

Executive Summary

The Harris County Program Year 2014 (PY14) Consolidated Annual Performance and Evaluation Report (CAPER) is the second year of the annual performance report which describes progress made in the PY14 from March 1, 2014 to February 28, 2015 toward the goals set forth in the PY 2013-2017 Consolidated Plan. During PY14, Harris County expended \$16,552,029 in Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Solutions Grant (ESG) Funds on over 100 projects. Highlights of performance accomplishments according to specific need categories include:

Housing

Assisted 25 homebuyers with direct homeownership assistance. Rehabilitated 36 owner-occupied housing units and abated 20 lead contaminated housing units occupied by low-income persons. Constructed 47 new transitional housing units which were occupied by 47 homeless.

Homelessness

Assisted 985 homeless individuals and families with shelter and supportive services expending \$936,458.90 of ESG funding and 610 homeless individuals expending \$663,966.60 of CDBG funds.

Successfully collaborated with the Coalition for the Homeless of Houston/Harris and Fort Bend County on the submission of the PY14 Continuum of Care for both Tier 1 and 2 renewal projects, which was awarded \$23,037,803 for 52 programs.

Public Services

Assisted 3,630 low-income persons with health services, youth and senior services, child care, transportation services, and services for abused and neglected children.

Public Facilities and Infrastructure

Served 44,214 low-income persons in 24 infrastructure projects and 70,201 persons served in 7 public facilities projects.

Other Improvements

Assisted local communities by clearing 28 abandoned homes that contributed to slum and blight in the county.

Harris County has also received Federal Economic Recovery & Stimulus Funds through the Housing and Economic Recovery Act (HERA) which includes the Neighborhood Stabilization Program (NSP1); the Dodd-Frank Reform Act which includes NSP3. The County was also in receipt of CDBG Disaster Recovery Hurricane Ike and Dolly (TxCDBG) Program funds. These grant funds help to stabilize and/or stimulate the local economy and recover from federally declared disasters. The following is a summary of the accomplishments of the specific recovery programs administered by HCCSD during PY2014:

- Neighborhood Stabilization Program (NSP1) - NSP1 expended a total \$17,911,043 for the acquisition of 124 single-family, vacant, foreclosed homes. The program sold 14 homes during PY2014 to eligible NSP homebuyers. To meet the 25 percent set-aside requirement, the program assisted with the funding (\$4,450,000) for the construction of an 88-unit senior

living LEED Platinum facility called Cypresswood Estates, which completed construction in 2011.

- Neighborhood Stabilization Program (NSP3) – NSP3 has expended \$2,676,312 for the acquisition of 19 single-family, vacant, foreclosed homes in the NSP3 target areas, 5 of which were acquired in PY2013. The program sold 5 NSP3 properties during PY2014, of which 3 were acquired in PY2012 and 1 acquired in PY2013.
- CDBG Disaster Recovery Funding Hurricane Ike and Dolly (TxCDBG) Program (Round 1 and 2.2) – The housing assistance program, Harris County Homeowner’s Disaster Recovery Program (HDRP) expended \$55,572,734.69 on 253 reconstruction projects and 262 rehabilitation projects totaling 515 completed projects and two housing buyouts completed. The rental program expended \$11,858,418.00 on 7 multi-family projects that consisted of acquisition, reconstruction and rehabilitation activities. The non-housing program expended \$35,701,463.37 on 39 infrastructure projects of which 5 are under construction.

As indicated by program accomplishments, Harris County continued to make strides in promoting affordable housing and providing a suitable living environment for its low-income citizens during PY14.

In regards to the administration of U.S. Housing and Urban Development (HUD) entitlement funds, Harris County Community Services Department (HCCSD) has worked diligently to comply with HUD regulations and monitoring guidelines. During PY2014, HCCSD had no findings or concerns by HUD. HCCSD will continue to work with HUD to increase the efficient use of federal funds to serve low-income persons in Harris County.

PY2014 CAPER Highlights

The Program Year 2014 Consolidated Annual Performance and Evaluation Report (CAPER) describes Harris County's use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds, which are grants generated by tax dollars to improve the quality of life for county residents. Accomplishments reported in this document were made between March 1, 2014 and February 28, 2015. These accomplishments were made within the Harris County service area, which includes unincorporated Harris County and a variety of small cities within the county that have signed cooperative agreements of service with Harris County. These small cities are referred to as Cooperative Cities. The cities of Houston, Pasadena and Baytown utilize their own community development resources and therefore are not within the Harris County service area. All Harris County U.S. Department of Housing and Urban Development (HUD) entitlement resources are dedicated predominantly to improve living conditions for low-income individuals and reduce slum and blight.

Why is the CAPER Important?

Simply put, a large majority of resources discussed within the CAPER either directly or indirectly flow from tax dollars. This alone warrants a need to use funds and other resources as wisely and prudently as possible. The CAPER reports to the general public and HUD the actual method in which resources were made available for use. In so doing, it provides an additional forum for community input into the community development process. The CAPER also ensures accountability by providing a detailed account of the provision of services by Harris County. Equally important is the fact that the CAPER is an evaluation instrument. It provides a summary of Harris County's performance as a HUD entitlement fund service provider, complete with strengths and weaknesses. It requires the participating jurisdiction to conduct a self-assessment, asking the questions: How well did the county utilize its HUD resources? Could more people have been served? Further, the CAPER provides a means by which HUD can ensure that agencies pursue and attain the proper and efficient use of resources.

The CAPER includes 1) a table of Consolidated Plan Annual Progress, 2) a summary of accomplishments, 3) an assessment of performance, and 4) a discussion of citizen participation. Each topic is developed so that the process is understandable to members of the general public.

For PY14, Harris County received funds through three formula grants issued by HUD: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the HOME Investment Partnerships Act. Projects and partnerships funded through Harris County programs often include substantial public and private funds leveraged to maximize success. The City of Houston Housing & Community Development Department was responsible for the administration of the region's Housing Opportunities for Persons with AIDS (HOPWA) allocation. In total, Harris County received \$15,702,816 in CDBG, HOME and ESG funds for PY 2014. All projects expended entitlement funds amounting to \$16,552,029 during PY14, which includes prior year funding.

Accomplishments According to Consolidated Plan Need Areas

One of the primary functions of the CAPER is to report on an entitlement community's annual efforts to implement its Consolidated Plan. Implementation of the plan is measured through the accomplishments attained through projects and programs implemented during the program year.

Table 1 summarizes Harris County’s PY14 efforts including accomplishments according to the needs and strategies reported in the Harris County 2013-2017 Consolidated Plan. The priority need areas stated in the Consolidated Plan include: Public Facilities and Improvements, Economic Development, Homelessness, Housing, Other and Planning, Infrastructure, and Public Facilities and Improvements.

Table 1. Accomplishments According to Consolidated Plan Need Areas

Priority Needs	Authorized	Expended	Total Served
Homeless*	\$2,800,848.26	\$1,600,425.50	1,595
Housing	\$11,065,453.63	\$4,641,258.66	128
Public Facilities	\$5,218,155.67	\$1,994,579.25	70,201
Infrastructure	\$15,635,877.29	\$3,442,823.48	44,214
Other & Planning	\$290,720.52	\$140,669.27	28
Public Services	\$3,598,404.12	\$1,960,943.44	3,630

*Includes CDBG and ESG Homeless Projects under matrix codes 3T and 5M.

Affordable Housing Accomplishments

Furthering affordable housing encompasses one of the primary purposes of HUD and is therefore a major component in reporting and evaluating performance. The tables below summarize Harris County’s efforts to further affordable housing during PY14. These achievements utilized CDBG and HOME funds to promote the availability of affordable housing and increase the amount of decent, safe housing stock. Table 2 identifies affordable housing accomplishments by persons, housing units, and amounts authorized and expended. Table 3 identifies housing accomplishments according to income, and Table 4 identifies accomplishments by race and ethnicity.

Table 2. Summary of Affordable Housing Accomplishments

Activity (HUD Matrix Code)	Number of Projects	Total Served PY14	HOME Assisted Owners	CDBG Assisted Owners	HOME Assisted Renters	CDBG Assisted Renters	Amount Authorized	Expended in PY14
Direct Homeownership Assistance (13)	2	25	25	0	0	0	\$2,007,504.00	\$309,588.93
Construction of Housing (12)	4	47	0	0	47	0	\$5,793,605.00	\$3,163,036.29
Rehabilitation-Single Unit Residential (14A)	7	36	7	29	0	0	\$2,377,025.43	\$775,536.67
Lead-Based/Lead Hazard Test/Abate (14I)	2	20	0	20	0	0	\$887,319.20	\$393,096.77
Total Served	14	128	32	49	47	0	\$11,065,453.63	\$4,641,258.66

Note: Categories contain past year projects making final draws.

Table 3. Housing Accomplishments According to Income

Priority Need Category	Units
Owners : (81) households	
Extremely Low (0-30% MFI)	17
Very Low (30-60% MFI)	22
Low (60-80% MFI)	42
Renters: (47) households	
Extremely Low (0-30% MFI)	8
Very Low (30-60% MFI)	21
Low (60-80% MFI)	18
Total	128

Table 4. Housing Accomplishments According to Race/Ethnicity

Housing by Race/Ethnicity	
Hispanic	28
Non-Hispanic	
<i>White</i>	39
<i>Black</i>	57
<i>Asian</i>	2
<i>American Indian or American Native</i>	1
<i>Native Hawaiian or Other Pacific Islander</i>	0
<i>Other</i>	0
<i>Multi-race</i>	1
Total	128

CDBG Specific Accomplishments

CDBG funds, which include the majority of Harris County entitlement funds reported in this document, were established to provide specific eligible services and other activities specifically for improving the quality of life for low-income persons. This section of the CAPER is dedicated to summarizing CDBG program accomplishments in community development areas of eligible activities that include: public services, public facilities and infrastructure, housing, homelessness, economic development, and clearance and demolition.

Public Services

CDBG public service projects primarily benefited low-income limited clientele and programs that primarily benefit those persons who are elderly, disabled, have a substance abuse problem or may be a battered and abused spouse. Persons served in the General Category (05) received employment services. According to table 5, these projects expended \$1,960,943.44 and 3,630 persons were assisted.

Table 5. Public Service Projects Accomplishments

Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Amount Authorized	Amount Expended	Total Assisted
General (05)	1	0	\$49,842.00	\$42,957.92	49
Senior Services (05A)	5	2	\$163,254.00	\$99,195.01	898
Youth Services (05D)	13	6	\$711,426.03	369,561.89	1,591
Transportation (05E)	4	2	\$874,680.03	\$468,756.90	497
Abused & Neglected Children (05N)	5	3	\$1,799,202.06	\$980,471.72	595
Total	28	13	\$3,598,404.12	\$1,960,943.44	3,630

Note: Several projects remain open pending final draws.

Public Facilities and Infrastructure

Public facilities and infrastructure projects primarily consisted of the construction and renovation of public buildings that served a majority low-income area or a low-income limited clientele, and public works improvements located within low-income areas. According to table 6, \$5,437,402.73 was expended on public facility and infrastructure projects and 114,415 persons benefited.

Table 6. Summary of Accomplishments for Public Facilities & Infrastructure

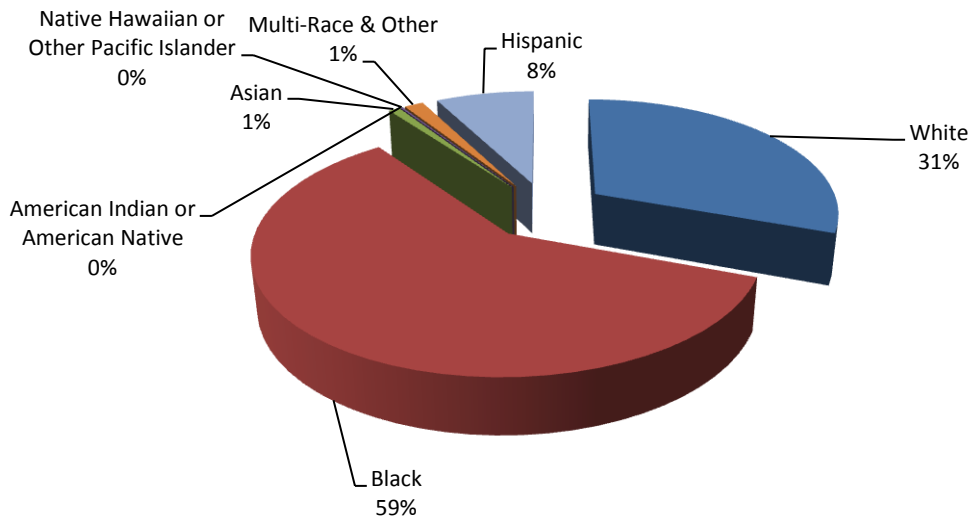
Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Persons Served	Amount Authorized	Amount Expended
General (03)*	2	0	0	\$1,899,540.96	\$1,899,540.96
Neighborhood Facilities (03E)	2	1	52,892	\$1,456,845.90	\$9,347.52
Parks, Recreational Facilities (03F)	3	1	17,309	\$1,861,768.81	\$85,690.77
Water /Sewer Improvements (03J)	23	15	44,214	\$15,239,807.29	\$3,295,940.81
Sidewalks & Pathways (03L)	1	0	0	\$396,070.00	\$146,882.67
Total	31	17	114,415	\$20,854,032.96	\$5,437,402.73

**Note: Project substantially completed in PY14 and final walk-thru underway in PY15*

Housing and Homelessness

CDBG funds (authorized \$2,090,344.63 and expended \$737,577.77) were used to serve 49 households of which 25 were elderly and 14 were disabled households in Harris County housing projects. The areas of service included minor home repair and lead-based paint abatement. Under the Homeless category, the county authorized \$1,212,286.24 and expended \$663,966.60 in CDBG funding on 8 projects and served 610 homeless persons in PY14. Chart 1 identifies CDBG Homeless Race and Ethnicity. Note that homeless services were reported under the matrix code 03T Operating Costs of Homeless programs and 05M Health Services.

Chart 1. CDBG Homeless Race and Ethnicity



Economic Development and Other Activities

Harris County funded a Strategic Implementation Planning project that evaluated and monitored efforts related to strategic plan goals and objectives. According to table 7, the project was authorized and expended \$10,000.

In PY14, Harris County funded two projects through Harris County Public Health and Environmental Services to conduct clearance and demolition of abandoned residential property in the service area. The county authorized \$280,720.52 and expended \$130,669.27 in CDBG funds and 28 houses were demolished.

Table 7. Summary of Accomplishments for Other and Economic Development Planning

Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Units Served	Amount Authorized	Amount Expended
Clearance and Demolition (04)	2	1	28	280,720.52	130,669.27
Planning (20)*	1	1	n/a	10,000.00	10,000.00
Total	3	2	28	290,720.52	140,669.27

*Note: Strategic Planning Project (20) does not serve individuals or units.

ESG Specific Accomplishments

During PY14, Harris County expended \$936,458.90 ESG dollars in assisting 985 homeless persons with shelter, homeless prevention, and rapid rehousing. Table 8 identifies the ESG accomplishments by persons served, authorized and expended in PY14.

Table 8. ESG Specific Accomplishments

Year	Local ID	Project Title	Services Provided	Served in PY14	Total Authorized	Expended in PY14
2013						
	2013-0037A	Coalition for the Homeless HMIS	HMIS	*N/A	\$21,621.63	\$20,201.59
	2013-0037B	HCCSD Case Management	Rapid Re-housing (RR)	0	\$396,191.71	\$213,292.53
	2013-0037C	Houston Area Women's Center - Domestic Violence Emergency Shelter	Shelter	0	\$38,221.79	\$621.98
	2013-0037D	The Bridge over Troubled Waters, Inc. The Bridge Emergency Housing Project	Shelter	0	\$82,710.34	\$24,158.31
	2013-0037E	Salvation Army Housing to Home	Rapid Re-housing (RR)	0	\$114,555.52	\$33,193.48
	2013-0037F	The Women's Home-Transitional Housing Program	Shelter	0	\$48,564.03	\$10,602.35
			2013 Totals	0	\$701,865.02	\$302,070.24
2014						
	2014-0034A	Coalition for the Homeless HMIS	HMIS	*N/A	\$150,000.00	\$128,461.26
	2014-0034B	HCCSD Rapid Re-housing Program	Rapid Re-housing (RR)	48	\$84,562.00	\$56,569.81
	2014-0034C	Houston Area Women's Center - Domestic Violence Emergency Shelter	Shelter	519	\$181,364.00	\$108,192.74
	2014-0034D	Northwest Assistance Min - Homes for School Children (Rapid Re-housing)	Rapid Re-housing (RR)	34	\$66,674.00	\$23,783.19
	2014-0034E	The Bridge over Troubled Waters, Inc. Emergency Solutions Program (Emergency & Transitional Shelter)	Shelter	277	\$138,114.00	\$90,639.08
	2014-0034F	Salvation Army Housing to Home (RR)	Rapid Re-housing (RR)	39	\$217,102.00	\$184,868.18
	2014-0034G	The Women's Home-Transitional Housing Program	Shelter	68	\$48,881.00	\$41,874.40
			2014 Totals	985	\$886,697.00	\$634,388.66

* Project is providing HMIS services for the Continuum of Care System and does not serve individuals or units. 2013 projects received final draws only and had no accomplishments.

HOME Specific Accomplishments

For PY14, HOME activities expended \$3,903,680.89 and assisted 79 low-income households with housing related services according to Table 9.

Table 9. HOME Project Accomplishments

Matrix Code	PID	Project Title	Status	Household Assisted PY 14	Total Authorized	Expended in PY14
12	2011-0056	Men's Center Residential Housing	OPEN	47	\$1,687,000.00	\$733,559.51
12	2012-0028	LaPorte – Northside Neighborhood Project IV	OPEN	0	\$920,000.00	\$4,968.92
12	2012-0030	Temenos (Apts. @ 2200 Jefferson)	OPEN	0	\$1,253,605.00	\$532,958.07
12	2013-0040	HCHA The Retreat Westlock	OPEN	0	\$1,933,000.00	\$1,891,549.79
13	2012-0029	Harris County CSD - Downpayment Assistance	OPEN	25	\$1,000,001.00	\$309,588.93
13	2014-0035	Harris County CSD - Downpayment Assistance	OPEN	0	\$1,007,503.00	0
14A	2010-0056	CSD Disaster Housing Rehab/Recon. Program	OPEN	7	\$1,174,000.00	\$431,055.67
	Total			79	\$8,975,109.00	\$3,903,680.89

PY14, the marketing efforts of HOME-funded projects that provided rental units were analyzed. Table 11 summarizes the ethnicity of tenants of HOME-assisted affordable housing units.

Table 11. PY 14 HOME-Assisted Rental Units According to Ethnicity (Occupied Units Only)

Project	White	Black	Hispanic	Asian	Indian	Black/White	Other	Total
Cornerstone Village	1	31		2			1	35
Enclave at Quail Crossing	7	2	1		1			11
Enclave at Copperfield	10	15	12					37
Louetta Village	29	8	5	1		1	1	45
Mid Towne II	2	0	2	0	0	0	0	4
Northland Woods	1	28	3				1	33
Sierra Meadows	15	27	8					50
Sprucewood Apts.	3	4	5					12
Baybrook Park	11	3	1	1				16
Primrose at Bammel	6	28	5	5			1	45
Waterside Court		29	11	1				41
Magnolia Estates	4	23	2	1				30
HomeTowne at Tomball	40	1	1	1	0	0	1	44

Pilgrim Place	2	4	4	0	0	0	0	10
Jane Cizik Garden Place	6	16	3	0	0	0	0	25
Cypresswood Estates	16	45	13	1				75
Men's Center	25	19	1	1	1			47
Grand Total	178	283	77	14	2	1	5	560

During PY14, HOME-assisted rental housing units were inspected by HQS certified inspectors. HCCSD has continued to develop an inspection plan to meet inspection responsibilities in the area of affordable rental housing. Table 12 summarizes the PY14 inspection results.

Table 12. PY14 Rental Housing Inspection Summary (HOME Assisted Projects Only)

Project	Date of Inspection	Status
Cypresswood Estates	11/10/14	All units passed inspection.
Primrose at Bammel	12/12/2014	All units passed inspection.
Louetta Village	9/11/14, 9/12/14, 9/25/14, 10/17/14	All units passed inspection.
Cornerstone Village	11/18/14, 11/19/14	All units passed inspection.
Baybrook Park Retirement	9/16/14, 10/20/14	All units passed inspection.
Enclave at Quail Crossing	7/3/14	All units passed inspection.
Northland Woods	8/15/14, 8/20/14, 8/25/14, 8/28/14	All units passed inspection.
Sprucewood Apartments	8/6/14, 10/30/14	All units passed inspection.
Mid-Towne II	7/29/14, 8/12/14, 1/2/15	All units passed inspection.
Waterside Court	10/9/14, 10/24/14, 11/24/14	All units passed inspection.
Magnolia Estates	6/11/14, 6/26/14	All units passed inspection.
HomeTown at Tomball	1/26/15, 2/13/15	All units passed inspection.

Jane Cizik Garden Place	7/10/14, 7/25/14	All units passed inspection.
Sierra Meadows	6/27/14, 7/3/14, 7/10/14, and 7/17/14	All units passed inspection.
Pilgrim Place II	8/5/14, 8/14/14	All units passed inspection.
The Men's Center Residential Hall	4/20/14, 6/9/14	All units passed inspection.
Enclave at Copperfield	8/2/2014	All units passed inspections.