

Appendix A: Executive Summary & Highlights

Executive Summary

The Harris County Program Year 2016 (PY16) Consolidated Annual Performance and Evaluation Report (CAPER) is the fourth year of the annual performance report which describes progress made in the PY16 from March 1, 2016 to February 28, 2017 toward the goals set forth in the PY 2013-2017 Consolidated Plan. During PY16, Harris County expended \$16,918,540.83 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 36 homebuyers with direct homeownership assistance. Rehabilitated 33 owner-occupied housing units and abated 21 lead contaminated housing units occupied by low-income persons.

Homelessness

Assisted 8,680 homeless individuals and families with shelter and supportive services expending \$785,844.20 of ESG funding and 613 homeless individuals expending 618,561.85 of CDBG funds.

Successfully collaborated with the Coalition for the Homeless of Houston/Harris and Fort Bend County on the submission of the PY16 Continuum of Care for both Tier 1 and 2 renewal projects, which was awarded \$33,003,129 for 57 programs.

Public Services

Assisted 9,263 low-income persons with youth and senior services, transportation services, and services for abused and neglected children.

Public Facilities and Infrastructure

Served 70,829 low-income persons in 14 completed infrastructure projects and served 37,724 low-income persons in 6 completed public facilities projects.

Other Improvements

Assisted local communities by clearing 15 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 PY2016:

- Neighborhood Stabilization Program (NSP1) – In PY2016, the program sold 11 homes to eligible NSP homebuyers and expended \$133,076.08.
- Neighborhood Stabilization Program (NSP3) - In PY2016, the program sold 1 home to an eligible NSP homebuyer and expended \$477,771.10 and acquired 2 properties.
- In PY2016, the CDBG Disaster Recovery Funding Hurricane Ike and Dolly (TxCDBG) Program (Round 1 and 2.2) rental program expended \$1,809,072.04 on 3 multi-family projects

that consisted of acquisition, reconstruction and rehabilitation activities. The non-housing program expended \$717,777 on 3 infrastructure projects.

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 PY16.

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 PY2016, 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.

PY2016 CAPER Highlights

The Program Year 2016 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, 2016 and February 28, 2017. 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 PY16, 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 \$16,293,585 in CDBG, HOME and ESG funds for PY 2016. All projects expended entitlement funds amounting to \$16,296,043 during PY16, 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 PY16 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* | \$2,295,450.65 | \$1,404,406.05 | 9,293 |
| Housing | \$13,452,096.20 | \$2,280,997.27 | 91 |
| Public Facilities | \$7,289,960.59 | \$1,284,612.49 | 37,724 |
| Infrastructure | \$15,885,893.79 | \$5,565,219.19 | 70,829 |
| Clearance & Demolition | \$254,268.52 | \$87,694.19 | 15 |
| Public Services | \$2,210,908.04 | \$1,095,061.38 | 9,263 |

*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 PY16. 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 PY16 | HOME Assisted Owners | CDBG Assisted Owners | HOME Assisted Renters | CDBG Assisted Renters | Amount Authorized | Expended in PY16 |
|--|--------------------|-------------------|----------------------|----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Direct Homeownership Assistance (13) | 4 | 36 | 36 | 0 | 0 | 0 | \$3,041,780.40 | \$741,273.63 |
| Construction of Housing (12) | 5 | 1 | 0 | 0 | 1 | 0 | \$7,708,294.00 | \$561,519.44 |
| Rehabilitation-Single Unit Residential (14A) | 5 | 33 | 0 | 33 | 0 | 0 | \$2,308,423.80 | \$762,205.37 |
| Lead-Based/Lead Hazard Test/Abatement (14I) | 1 | 21 | 0 | 19 | 0 | 2 | \$393,598.00 | \$215,998.83 |
| Total Served | 15 | 91 | 36 | 52 | 1 | 2 | \$13,452,096.20 | \$2,280,997.27 |

Note: Categories contain past year projects making final draws.

Table 3. Housing Accomplishments According to Income

| Priority Need Category | Units |
|---------------------------------|-----------|
| Owners : (88) households | |
| Extremely Low (0-30% MFI) | 11 |
| Very Low (30-60% MFI) | 36 |
| Low (60-80% MFI) | 41 |
| Renters: (3) households | |
| Extremely Low (0-30% MFI) | 2 |
| Very Low (30-60% MFI) | 1 |
| Low (60-80% MFI) | 0 |
| Total | 91 |

Table 4. Housing Accomplishments According to Race/Ethnicity

| Housing by Race/Ethnicity | |
|--|-----------|
| Hispanic | 32 |
| Non-Hispanic | 59 |
| <i>White</i> | <i>10</i> |
| <i>Black</i> | <i>44</i> |
| <i>Asian</i> | <i>2</i> |
| <i>American Indian or American Native</i> | <i>0</i> |
| <i>Native Hawaiian or Other Pacific Islander</i> | <i>0</i> |
| <i>Other</i> | <i>1</i> |
| <i>Multi-race</i> | <i>2</i> |
| Total | 91 |

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 persons who are elderly, disabled, youth, receive transportation assistance or may be abused or neglected children. According to table 5, these projects expended \$1,095,061.38 and 9,263 persons were assisted.

Table 5. Public Service Projects Accomplishments

| Priority Need Category/Matrix Code | Projects Funded | Projects Completed | Amount Authorized | Amount Expended | Total Assisted |
|------------------------------------|-----------------|--------------------|-----------------------|-----------------------|----------------|
| Senior Services (05A) | 7 | 7 | \$295,976.28 | \$05,158.53 | 1,157 |
| Youth Services (05D) | 11 | 11 | \$709,614.53 | \$338,928.59 | 1,306 |
| Transportation (05E) | 3 | 3 | \$923,268.77 | \$511,038.80 | 6,321 |
| Abused & Neglected Children (05N) | 4 | 4 | \$282,048.46 | \$139,935.46 | 479 |
| Total | 25 | 25 | \$2,210,908.04 | \$1,095,061.38 | 9,263 |

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, \$6,849,831.68 was expended on public facility and infrastructure projects and 108,553 persons benefited.

Table 6. Summary of Accomplishments for Public Facilities & Infrastructure

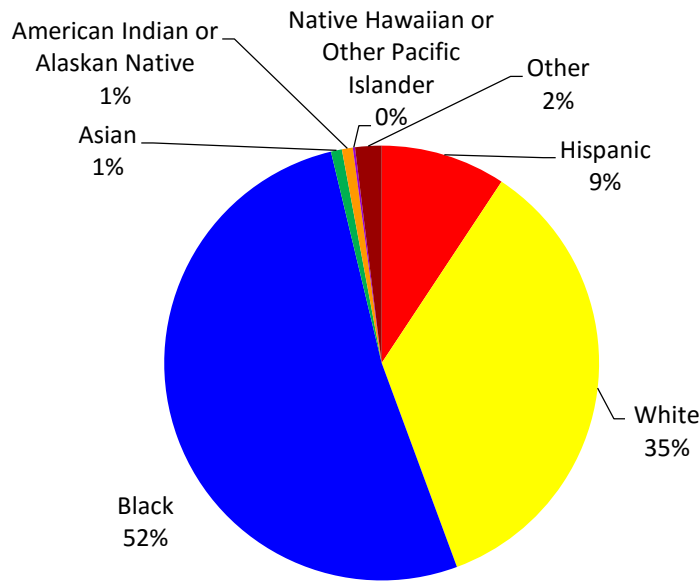
| Priority Need Category/Matrix Code | Projects Funded | Projects Completed | Persons Served | Amount Authorized | Amount Expended |
|--------------------------------------|-----------------|--------------------|----------------|------------------------|-----------------------|
| General (03)* | 1 | 1 | 0 | \$1,493,452.92 | \$688.41 |
| Youth Centers (03D) | 1 | 1 | 3,647 | \$307,852.86 | \$0 |
| Neighborhood Facilities (03E) | 1 | 0 | 0 | \$589,160.00 | \$41,077.32 |
| Parks, Recreational Facilities (03F) | 7 | 4 | 34,077 | \$4,899,494.81 | \$1,242,846.76 |
| Water /Sewer Improvements (03J) | 22 | 13 | 55,117 | \$15,584,439.50 | \$5,522,330.93 |
| Sidewalks & Pathways (03L) | 1 | 1 | 15,712 | \$301,454.29 | \$42,888.26 |
| Total | 33 | 20 | 108,553 | \$23,175,854.38 | \$6,849,831.68 |

**Note: Project substantially completed in PY15 and final walk-thru underway in PY16*

Housing and Homelessness

CDBG funds (authorized \$2,202,021.80 and \$978,204.20) were used to serve 54 households of which 31 were elderly and 23 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 \$1,195,020.65 and expended \$618,561.85 in CDBG funding on 8 projects and served 613 homeless persons in PY16. 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



Clearance and Demolition Activities

In PY16, 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 \$254,268.52 and expended \$87,694.19 in CDBG funds and 15 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 | 15 | \$254,268.52 | \$87,694.19 |
| Total | 2 | 1 | 15 | \$254,268.52 | \$87,694.19 |

ESG Specific Accomplishments

During PY16, Harris County authorized \$1,100,430.00 and expended \$785,844.20 ESG dollars in assisting 8,680 homeless persons with shelter, street outreach, and rapid rehousing. Table 8 identifies the ESG accomplishments by persons served, authorized and expended in PY16.

Table 8. ESG Specific Accomplishments

| Year | Local ID | Project Title | Services Provided | Served in PY16 | Total Authorized | Expended in PY16 |
|-------------|--------------------|--|--------------------------------------|----------------|-----------------------|---------------------|
| 2015 | | | | | | |
| | 2015-0032 D | The Salvation Army Houston Social Services Rapid Re-housing Collaborative Fund | Rapid Re-housing | 0 | \$112,521.05 | \$38,669.92 |
| | 2015 Totals | | | | \$105,000.00 | \$38,669.92 |
| 2016 | | | | | | |
| | 2016-0033A | Coalition of Homeless Houston/Harris County HMIS/Beacon Shelter | HMIS/Shelter Operations | 7,454 | \$151,800.00 | \$106,389.63 |
| | 2016-0033B | Covenant House Texas- Street Outreach Program for Homeless Youth | Street Outreach | 440 | \$139,498.00 | \$32,678.82 |
| | 2016-0033C | HC CSD Rapid Re-Housing Case Management | Rapid Re-Housing | 178 | \$496,338.00 | \$491,338.00 |
| | 2016-0033D | Houston Area Women's Center- Domestic Violence Emergency Shelter | Shelter | 374 | \$48,235.00 | \$43,250.06 |
| | 2016-0033E | The Salvation Army Houston Area Command Social Services- Rapid Re-Housing for Young Adults | Rapid Re-Housing/Homeless Prevention | 35 | \$90,958.00 | \$23,245.96 |
| | 2016-0033F | The Bridge Over Troubled Waters Emergency Housing Project | Shelter | 199 | \$68,601.00 | \$50,271.81 |
| | | Total | | 8,680 | \$1,100,430.00 | \$785,844.20 |

During PY16, Habitability Standards Inspections were performed on the Emergency Solutions Grant (ESG) Shelters by HQS certified inspectors. HCCSD continues to develop an inspection plan to meet inspection responsibilities in the area of emergency shelters. Table 13 summarizes the PY16 inspection results.

Table 9. PY16 Habitability Standards Inspections (ESG Projects Only)

| Project | Date of Inspection | Status |
|---------------------------------|--------------------|--------|
| The Beacon | 10/28/2016 | Passed |
| The Bridge Over Troubled Waters | 09/20/2016 | Passed |
| Houston Area Women's Shelter | 09/22/16 | Passed |

HOME Specific Accomplishments

For PY16, HOME activities expended \$1,302,793.07 and assisted 37 low-income households with housing related services according to Table 10.

Table 10. HOME Project Accomplishments

| Matrix Code | PID | Project Title | Status | Household Assisted PY 16 | Total Authorized | Expended in PY16 |
|-------------|--------------|--|--------|--------------------------|------------------------|-----------------------|
| 12 | 2012-0030 | Temenos (Apts. @ 2200 Jefferson) | OPEN | 1 | \$1,313,605.00 | \$202,333.51 |
| 12 | 2013-0040 | HCHA The Retreat Westlock | OPEN | 0 | \$2,133,000.00 | \$22,581.18 |
| 12 | 2014-0038 | Woodland Christian Towers Inc. Woodland Christian Towers | OPEN | 0 | \$ 1,941,689.00 | \$ 29,341.44 |
| 12 | 2014-0040 | HCHA Fenix Estates | OPEN | 0 | \$2,270,000.00 | \$275,343.14 |
| 12 | 2015-0034 | Tejano Center – Sunrise Orchard (CHDO Set aside) | OPEN | 0 | \$50,000.00 | \$31,920.17 |
| 13 | 2012-0029 | Harris County CSD - Downpayment Assistance | OPEN | 5 | \$1,069,405.00 | \$69,404.00 |
| 13 | 2014-0035 | Harris County CSD - Downpayment Assistance | OPEN | 15 | \$818,954.43 | \$301,097.45 |
| 13 | 2015-0033 | Harris County CSD - Downpayment Assistance | OPEN | 16 | \$500,000.00 | \$368,087.98 |
| 13 | 2016-0034 | Harris County CSD - Downpayment Assistance | OPEN | 0 | \$653,420.97 | \$2,684.20 |
| 14A | 2016-0035 | CSD Disaster Housing Rehab/Recon. Program | OPEN | 0 | \$500,000.00 | 0 |
| | Total | | | 37 | \$11,250,074.40 | \$1,302,793.07 |

PY16, 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 16 HOME-Assisted Rental Units According to Ethnicity (Occupied Units Only)

| Project | White | Black | Hispanic | Asian | <i>Indian</i> | Black/ White | Other | Total |
|----------------------------------|--------------|--------------|-----------------|--------------|---------------|-------------------------|--------------|--------------|
| Baybrook Park | 10 | 3 | 2 | 1 | | | | 16 |
| Cornerstone Village | 1 | 30 | | 2 | | | 2 | 35 |
| Cypresswood Estates | 15 | 49 | 8 | 1 | | | 1 | 74 |
| Enclave at Copperfield | 20 | 14 | | | | | 1 | 35 |
| Enclave at Quail Crossing | 9 | 2 | | | | | | 11 |
| HomeTowne at Tomball | 39 | 2 | 1 | | | | 2 | 44 |
| Jane Cizik Garden Place | 6 | 17 | 1 | | | | 1 | 25 |
| Louetta Village | 27 | 11 | 3 | 2 | | 1 | 1 | 45 |
| Magnolia Estates | 3 | 24 | 2 | 1 | | | | 30 |
| Men’s Center | 18 | 20 | 6 | | | | | 44 |
| Mid Towne II | 4 | | | | | | | 4 |
| Northland Woods | 5 | 28 | | | | | | 33 |
| Pilgrim Place II | 2 | 4 | 3 | | | | 1 | 10 |
| Primrose at Bammel | 8 | 29 | 5 | 2 | | | 1 | 45 |
| SHED Northline Inn SRO | 5 | 13 | 1 | | | | | 19 |
| Sierra Meadows | 16 | 26 | 8 | | | | | 50 |
| Sprucewood Apts. | 2 | 4 | 6 | | | | | 12 |
| Temenos Place Apts. II | | 6 | | | | | | 6* |
| Waterside Court | | 31 | 9 | 1 | | | | 41 |
| Grand Totals | 190 | 313 | 56 | 10 | 0 | 1 | 10 | 579 |

*Lease-up period began December 2016.

During PY16, 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 PY16 inspection results.

Table 12. PY16 Rental Housing Inspection Summary (HOME Assisted Projects Only)

| Project | Date of Inspection | Status | |
|-------------------------------|---|--|---------------------|
| Baybrook Park Retirement | 9/27/16 and 10/17/16 | # of Assisted Units : 16 | Passed : 16 |
| Cornerstone Village | 12/01/16 | # of Assisted Units : 35 | Passed : 35 |
| Cypresswood Estates | 11/08/16 and 11/18/16 | # of Assisted Units : 75 | Passed : 75 |
| Enclave at Copperfield | 7/21/16 and 9/19/16 | # of Assisted Units: 38 | Passed: 38 |
| Enclave at Quail Crossing | 7/13/16 and 8/02/16 | # of Assisted Units : 11 | Passed : 11 |
| HomeTown at Tomball | 1/23/17 | # of Assisted Units : 44 | Passed : 44 |
| Jane Cizik Garden Place | 6/30/16 | # of Assisted Units : 25 | Passed :25 |
| Louetta Village | 9/15/16 and 9/28/16 | # of Assisted Units : 45 | Passed : 45 |
| Magnolia Estates | 6/09/16 | # of Assisted Units : 30 | Passed : 30 |
| Men’s Center Residential Hall | 6/15/16 | # of Assisted Units : 25 | Passed : 25 |
| Mid-Towne II | 8/26/16 | # of Assisted Units : 4 | Passed : 4 |
| Northland Woods | 8/19/16 | # of Assisted Units : 33 | Passed : 33 |
| Pilgrim Place II | 8/03/16, 8/10/16 and 8/22/16 | # of Assisted Units : 10 | Passed : 10 |
| Primrose at Bammel | 12/09/16 | # of Assisted Units : 45 | Passed : 45 |
| SHED Northline Inn SRO | 3/23/16, 4/01/16, 4/15/16, 5/10/16, 7/06/16, 7/11/16, 8/24/16, 9/02/16, 9/15/16, 10/11/16, 10/25/16, 11/08/16, 11/18/16, 1/25/17, and 1/30/17 | # of Assisted Units : 21 *One (1) vacant unit. | Passed : 20* |
| Sierra Meadows | 6/25/16 | # of Assisted Units : 50 | Passed : 50 |
| Sprucewood Apartments | 8/19/16 and 8/24/16 | # of Assisted Units : 12 | Passed : 12 |
| Temenos Place Apartments II | 10/12/16, 10/25/16 and 11/01/16 | # of Assisted Units : 41 | Passed : 41 |
| Waterside Court | 10/13/16 and 10/21/16 | # of Assisted Units : 41 | Passed : 41 |