

# SUPPLEMENT

## BOARD MEETING OF SEPTEMBER 9, 2010

**C. Kent Conine, Chair**



**TEXAS DEPARTMENT OF  
HOUSING & COMMUNITY AFFAIRS**  
*Building Homes. Strengthening Communities.*

Gloria Ray, Vice-Chair  
Leslie Bingham Escareño, Member  
Tom Gann, Member  
Lowell Keig, Member  
Juan Muñoz, Member

## **Agenda Item 1 (j)**

Presentation, Discussion, and Possible ratification and adoption of awards and actions taken by the Director under Emergency Authority between July 30, 2010 and September 3, 2010

<p><b>Board Action Item</b>  <b>Neighborhood Stabilization Program</b>  <b>September 9, 2010</b></p>
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**Recommended Action**

Approve ratification and adoption of awards and actions that were taken by the Executive Director between July 30, 2010, and September 3, 2010, with respect to the Neighborhood Stabilization Program under emergency authority:

**WHEREAS**, on July 29, 2010 this Board granted the Executive Director emergency authority to approve awards and other necessary actions to achieve the full and timely commitment of funds under the Neighborhood Stabilization Program; and

**WHEREAS**, in the period from July 30, 2010, through September 3, 2010, such awards and actions were taken, constituting the commitment of 100% of the portion of such funds for which TDHCA has responsibility.

Now therefore it is hereby

**RESOLVED**, that all awards and other actions regarding Neighborhood Stabilization Program Funds taken between July 30, 2010, and September 3, 2010, are hereby ratified and adopted as the actions of this Board.

**FURTHER RESOLVED**, that staff shall provide a complete report of all such actions to this Board at its next meeting, the list of such actions that have been taken being provisionally reported as listed below:

**TDHCA**

2010-218	Fort Worth Affordability, Inc.	Tarrant	\$4,724,901
2010-214	Tarrant County Housing Partnership, Inc.	Tarrant	\$1,787,058
2010-215	Covenant Community Capital Corporation	Harris	\$5,796,000
2010-217	FC Austin One Housing Corporation	Travis	\$6,420,000
2010-265	Fort Worth Affordability, Inc.	Tarrant	\$6,863,850*

**TDRA**

City of Waelder (increase in existing award)	\$ 277,988
City of Huntsville (increase in existing award)	\$ 550,000
Hellinghausen Hope, Inc (Midland County Housing)	\$7,300,000

## **Discussion**

The Neighborhood Stabilization Program (NSP) is a HUD-funded program authorized by HR3221, the “Housing and Economic Recovery Act of 2008” (HERA), as a supplemental allocation to the Community Development Block Grant (CDBG) Program through an amendment to the existing State of Texas 2008 CDBG Action Plan (Action Plan). The purpose of the program is to redevelop into affordable housing or acquire and hold, abandoned and foreclosed properties in areas that are documented to have the greatest need for arresting declining property values as a result of excessive foreclosures.

At its July 29, 2010, meeting the Governing Board determined that it would be necessary to grant the Executive Director emergency authority to make awards and take other emergency actions to award funds under the Neighborhood Stabilization Program (“NSP”) because if such awards and other actions were delayed until this September 9, 2010, meeting, the necessary actions to award and commit those funds so that they could be entered into the HUD DRGR system would not be accomplished by HUD’s September 3, 2010, deadline, meaning that Texas could lose any unawarded and uncommitted NSP funds.

The Department received an award of \$101,966,848 in NSP funds. Of that amount \$20,980,575 was, at the direction of the Office of the Governor, assigned to the Texas Department of Rural Affairs to administer in rural areas. \$6,274,100 was awarded the Texas State Affordable Housing Corporation for land banking activity. The Department’s NSP staff has worked diligently to ensure that the NSP funds are fully awarded and committed.