Grantee: Texas - TDHCA

Grant: B-11-DN-48-0001

January 1, 2022 thru March 31, 2022 Performance

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

Obligation Date: Contract End Date: Award Date:

Grantee Name: Texas - TDHCA

Grantee: Texas - TDHCA

Grant Award Amount: $7,284,978.00

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 2015/2014. 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 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 must submit a properly completed application. Each applicant organizational and financial capacity will be evaluated. The applicant 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 as implemented by TDHCA. ii) 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 §892.40, but only if HQS is required for another funding source. If there are no such standards or code requirements, the housing must meet requirements under the Small Business Act. See 42 U.S.C. §5302(a)(23). All applicants will be required to have a vicinity preference plan in 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).

Vicinity Hiring:
NSP3 grantees, shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity, of projects funded in 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 §335.3 (a)(13)(iii). 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 vicinity of the project.

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:
The Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Brenda Hull
Texas NSP Manager
Office: 512-475-3033
brenda.hull@tdhca.state.tx.us

<table>
<thead>
<tr>
<th>Overall</th>
<th>This Report Period</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<tr>
<td>Total Budget</td>
<td>$0.00</td>
<td>$7,804,670.66</td>
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2

Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
### Total Obligated
- $0.00
- $7,804,670.66

### Total Funds Drawdown
- $0.00
- $7,459,923.91

#### Program Funds Drawdown
- $0.00
- $6,692,653.74

#### Program Income Drawdown
- $0.00
- $767,270.17

### Program Income Received
- $1,105.55
- $836,961.58

### Total Funds Expended
- $0.00
- $6,528,598.89

### 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

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<tr>
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<th>To Date</th>
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<tbody>
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<td>Community Development Corporation of Brownsville</td>
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<td>$2,244,767.04</td>
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<tr>
<td>LifeWorks</td>
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<tr>
<td>TDHCA Only</td>
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### Progress Toward Required Numeric Targets

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<th>Target</th>
<th>Projected</th>
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<tr>
<td>Overall Benefit Percentage</td>
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<td>.00%</td>
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<td>Minimum Non Federal Match</td>
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<tr>
<td>Limit on Admin/Planning</td>
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<td>$728,497.80</td>
<td>$728,497.80</td>
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<tr>
<td>Limit on Admin</td>
<td>$.00</td>
<td>$728,497.80</td>
<td>$728,497.80</td>
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<tr>
<td>Most Impacted and Distressed</td>
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<td>$.00</td>
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<td>Progress towards LH25 Requirement</td>
<td>$1,966,466.20</td>
<td>$3,984,389.27</td>
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### Overall Progress Narrative:

**Financial Activity for NSP3 Q1 2022:**

PI received for the following activity:
- 77110000105 E2 CDC Brownsville

**Overall Progress Narrative:**

TDHCA continues to work closely with its sole remaining NSP3 subrecipient, CDC of Brownsville, to provide technical assistance and oversight in an effort to guide NSP3 toward successful completion.

This quarter, the following Activities had no reportable actions:
- 77110000105 A2
- 77110000105 E2SA
- 77110000110 E2SA
- 77110003105 PI
- 77110003105 PI-SA
- TDHCA Administration

### Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report</th>
<th>To Date</th>
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<tbody>
<tr>
<td></td>
<td>Program Funds Drawdown</td>
<td>Program Funds Drawdown</td>
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<tr>
<td>0006, Program Income</td>
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<td>1, Financing Mechanisms</td>
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<td>2, Redevelopment</td>
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<td>Description</td>
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<tr>
<td>3, Administration</td>
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<td>4, Program Income</td>
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**Activities**

**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: Under Way
Project Title: Redevelopment
Projected End Date: 08/31/2021
Completed Activity Actual End Date: 08/22/2013

Total Projected Budget from All Sources: $2,622,529.76
Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $0.00
Program Funds Drawdown: $0.00
Program Income Drawdown: $0.00
Program Income Received: $1,105.55
Total Funds Expended: $0.00
Community Development Corporation of Brownsville
Most Impacted and Distressed Expended: $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

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<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
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<tr>
<td># of Housing Units</td>
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<td>18/21</td>
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<tr>
<td># of Singlefamily Units</td>
<td>0</td>
<td>18/21</td>
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Beneficiaries Performance Measures

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<th>Cumulative Actual Total / Expected</th>
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<tbody>
<tr>
<td></td>
<td>Low</td>
<td>Mod</td>
</tr>
<tr>
<td># of Households</td>
<td></td>
<td></td>
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<tr>
<td># Owner</td>
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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

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<tr>
<th>Event Type</th>
<th>This Report Period</th>
<th>To Date</th>
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<td>Monitoring, Audits, and Technical Assistance</td>
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<tr>
<td>Monitoring Visits</td>
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<tr>
<td>Audit Visits</td>
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<td>Technical Assistance Visits</td>
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</tr>
<tr>
<td>Monitoring/Technical Assistance Visits</td>
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<tr>
<td>Report/Letter Issued</td>
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