

**Grantee: Harris County, TX**

**Grant: B-11-UN-48-0401**

**January 1, 2019 thru March 31, 2019 Performance Report**

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**Grant Number:**

B-11-UN-48-0401

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

Harris County, TX

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$1,925,917.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$1,925,917.00

**Estimated PI/RL Funds:**

\$1,388,151.11

**Total Budget:**

\$3,314,068.11

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Harris County is unique in its experience with the foreclosure crisis, as comparatively low costs for housing have resulted in less of a housing bubble. Due to Harris County's large size, foreclosures are present across the service area rather than concentrated in a particular area. In some cases, new construction continues in subdivisions with a high number of foreclosed properties. Harris County used the NSP3 GIS mapping tool to identify the NSP need score for each census tract in the service area. Harris County further analyzed the housing make up for each census tract with an NSP need score of 16 or higher. This analysis determined the number of rental, multi-family and single family housing in each census tract with a high needs score. The County also recognizes the need to develop affordable rental housing for very low income residents. Harris County will satisfy the 25% requirement by funding the redevelopment of a foreclosed and vacant lot into affordable rental housing. Because this development is located in an area with a need score of 17, based on the HUD provided mapping tool, the County will use NSP 3 funds to provide affordable rental housing for residents at or below 50 percent of area median income. As of August 30, 2012, HUD approve amendments to the Action Plan to allow funding from 2011-0059 (Multifamily Acquisition and Redevelopment) in the amount of \$481,479.25 to be reallocated to 2011-0058 (Single Family Acquisition, Rehab and Disposition) to benefit 50% and below AMI. The amendment also included the addition of the entire Census Tract 482012407, and the addition of three others; 482015504, 482012323, 482012324. Amendment to Create an NSP III Revolving Loan Fund (June 15, 2015) In an effort to bring the NSP 3 to a close and assist grantees to draw down any remaining funds from the original line of credit, HUD suggests establishing a Revolving Loan Fund (RLF) account to deposit the proceeds from the sale of properties. Otherwise the proceeds from NSP 3 properties are considered program income thereby hindering a grantees ability to draw down funds and close the line of credit and program. For establishing a RLF account in NSP 3 the "NSP Policy Alert Guidance on Revolving Funds Under NSP" dated August 20, 2012, and amendment process per the "NSP Policy Alert Guidance on Amendment Procedures" dated April 3, 2014 were followed. A public notice was posted in the Houston Chronicle newspaper on May 23, 2015, as evidenced by an affidavit from the Houston Chronicle confirming the posting dated May 23, 2015. The public notice was also posted on the Harris County Community Services Department Website on May 23, 2015. No public comment was received. The existing Single Family Acquisitions, Rehab and Disposition Project# C2011-0058 is being converted to a RLF in DRGR. Guidance for converting existing projects into RLF projects is provided in the attached "DRGR Fact Sheet: Setting up Revolving Loan Funds and Program Income Accounts". Grantees are able to designate an existing project as an RLF. Excerpt from the May 23, 2015 Public Notice regarding NSP 3: NSP I and NSP III Funding: On April 13, 2009, HUD accepted Harris County's Amendment to the 2008-2012 Consolidated Plan's 2008 Annual Action Plan (Amendment) detailing the plan for Harris County's Neighborhood Stabilization Program I (Countywide) and on March 22, 2011, HUD accepted Harris County's Amendment to the 2010 Annual Action Plan (Amendment) detailing the plan for Harris County's Neighborhood Stabilization Program III (Countywide) 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. Since the submission, Harris County recognized changes that could be made to the Amendment that would better facilitate t

### How Fund Use Addresses Market Conditions:

Harris County used the HUD NSP3 mapping tool to identify areas of greatest need. Harris County also used area foreclosure data available through the Houston Association of Realtors website (www.har.com) to include the most up to date information on listed foreclosures. The HAR website foreclosure search tool identifies current foreclosures in the Houston Metro and Harris County service areas. The County used the HAR data to support the findings of the HUD NSP3 mapping tool.

The Houston Association of Realtors foreclosure data tool identified current foreclosed properties in the selected census tracts. Three subdivisions were identified as having a high percentage of foreclosure activity resulting from new home builders



providing high cost or predatory loans. The HUD NSP3 GIS mapping tool derived an NSP need score of 17 for the three selected subdivisions. Harris County selected these three neighborhoods based on the needs score and the expectation that targeting these areas will have the greatest impact. The selected subdivisions offer a range of prices that will allow for affordability for LMMI beneficiaries. Acquiring, rehabbing and reselling homes in the selected subdivisions will increase the efforts of stabilizing the neighborhoods in a concentrated area, while also extending homeownership opportunities. Harris County has purchased, rehabilitated and sold homes to homebuyers in these subdivisions as part of the original Neighborhood Stabilization Program (NSP1).

**Ensuring Continued Affordability:**

Harris County uses the HOME affordability standards to ensure affordability for a minimum of five years for all Harris County residents receiving assistance with homeownership through the Neighborhood Stabilization Program. Currently, the minimum affordability periods are five years for homeowners receiving less than \$15,000 in assistance, 10 years for homeowners receiving \$15,000 - \$40,000 in assistance and 15 years for homeowners receiving more than \$40,000 in assistance. Assistance includes the a reduction in sales price from Harris County's acquisition price and Harris County's contribution for eligible closing costs.

**Definition of Blighted Structure:**

A building that has been maintained in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard.

**Definition of Affordable Rents:**

Harris County's Affordable Housing Policy uses the most current HOME Investment Partnerships (HOME) Program rent schedule to ensure affordable rents. The HCCSD Director shall reserve the right to adjust rent schedules on a project-by-project basis to best serve the low-income residents of Harris County and/or ensure project feasibility.

**Housing Rehabilitation/New Construction Standards:**

Harris County will use its Minimum Acceptable Standards for Residential Acquisition, Construction and Rehabilitation to guide rehabilitation. This document establishes minimum standards for single-family and multiple-family housing that receives federal assistance. The requirements establish a minimum standard for the health and safety of a home's occupants. To ensure increased energy efficiency in the single family homes funded using NSP3, Harris County proposes to acquire only homes constructed within the last twelve years. Multifamily structures funded through NSP3 will be required to meet or exceed Energy Star Certification. The complete Minimum Acceptable Standards document can be found at [http://www.csd.hctx.net/PS\\_HomeRepairProgram.aspx](http://www.csd.hctx.net/PS_HomeRepairProgram.aspx)

**Vicinity Hiring:**

To comply with vicinity hiring, Harris County will require subrecipients to advertise for bids for subcontracts and lower tier subcontracts in proximity of the identified NSP3 service area. Subrecipients will advertise in the local area newspapers & periodicals for a period of no less than thirty (30) days. Subrecipients, to the greatest extent feasible, will award contract opportunities to lower income residents of the project area and contracts for work in connection with the project to businesses which are located in, or owned in substantial part, by persons residing in the project area.

**Procedures for Preferences for Affordable Rental Dev.:**

To focus on affordable rental development, Harris County will use NSP3 funds as leverage to assist in the development of an (88 unit) affordable multi-family project, currently under development with the use of NSP1 funding.

**Grantee Contact Information:**

David B. Turkel, Director  
 Harris County Community Services Department, 8410 Lantern Point Dr. Houston, TX 77054  
 (713) 578-2000  
 david.turkel@csd.hctx.net

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,314,068.11
<b>Total Budget</b>	\$0.00	\$3,314,068.11
<b>Total Obligated</b>	\$0.00	\$3,314,068.11
<b>Total Funds Drawdown</b>	\$0.00	\$3,314,068.11
<b>Program Funds Drawdown</b>	\$0.00	\$1,925,917.00



<b>Program Income Drawdown</b>	\$0.00	\$1,388,151.11
<b>Program Income Received</b>	\$0.00	\$1,388,151.11
<b>Total Funds Expended</b>	\$0.00	\$3,257,971.12
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$288,887.55	\$0.00
<b>Limit on Admin/Planning</b>	\$192,591.70	\$306,249.65
<b>Limit on Admin</b>	\$0.00	\$306,249.65
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$828,517.03	\$0.00

## Overall Progress Narrative:

Overall progress includes the acquisition of 24 single-family, vacant, foreclosed homes, and 22 homes sold to eligible NSP homebuyers.

During the reporting period of April 1, 2011 to June 30, 2011, acquisitions and rehab of single-family housing for the NSP3 service area is in progress.

There are no sales to report during the reporting period April 1, 2011 to June 30, 2011.

There are no expenditures to report for the period of April 1, 2011 to June 30, 2011.

Properties acquired during the reporting period of July 1, 2011 to September 30, 2011: 1515 Oxberg Trail (\$90,500).

There are no sales to report during the reporting period of July 1, 2011 to September 30, 2011.

Total expenditures for the reporting period of July 1, 2011 to September 30, 2011: \$87,307.15.

Properties acquired during the reporting period of October 1, 2011 to December 31, 2011: 16035 Imperial Forest (\$84,250) and 16323 Royal Stone (\$70,000).

There are no sales to report during the reporting period of October 1, 2011 to December 31, 2011.

Total expenditures for the reporting period of October 1, 2011 to December 31, 2011: \$144,029.95.

There are no acquisitions to report for the reporting period of January 1, 2012 to March 30, 2012.

One sale is pending during the reporting period of January 1, 2012 to March 30, 2012: 16323 Royal Stone Ln.

Total expenditures for the reporting period of January 1, 2012 to March 30, 2012: \$12,114.58.

Properties acquired during the reporting period of April 1, 2012 to June 30, 2012: 19530 Remington Martin (\$87,200).

Property acquisition that was not feasible during the reporting period of April 1, 2012 to June 30, 2012: 19523 Remington Martin (\$845).

The pending sale of 16323 Royal Stone Ln. reported during the reporting period of January 1, 2012 to March 31, 2012 did not materialize in the reporting period of April 1, 2012 to June 30, 2012.

There are no sales to report during the reporting period April 1, 2012 to June 30, 2012.  
Total expenditures for the reporting period of April 1, 2012 to June 30, 2012: \$400,924.08.

Properties acquired during the reporting period of July 1, 2012 to September 30, 2012: 1518 Rising Springs (\$70,000) and 18923 Siril (\$79,000).

There are no sales to report during the reporting period of July 1, 2012 to September 30, 2012.  
Total expenditures for the reporting period of July 1, 2012 to September 30, 2012: \$97,351.11.

Properties acquired during the reporting period of October 1, 2012 to December 31, 2012: 15714 Downheath (\$74,500), 1710 Edena (\$132,364), and 12610 Laurel Meadow Way (\$149,400)

There are no sales to report during the reporting period of October 1, 2012 to December 31, 2012.  
One property acquisition was not feasible during the reporting period of October 1, 2012 to December 31, 2012: 1123 Mossy Branch (\$845).

Properties acquired during the reporting period of October 1, 2012 to December 31, 2012: 9915 Myrtle Field (\$106,900), 343 Brushy Glen (\$123,850).

Property sold during the reporting period of January 1, 2013 to March 31, 2013: 16035 Imperial Forest.  
Total expenditures for the reporting period of January 1, 2013 to March 31, 2013: \$405,660.44.

Properties acquired during the reporting period oril 1, 2013 to June 30, 2013: 12330 Scarlet River Dr. (\$128,800).  
Properties sold during the reporting period of April 1, 2013 to June 30, 2013: 19530 Remington Martin Dr. and 18923 Siril Dr.

Total expenditures for the reporting period of April 1, 2013 to June 30, 2013: \$155,634.78

Properties acquired during the reporting period of July 1, 2013 to September 30, 2013: 12907 Pinehall Ln. (\$119,900), 1427 Pennyroyal Ct. (\$79,900) and 19507 Remington Park Ct. (\$82,700).

Property sold during the reporting period of July 1, 2013 to September 30, 2013: 1515 Oxberg.  
Total expenditures for the reporting period of July 1, 2013 to September 30, 2013: \$216,873.49.

There are no acquisitions to report during the reporting period of October 1, 2013 to December 31, 2013.  
Properties sold during the reporting period of October 1, 2013 to December 31, 2013: 343 Brushy Glen Dr.  
One property acquisition was not feasible during the reporting period of October 1, 2013 to December 31, 2013: 922 Lancaster Lake Dr. (\$845).

Total expenditures for the reporting period of October 1, 2013 to December 31, 2013: \$179,394.62

Properties acquired during the reporting period of January 1, 2014 to March 31, 2014: 1515 Hallcroft Ln. (\$82,000), 1715 Fallow Ln. (\$95,500), 2218 Mountain Ranch Dr. (\$106,300), and 15119 Mountain Heights Dr. (\$127,000).

Properties sold during the reporting period of January 1, 2014 to March 31, 2014: 1518 Rising Springs Ln.  
Total expenditures for the reporting period of January 1, 2014 to March 31, 2014: \$391,801.73

Properties acquired during the reporting period of April 1, 2014 to June 30, 2014: 723 Boulder Bluff (\$133,750).

Properties sold during the reporting period of April 1, 2014 to June 30, 2014: 12330 Scarlet River.

Total expenditures for the reporting period of April 1, 2014 to June 30, 2014: \$139,427.57.

The sell of 1515 Oxberg occured during the reporting period of January 1, 2014 to March 31, 2014.

There are no acquisitions to report during the reporting period of July 1, 2014 to September 30, 2014.

Properties sold during the reporting period of July 1, 2014 to September 30, 2014: 9915 Myrtle Field., and 12907 Pinehall Lane.

Total expenditures for the reporting period of July 1, 2014 to September 30, 2014: \$103,672.96.

There are no acquisitions to report during the reporting period of October 1, 2014 to December 30, 2014.



Properties sold during the reporting period of October 1, 2014 to December 30, 2014: 1427 Pennyroyal Ct. and 12610 Laurel Meadow Way.

Total expenditures for the reporting period of October 1, 2014 to December 30, 2014: \$83,641.14.

There are no acquisitions to report during the reporting period of January 1, 2015 to March 31, 2015.

Properties sold during the reporting period of January 1, 2015 to March 31, 2015: 1715 Fallow Ln. and 2218 Mountain Ranch Dr.

Total expenditures for the reporting period of January 1, 2015 to March 31, 2015: \$36,332.83

To date, the properties were sold to 11 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of April 1, 2015 to June 30, 2015

Properties sold during the reporting period of April 1, 2015 to June 30, 2015 723 Boulder Bluff, 15119 Mountain Heights Dr., 16323 Royal Stone Ln, and 19507 Remington Park Dr.

Total expenditures for the reporting period of April 1, 2015 to June 30, 2015 \$50,047.56

To date, the properties were sold to 15 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of July 1, 2015 to September 30, 2015.

Properties sold during the reporting period of July 1, 2015 to September 30, 2015: 1515 Hallcroft Ln and 15714 Downheath Ln

Total expenditures for the reporting period of July 1, 2015 to September 30, 2015: \$36,233.94

To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

Properties acquired during the reporting period of October 1, 2015 to December 31, 2015: 823 Hillock Bluff Circle (\$119,590.00)

Properties sold during the reporting period of October 1, 2015 to December 31, 2015: None

Total expenditures for the reporting period of October 1, 2015 to December 31, 2015: \$31,483.88

To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

RLF Quarterly Expenses \$120,942.41

RLF Quarterly Revenues \$0.00

There are no acquisitions to report during the reporting period of January 1, 2016 to March 31, 2016

There are no sales to report during the reporting period of January 1, 2016 to March 31, 2016

Total expenditures for the reporting period of January 1, 2016 to March 31, 2016 \$277,050.59

To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

RLF Quarterly Expenses \$120,942.41

RLF Quarterly Revenues \$0.00

Harris County Community Service Department

RLF 3 Report

Through June 30, 2016

RLF 3 There were no RLF 3 expenditures during this reporting period. Revenues were derived from the sale of three (3) NSP 3 housing units that had been rehabilitated in prior periods utilizing NSP 3 program funds. The details of the Income stream are presented below:

Revenues

Program Income:

Sell of Housing Units:

19507 Remington Park Dr. \$ 75,409.63



1515 Hallcroft Lane \$ 76,453.16  
15714 Downheath Lane \$ 57,793.71  
Interest Income \$ 585.70  
Total RLF 3 PI \$ 210,242.20

Expenses: ---  
Revenues Net of Expenses: \$ 210,242.20

Properties acquired during the reporting period April 1, 2016 to June 30, 2016: 1010 Thicket Hill Ct.(\$118,100.00) and 12838 Windy Summer Lane (\$119,595.00)  
There are no sales to report during the reporting period of April 1, 2016 to June 30, 2016  
Total expenditures for the reporting period of April 1, 2016 to June 30, 2016 \$329,092.67  
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81 ad boe AMI).  
RLF Quarterly Expenses \$120,942.41  
RLF Quarterly Revenues \$0.00  
2 acquisitions were missed in previous reporting on the cumulative total. The current cumulative total is 22

There are no acquisitions to report during the reporting period of July 1, 2016 to September 30, 2016  
There are no sales to report during the reporting period of July 1, 2016 to September 30, 2016  
Total expenditures for the reporting period of July 1, 2016 to September 30, 2016 \$35,901.92  
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of October 1, 2016 to December 31, 2016  
Properties sold during the reporting period of October 1, 2016 to December 30, 2016: 823 Hillock Bluff Circle  
Total expenditures for the reporting period of October 1, 2016 to December 30, 2016: \$76,283.44  
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 3 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of January 1, 2017 to March 31, 2017  
There are no sales to report during the reporting period of January 1, 2017 to March 31, 2017  
Total expenditures for the reporting period of January 1, 2017 to March 31, 2017 \$28,876.66  
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 3 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of April 1, 2017 to June 30, 2017  
Property sold during the reporting period of April 1, 2017 to June 30 , 2017: 1010 Thicket Hill Ct.  
Total expenditures for the reporting period of April 1, 2017 to June 30, 2017 \$37,915.59  
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

Property acquired during the reporting period July 1, 2017 to September 30, 2017: 14007 Crestbourne Ct. (\$127,325)  
Properties sold during the reporting period of July 1, 2017 to September 30, 2017: None  
Total expenditures for the reporting period of July 1, 2017 to September 30, 2017 \$15,134.25  
Total RLF Quarterly Expenses for the period of July 1, 2017 to September 30, 2017 \$147,381.25  
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).





There are no acquisitions to report during the reporting period of October 1, 2017 to December 31, 2017.  
 Properties sold during the reporting period of October 1, 2017 to December 31, 2017: None  
 Total expenditures for the reporting period of October 1, 2017 to December 31, 2017 \$9,899.77  
 Total RLF Quarterly Expenses for the period of October 1, 2017 to December 31, 2017 \$27,142.46  
 To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of January 1, 2018 to March 31, 2018  
 Properties sold during the reporting period of January 1, 2018 to March 31, 2018: None  
 Total expenditures for the reporting period of January 1, 2018 to March 31, 2018 \$1,443.69  
 Total RLF Quarterly Expenses for the period of January 1, 2018 to March 31, 2018 \$38,114.80  
 To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of April 1, 2018 to June 30, 2018  
 Property sold during the reporting period of April 1, 2018 to June 30, 2018: 12838 Windy Summer Lane  
 Total expenditures for the reporting period of April 1, 2018 to June 30, 2018 \$25,951.25  
 Total RLF Quarterly Expenses for the period of April 1, 2018 to June 30, 2018 \$18,952.53  
 To date, the properties were sold to 18 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of July 1, 2018 to September 30, 2018  
 Property sold during the reporting period of July 1, 2018 to September 30, 2018: None  
 Total expenditures for the reporting period of July 1, 2018 to September 30, 2018: \$0  
 Total RLF Quarterly Expenses for the period of July 1, 2018 to September 30, 2018 \$28,524.09  
 To date, the properties were sold to 18 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

There are no acquisitions to report during the reporting period of October 1, 2018 to December 31, 2018  
 Property sold during the reporting period of October 1, 2018 to December 31, 2018: None  
 Total expenditures for the reporting period of October 1, 2018 to December 31, 2018: \$0  
 Total RLF Quarterly Expenses for the period of October 1, 2018 to December 31, 2018: \$31,283.64  
 To date, the properties were sold to 18 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

Property acquired during the reporting period of January 1, 2019 to March 31, 2019: 919 Redcrest Springs Ct.  
 \$136,500.00  
 Property sold during the reporting period of January 1, 2019 to March 31, 2019: None  
 Total expenditures for the reporting period of January 1, 2019 to March 31, 2019:\$0  
 Total RLF Quarterly Expenses for the period of January 1, 2019 to March 31, 2019 \$161,297.79  
 To date, the properties were sold to 18 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

The properties should reflect a performance measure of 1/1 (Cumulative actual total/expected total).

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
C2011-0058, Single Family Acquisition, Rehab and	\$0.00	\$2,774,006.30	\$1,698,114.71





C2011-0058-9999, Project Delivery	\$0.00	\$233,812.16	\$38,573.41
C2011-0059, Multifamily Acquisition and Redevelopment	\$0.00	\$0.00	\$0.00
C2011-0060, NSP3 Administration	\$0.00	\$306,249.65	\$189,228.88



## Activities

**Project # / Title:** C2011-0058 / Single Family Acquisition, Rehab and

**Grantee Activity Number:** C2011-0058

**Activity Title:** Single Family Acquisition, Rehab and Disposition

**Activity Category:**

Acquisition - general

**Project Number:**

C2011-0058

**Projected Start Date:**

04/01/2011

**Benefit Type:**

**Activity Status:**

Under Way

**Project Title:**

Single Family Acquisition, Rehab and Disposition

**Projected End Date:**

03/31/2020

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Harris County2

Overall	Jan 1 thru Mar 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,774,006.30
<b>Total Budget</b>	\$0.00	\$2,774,006.30
<b>Total Obligated</b>	\$0.00	\$2,774,006.30
<b>Total Funds Drawdown</b>	\$0.00	\$2,774,006.30
<b>Program Funds Drawdown</b>	\$0.00	\$1,698,114.71
<b>Program Income Drawdown</b>	\$0.00	\$1,075,891.59
<b>Program Income Received</b>	\$0.00	\$1,388,151.11
<b>Total Funds Expended</b>	\$0.00	\$2,917,554.77
Harris County2	\$0.00	\$2,917,554.77
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Single Family Housing and Rehabilitation program under NSP3 will stabilize housing in a concentrated area of Harris County, while extending homeownership opportunities to LMMI beneficiaries. Harris County proposes to acquire foreclosed properties and hire contractor to perform rehabilitation. All potential homebuyers must qualify for fixed rate mortgage loan and be income eligible as determined by "Part 5 income definition" found in 24 CFR 5.609. Affordability period will be determined by the amount of assistance provided and as outlined in this Amendment to the Action Plan. Harris County will ensure affordability by placing a lien on the property in the form of a forgivable loan.

As of August 30, 2012, HUD approve amendments to the Action Plan to allow funding from 2011-0059 (Multifamily Acquisition and Redevelopment) in the amount of \$481,479.25 to be reallocated to 2011-0058 (Single Family Acquisition, Rehab and Disposition) to benefit 50% and below AMI.

1) Increased estimated PI/RL Funds from \$700,555.42 to \$1,388,151.11 as a result of additional program income. A change of \$687,595.69.



- 2) Increased Project #C2011-0058 (Single Family Acquisition, Rehab and Disposition Program) from \$2,433,448.43 to \$2,774,006.30 as a result of additional program income. A change of \$340,557.87.
- 3) Increased Project #C2011-0058-9999 (Project Delivery) from \$432.29 to \$208,655.00 as a result of additional program income. A change of \$208,223.00.
- 4) Increased Project #2011-0060 (NSP3 Administration) from \$192,591.70 to \$331,406.81 as a result of additional program income. A change of \$138,406.81.

### Location Description:

North Central Harris County, between I-45 on the West and the Hardy Toll Road to the East and Rankin Road to the south in the Remington Ranch, Imperial Trace and Meadowview Farms subdivisions. Census Tract include 482012407, 4820, 15504, 482012323, and 482012324. The amendment to the Action Plan approved August 30, 2012 included the addition of the entire Census Tract 482012407, and the addition of three others; 482015504, 482012323, 482012324.

### Activity Progress Narrative:

Property acquired during the reporting period of January 1, 2019 to March 31, 2019: 919 Redcrest Springs Ct. \$136,500.00  
 Property sold during the reporting period of January 1, 2019 to March 31, 2019: None  
 Total expenditures for the reporting period of January 1, 2019 to March 31, 2019:\$0  
 Total RLF Quarterly Expenses for the period of January 1, 2019 to March 31, 2019 \$161,297.79  
 To date, the properties were sold to 18 LOW income homebuyers (80% and below AMI) and 4 MODERATE income homebuyer (81% and above AMI).

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	23/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/10
# of Singlefamily Units	0	21/10

### 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	



**Project # / Title: C2011-0058-9999 / Project Delivery**

**Grantee Activity Number: C2011-0058-9999**

**Activity Title: Project Delivery**

**Activity Category:**

Acquisition - general

**Project Number:**

C2011-0058-9999

**Projected Start Date:**

04/01/2011

**Benefit Type:**

**Activity Status:**

Under Way

**Project Title:**

Project Delivery

**Projected End Date:**

03/31/2020

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Harris County2

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$233,812.16
<b>Total Budget</b>	\$0.00	\$233,812.16
<b>Total Obligated</b>	\$0.00	\$233,812.16
<b>Total Funds Drawdown</b>	\$0.00	\$233,812.16
<b>Program Funds Drawdown</b>	\$0.00	\$38,573.41
<b>Program Income Drawdown</b>	\$0.00	\$195,238.75
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$90,242.84
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Project Delivery

**Location Description:**

NSP 3 Service Area

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/10



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

## 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	

## Project # / Title: C2011-0059 / Multifamily Acquisition and Redevelopment

<b>Grantee Activity Number:</b>	<b>C2011-0059</b>
<b>Activity Title:</b>	<b>Multifamily Acquisition and Redevelopment</b>

### Activity Category:

Acquisition - general

### Project Number:

C2011-0059

### Projected Start Date:

04/01/2011

### Benefit Type:

### Activity Status:

Cancelled

### Project Title:

Multifamily Acquisition and Redevelopment

### Projected End Date:

03/31/2013

### Completed Activity Actual End Date:

### National Objective:

NSP Only - LH - 25% Set-Aside

### Responsible Organization:

Harris County2

## Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00



<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Harris County2	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

The multifamily housing program under NSP 3 will stabilize housing in Harris County through the redevelopment of a foreclosed upon and vacant property into affordable, multi-family housing. This project will directly benefit low-income residents of Harris County by expanding the stock of affordable rental housing. Benefits to renters will continue as long as a resident is income eligible. The requirements of 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. Benefits to renters will comply with NSP Rent Schedule and will not to exceed 30% of renter income. Harris County will advertise heavily in the areas where the project will take place to encourage hiring and contracting with small businesses from the vicinity. In the census tract where the proposed project is located, Harris County compared the concentration of single family units to rental units. Based on this analysis, redevelopment of the abandoned property to establish affordable rental housing was given preference. As of August 30, 2012, HUD approve amendments to the Action Plan to allow funding from 2011-0059 (Multifamily Acquisition and Redevelopment) in the amount of \$481,479.25 to be reallocated to 2011-0058 (Single Family Acquisition, Rehab and Disposition) to benefit 50% and below AMI. The amendment also included the addition of the entire Census Tract 482012407, and the addition of three others; 482015504, 482012323, 482012324.

### Location Description:

The property is located in the Census Tract 482015504.001 in Northwest Harris County near the intersection of FM 1960 and Kuykendahl.

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	-88	0/88
<b># of Multifamily Units</b>	-88	0/88

### 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

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