



**U.S. Department of Housing and Urban Development**  
Houston Field Office, Region VI  
Office of Community Planning & Development  
1301 Fannin, Suite 2200  
Houston, Texas 77002  
(713) 718-3199 - FAX (713) 718-3255  
www.hud.gov

**JUL 30 2012**

Mr. David Turkel, Director  
Harris County Community Services Department  
Harris County  
8410 Lantern Point Drive  
Houston, TX 77054

Dear Mr. Turkel:

**SUBJECT: Program Year (PY) 2011 End Review Letter**  
(March 1, 2011 through February 29, 2012)  
Harris County, Texas

The purpose of this letter is to share with you the conclusions of the Annual Community Assessment conducted by this office of the programs covered by Harris County's Consolidated Plan. This review examines information provided by the County through the Consolidated Annual Performance and Evaluation Report (CAPER) and the Integrated Disbursement Information System (IDIS), as well as administrative reviews conducted by this office during the course of the program year. Through this performance review, we were able to combine statutory and regulatory requirements for evaluating program progress and program management. In addition, we must determine whether the County has the continuing capacity to effectively implement and administer the programs for which federal assistance is received. The information provided in the CAPER for this and past program years was examined for compliance with statutory and regulatory requirements established at CFR 24 Parts 91.520 and 91.525.

This office congratulates Harris County's progress and accomplishments during the past year on meeting stated goals and objectives of the PY 2011 Action Plan and the Harris County Consolidated Plan (2008- 2012). Harris County was awarded the following funds for PY 2011:

Community Development Block Grant (CDBG)	\$9,830,921
HOME Investment Partnerships Act (HOME)	\$3,270,075
Emergency Shelter Grant (ESG)	\$ 473,344
Neighborhood Stabilization Program (NSP 3)	\$1,925,917

Additionally, during PY 2011 Harris County expended funds awarded in prior years from the American Recovery and Reinvestment Act of 2009 (ARRA) for the Community Development Block Grant – Recovery Act (CDBG-R), the Homelessness Prevention and Rapid Re-housing Program (HPRP) and the Neighborhood Stabilization Program (NSP 1).

A review of the CAPER reflects the following:

*Primary Benefit:* In PY 2011, Harris County expended 98.08 % of its CDBG funds for activities that benefit low-moderate-income (LMI) persons. Harris County exceeded the 70%, three year minimum standard for overall program benefit, therefore is in compliance with regulations at 24 CFR 570.200(a)(3).

*Overall Progress:* HUD's CDBG timeliness standard, at 24 CFR 570.902(a)(1)(i), states that 60 days before the end of the program year, a grantee must not have more than 1.50 program years of grant funds in its line of credit. The 60-day test conducted on February 29, 2012 (per IDIS PR56), reflects the drawdown ratio was 1.46 and consequently in compliance with HUD's timeliness standards.

*Planning and Administration:* The County expended a total of \$1,464,096.97 (per IDIS PR26) of CDBG funds awarded on planning and administration. Harris County expended 20% of the funds awarded and are in compliance CDBG regulations at 24 CFR 570.200(g).

*Public Service:* The amount of funds expended on public service activities only applies to CDBG. The County served a total of 4,470 persons through public service projects. The County's public service funds were expended at 13.58%. The County expended a total amount of \$1,346,736.04 for public service. Harris County is found to be in compliance with public service cap of 15% in accordance with 24 CFR 570.201(e)(1).

Some of the CDBG accomplishments are as follows:

<b>Project</b>	<b>Total Assisted</b>
Public Facilities	1,247
Infrastructure	30,187
Minor Home Repair	52
Homelessness (6 projects)	2,545

*Home Program:* HOME Regulations require funds be committed/obligated within 24 months after the last day of the month in which HUD notifies the recipient of HUD's execution of the grant agreement in accordance with (24 CFR 92.500(d) (1) (B). Furthermore, recipients are required to totally expend funds within five years of the grant award (24 CFR 92.500(d) (1) (C). Additionally, 15 percent, at a minimum, of those funds are to be reserved for and used by Community Housing Development Organizations (CHDOs) as required by 24 CFR 92.300(a)(1). Harris County is in compliance with HOME program regulations.

For PY 2011, HOME activities assisted 201 low-income households with construction of housing, rehabilitation for single family homes and lead-based paint abatement. HOME projects accomplishments are as follows:

<b>Project Title</b>	<b>Households Assisted</b>
Jane Cizik Garden Place	16
Hamill Ranch	23
Cypresswood Estates	74
Sierra Meadows	50
Harris County CSD - Down payment Assistance	38

*Emergency Shelter Grant:* Harris County assisted 9,608 homeless persons with shelter and supportive services with ESG funding. The County is in compliance with the 30% cap for essential and homeless prevention services and the 5% administrative cap.

*American Recovery and Reinvestment Act of 2009: CDBG- R -* In PY 2011, Harris County allocated the balance of funds, \$217,483, for a fourth project with Harris County Water Improvement District No. 36 (WCID), the Mary Eleanor and Mary Frances Sanitary Sewer System project. The other funds in the amount of \$2,919,475 were expended for three other projects with the WCID No. 36.

*HPRP –* Harris County expended \$1,669,914 and assisted 387 households for financial assistance, housing relocation and stabilization services, and data collection and evaluation. The County has expended 37% of the awarded funds and 100% of the funds have been committed.

Harris County Community Service Department Social Services was awarded 75% of these funds in the amount of \$3,357,368 and only 37% of these funds have been reported as expended. The monthly reports to date reflect funds expended at 85%.

*NSP 1 –* Harris County acquired 20 single-family, vacant, foreclosed homes during the PY 2011. The County sold 20 homes during PY 2011 to eligible NSP homebuyers. The County has expended 85% of the funds awarded, \$12,595,162 and acquired a total 112 single-family, vacant, foreclosed homes since the funds were awarded. NSP funds assisted with the funding for construction of an 88-unit senior living facility, Cypresswood Estates.

*NSP 3:* Funds were expended to acquire 3 single-family, vacant, foreclosed homes in the amount of \$236,723.

*Neighborhood Revitalization Strategy Area (NRSA):* The current status of the NRSA's benchmarks is not reflected in the CAPER for the PY 2011. The County has failed to meet the benchmarks reflected in the original submission and no amendments have been submitted. The goals and benchmarks status must be reflected in the CAPER. The County must provide this information as a part of the CAPER.

*Department of Fair Housing and Equal Opportunity (FHCO):* Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in all HUD-assisted programs. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, or

national origin. Title VIII was amended in 1988 by the Fair Housing Amendments Act to prohibit discrimination based on disability or on familial status. FHEO staff has the primary responsibility of ensuring compliance with fair housing laws. FHEO staff reviewed the information submitted and they have expressed the following concerns:

1. The CAPER does not identify any funds that were allocated for Fair Housing. Please indicate if you expended any funds in connection with the fair housing activities highlighted in your CAPER.
2. There is no indication in the report that during the citizen participation process that affirmative steps to solicit participation were taken.
3. There is no indication in the report that during the citizen participation process that notice concerning community meetings and comment was made to the Limited English Proficiency (LEP) population in languages other than English.
4. There is no indication that the notice concerning community meetings and comment was made to persons with disabilities in alternative formats.
5. Please indicate if public areas in construction projects are being made accessible to persons with disabilities.

Please submit the information requested by FHEO.

### **Recommendations**

The CAPER should identify and provide specific information on the status of Community Development Housing Organization (CHDO) the entitlement community have partnered with.

HUD has begun publishing a regular status report for HOME commitment, expenditure and Community Housing Development deadlines on the internet at the following site:

<http://www.hud.gov/offices/cpd/afordablehousing/reports/index.cfm>

We strongly encourage Harris County to review this report in addition to other reports available from IDIS on a regular basis.

### **Conclusion**

Based on the review of information pertaining to your performance in the CDBG, HOME, ESG, HPRP, and the NSP programs during Program Year 2011, we have determined that Harris County has carried out its programs substantially as described in its Consolidated Plan. The Consolidated Plan submission as implemented complies with the requirements of the Housing and Community Development Act and other applicable laws and regulations. It has also been determined that Harris County has the continuing capacity to carry out its approved programs and that your overall progress and management of these HUD approved programs is highly satisfactory and generally consistent with HUD statutes and regulations. This determination, however, does not reflect a comprehensive evaluation of specific activities.

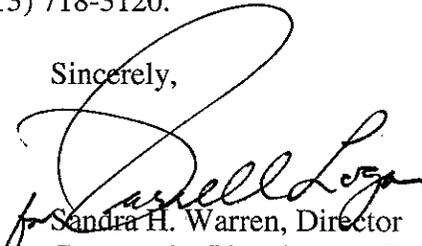
Please recognize that the comments and conclusions made in this letter are subject to a 30-day review and comment period by Harris County. We may revise this letter after consideration of Harris County's views and will make the letter, the comments and any revisions available to the public within 30 days after receipt of the comments. Absent any comments by Harris County, this will be considered the final letter on this subject.

**Public Access:**

This report is intended to be shared with the public. You may provide copies to interested persons such as the news media, members of local advisory committees, and citizens attending public hearings. We also request that you provide a copy of this letter to the Independent Public Accountant who performs the single audit of the city in accordance with OMB Circular A-133.

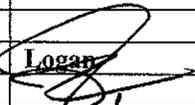
If you have any questions regarding this letter please contact me or Joyce Young, Community Planning and Development Representative at (713) 718-3120.

Sincerely,



Sandra H. Warren, Director  
Community Planning and Development

cc:  
Official File  
Correspondence File

	<b>Originator</b>			
<b>Concurrence Code</b>	6ED			
<b>Name</b>	Young	Sidell	Logan	
<b>Initials</b>		wls		
<b>Date</b>	7/27/12	7/30/12	7/30/2012	



# HARRIS COUNTY, TEXAS

## COMMUNITY SERVICES DEPARTMENT

### Office of Housing & Community Development

**David B. Turkel**  
*Director*  
**Daphne Lemelle**  
*Community Development Director*

8410 Lantern Point Drive  
Houston, Texas 77054  
Tel (713) 578-2000  
Fax (713) 578-2090

August 30, 2012

Sandra Warren, Director  
Office of Community Planning and Development  
Houston Regional Office  
U.S. Department of Housing and Urban Development  
1301 Fannin St. Suite 2200  
Houston, Texas 77002

Attn: Joyce Young

RE: (PY) 2011 CAPER End Review Response Letter

Dear Ms. Warren:

Please find Harris County's response to the (PY) 2011 CAPER End Review Letter dated July 30, 2012 regarding the need for additional information regarding the Neighborhood Revitalization Strategy Area (NRSA) and the Department of Fair Housing and Equal Opportunity (FHEO) concerns. We have reviewed the letter and listed below are our responses to the questions and concerns:

#### **HUD Concerns - Neighborhood Revitalization Strategy Area (NRSA)**

The current status of the NRSA's benchmarks is not reflected in the CAPER for the PY2011. The County has failed to meet the benchmarks reflected in the original submission and no amendments have been submitted. The goals and benchmarks status must be reflected in the CAPER. The County must provide this information as part of the CAPER.

***CSD Response:*** *Harris County CSD provided a narrative of NRSA benchmark accomplishment data in Appendix J of the CAPER. Based on accomplishment data, the Airline NRSA has not failed to meet benchmarks, but has substantially completed many of the strategies noted in the plan. As this is the fourth year of a five year plan, any needed amendments will be submitted with the PY2012 CAPER. In order to assist HUD in their review, CSD has created a simple matrix by Airline NSRA Strategy area listing cumulative accomplishments, which is attached to this letter as Appendix A.*

#### **HUD Concerns - Department of Fair Housing and Equal Opportunity (FHEO)**

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in all HUD-assisted programs. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, or national origin. Title VIII was amended in 1988 by the Fair Housing Amendments Act of prohibits discrimination based on disability or on familial status. FHEO staff has the primary responsibilities of ensuring compliance with fair housing laws. FHEO staff reviewed the information submitted and they have expressed the following concerns:

1. The CAPER does not identify any funds that were allocated for Fair Housing. Please indicate if you expended any funds in connection with the fair housing activities highlighted in your CAPER.

***CSD Response:*** Harris County discussed activities performed by the county regarding Fair Housing on page 46 of the PY11 CAPER. To assist HUD in its review, the following matrix provides a list of activities according to the strategies identified in the county's Fair Housing Plan that has been performed in regard to fair housing accomplishments highlighted in the PY11 CAPER, including amounts of funding expended:

Harris County Fair Housing Strategies	PY11 Accomplishment
1. Aggressively enforce and enhance existing Fair Housing Laws.	The Harris County allocated \$6,530 in PY11 county general funds in addition to office space and website hosting to the Housing Resource Center, which provides counseling and referral services to those who believe they have been discriminated against by landlord, property managers, and real estate agents.
2. Eliminate discriminatory lending.	As a part of the direct homeownership program funded by county HOME funds, the program educates lenders, real estate agents, and housing developers on Fair Housing issues. Through the policies of the program, the county seeks to protect homebuyers from predatory lending practices and homebuyers also receive counseling that includes their rights under the law.
3. Eliminate barriers to affordable housing developments	<p>Harris County expended \$546,999 in county PY11 HOME allocation to a direct homeownership assistance program, which provides greater housing choice to eligible homebuyers.</p> <p>Harris County also expended \$262,000 in PY11 CDBG funding for home repair program to serve low-income homeowners predominately in low-income, minority concentrated neighborhoods.</p> <p>In PY11, construction completed (\$1,751,436 expended in HOME funds) on: 1) new affordable single family housing in a high opportunity area where the county overcame great opposition and NIMBYism to construct the housing and 2) on new affordable multi-family housing, where the county's Housing Concentration Policy encouraged development of new subsidized affordable units for families and seniors in an area that was not saturated with subsidized units, which can have the effect of concentrating areas of poverty.</p>
4. Encourage educational activities which promote awareness about fair housing and individual rights to fair housing choice.	In addition to counseling, the Housing Resource Center was also allocated in county general funds \$58,770 for educational activities, materials, and the affordable housing search assistance tool (discussed below) which is used through the county.
5. Encourage assistance to families.	The Housing Resource Center also provides an online and phone-based housing search tool for homebuyers and renters. During PY11, 2,056,294 families accessed the HRC for housing assistance and referral. As noted above, participants in the Homeownership Assistance Program receive homebuyer counseling, which includes budget/credit counseling.

2. There is no indication in the report that during the citizen participation process that affirmative steps to solicit participation were taken.

**CSD Response:** *Harris County discusses activities performed by the county regarding soliciting public participation on pg. 73. In addition to publishing in the Houston Chronicle, whose circulation is over 2.3 million readers, Harris County also sent the public notice to over 500 interested parties via email blast, which includes but is not limited to individuals, other county departments, local cities, non-profits, businesses, housing developers/providers, utility districts, and healthcare organizations for distribution and information. Many of these interested parties are non-profits who advocate and serve persons in protected classes.*

3. There is no indication in the report that during the citizen participation process that notice concerning community meetings and comment was made to the Limited English Proficiency (LEP) population in languages other than English.

**CSD Response:** *As stated in its public notices, all public hearings and community meetings conducted by CSD have Spanish and Vietnamese interpreters available. CSD staff who speak Spanish and Vietnamese are also available to consult with LEP populations in person or via phone or email.*

4. There is no indication that the notice concerning community meetings and comment was made to persons with disabilities in alternative formats.

**CSD Response:** *As stated above, Harris County also sent the public notice to over 500 interested parties via email blast, this group included several non-profits that serve and house persons with disabilities.*

4. Please indicate if public areas in construction projects are being made accessible to persons with disabilities.

**CSD Response:** *HCCSD requires within its Affordable Housing Standards that all common areas and facilities as well as mail areas and spaces be designed to be handicapped accessible with particular attention given to the needs of the elderly and other special needs individuals (See in Attachment B for an excerpt of the Standard regarding accessibility).*

*Additionally, all contractual agreements between HCCSD and project sponsors contain language that ensures construction projects adhere to all federal, state and local laws regarding accessibility of all newly constructed facilities to persons with disabilities. To ensure that these regulations are being followed, HCCSD has in place regular monitoring and compliance activities.*

If you have questions, please contact Daphne Lemelle or myself at (713) 578-2000.

Sincerely,

  
for David B. Turkel  
Director

DBT/DL/cl

Attachments

# **Attachment A – NRSA Annual Progress Matrix**

# NRSA Annual Progress Matrix

Program Years 2008 through 2011

CUMULATIVE ACCOMPLISHMENTS THROUGH PY2011	
<b>STRATEGIES</b>	
<b>Economic Opportunity</b>	
Strategy #1: The creation of a Local Economic Development Council	PY08: Airline Improvement District (AID) is established and operating as a Community and Economic Development organization. AID generates revenue through a 1 percent retail sales tax that pays for projects that improve the community.
Strategy #2: Enforcement of HB 414 (Junkyard Legislation)	PY11: AID is working with the Harris County Permits Department on compliance and enforcement of the HB 144 Junkyard Legislation for Salvage Yards. AID went to Austin to testify at the Legislature for an increase in permit fees for the enforcement of the Junkyard Legislation for Salvage Yards.
Strategy #3: Locate a Chain or Independent Grocery Store in Airline	No accomplishments to date.
Strategy #4: Flea Market Business Development Organization	PY10: AID sponsors a meeting of Flea Market Owners and Operators.
Strategy #5: Enforcement of HB 2509 (Curbstoning Law)	PY10: Entered into an Inter-local Agreement with the Harris County Sheriff's office to patrol area. Three Harris County Sheriff deputies patrol the AID boundaries.
Strategy #6: Small Business Education Workshops	No accomplishments to date.
<b>Affordable Housing</b>	
Strategy #1: Demolish abandoned properties	No accomplishments to date.
Strategy #2: Deed Restriction Enforcement	No accomplishments to date.
Strategy #3: Homeownership Program/Campaign	PY011: HCCSD Down payment Assistant Program (DAP) to assist homeowners with homeowner assistance using county HOME funds. One client was assisted in the AID.
Strategy #4: Infill Housing Program	No accomplishments to date.
Strategy #5: Home Repair Program	PY11: HCCSD Minor Home Repair Program repaired four single-family homes.
Strategy #6: Nuisance Abatement (garbage, noise, weeds, rodents, insects, junk etc.)	PY08: AID started a no cost Graffiti Abatement Program and was appointed a deputy to focus on abatement issues such as graffiti, abandoned homes, health hazards and discarded vehicles or objects. From 2008-2010, 1,290 residential/commercial sites have been abated for graffiti. AID also coordinated with Precinct One for a Heavy Trash Pickup day.

**STRATEGIES**

**CUMULATIVE ACCOMPLISHMENTS THROUGH PY2011**

	<p><b>PY08/09:</b> Awarded \$480,000 in CDBG funds from Harris County for the acquisition and construction of Raymac Park.</p> <p><b>PY09:</b> Awarded \$200,000 from the Texas Parks and Wildlife Department for Raymac Park. Design and acquisition of Raymac Park was completed and construction will begin in PY12.</p> <p><b>PY11:</b> Awarded \$720,000 in CDBG funds for a SPARK Park at Carroll Academy. SPARK Park at Carroll Academy has been completed.</p>
<p><b>Strategy #7:</b> Restrictions on Trucks with more than 2 Axles in neighborhoods</p>	<p>No accomplishments to date.</p>
<p><b>Transportation and Infrastructure</b></p>	
<p><b>Strategy #1:</b> The Installation of Sidewalks</p>	<p><b>PY08/09:</b> Awarded a 50 percent matching grant from Houston-Galveston Area Council (H-GAC) to complete a Pedestrian and Bicyclist Special District Master Plan. Pedestrian and Bicyclist Special District Master Plan Study was completed in PY09. Implementation of plan related improvements estimated to occur in PY12.</p> <p><b>PY09:</b> AID received a grant from the H-GAC Transportation Improvement Fund (TIP) for sidewalk, median, bus shelters, bicycle parking and upgraded signal improvements. Proposed transportation improvements for sidewalks and street lighting are underway.</p> <p><b>PY09:</b> AID received a grant from the H-GAC Transportation Improvement Fund (TIP) for sidewalks, median, bus shelters, bicycle parking and upgraded signal improvements. Proposed transportation improvements for sidewalks and street lighting are underway.</p>
<p><b>Strategy #2:</b> The Installation of Streetlights</p>	<p>AID developed a Street Lights and Maintenance Project and was able to fund the cost of maintenance and electricity for 93 street lights in the community.</p>
<p><b>Strategy #3:</b> The Installation of Water and Sewer Service</p>	<p><b>PY08:</b> Awarded \$125,000 from the Texas Water Development Board (TWDB) for a Water and Wastewater Feasibility Planning Study. The Feasibility Study is complete.</p> <p><b>PY09/10:</b> Awarded \$986,000 from the TWDB for the Economically</p>

**STRATEGIES****CUMULATIVE ACCOMPLISHMENTS THROUGH PY2011**

	<p>Distressed Areas Program Grant (EDAP) for planning, design and acquisition for waste water improvements. AID will apply for construction funds for the EDAP grant in PY12.</p> <p><b>PY11:</b> Awarded a total of \$1.89 for water and sewer improvement projects from Harris County for the Northwest Service Zone (Phases 1&amp;2) waste water project and construction of a force main and lift station.</p> <p>Phase 1 of the Northwest Service Zone project is complete and Phase 2 has been funded and in the development stage. AID is entering into an Inter-local Agreement with Harris County to design the lift station in PY12.</p> <p><b>PY11:</b> AID and Harris County developed a Water Well and Septic System Maintenance Brochure to keep residents informed about the improvements in the community. The brochures were done in English and Spanish.</p>
<b>Strategy #4:</b> Eliminating Flooding and Drainage Issues	<b>PY08/11:</b> As discussed above in Affordable Housing, the AID received CDBG funding to create a park which has the benefit of adding a retention site for neighborhood flooding. Projects underway.
<b>Strategy #5:</b> Bilingual Signage	<b>PY11:</b> AID and Harris County developed a Water Well and Septic System Maintenance Brochure to keep residents informed about the improvements in the community. The brochures were done in English and Spanish.
<b>Strategy #6:</b> Restriping of Major Thoroughfares	<b>PY09:</b> As stated above, the H-GAC Transportation Improvement Fund (TIP) project includes this activity.
<b>Strategy #7:</b> Flashing School Zone Speed Signs	<b>PY09/10:</b> Community has installed school crosswalk warning signs.
<b>Strategy #8:</b> Flea Market Traffic	<b>PY11:</b> Awarded \$150,000 grant from H-GAC for a Livable Centers Study Grant to create quality walkable, mixed use places, multi-modal travel choices, improve environmental quality, promote economic development and housing choice. Draft of the Livable Centers Study Grant has been developed and goals and recommendations have been identified.
<b>Strategy #9:</b> Cross Walk Signals/Widening of Streets	<b>PY09:</b> As stated above, the H-GAC Transportation Improvement Fund (TIP) project includes this activity.
<b>Strategy #10:</b> Greater Bus Service in the Airline Community	<b>PY09:</b> As stated above, the H-GAC Transportation Improvement Fund

<b>STRATEGIES</b>	<b>CUMULATIVE ACCOMPLISHMENTS THROUGH PY2011</b>
	(TIP) project includes this activity.
<b>Community and Education Services</b>	
Strategy #1: 24-Hour Medical Clinic	No accomplishments to date.
Strategy #2: Provide Adult Education Programs	No accomplishments to date.

**Attachment B – Harris County Affordable Housing  
Standards, Revised June 2011 (the following is an excerpt from pg. 15)**



# Harris County Affordable Housing Standards: *Project Standards, Design Criteria and Underwriting Guidelines*

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Harris County Community  
Services Department

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2011 (revised May 2011)

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## **1.20 ADA Standards for Accessible Design and Section 504**

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." Regardless of whether a person lives in private or public housing, federal laws provide the following rights to persons with disabilities: prohibits discrimination, requires housing providers to make reasonable accommodations for persons with disabilities or to allow persons with disabilities to make reasonable modifications to a structure to allow the full enjoyment of the housing and related facilities, and requires that new covered multifamily housing be designed and constructed to be accessible.

### **ADA Standards for Accessible Design**

Harris County requires those requesting federal assistance for rental construction/development projects to comply with federal regulations found at 28 CFR Part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities, excerpt from 28 CFR Part 36: ADA Standards for Accessible Design. Title II of the ADA covers housing provided or made available by a public entity, including public housing authorities.

### **Section 504**

Section 504 of the Rehabilitation Act of 1973, as amended, provides for equal opportunity to enter facilities and participate in programs and activities. All projects and programs receiving federal assistance must evaluate the current state of accessibility of their programs and activities to disabled participants and employees.

Harris County requires those requesting federal assistance for affordable housing to comply with all federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination against the handicapped in any federally assisted program. Dwelling units designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) will be deemed to comply with the Section 504 regulation. Accessible units must be, to the maximum extent feasible, distributed throughout the development and must be available in a sufficient range of sizes and amenities so as not to limit choice.

The project developer shall, at its sole expense, furnish the necessary inspection personnel to assure itself of compliance with the requirements of Section 504 and UFAS. The project sponsor shall document and report the results of all inspection activities upon request by Harris County. To comply with Section 504, the project sponsor shall designate and maintain at a minimum, five (5%) of the dwelling units in the development (but not less than one unit) that must be accessible to individuals with mobility impairments. An additional two percent (2%) of the dwelling units (but at a minimum not less than one unit) must be accessible to individuals with sensory impairments (i.e. hearing or vision impairments), unless HUD prescribes a higher number pursuant to 24 CFR & 8.22(c)