

Grantee: Texas - TDHCA

Grant: B-08-DN-48-0001

January 1, 2026 thru March 31, 2026 Performance

Grant Number: B-08-DN-48-0001	Obligation Date:	Award Date:
Grantee Name: Texas - TDHCA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$85,714,068.77	Grant Status: Active	QPR Contact: Jackie Welsh
LOCCS Authorized Amount: \$85,714,068.77	Estimated PI/RL Funds: \$19,776,368.49	
Total Budget: \$105,490,437.26		

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

This Action Plan will be used by the Texas Department of Housing and Community Affairs (TDHCA) to distribute and use \$91,323,273.28 through the Neighborhood Stabilization Program (NSP), which the U.S. Department of Housing and Urban Development (HUD) is providing to the State of Texas. The NSP funds were authorized by the Housing and Economic Recovery Act of 2008 (HERA) as an adjunct to the Community Development Block Grant (CDBG) Program for the redevelopment of abandoned and foreclosed homes and residential properties. Texas NSP funding is available to eligible entities operating in counties meeting the threshold of greatest need. A multi-level approach will be used in the distribution of funds to communities. The first level, Direct Allocation, is a reservation of a specified amount available to eligible entities in 25 counties identified as having the highest order of significant need. The second level, Select Pool, is an initial competitive allocation of not less than \$500,000, available to entities in up to 76 additional counties which have also been identified as demonstrating significant need. In addition, a separate pool of Texas NSP funds is available for land banking activities.

Distribution and and Uses of Funds:

NSP single-family and multifamily activities will 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, establishment of land bank/trusts, removal of blight, and the redevelopment of demolished or vacant properties. Households directly assisted with NSP funds must income qualify and be at or below 120% of the Area Median Income (AMI), as defined by HUD.

The following counties have been identified as having the greatest need (in order of need score): Tarrant Dallas Cameron Bexar Hidalgo Harris Nueces Collin Webb Travis Montgomery El Paso Brazoria Potter Jefferson Denton Taylor Williamson Bell Lubbock Galveston Wichita Fort Bend Ector McLennan Gregg Tom Green Grayson Brazos Victoria Orange Bowie Harrison Midland Smith Comal Hays Ellis Johnson Kaufman Parker Bastrop Hood Liberty Hunt Henderson Rockwall Wise Hill Burnet Navarro Guadalupe Randall Angelina Wood Matagorda Lamar San Patricio Atascosa Milam Maverick Jim Wells Eastland Van Zandt Kleberg Grimes Hale Palo Pinto Nacogdoches Hopkins Kendall Coryell Cooke Kerr Medina Aransas Caldwell Wilson Gonzales Waller Anderson Val Verde Montague Llano Washington Fannin Walker Upshur Brown Cherokee Jackson Austin Starr Wharton Polk Gillespie Jasper Leon Willacy Erath Howard.

On January 30, 2009, the HUD accepted a Substantial Amendment to the Action Plan for FFY 2008 submitted by the State of Texas. The Action Plan is the annual update to the Consolidated Plan for FFY 2005 through 2009. The amendment outlined the expected distribution and use of \$101,996,848 through the newly-authorized NSP. The NSP funds were authorized by the Housing and Economic Recovery Act of 2008 as an adjunct to the CDBG Program.

On February 25, 2010, the Department updated the Substantial Amendment with an adjusted budget to reflect the funds actually awarded to NSP Subrecipients.

On April 25, 2019, the Department updated the Substantial Amendment to align the regulatory requirements adopted with the original Substantial Amendment, with those of current and potential future Applicants for NSP1 program income. The Department has been contacted by potential Applicants that would like to use NSP funds, but the HOME regulatory requirements adopted by the Texas NSP for rental developments are not able to be easily combined with other sources of the proposed Development's funding, including but not limited to Historic Tax Credits and HUD COC Leasing funds. Texas will now allow a Master Tenant/Subrecipient (as identified in other funding source) to provide the affordable rents to the tenant, provide all required notices to the tenant, and will be responsible for income qualification instead of the Owner as described under 24 CFR §92.252(f). Furthermore, a Master Tenant/Subrecipient will execute the lease with the NSP household or there will be a triparty lease, as applicable, instead of a lease between the NSP tenant and the Owner as described 24 CFR §92.253. The Master Tenant/Subrecipient may also be responsible, as described in the contract with the state, for complying with affirmative marketing requirements, following the written tenant selection criteria for units where they are leasing to the NSP household, and following all other requirements under 24 CFR §92.253, otherwise attributable to

the Owner. For these Developments, to ensure that the state can enforce its requirements against all parties, the state will have a triparty contract with the Master Tenant/Subrecipient (as applicable), in addition to its land use restriction agreement.

Definitions and Descriptions:

null

Low Income Targeting:

null

Acquisition and Relocation:

null

Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$101,044,182.46
Total Budget	\$0.00	\$101,044,182.46
Total Obligated	\$0.00	\$101,044,181.83
Total Funds Drawdown	\$4,886.29	\$94,233,401.61
Program Funds Drawdown	\$0.00	\$74,144,354.95
Program Income Drawdown	\$4,886.29	\$20,089,046.66
Program Income Received	\$0.00	\$29,813,723.43
Total Funds Expended	\$0.00	\$79,789,230.72
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
Abilene Neighborhoods in Progress	\$ 0.00	\$ 5,000.00
City of Bryan	\$ 0.00	\$ 260,812.17
City of El Paso	\$ 0.00	\$ 224,731.39
City of Galveston1	\$ 0.00	\$ 629,475.39
City of Galveston2	\$ 0.00	\$ 270,409.43
City of Garland	\$ 0.00	\$ 596,983.11
City of Harlingen	\$ 0.00	\$ 365,975.21
City of Houston	\$ 0.00	\$ 1,292.36
City of Huntsville	\$ 0.00	\$ 1,174,067.93
City of Irving	\$ 0.00	\$ 2,931,741.12
City of Kilgore	\$ 0.00	\$ 145,219.95
Affordable Homes of South Texas, Inc.	\$ 0.00	\$ 2,845,005.48
City of Laredo	\$ 0.00	\$ 1,839,922.14
City of Lubbock	\$ 0.00	\$ 1,196.57
City of Odessa	\$ 0.00	\$ 137,853.75
City of Port Arthur	\$ 0.00	\$ 918,632.42
City of San Angelo	\$ 0.00	\$ 221,416.08
City of San Marcos	\$ 0.00	\$ 332,158.37
City of Seguin1	\$ 0.00	\$ 353,312.98
City of Seguin2	\$ 0.00	\$ 280,041.40
City of Terrell	\$ 0.00	\$ 49,554.35

City of Waelder	\$ 0.00	\$ 306,946.56
Austin Habitat for Humanity, Inc.	\$ 0.00	\$ 1,253,290.94
Commons at Goodnight, LP	\$ 0.00	\$ 0.00
Community Development Corporation of Brownsville	\$ 0.00	\$ 2,925,008.52
Covenant Community Capital Corporation	\$ 0.00	\$ 5,278,347.69
Enterprise Community Partners, Inc.	\$ 0.00	\$ 454,305.09
FC Austin One Housing Corporation	\$ 0.00	\$ 7,260,289.00
Fort Worth Affordability, Inc.	\$ 0.00	\$ 11,838,751.00
Frazier Revitalization, Inc.	\$ 0.00	\$ 409,720.00
Guadalupe Neighborhood Development Corporation	\$ 0.00	\$ 323,000.00
Housing Authority of San Benito	\$ 0.00	\$ 173,712.71
Housing Authority of the City of Fort Worth	\$ 0.00	\$ 20,506.52
Brownsville Housing Authority	\$ 0.00	\$ 2,646,834.11
Housing Authority of the City of San Benito	\$ 0.00	\$ 233,624.73
Housing Authority of the County of Hidalgo	\$ 0.00	\$ 892,281.00
Housing and Community Services, Inc.2	\$ 0.00	\$ 2,953,125.00
Inclusive Communities Project	\$ 0.00	\$ 335,870.10
Midland County Housing Authority	\$ 0.00	\$ 627,780.57
Pepper Tree Manor 250 GP, LLC	\$ 0.00	\$ 3,852,000.00
Plano Housing Corporation	\$ 0.00	\$ 5,068.84
Riverside Senior Investments, LP	\$ 0.00	\$ 0.00
San Antonio Alternative Housing Corporation	\$ 0.00	\$ 3,192,800.29
TBD	\$ 0.00	\$ 6,198,851.51
Bryan-College Station Habitat for Humanity	\$ 0.00	\$ 0.00
Tarrant County Housing Partnership	\$ 0.00	\$ 3,779,009.71
Texarkana Grim Housing Partners	\$ 0.00	\$ 0.00
Texas Department of Housing and Community Affairs	\$ 0.00	\$ 8,932.58
Texas State Affordable Housing Corporation	\$ 0.00	\$ 4,972,445.46
Travis County Housing Finance Corporation	\$ 0.00	\$ 391,472.00
UPCDC TEXAS, Inc.	\$ 0.00	\$ 1,839,228.30
Builders of Hope CDC	\$ 0.00	\$ 1,085,270.57
Central Dallas Community Development Corporation	\$ 0.00	\$ 5,400.00
City of Austin	\$ 0.00	\$ 2,031,644.85
City of Beaumont	\$ 0.00	\$ 908,911.47

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	\$95,595,218.33	\$.00	\$.00
Limit on Public Services	\$12,857,110.32	\$.00	\$.00
Limit on Admin/Planning	\$8,571,406.88	\$9,885,658.45	\$9,605,379.68
Limit on Admin	\$.00	\$9,885,658.45	\$9,605,379.68
Most Impacted and Distressed	\$.00	\$4,000,000.00	\$.00
Progress towards LH25 Requirement	\$26,372,609.32		\$55,184,179.13

Overall Progress Narrative:

All single-family activities have been completed and closed. One MF property, 77090000603 Texarkana Grim Housing Partners, LP, remains active. Currently working on reconciling balances and clearing flags in preparation of grant close-out.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Financing Mechanisms	\$0.00	\$1,208,566.28	\$792,618.17
0002, Acquisition and Rehab	\$0.00	\$43,805,749.56	\$38,382,418.68
0003, Land Bank	\$0.00	\$9,049,884.46	\$8,466,623.57
0004, Demolition	\$0.00	\$2,224,502.71	\$1,912,698.25
0005, Redevelopment	\$0.00	\$21,705,940.05	\$16,780,256.52
0006, Program Income	\$0.00	\$16,101,596.39	\$389,349.00
0099, Administration	\$0.00	\$8,476,568.29	\$7,420,390.76
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # /	0006 / Program Income
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Grantee Activity Number: TDHCA PI Activity Delivery

Activity Title: TDHCA PI Activity Delivery

Activity Type:	Activity Status:
Disposition	Under Way
Project Number:	Project Title:
0006	Program Income
Projected Start Date:	Projected End Date:
03/30/2015	05/01/2024
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Texas Department of Housing and Community

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$663,288.57
Total Budget	\$0.00	\$663,288.57
Total Obligated	\$0.00	\$663,288.57
Total Funds Drawdown	\$1,781.01	\$654,534.48
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$1,781.01	\$654,534.48
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,932.58
Texas Department of Housing and Community Affairs	\$0.00	\$8,932.58
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

This activity will provide funds for activity delivery costs incurred directly by the Texas Department of Housing and Community Affairs

Location Description:

Texas - Statewide

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Grantee Activity Number: TDHCA PI Administration

Activity Title: TDHCA PI Administration

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
0006	Program Income
Projected Start Date:	Projected End Date:
08/16/2013	05/01/2024
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	TBD

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$1,687,424.07
Total Budget	\$0.00	\$1,687,424.07
Total Obligated	\$0.00	\$1,687,424.07
Total Funds Drawdown	\$3,105.28	\$1,668,772.27
Program Funds Drawdown	\$0.00	\$389,349.00
Program Income Drawdown	\$3,105.28	\$1,279,423.27
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$224,599.52
TBD	\$0.00	\$224,599.52
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Program Income Administration for the Texas Department of Housing and Community Affairs (TDHCA).

Location Description:

n/a

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

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	69
Monitoring Visits	0	69
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	3