

Grantee: Harris County, TX

Grant: B-08-UN-48-0401

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-UN-48-0401

Obligation Date:**Award Date:****Grantee Name:**

Harris County, TX

Contract End Date:

04/13/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$14,898,027.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PIRL Funds:

\$7,005,835.00

Total Budget:

\$21,903,862.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Harris County, under this Amendment to the Action Plan and Consolidated Plan, is proposing to fund projects that will stabilize neighborhoods across the area through acquisition and rehabilitation of foreclosed properties that would become sources of abandonment and blight within the community. Harris County will fund projects that both acquire and rehabilitate foreclosed upon and abandoned properties as well as create programs to help low- moderate- and middle- income individuals create equity to achieve home ownership. After years of steady growth in home prices resulting from low interest rates and creative financing, foreclosures and mortgage delinquencies began to rise in 2007. In the Harris County area, the foreclosures rose to 4.3 percent or 32,666 foreclosures by mid-2008 from 3.0 percent in 2006. This percentage is slightly lower than the national rate of 4.8 percent. The major causes for the increase in foreclosures are subprime lending practices, overextended speculators and over zealous financial institutions. The majority of Harris County's foreclosures are occurring adjacent to Beltway 8 in expanding and new subdivisions and where homebuyers need creative financing to overcome bad credit and high debt ratios. In HUD's Foreclosure Abandonment Risk Score Index, which evaluates the number of subprime loans, pre-foreclosures, and foreclosures, for Harris County, the areas with the highest risk scores are generally located outside of Beltway 8 from Interstate 10 on the west of the County stretching to Texas State Highway 288 in the South. These areas have a significantly higher percentage of high cost loans and subprime loans. Home Mortgage Disclosure Act data provided by the Federal Reserve Bank Dallas, provide the location of high cost loans in Harris County. The areas with the highest percentage are similar to the areas of highest Foreclosure Abandonment Risk Scores. Based on the Foreclosure Abandonment Risk Score and information from the Federal Reserve Bank, Harris County identified areas with the greatest need of NSP assistance. These areas have a high risk score and high number of subprime loans. In several high risk areas, foreclosed properties are clustered tightly together. From this data, Harris County identified eighty-three zip codes with the greatest need for assistance based on the areas with the greatest percentage of home foreclosures, highest percentage of homes financed by a subprime mortgage related loan and those likely to face a significant rise in home foreclosures. The list below indicates zip codes (some only partially in HC Service Area) where the County will focus much of its NSP allocation: 77002, 77003, 77004, 77009, 77010, 77011, 77013, 77014, 77015, 77016, 77017, 77023, 77029, 77031, 77032, 77034, 77037, 77038, 77039, 77040, 77041, 77044, 77045, 77047, 77048, 77049, 77050, 77053, 77060, 77064, 77066, 77067, 77068, 77072, 77073, 77075, 77078, 77082, 77083, 77084, 77086, 77088, 77089, 77090, 77093, 77095, 77099, 77327, 77336, 77338, 77346, 77357, 77373, 77375, 77386, 77388, 77389, 77396, 77433, 77445, 77447, 77449, 77477, 77484, 77489, 77493, 77502, 77503, 77504, 77506, 77520, 77521, 77532, 77530, 77535, 77536, 77547, 77562, 77571, 77581, 77586, 77587, 77598. Multi-family housing represented 33.6 percent of the total housing in Harris County in 2006. There are an estimated 447,275 multi-family housing units in Harris County. Similar to the rise of single family residential, the increase in the construction of multi-family housing developments in 2006 is described as a "boom time" for the Harris County apartment industry. Multi-family housing developments also increased in the County due to the needs of evacuees from hurricanes Katrina and Rita. As is the case with single family housing, multi-family housing has been affected by the foreclosure crisis. In the case of multi-family units, not one but many families are in danger of losing their homes as landlords default on mortgaged apartment complexes. With data from KET Enterprises, Harris County determined the location of multi-unit properties in Harris County which have been foreclosed upon or are pending foreclosure.

Distribution and and Uses of Funds:

Harris County will allocate funding to the areas of greatest need. The identified areas represent those 1) with the greatest percentage of home foreclosures, 2) with highest percentage of homes financed by a subprime mortgage related loan, and 3) those identified by Harris County as likely to face a significant rise in home foreclosures. Harris County will allocate funding to the areas of greatest need, as described in the maps and needs statement. The identified areas represent those 1) with the greatest percentage of home foreclosures, 2) with highest percentage of homes financed by a subprime mortgage related loan, and 3) those identified by Harris County as likely to face a significant rise in home foreclosures. Harris County will use NSP funding to perform traditional acquisitions and redevelopments of foreclose, abandoned or vacant



properties. The homeownership assistance portion of the program will work directly with homebuyers that have current, stable employment, have the ability to service debt and are at or below 120 percent of the median family income. Harris County will focus on identified areas of greatest need within Harris County, in an area where rehabilitation and resale will be in the best possible physical condition and have an impact on stabilizing the neighborhood. Homebuyers will be required to take a minimum of eight hours of housing counseling. All housing will be sold to homebuyers at an affordable amount equal to or less than the cost to acquire and redevelop the property into a decent, safe, and habitable condition, but not to exceed the 203 (b) FHA limits. The affordable rental properties portion will focus on acquiring and redeveloping properties that are in the NSP areas of greatest need. These properties will be acquired and rehabilitated to provide greater housing opportunities for low to moderate income residents residing in Harris County.

Harris County will purchase foreclosed or abandoned properties at a minimum 1 percent discount of their current appraised market value and perform necessary repairs. These properties will be available for sale to qualified homebuyers with current, stable employment, have the ability to service debt and are at or below 120 percent of the median family income. Ownership pending resale may be retained by County or conveyed to suitable non-profit. All property sales to new homebuyers shall be in an amount equal to or less than the cost to acquire and redevelop the property into a decent, safe, and habitable condition, but not to exceed the 203 (b) FHA limits. All eligible homebuyers will receive eight hours of homeowner counseling from a HUD approved agency. Interest rates on mortgage loans provided by Harris County will be offered at the set FHA rate at time of transaction, currently 6 percent, for a 30 year fixed loan. Benefits to homeowners will depend on the total NSP subsidy received by the homeowner and will comply with the affordability period established in the Action Plan. Funding under this activity is available for all eligible low- moderate- middle income homebuyers, including those at 50 percent below median family income. Harris County will acquire and rehabilitate foreclosed, abandoned or vacant properties for the provision of senior rental housing. Ownership may be retained by the County or conveyed to a suitable non-profit. Benefits to renters will continue as long as residents are income eligible. The compliance period requirement imposed on the property owner and manager will depend on the total NSP subsidy to the project and will comply with the affordability period established in the Action Plan. Funding under this activity is available for all eligible low- moderate- middle income residents within the Harris County service area, with a majority of residents to be at or below 50 percent median family income.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

| Overall | This Report Period | To Date |
|--|---------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$31,153,074.77 |
| Total Budget | \$0.00 | \$21,884,374.94 |
| Total Obligated | \$0.00 | \$19,485,647.40 |
| Total Funds Drawdown | \$230,809.96 | \$18,074,821.85 |
| Program Funds Drawdown | \$209,033.55 | \$11,329,217.16 |
| Program Income Drawdown | \$21,776.41 | \$6,745,604.69 |
| Program Income Received | \$282,007.05 | \$7,005,835.33 |
| Total Funds Expended | \$934,466.45 | \$20,143,296.82 |
| Match Contributed | \$0.00 | \$0.00 |



Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|--|----------------|----------------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$2,234,704.05 | \$0.00 |
| Limit on Admin/Planning | \$1,489,802.70 | \$1,172,804.88 |
| Limit on State Admin | \$0.00 | \$1,172,804.88 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|-------------------------------|----------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$3,724,506.75 | \$4,542,788.00 |

Overall Progress Narrative:

Overall progress includes the acquisition of 115 single-family, vacant, foreclosed homes, and 91 homes sold to eligible NSP homebuyers.

Properties sold during the reporting period of October 1, 2009 to December 31, 2009: 2008-0058-0001, 0002, 0003, 0004, 0016, 0017, 0020, 0028, and 0029.

Properties sold during the reporting period of January 1, 2010 to March 31, 2010: 2008-0058-0006, 0014, 0019, 0024, 0025, 0026, 0061, and 0067.

Properties sold during the reporting period of April 1, 2010 to June 30, 2010: 2008-0058-0005, 0008, 0011, 0012, 0013, 0018, 0021, 0022, 0023, 0027, 0060, 0062, 0063, 0064, 0065, 0069, 0073, 0075, 0076, 0077, 0079, and 0081.

Properties sold during the reporting period of July 1, 2010 to September 30, 2010: 2008-0058-0038, 0072, 0074, 0078, 0080, 0082, 0084, 0089, 0090, 0094, 0098, and 0099.

Properties sold during the reporting period of October 1, 2010 to December 31, 2010: 2008-0058-0035, 0040, 0041, 0043, 0044, 0045, 0046, 0068, 0070, 0083, and 0087.

Properties acquired during the reporting period of January 1, 2011 to March 31, 2011 under 2008-0058: 1406 Pennyroyal Ct. (\$85,175), 17710 South White Tail (\$101,000), 19907 Caraway Ridge Dr. (\$154,900), and 20050 Arbor Creek (\$95,360).

Properties sold during the reporting period of January 1, 2011 to March 31, 2011: 2008-0058-0009, 0036, 0042, 0047, 0086, 0091, 0093, and 0097.

Properties acquired during the reporting period of April 1, 2011 to June 30, 2011 under 2008-0058: 23607 Maple Vista (\$119,900), 22411 Rumbling Creek Ln. (\$145,900), 2318 Seahorse Bend Ln. (\$146,700), 5311 Nautilus Ln. (\$99,240), and 3010 Country Boy (\$116,700).

Properties sold during the reporting period of April 1, 2011 to June 30, 2011: 2008-0058-0037, 0048, 0066, and 0092. Additional properties sold during this reporting period under 2008-0058 include: 23607 Maple Vista Ln., 19907 Caraway Ridge Dr., and 1227 Pecan Green Way (this property was acquired during the reporting period of July 1, 2010 to September 30, 2010 for \$113,950).

Properties acquired during the reporting period of July 1, 2011 to September 30, 2011 under 2008-0058: 24106 Stargazer Point (\$66,000), 15826 Lost Anchor (\$124,000) and 15003 Sierra Sunset (\$134,600).

Properties sold during the reporting period of July 1, 2011 to September 30, 2011: 2008-0058-0007 and 0010. Additional properties sold during this reporting period under 2008-0058 include 20050 Arbor Creek, 17710 South



White Tail, 1406 Pennyroyal Ct., and 3010 Country Boy.

Properties acquired during the reporting period of October 1, 2011 to December 31, 2011: 3307 Owl Crossing (\$86,082), 19935 Cypresswood Creek (123,100), 20107 Lakespire (\$104,900), 14035 Little Borne Birdwell (\$67,488), 22206 Hesse (\$96,000), and 18411 Emory Brook (\$101,000).

Properties sold during the reporting period of October 1, 2011 to December 31, 2011: 2008-0058-0071, 0085, and 0095. Additional properties sold during this reporting period under 2008-0058 include 2318 Seahorse Bend.

For the reporting period of January 1, 2012 to March 31, 2012, property acquisitions include: 13003 Terrace Run (\$95,500), 2818 Lakecrest Way Dr. (\$145,630), 6514 S. Gena Lee Dr. (\$118,000), 11002 Cinnamon Scent South Dr. (\$142,000), 8506 Chaletford Dr. (\$118,900), 18206 Sea Branch (\$103,000), 17214 Copper Crossing Ct. (\$108,500), 21531 Hickman Manor Ln. (\$118,000), 7003 Atasca Creek (\$159,900), 6026 Crestford Park (\$169,000).

For the reporting period of April 1, 2012 to June 30, 2012, property acquisitions include: 5902 Destiny Park (\$116,500), 11730 Champions Walk (\$109,200), 15515 Hollow Cypress (\$88,800), 21615 Haylee Way (\$106,900), 8739 Distant Woods (\$154,000), 2407 Fern Lacy (\$140,000), and 20611 Rainstone (\$111,900).

Properties sold during the reporting period of April 1, 2012 to June 30, 2012: 15003 Sierra Sunset, 5311 Nautilus, 3307 Owl Crossing, and 20107 Lakespire.

The total expenditures for this quarter are \$934,466.45.

To date, the properties were sold to 27 LOW income homebuyers (80% and below AMI) and 64 MODERATE income homebuyers (81% and above AMI).

The properties should reflect a performance measure of 1/1 (Cumulative actual total/expected total) with the exception of the Cypresswood Multi-family project.

The Cypresswood Estates (Project) entails the new construction of a senior, age 55 or older, development containing 88 units. It is located at 15403 Kuykendahl Road, Houston, Texas 77014, in Precinct Four, Harris County, Texas. The Project will consist of 35 one-bedroom units with square footage ranging from 905 to 965 square feet and 53 two-bedroom units with square footage ranging from 1057 to 1120 square feet. The Project will consist of 44 High rent units for persons at 80% or below Median Family Income (MFI) and 31 Low rent units for persons at 50% or below MFI.

For the reporting period of April 1, 2012 to June 30, 2012, the project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85, and HCHA funds (\$2,562,674.15).

The project is certified as a LEED Platinum multi-family property. The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) has been met.

2008-0059-0001: Land acquisition complete.

2008-0059-0002: Construction complete.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 2008-0058, Acquisitions - General | \$106,555.87 | \$13,568,562.39 | \$8,324,841.53 |
| 2008-0059, Construction of New Housing | \$0.00 | \$5,661,994.60 | \$2,494,366.91 |
| 2008-0060, Acquisition - General Supportive Hsg. | \$0.00 | \$0.00 | \$0.00 |
| 2008-0061, Project Administration | \$102,477.68 | \$1,489,802.00 | \$510,008.72 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |



Activities

| | |
|---------------------------------|---|
| Grantee Activity Number: | 2008-0058 |
| Activity Title: | Foreclosed Housing, Repair and Acquisition Program |

Activity Category:

Acquisition - general

Project Number:

2008-0058

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisitions - General

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

Harris County

| Overall | Apr 1 thru Jun 30, 2012 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$5,540,658.63 |
| Total Budget | \$0.00 | \$5,540,658.63 |
| Total Obligated | \$0.00 | \$3,225,778.74 |
| Total Funds Drawdown | \$47,540.92 | \$2,391,042.76 |
| Program Funds Drawdown | \$47,540.92 | \$1,045,390.63 |
| Program Income Drawdown | \$0.00 | \$1,345,652.13 |
| Program Income Received | \$282,007.05 | \$1,096,741.80 |
| Total Funds Expended | \$864,627.79 | \$4,948,981.38 |
| Harris County | \$864,627.79 | \$4,948,981.38 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

Harris County will purchase foreclosed or abandoned properties at a minimum 1percent discount of their market appraised value and perform necessary repairs. These properties will be available for sale to qualified homebuyers with current, stable employment, have the ability to service debt and are at or below 120 percent of the median family income. Ownership pending resale may be retained by County or conveyed to suitable non-profit as long as all profits from sale are returned to County. Any profits will be reinvested in the program to purchase more eligible properties. All property sales to new homebuyers shall be in an amount equal to or less than the cost to acquire and redevelop the property into a decent, safe, and habitable condition, but not to exceed the area FHA 203B limit. All eligible homebuyers will receive eight hours of homeowner counseling from a HUD approved agency. Interest rates on mortgage loans provided by Harris County will be offered at the set FHA rate at time of transaction, currently 6 percent, for a 30 year fixed loan. Benefits to homeowners will depend on the total NSP subsidy received by the homeowner and will comply with the affordability period established in the Action Plan. Funding under this activity is available for all eligible low- moderate- middle income homebuyers, including those at 50 percent below median family income. Budget was increased by \$2,302,709.61 to reflect program income that was generated.

Location Description:

In an area of greatest need included in the zip codes 77002, 77003, 77004, 77009, 77010, 77011, 77013,77014, 77015, 77016, 77017, 77023,77029, 77031, 77032, 77034, 77037, 77038, 77039, 77040, 77041, 77044, 77045, 77047, 77048, 77049, 77050, 77053, 77060, 77064, 77066, 77067,77068, 77072, 77073,77075, 77078, 77082, 77083, 77084, 77086, 77088, 77089, 77090, 77093,77095, 77099, 77327, 77336, 77338, 77346, 77357, 77373, 77375,77386, 77388, 77389, 77396,



77433,77445, 77447, 77449, 77477, 77484, 77489, 77493, 77502, 77503, 77504, 77506, 77520, 77521, 77532, 77530, 77535, 77536, 77547, 77562, 77571, 77581, 77586, 77587, 77598

Activity Progress Narrative:

Properties acquired during the reporting period of April 1, 2012 to June 30, 2012: 5902 Destiny Park (\$116,500), 11730 Champions Walk (\$109,200), 15515 Hollow Cypress (\$88,800), 21615 Haylee Way (\$106,900), 8739 Distant Woods (\$154,000), 2407 Fern Lacy (\$140,000), and 20611 Rainstone (\$111,900).

Properties sold during the reporting period of April 1, 2012 to June 30, 2012: 15003 Sierra Sunset, 5311 Nautilus, 3307 Owl Crossing, and 20107 Lakespire.

Property acquisitions that were not feasible during the reporting period of April 1, 2012 to June 30, 2012: 3110 Silver Stag (\$845) and 22122 Falconwood (\$1,220).

Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-----------------|-----------------------------|---|
| # of Properties | 4 | 88/0 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-------------------------|-----------------------------|---|
| # of Housing Units | 4 | 88/0 |
| # of Singlefamily Units | 4 | 88/0 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 2 | 2 | 4 | 5/0 | 7/0 | 12/0 | 100.00 |
| # Owner Households | 2 | 2 | 4 | 5/0 | 7/0 | 12/0 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: 2008-0058-9999

Activity Title: Project Delivery

Activity Category:

Acquisition - general

Project Number:

2008-0058

Projected Start Date:

04/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisitions - General

Projected End Date:

02/02/2012

Completed Activity Actual End Date:

Responsible Organization:

Harris County Community Services Department

Overall

| | Apr 1 thru Jun 30, 2012 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$773,782.77 |
| Total Budget | \$0.00 | \$773,782.77 |
| Total Obligated | \$0.00 | \$773,782.27 |
| Total Funds Drawdown | \$59,014.95 | \$773,782.27 |
| Program Funds Drawdown | \$59,014.95 | \$300,490.67 |
| Program Income Drawdown | \$0.00 | \$473,291.60 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$323,158.60 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

Project Delivery

Location Description:

9410 Lantern Point Direct Services/Project Delivery staff

Activity Progress Narrative:

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 160/0 |

| | This Report Period | Cumulative Actual Total / Expected |
|---------------------------|---------------------------|---|
| | Total | Total |
| # of Housing Units | 0 | 0/0 |



Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 | 0 |
| # Owner Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 | 0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee Activity Number: 2008-0061
Activity Title: Administration

Activity Category:

Administration

Project Number:

2008-0061

Projected Start Date:

04/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Project Administration

Projected End Date:

02/02/2012

Completed Activity Actual End Date:

Responsible Organization:

Harris county

Overall

| | Apr 1 thru Jun 30, 2012 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,489,802.00 |
| Total Budget | \$0.00 | \$1,489,802.00 |
| Total Obligated | \$0.00 | \$1,489,802.00 |
| Total Funds Drawdown | \$124,254.09 | \$1,172,804.88 |
| Program Funds Drawdown | \$102,477.68 | \$510,008.72 |
| Program Income Drawdown | \$21,776.41 | \$662,796.16 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$69,838.66 | \$1,197,928.52 |
| Harris county | \$69,838.66 | \$1,197,928.52 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

NSP program administration costs. Harris County will provide project selection and oversight on all activities funded through the NSP.

Location Description:

none

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

