

**Grantee: Harris County, TX**

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

**October 1, 2011 thru December 31, 2011 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:**

03/16/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$1,925,917.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$1,925,917.00

## 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.

### 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](http://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	\$1,925,917.00
<b>Total Budget</b>	\$0.00	\$1,925,917.00
<b>Total Obligated</b>	(\$78,954.71)	\$493,023.29
<b>Total Funds Drawdown</b>	\$221,605.96	\$222,725.96
<b>Program Funds Drawdown</b>	\$221,605.96	\$222,725.96
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$144,029.95	\$231,337.10
<b>Match Contributed</b>	\$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	\$288,887.55	\$0.00
Limit on Admin/Planning	\$192,591.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$192,591.70	\$192,591.70

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$481,479.25	\$481,479.25

## Overall Progress Narrative:

Overall progress includes the acquisition of 3 single-family, vacant, foreclosed homes. Properties acquired during the reporting period of July 1, 2011 to September 30, 2011: 1515 Oxberg Trail (\$90,500). 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). Total expenditures for for the reporting period of October 1, 2011 to December 31, 2011: \$144,029.95

## 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 Disposition	\$221,293.67	\$962,959.05	\$222,293.67
C2011-0058-9999, Project Delivery	\$312.29	\$288,887.00	\$432.29
C2011-0059, Multifamily Acquisition and Redevelopment	\$0.00	\$481,479.25	\$0.00
C2011-0060, NSP3 Administration	\$0.00	\$192,591.70	\$0.00



## Activities

<b>Grantee Activity Number:</b>	<b>C2011-0058</b>
<b>Activity Title:</b>	<b>Single Family Acquisition, Rehab and Disposition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

C2011-0058

**Projected Start Date:**

04/01/2011

**Benefit Type:**

**Activity Status:**

Planned

**Project Title:**

Single Family Acquisition, Rehab and Disposition Program

**Projected End Date:**

03/31/2014

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Harris County

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$962,959.05
<b>Total Budget</b>	\$0.00	\$962,959.05
<b>Total Obligated</b>	\$209,500.00	\$300,000.00
<b>Total Funds Drawdown</b>	\$221,293.67	\$222,293.67
<b>Program Funds Drawdown</b>	\$221,293.67	\$222,293.67
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$143,885.76	\$226,659.77
Harris County	\$143,885.76	\$226,659.77
<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.

**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 482012407.001

**Activity Progress Narrative:**

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).

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

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**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:**

03/31/2014

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Harris County

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$288,887.00
<b>Total Budget</b>	\$0.00	\$288,887.00
<b>Total Obligated</b>	(\$288,454.71)	\$432.29
<b>Total Funds Drawdown</b>	\$312.29	\$432.29
<b>Program Funds Drawdown</b>	\$312.29	\$432.29
<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	\$2,734.91
Harris County	\$0.00	\$2,734.91
<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

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

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**Grantee Activity Number:** C2011-0060

**Activity Title:** NSP3 Administration

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

C2011-0060

**Project Title:**

NSP3 Administration

**Projected Start Date:**

04/01/2011

**Projected End Date:**

03/31/2014

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Harris County

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$192,591.70
<b>Total Budget</b>	\$0.00	\$192,591.70
<b>Total Obligated</b>	\$0.00	\$192,591.00
<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>	\$144.19	\$1,942.42
Harris County	\$144.19	\$1,942.42
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Program administration costs related to project selection and oversight on all activities funded through the NSP3.

**Location Description:**

n/a

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Texas	-	Not Validated / N

## 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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