

# Grantee: Texas - TDHCA

## Grant: B-11-DN-48-0001

October 1, 2024 thru December 31, 2024

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**Grant Number:**

B-11-DN-48-0001

**Obligation Date:****Award Date:****Grantee Name:**

Texas - TDHCA

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$7,284,978.00

**Grant Status:**

Active

**QPR Contact:**

Jackie Welsh

**LOCCS Authorized Amount:**

\$7,284,978.00

**Estimated PI/RL Funds:**

\$580,886.80

**Total Budget:**

\$7,865,864.80

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

This document is a substantial amendment to the Action Plan for FFY 2010 submitted by the State of Texas. The Action Plan is the annual update to the Consolidated Plan for FFY 2010 through 20152014. This amendment outlines the expected distribution and use of \$7,284,978.00 through the Neighborhood Stabilization Program (NSP), which the U.S. Department of Housing and Urban Development (HUD) is providing to the State of Texas. This allocation of funds is provided under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203, approved July 21, 2010) (Dodd-Frank Act). The Texas Department of Housing and Community Affairs (TDHCA or Department) issued a competitive Notice of Funds Availability pursuant to which it has awarded funding to eligible subgrantees, LifeWorks in Austin and Community Development Corporation of Brownsville in Brownsville. The census tracts where awards will be used are 48453000801 in Travis County, Texas and 48061014100 in Cameron County, Texas. The allocation of funds total \$6,556,480.20 in project funds and \$728,497.80 in administrative funds to assist approximately 75 households. AREAS OF GREATEST NEED The Federal Register Notice (Docket No.FR-5321-N-03), specifies that funds be used in the areas of greatest need. Need is determined by the HUD Foreclosure Need website located at <http://www.huduser.org/nspgis/nsp.html> Texas has identified census tracts with a score of 16 or greater as being the census tracts with the HUD-estimated greatest need. Eligible applicants within these census tracts will be able to apply for NSP3 funding. ELIGIBLE ENTITIES AND USES OF FUNDS Eligible applicants for rental properties are nonprofit organizations as described in Section 501 (c)(3) or (c)(4) of the Internal Revenue Code who are required by federal rules to follow 24 CFR Part 84. Eligible applicants for homebuyer properties are units of general local government (including public housing authorities) who will follow are required by federal rules to follow 24 CFR Part 85, nonprofit organizations as described in Section 501(c)(3) or (c)(4) of the Internal Revenue Code who are required by federal rules to follow 24 CFR Part 84, and Housing Finance Corporations authorized under the provisions of the Texas Housing Finance Corporation Act, Texas Government Code, Chapter 394. In accordance with NSP guidelines, activities under NSP3 may include the establishment of financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties, purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed, and the redevelopment of demolished or vacant properties. SELECTION CRITERIA AND PRIORITIES The State of Texas (State) has established the priorities and scoring that will be used in the application review process and are described below. While the criteria are important to demonstrate a successful proposal, the scoring structure is also designed to ensure that the State complies with the requirements of the HUD Notice designed to prioritize areas of greatest need, meets applicable CDBG regulations, meets Department priorities, and efficiently and effectively expends the funds. Each applicant to submit a properly completed application. Each applicant organizational and incial capacity will be euated. The application will be available on the Department website after the TDHCA Governing Board approves a Notice of Funding Availability. All applications must contain the address of the target property. The Department expects to accept applications beginning on March 14, 2011, the initial round of applications on April 15, 2011. Applications with the highest scores were presented to the Department's Governing Board of Directors on June 30, 2011, for possible approval. a) All

### How Fund Use Addresses Market Conditions:

#### MARKET ANALYSIS

Each applicant will be required to demonstrate how their proposal addresses their local needs and how, if applicable, it coordinates with their community consolidated plan. In addition, multi-family properties will go through an underwriting process to ensure that the area market can support the proposed rental project.



**Ensuring Continued Affordability:**

The Texas NSP will adopt the HOME program standards for continued affordability for rental housing at 24 CFR 92.252 and homeownership at 24 CFR 92.254. The Texas NSP will follow the Single Family Mortgage limits under Section 203(b) of the National Housing Act which are allowable under HOME program standards. The ability of TDHCA to enforce this requirement for the full affordability period will be secured with a recapture provision in the loan documents.

**Definition of Blighted Structure:**

The Texas NSP will use local code to determine the definition of a blighted structure except that moral blight is not eligible. If there is no local definition, blighted structure shall mean that a structure exhibits objectively determinable signs of deterioration sufficient to constitute, in the Departments sole and reasonable judgment a likely threat to human health, safety, or the public welfare.

**Definition of Affordable Rents:**

The Texas NSP will adopt the HOME program standards for affordable rents at 24 CFR 92.252(a), (b), (c), (d), (e), (f) and (j).

**Housing Rehabilitation/New Construction Standards:**

Single Family Housing i) All housing that is constructed or rehabilitated with NSP3 funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. In the absence of a local code for new construction or rehabilitation, the housing must meet the International Residential Code and the National Electrical Code, as applicable. In addition, housing that is rehabilitated with NSP3 funds must meet all applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK. ii) If a Texas NSP3 assisted single-family or duplex is newly constructed and reconstructed, the applicant must also ensure compliance with the universal design features in new construction, established by §2306.514 of the Texas Government Code, and as implemented by TDHCA. iii) All NSP3 assisted properties must meet all applicable State and local housing quality standards and code requirements, which at a minimum must address Universal Physical Condition Standards (UPCS) or the housing quality standards (HQS) in 24 CFR §982.40, but only if HQS is required for another funding source. If there are no such standards or code requirements, the housing must meet Universal Physical Condition Assessment guidelines, unless HQS is required for another fund source. When NSP3 funds are used for rehabilitation the entire unit must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a)(1). iv) All NSP3 assisted ownership units must pass inspection by a licensed Texas Real Estate Commission inspector prior to occupation. Multifamily Rental Housing i) Housing that is constructed, reconstructed or rehabilitated with NSP funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. When NSP funds are used for rehabilitation, the entire unit development must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a) (1). In the absence of a local code for new construction, reconstruction, or rehabilitation, NSP-assisted new construction, reconstruction or rehabilitation must meet, as applicable, International Residential Code and the National Electrical Code. In addition, housing that is rehabilitated with NSP3 funds must meet all applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK. ii) To avoid duplicative inspections when Federal Housing Administration (FHA) financing is involved in an NSP-assisted property, a participating jurisdiction may rely on a Minimum Property Standards (MPS) inspection performed by a qualified person. Gut rehabilitation, reconstruction or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation, reconstruction or new construction of mid-or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent. Other rehabilitation must meet these standards to tlicable to the rehabilitation work undertaken. iii) My Housing must meet the accessibility requirements at 24 CFR Part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794) and covered multifamily dwellings, as defined at 24 CFR §100.201, must also meet the design and construction requirements at 24 CFR §100.205, which implement the Fair Housing Act (42 U.S.C. 3601-3619) and the Fair Housing Act Design Manual produced by HUD. Additionally, pursuant to the current Qualified Allocation Plan as of the date of the application QAP 10 TAC §50.9(h)(4)(H), Developments inv

**Vicinity Hiring:**

NSP3 subgrantees, shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity, of projects funded this section or contract with small business that are owned and operated by persons residing in the vicinity of such projects. For the purposes of administering this requirement, HUD has adopted the Section 3 applicability thresholds for community development assistance at 24 CFR §135.3 (a)(3)(ii). The NSP3 local hiring requirement does not replace the responsibilities of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C §1701u), and implementing regulations at 24 CFR Part 135, except to the extent the obligations may be in direct conflict. Vicinity is defined as the census tract where the project is located. Small business means a business that meets the criteria set forth in section 3(a) of the Small Business Act. See 42 U.S.C. §5302(a)(23). All applicants will be required to have a vicinity preference plan in order to meet threshold scoring criteria.

**Procedures for Preferences for Affordable Rental Dev.:**

The Texas NSP3 Selection Criteria and Priorities includes a preference for Affordable Rental Development through the scoring structure.

**Grantee Contact Information:**

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Brenda Hull  
Texas NSP Manager  
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**Overall**

**This Report Period**

**To Date**

<b>Total Projected Budget from All Sources</b>	\$0.00	\$7,804,670.66
<b>Total Budget</b>	\$0.00	\$7,804,670.66
<b>Total Obligated</b>	\$0.00	\$7,804,670.66



<b>Total Funds Drawdown</b>	\$0.00	\$7,459,923.91
<b>Program Funds Drawdown</b>	\$0.00	\$6,692,653.74
<b>Program Income Drawdown</b>	\$0.00	\$767,270.17
<b>Program Income Received</b>	\$18,710.35	\$1,005,990.82
<b>Total Funds Expended</b>	\$0.00	\$6,528,598.89
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

## Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Community Development Corporation of Brownsville	\$ 0.00	\$ 2,244,767.04
LifeWorks	\$ 0.00	\$ 3,625,662.00
TDHCA Only	\$ 0.00	\$ 658,169.85

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$7,136,653.26	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$1,092,746.70	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$728,497.80	\$728,497.80	\$728,497.80
<b>Limit on Admin</b>	\$ .00	\$728,497.80	\$728,497.80
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$1,966,466.20		\$3,984,389.27

## Overall Progress Narrative:

All 2011 NSP3 activities have been completed and closed. Currently working on reconciling balances and clearing flags in preparation of grant close-out.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
0006, Program Income	\$0.00	\$470,664.20	\$23,966.08
1, Financing Mechanisms	\$0.00	\$184,287.24	\$45,233.46
2, Redevelopment	\$0.00	\$6,474,079.82	\$5,894,956.40
3, Administration	\$0.00	\$728,497.80	\$728,497.80
4, Program Income	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 1 / Financing Mechanisms**



**Grantee Activity Number: 77110000105 A2**  
**Activity Title: CDC Brownsville - Homebuyer Assistance Setaside**

**Activity Type:**  
 Homeownership Assistance to low- and moderate-income  
**Project Number:**  
 1  
**Projected Start Date:**  
 08/21/2013  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Completed  
**Project Title:**  
 Financing Mechanisms  
**Projected End Date:**  
 08/31/2021  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Community Development Corporation of Brownsville

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$184,287.24
<b>Total Budget</b>	\$0.00	\$184,287.24
<b>Total Obligated</b>	\$0.00	\$184,287.24
<b>Total Funds Drawdown</b>	\$0.00	\$89,090.64
<b>Program Funds Drawdown</b>	\$0.00	\$45,233.46
<b>Program Income Drawdown</b>	\$0.00	\$43,857.18
<b>Program Income Received</b>	\$1,009.88	\$27,455.96
<b>Total Funds Expended</b>	\$0.00	\$89,090.64
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

Developer shall coordinate access to Texas NSP Homebuyer Assistance for no less than twenty-one (21) households at or below 120% of the current AMI at the time of homebuyer contract.

**Location Description:**

Developer shall carry out the following activities in the target area and specified neighborhoods identified in its Texas NSP3 Application.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/21
<b># of Singlefamily Units</b>	0	2/21



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/21	2/21	100.00
# Owner	0	0	0	2/0	0/21	2/21	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

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Activity Supporting Documents: None

**Project # / 2 / Redevelopment**

## Grantee Activity Number: 77110000105 E2

### Activity Title: CDC Brownsville - Redev

**Activity Type:**

Construction of new housing

**Project Number:**

2

**Projected Start Date:**

08/22/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

08/31/2024

**Completed Activity Actual End Date:****Responsible Organization:**

Community Development Corporation of Brownsville

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2024 To Date**

\$0.00 \$2,622,529.76

**Total Budget**

\$0.00 \$2,622,529.76

**Total Obligated**

\$0.00 \$2,622,529.76

**Total Funds Drawdown**

\$0.00 \$2,608,064.26

**Program Funds Drawdown**

\$0.00 \$2,212,022.21

**Program Income Drawdown**

\$0.00 \$396,042.05

**Program Income Received**

\$17,700.47 \$978,534.86

**Total Funds Expended**

\$0.00 \$2,125,136.33

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

Developer shall conduct the new construction of no less than twenty-one (21) new housing units within the target area(s).

**Location Description:**

Developer shall carry out the following activities in the target area and specified neighborhoods identified in its Texas NSP3 Application.

**Activity Progress Narrative:****Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/21
# of Singlefamily Units	0	18/21



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/0	6/21	22/21	100.00
# Owner	0	0	0	16/0	6/21	22/21	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

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	1
Monitoring Visits	0	1
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	1