 0 | 3/3 | 0/0 | 3/3 | 100.00 |
| # Owner Households | 0 | 0 | 0 | 3/3 | 0/0 | 3/3 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|-----------------------------|-------------|
| NSP3 | \$86,301.05 |
| Total Other Funding Sources | \$0.00 |

Activity Supporting Documents: None



| | |
|---------------------------------|---------------------------------|
| Grantee Activity Number: | SDF-11SH09 |
| Activity Title: | Mayberry Homes(2) - LMMI |

Activity Type:
Construction of new housing

Project Number:
14G-AQU-SF

Projected Start Date:
08/27/2018

Benefit Type:
Direct (Household)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Single Family Acquisition and Rehab

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 | \$387,993.11 |
| Total Budget | (\$129,331.04) | \$387,993.11 |
| Total Obligated | \$387,993.11 | \$387,993.11 |
| 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-11SH09 budget is decreased by \$129,331.04 and that same amount is the budget for new activity SFD-11SH09A - 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-11SH09A |
| Activity Title: | Mayberry Homes(2) - LH25 Set Aside |

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
14G-AQU-SF

Projected Start Date:
08/27/2018

Benefit Type:
N/A

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

Activity Status:
Under Way

Project Title:
Single Family Acquisition and Rehab

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 | \$129,331.04 |
| Total Budget | \$129,331.04 | \$129,331.04 |
| Total Obligated | \$129,331.04 | \$129,331.04 |
| 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:

Activity Progress Narrative:

- Activity #SFD-11SH09 budget is decreased by \$129,331.04 and that same amount is the budget for new activity SFD-11SH09A - Mayberry Homes(2) - NSP Only - LH 25% Set-Aside
- Drawdown is anticipated 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
