Harris County Fair Housing Narrative Statement

Introduction

The purpose of this statement is to establish a system to track performance activities related to strategies to address impediments to Fair Housing and barriers to Affordable Housing Development discussed in the Harris County Community Services Department's Fair Housing Plan, which is a part of the PY2013-2017 Consolidated Plan. The Consolidated Plan lists six impediments to Fair Housing: 1) Need to combat overt discrimination and lack of Fair Housing Knowledge; 2) Lack of affordable housing development; 3) The need to reduce areas of concentration; 4) The need to improve lack of quality community amenities; 5) Presence of community opposition towards affordable housing (NIMBYism); and 6) Barriers created by credit and financial institutions. The following discusses accomplishments toward activities by the Harris County Community Services Department (HCCSD) to implement their strategies to address impediments to Fair Housing and barriers to Affordable Housing Development during a single program year and summarizes previous efforts. Included with this statement is a matrix reporting activities performed to address Fair Housing and housing barriers.

Affordable Housing in the Community

Though the Houston-The Woodlands-Sugar Land MSA ranks 16th out of the nation's 20 most populous metropolitan areas for housing costs in the third quarter of 2015 as reported by the Council for Community and Economic Research (C2ER), Harris County continues to experience a lack of affordable housing units for low-to-moderate income residents. The lack of affordable units is most evident in the rental market as the rate of homeownership continues to decline nationwide, 64.5 percent in 2014 according to the 2015 The State of the Nation's Housing Report released by the Joint Center for Housing Studies of Harvard University, and rents have continued to rise. The same report summarizes current trends, stating "The US housing recovery lost momentum in 2014 as homeownership rates continued to fall, single-family construction remained near historic lows, and existing home sales cooled. In contrast, the rental market remained a bright spot, fueled by strong growth in renter households. With rents rising and incomes well below pre-recession levels, though, the number of housing cost-burdened renters set another record, far surpassing public efforts to provide affordable housing." Local rental market data supplied by O'Connor and Associates supports these trends as average occupancy for the Houston market has remained above 90 percent since 2012 with the third quarter of 2015 reporting 90.71 percent occupancy. Average rents have also continued to rise to the current market high $887.10, an increase of 13.9% since the first quarter of 2012.

Persons with a Disability

According to the 2008-2012 American Community Survey (ACS) five-year survey, there are 368,014 persons residing in Harris County with at least one disability or 9.0 percent of the population. Many persons with disabilities need services to increase or maintain their quality of life. Services needed include counseling, housing placement, food and clothing distribution, transportation services, enrichment classes, exercise and recreation programs, job training and placement and independent living skills training.

Large Family Households

Large, related households of five or more persons face a number of housing challenges, most notably, finding an affordable residence large enough to accommodate all family members. In

Harris County, 34.5 percent of the population is considered to have a large family household. According to the 2009 CHAS data, this household type accounts for 18.4 percent of all low- and moderate-income households in the CSD service area. Large related households earning less than 30 percent of the Median Family Income (MFI) face major housing affordability deficits, and based on estimated housing cost deficits, low- to moderate-income, large households are identified as having a high housing cost burden.

Female Head of Household

Female head households accounted for 15.3 percent of households in Harris County. In addition, 35.0 percent or 1 out of every 3 female-headed households with children in Harris County were living below the poverty line. Living below the poverty line may be attributed to lower earnings for female head of household families, declining value and availability of public assistance, and the lack of affordable housing.

Mortgages in the Houston-The Woodlands-Sugarland MSA

HCCSD staff monitors the disposition of conventional home purchase loans through the Home Mortgages Disclosure Act (HMDA). In 2014, the HMDA reported 74,470 conventional loan applications received in the Houston-The Woodlands-Sugarland MSA. Of these, 51,846 or 69.6% loan applications were originated. Of loans originated, 62.1% were for White non-Hispanics and 37.9% were for minority households.

Citizen Participation and LEP

Harris County has always considered citizen participation to be vital to the development of successful planning and community revitalization efforts for low- and moderate-income (LMI) communities. HCCSD has developed an extensive Citizen Participation Plan which can be found in the PY2013-2017 Consolidated Plan and the PY2016 Annual Action Plan, and highlights of the plan can be found in the PY2014 Consolidated Annual Performance and Evaluation Report (CAPER).

Limited English Proficiency (LEP)

During the Citizen Participation process, notice of community meetings and comment period were made to the Limited English Proficiency (LEP) population in Spanish. Notices were published in the Houston Chronicle and Spanish newspaper La Voz and posted to the HCCSD website. HCCSD also sent the public notices to over 500 interested parties via email blast which includes but not limited to individuals, 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. In addition, when public meetings are held, CSD has access to an English/Spanish interpreter and all announcements of public meetings state that translation services will be provided when advanced notice of need is received. Should an interpreter be needed, in person, or on the telephone, the person is referred to a bilingual employee. A translation service is also available to accommodate other languages.

Other Efforts

In addition to a broad based citizen participation effort, HCCSD annually conducts extensive public outreach efforts in the Request for Proposal (RFP) Process that is used to determine the projects to be funded with CDBG, HOME and ESG funds. This action further ensures that the RFP process is a fair, open, and competitive process in which participation by organizations

throughout the community is essential. The RFP process includes a number of opportunities for public interaction, including a proposal information workshop in which potential applicants are informed of the guidelines for the application and review process. The PY2016 Notice of Funding Availability was distributed to interested persons (maintained on a mailing list of physical and email addresses) on June 5, 2015 Public Notices for the PY2016 Request for Proposals (RFP) were issued on June 12th, 19th and 26th by the Harris County Purchasing Department and Applicant Conferences were held on June 23rd and 24th. Public Notices were also issued on October 25th (Spanish – La Voz) and October 26th (English – Houston Chronicle) to inform the public of the availability of the PY2016 AAP, the projects recommended for funding during the PY2016 period for public comment, and the Public Hearing being held on November 17, 2015, at HCCSD.

During the year, technical assistance is provided to sub-recipients, including instances where projects or programs are experiencing difficulties. When clients, sub-recipients, or HCCSD discovers problems such as program glitches and budget discrepancies, they are addressed and resolved in coordination with HCCSD staff. Additional questions are addressed from individuals and organizations wanting information, such as how to establish a non-profit organization or apply for federal grant funds. Technical Assistance for the PY2016 RFP was held with providers by appointment on June 29th to July 1, 2015, and also on July 6th and 7th.

As part of the HCCSD's funding process, public areas in construction projects are required to be accessible to persons with disabilities. HCCSD requires within its *Affordable Housing Standards* that all common areas and facilities, as well as mail areas and spaces, be designed for handicapped accessibility with particular attention given to the needs of the elderly and other special needs individuals. HCCSD also requires that all eligible housing developments funded by the department be Section 504 or 2010 Standards under Title II of the Americans with Disabilities Act (ADA) compliant. 2010 Standards under Title II of the ADA are acceptable except for certain specific provisions identified by HUD that do not meet Section 504 requirements. 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 design plan review, regular monitoring and compliance activities.

HCCSD also continued to support with local funds and maintain the Housing Community Resource Center (HCRC), which is a clearinghouse of housing related information and links in Harris County. The center's website has an interactive database of potential housing units, particularly for low- to moderate-income families. In PY2014, there were 7,969,872 visitors to the website. Many sought housing assistance and referrals. The center reaches out to all cultures and life situations including but not limited to the elderly, disabled, low-income families, and female-head of households. The resource center's staff also actively works with individuals, who believe they have been a victim of housing discrimination. The county also conducts Fair Housing Training for staff and collaborates with other local Fair Housing agencies, such as the Greater Houston Fair Housing Center and HAUL on Fair Housing issues and education.

On January 15, 2013, HCCSD submitted its new Fair Housing Plan and Analysis of Impediments along with its PY2013-2017 Consolidated Plan to HUD. During the year preceding submission (PY2012), the county conducted a series of meetings, focus groups, interviews and public hearings throughout the county seeking input from citizens, advocate groups, homeless and public service providers, CDC's, CHDO's and other interested groups

regarding housing issues and barriers to housing choice. Staff also solicited information about community resources and problems through a community survey and needs/data assessment. The findings from the consultation, survey and needs/data assessment assisted the county to develop the Fair Housing Plan and Analysis of Impediments and to develop goals for the Consolidated Plan.

PY2016 Projected Accomplishments

Harris County has conditionally awarded multiple projects in PY2016 which are projected to address barriers related to fair housing choice and the identified impediments to fair housing. HCCSD is funding its Downpayment Assistance Program (DAP) which will assist low-to-moderate income households by increasing housing choice and overcoming financial barriers to quality housing options. Other activities include HCCSD's Minor Home Repair, Health and Safety Home Repair, and Major Rehabilitation/Reconstruction Programs which will improve the quality of housing for eligible low-to-moderate income, senior and/or disabled households in our service area. Funding is also allocated to Harris County Public Health and Environmental Services (HCPHES) to abate lead-based paint in owner-occupied households and remove vacant/nuisance units to improve neighborhood conditions. The projected numbers of persons to be served by race/ethnicity for the stated housing activities are in the table below.

Projected Housing Accomplishments According to Race/Ethnicity

Housing by Race/Ethnicity		
Hispanic		13
Non-Hispanic		45
White	*17*	
Black	*25*	
Asian	*1*	
American Indian or Alaska Native	*1*	
Native Hawaiian or Other Pacific Islander	*0*	
Other	*0*	
Multi-race	*1*	
Total		58

Harris County will address additional impediments by funding transit activities that provide low-to-moderate income residents improved access to regional amenities, employment and essential services. Improvements to public infrastructure and construction of new public facilities, such as parks, in areas of low-to-moderate income will work to improve the lack of quality community amenities while also offering a greater choice of desirable neighborhoods to residents.

PY2015 Projected Accomplishments (In Progress)

Harris County awarded multiple projects in PY2015 which are projected to address barriers related to fair housing choice and the identified impediments to fair housing. HCCSD funded its Downpayment Assistance Program (DAP) which will assist low-to-moderate income households by increasing housing choice and overcoming financial barriers to quality housing options. Other activities include HCCSD's Minor Home Repair and Health and Safety Home Repair Programs which will improve the quality of housing for eligible senior and/or disabled households in our service area. Funding is also allocated to Harris County Public Health and Environmental Services (HCPHES) to abate lead-based paint in owner-occupied households and remove vacant/nuisance units to improve neighborhood conditions. The projected numbers of persons to be served by race/ethnicity for the stated housing activities are in the table below.

Projected Housing Accomplishments According to Race/Ethnicity

Housing by Race/Ethnicity		
Hispanic		25
Non-Hispanic		54
White	*13*	
Black	*37*	
Asian	*0*	
American Indian or Alaska Native	*1*	
Native Hawaiian or Other Pacific Islander	*0*	
Other	*2*	
Multi-race	*1*	
Total		79

Harris County is addressing additional impediments by funding transit activities that provide low-to-moderate income residents improved access to regional amenities, employment and essential services. Improvements to public infrastructure and construction of new public facilities in areas of low-to-moderate income are improving the identified lack of quality community amenities while also offering a greater choice of desirable neighborhoods to residents.

PY2014 Accomplishments

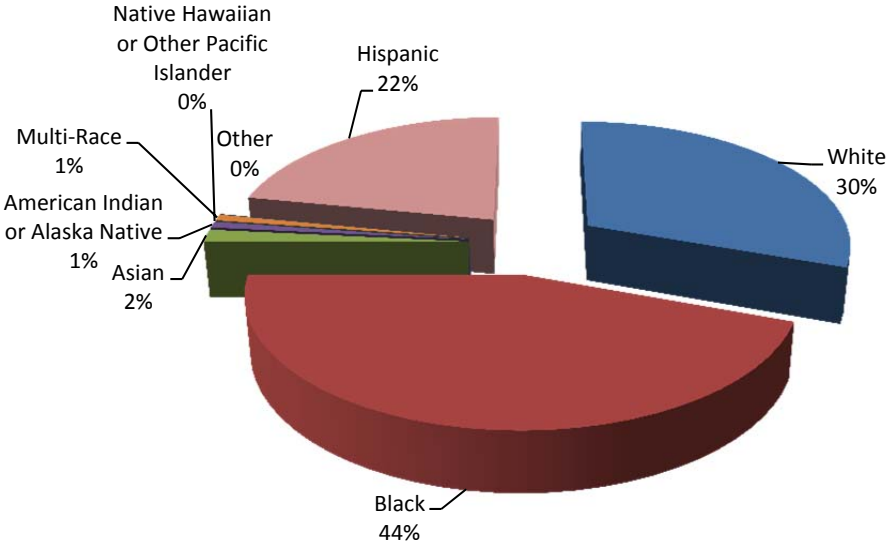
HCCSD's grant programs furthers fair housing through the allocation of dollars to support the construction of affordable housing units, by assisting low-income homebuyers with

downpayment costs, and through the rehabilitation of owner and renter-occupied low-income housing units. The support of such projects not only serves to encourage access to affordable housing, but also furthers fair housing by increasing housing options across the county's service area and improves low opportunity areas.

Affordable Housing

Furthering affordable housing encompasses one of the primary purposes of HUD and is therefore a major component in reporting and evaluating performance. This section summarizes Harris County's efforts to further affordable housing during PY2014. These achievements utilized CDBG and HOME funds to promote the availability of affordable housing and increase the amount of decent, safe housing stock. In PY2014, the county provided 128 households with new housing or housing repairs. The following tables and charts identify the number of persons by ethnicity.

Chart 1: PY2014 Affordable Housing Accomplishments: Persons Assisted According to Race/Ethnicity



According to Chart 1: Affordable Housing Accomplishments for Persons Assisted According to Race/Ethnicity, the PY2014 CAPER reports 30 percent of Whites, 44 percent of Blacks, 22 percent of Hispanics, 2 percent Asian and 1 percent of Multi-race and American Indian or Alaskan Native were provided with direct homeownership, new construction of housing, housing rehabilitation or lead-based paint abatement.

Table 1: PY 2014 Housing Accomplishments According to Income

Priority Need Category	Units
Owners : (81 households)	
Extremely Low (0-30% MFI)	17
Very Low (30-60% MFI)	22
Low (60-80% MFI)	42
Renters: (47) households)	
Extremely Low (0-30% MFI)	8
Very Low (30-60% MFI)	21
Low (60-80% MFI)	18
Total	**128**

Note: MFI: Median Family Income based on a family of four

According to Table 1: PY2014 Housing Accomplishments According to Income, of the 128 households that received housing assistance, eighty-one persons (81) were owners and forty-seven (47) persons were renters.

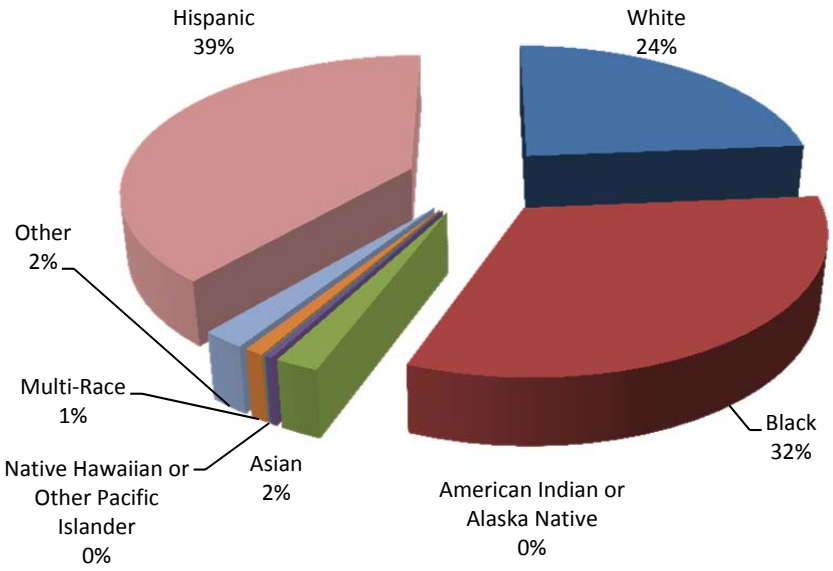
As part of the direct homeownership program funded by county HOME funds, the program educated homebuyers, lenders, real estate agents, and housing developers on Fair Housing issues. Through the policies of the program, the county sought to protect homebuyers from predatory lending practices. Homebuyers also received homebuyer counseling that included their rights under the law. Harris County also expended $1,168,633.44 in PY2014 CDBG funding for minor home repair and lead abatement to serve low-income homeowners predominately in low-income, minority concentrated neighborhoods.

Public Services

This section of the statement is dedicated to summarizing program accomplishments in non-housing community development areas of eligible activities: public service, public facilities, infrastructure, transportation, special needs groups, workforce development, and area benefit projects. CDBG public service projects primarily benefited low-income limited clientele and seek to improve the quality of life of individuals and families. Special needs programs primarily benefited those persons, who are elderly, disabled, are infected with HIV/AIDS, and/or have a substance abuse problem.

Referenced in Chart 2: Public Services Activities Persons Served by Race/Ethnicity, out of the 3,630 total persons served through public services activities, 39 percent were Hispanic, 32 percent were Black, 24 percent were White, 2 percent were Other Race, 2 percent were Asian, and 1 percent were Multi-Race.

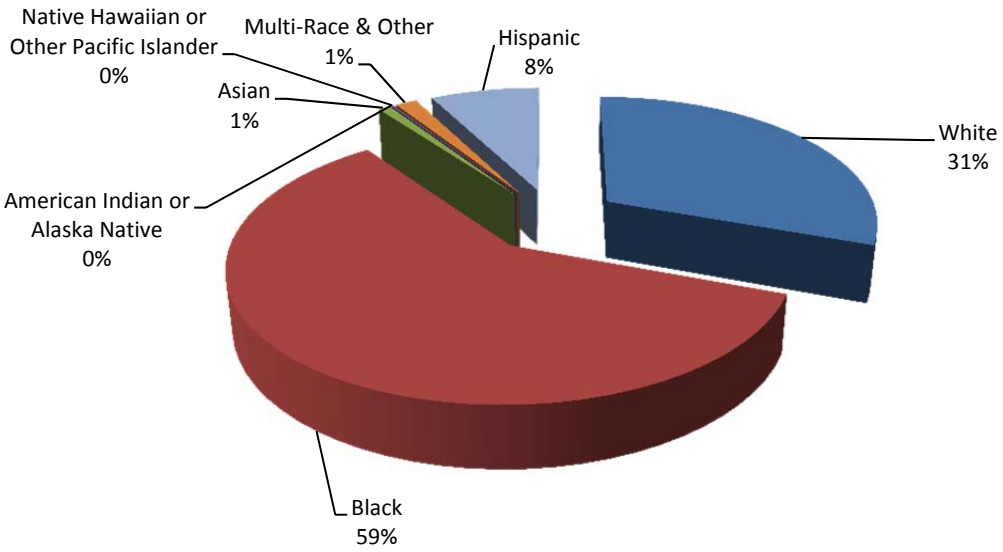
Chart 2: Public Services Activities Persons Served by Race/Ethnicity



Homelessness

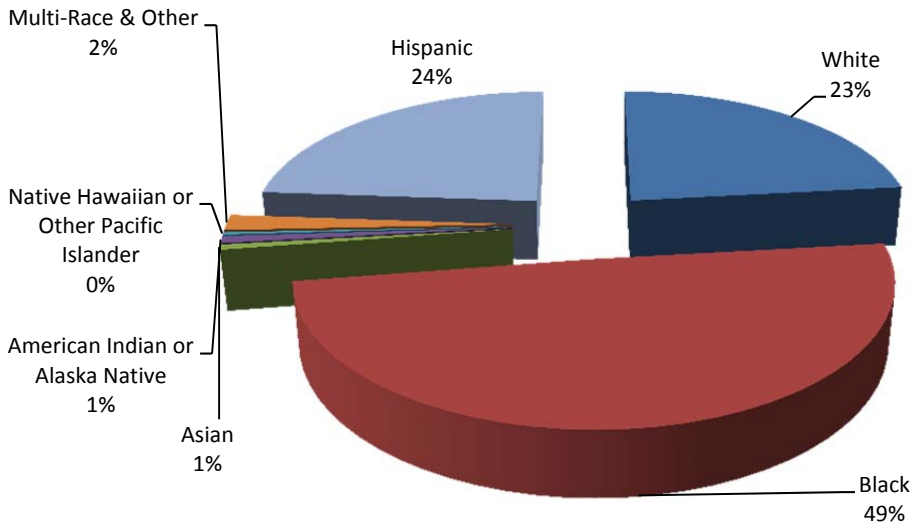
Under the Homeless category, the county expended CDBG and ESG funds and assisted 1,592 homeless persons with shelter and supportive services. Under the CDBG category, funds utilized in PY2014 served 610 homeless persons. As seen in Chart 3: Homeless Activities for Persons Served by Race and Ethnicity for persons that received homeless services, 59 percent were Black, 31 percent were White, 1 percent were Asian, 8 percent were Hispanic, and 1 percent were Multi-Race or Other Race.

Chart 3: CDBG Homeless Activities Persons Served by Race/Ethnicity



During PY2014, Harris County expended ESG dollars in assisting 985 homeless persons with shelter and supportive services. Of those homeless persons, 49 percent were Black, 23 percent White, 24 percent Hispanic, 1 percent was Asian, 1 percent American Indian or Alaska Native, and 2 percent were Multi-Race or Other Race respectively (see Chart 4).

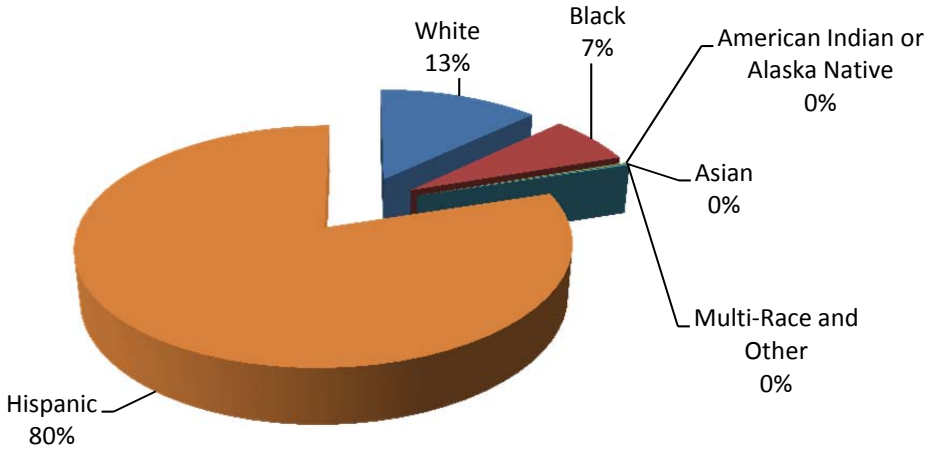
Chart 4: ESG Activities Persons Served by Race/Ethnicity



Public Facilities/Infrastructure

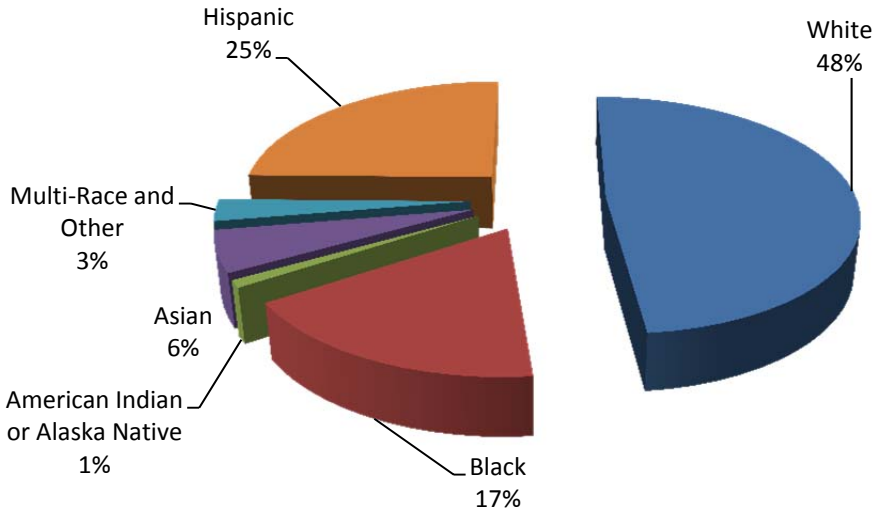
HCCSD sought to improve low- to moderate-income neighborhoods, particularly areas with high poverty and minority concentration that suffer inadequate infrastructure and facilities. This section of the statement is dedicated to summarizing program accomplishments. Projects included water and sewer improvements, street improvements, and installation of a new park in HCCSD target areas. These areas are established neighborhoods seeking to improve the conditions in their local community. In PY2014 there were a total of 44,214 persons served by public infrastructure projects and 70,201 persons were served by public facility projects.

Chart 5: CDBG Public Infrastructure Activities Persons Served by Race/Ethnicity



According to chart 5, CDBG Public Infrastructure activities served by race/ethnicity, 80 percent were Hispanic, 13 were percent White and 7 percent were Black respectively.

Chart 6: CDBG Public Facilities Activities Persons Served by Race/Ethnicity



According to chart 6, CDBG Public Facilities activities served by race/ethnicity, 48 percent were White, 25 percent were Hispanic, 17 percent were Black, 6 percent were Asian, 3 percent were Multi-Race and Other and 1 percent were American Indian or Alaska Native respectively.

Section 3 Activities

Section 3 of the Housing and Urban Development Act of 1968 contains provisions to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low- to very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns that provide economic opportunities to these populations. HCCSD participates in Section 3 and promotes and encourages contractors to hire Section 3 residents and Section 3 businesses through pre-bid and pre-construction meetings.

To fulfill the responsibility of the Section 3 Plan, Harris County has appointed a Section 3 Coordinator to provide implementation and compliance monitoring of all Section 3 activities for HUD funded projects. An Advisory Board has been assembled to provide assistance in the development of the Section 3 program. HCCSD has developed partnerships with local employment organizations serving low- to moderate-income populations, local housing authorities, and local non-profits that provide housing and or support services to low-income and homeless persons.

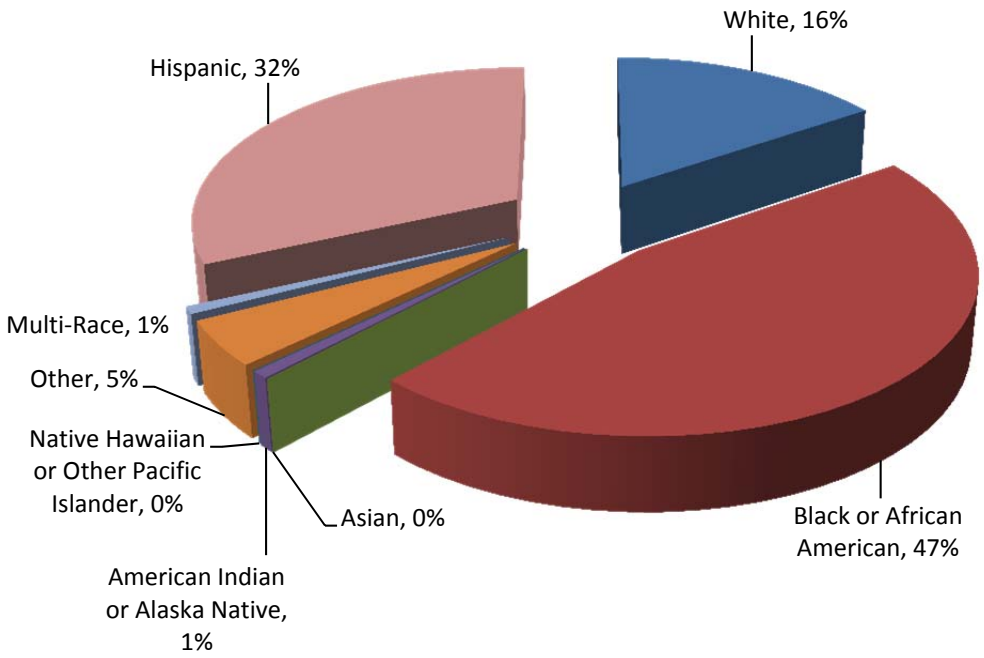
PY2013 Accomplishments

HCCSD's grant programs furthers fair housing through the allocation of dollars to support the construction of affordable housing units, by assisting low-income homebuyers with downpayment costs, and through the rehabilitation of owner and renter-occupied low-income housing units. The support of such projects not only serves to encourage access to affordable housing, but also furthers fair housing by increasing housing options across the county's service area and improves low opportunity areas.

Affordable Housing

Furthering affordable housing encompasses one of the primary purposes of HUD and is therefore a major component in reporting and evaluating performance. This section summarizes Harris County's efforts to further affordable housing during PY2013. These achievements utilized CDBG and HOME funds to promote the availability of affordable housing and increase the amount of decent, safe housing stock. In PY2013, the county provided 129 households with new housing or housing repairs. The following tables and charts identify the number of persons by ethnicity.

Chart 1: PY2013 Affordable Housing Accomplishments: Persons Assisted According to Race/Ethnicity



According to Chart 1: Affordable Housing Accomplishments for Persons Assisted According to Race/Ethnicity, the PY2013 CAPER reports, of the people who were provided with direct homeownership, new construction of housing, housing rehabilitation or lead-based paint abatement., 47 percent were Black, 16 percent were White, 32 percent were Hispanic, 5 percent were Other, 1 percent were American Indian or Alaska Native and 1 percent were Multi-race.

Table 1: PY 2013 Housing Accomplishments According to Income

Priority Need Category	Units
Owners : (129 households)	
Extremely Low (0-30% MFI)	33
Very Low (31-50% MFI)	30
Low (51-80% MFI)	66
Renters: (0) households)	
Extremely Low (0-30% MFI)	0
Very Low (31-50% MFI)	0
Low (51-80% MFI)	0
Total	**129**

Note: MFI: Median Family Income based on a family of four

According to Table 1: PY 2013 Housing Accomplishments According to Income, of the 129 households that received housing assistance, all were owners. Of the 129 owners, 33 were extremely low income (0-30% MFI), 30 were very low income (31-50% MFI), and 66 were low income (51-80% MFI).

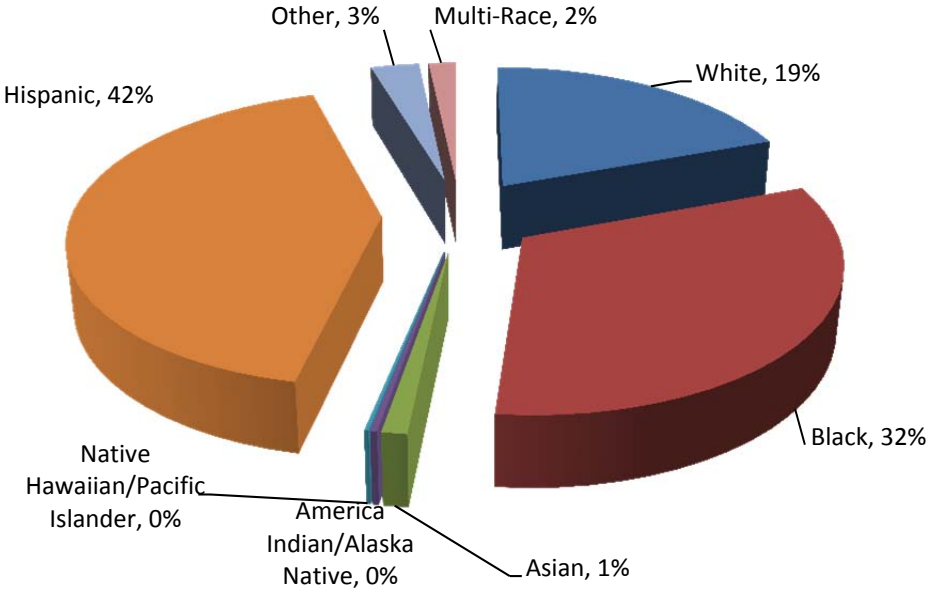
As part of the direct homeownership program funded by county HOME funds, the program educated homebuyers, lenders, real estate agents, and housing developers on Fair Housing issues. Through the policies of the program, the county sought to protect homebuyers from predatory lending practices. Homebuyers also received homebuyer counseling that included their rights under the law. Harris County also expended $434,560.13 in PY2013 CDBG funding for minor home repair and lead abatement to serve low-income homeowners predominately in low-income, minority concentrated neighborhoods.

Public Services

This section of the statement is dedicated to summarizing program accomplishments in eight non-housing community development areas of eligible activities: public service, public facilities, infrastructure, crime awareness, special needs groups, workforce development, and area benefit projects. CDBG public service projects primarily benefited low-income limited clientele and seek to improve the quality of life of individuals and families. Special needs programs primarily benefited those persons, who are elderly, disabled, are infected with HIV/AIDS, and/or have a substance abuse problem.

Referenced in Chart 2: Public Services Activities Persons Served by Race/Ethnicity, out of the 3,042 total persons served through public services activities, 42 percent were Hispanic, 32 percent were Black, 19 percent were White, 3 percent were Other Race, 1 percent were Asian and 2 percent were Multi-Race.

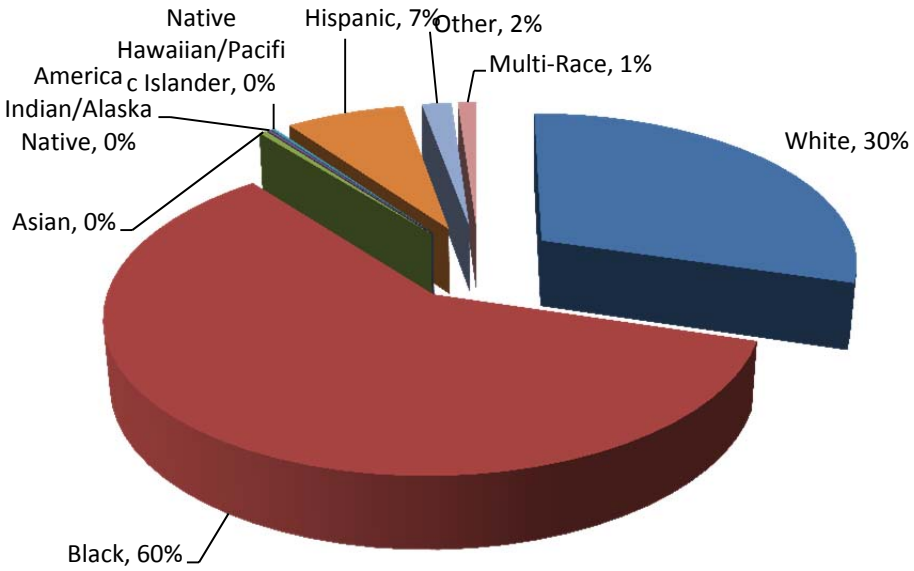
Chart 2: Public Services Activities Persons Served by Race/Ethnicity



Homelessness

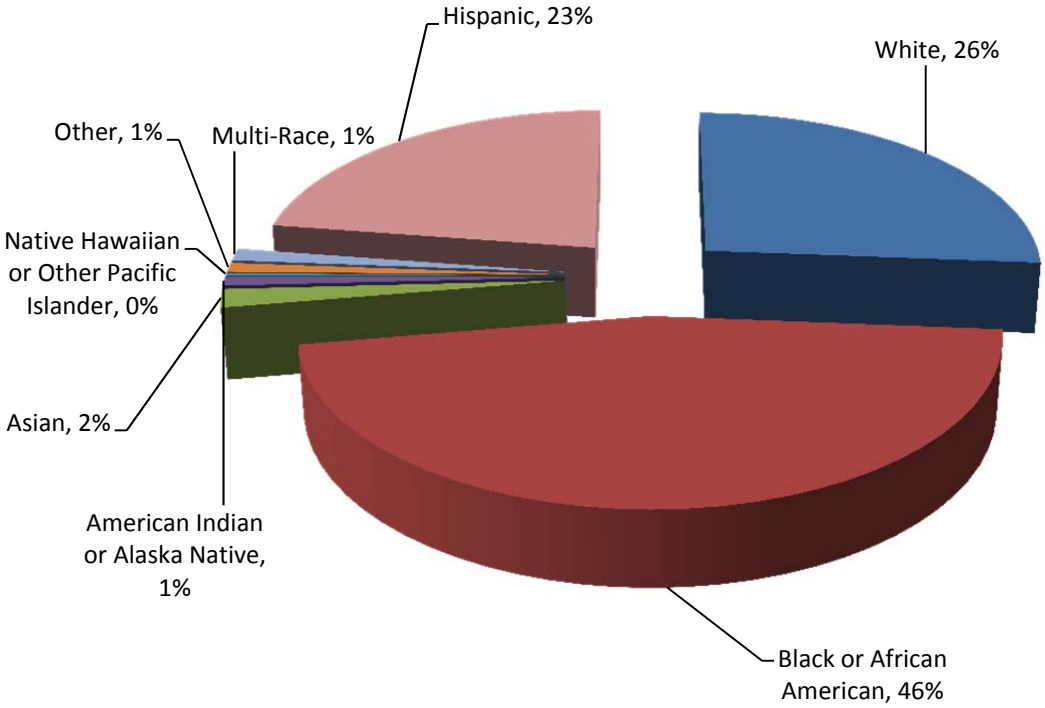
Under the Homeless category, the county expended CDBG and ESG funds and assisted 1,451 homeless persons with shelter and supportive services. Under the CDBG category, funds utilized in PY2013 served 456 homeless persons. As seen in Chart 3: Homeless Activities for Persons Served by Race/Ethnicity for persons that received homeless services, 60 percent were Black, 30 percent were White, 7 percent were Hispanic, 1 percent were Multi-Race, and 2 percent were Other Race.

Chart 3: CDBG Homeless Activities Persons Served by Race/Ethnicity



During PY2013, Harris County expended ESG dollars in assisting 995 homeless persons with shelter and supportive services. Of those homeless persons, 46 percent were Black, 26 percent were White, 23 percent were Hispanic, 2 percent were Asian, and 1 percent were Multi-Race or Other Race respectively (see Chart 4).

Chart 4: ESG Activities Persons Served by Race/Ethnicity



Public Facilities/Infrastructure

HCCSD sought to improve low- to moderate-income neighborhoods, particularly areas with high poverty and minority concentration that suffer inadequate infrastructure and facilities. This section of the statement is dedicated to summarizing program accomplishments. Projects included water and sewer improvements, street improvements, and installation of a new park in HCCSD target areas. These areas are established neighborhoods seeking to improve the conditions in their local community. In PY2013, there were a total of 35,946 persons served by public infrastructure projects and 14,933 persons were served by public facility projects.

Section 3 Activities

Section 3 of the Housing and Urban Development Act of 1968 contains provisions to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low- to very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns that provide economic opportunities to these populations. HCCSD participates in Section 3 and promotes and encourages contractors to hire Section 3 residents and Section 3 businesses through pre-bid and pre-construction meetings.

To fulfill the responsibility of the Section 3 Plan, Harris County has appointed a Section 3 Coordinator to provide implementation and compliance monitoring of all Section 3 activities for CDBG Disaster Recovery Program funded projects. Additionally, an Advisory Board has been assembled to provide assistance in the development of the Section 3 program. In late PY2013,

HCCSD developed partnerships with local employment organizations serving low- to moderate-income populations, local housing authorities, and local non-profits that provide housing and/or support services to low-income and homeless persons.

Local Fair Housing Enforcement Contacts

If you feel you have experienced discrimination in the purchase or rental of your home, report it to one of these agencies.

Attorney General of Texas
(800) 252-8011

City of Houston, Dept. of Housing & Community Development
(713) 868-8400

Greater Houston Fair Housing Center
(713) 641-3247

Houston Apartment Association
(281) 933-2224

Houston Area Urban League Fair Housing Program
(713) 393-8735

Houston Center for Independent Living
(713) 974-4621

HUD Fair Housing Complaint
888-560-8913 or 817-978-5900

HUD Equal Housing Opportunity
1-800-669-9777 – Hearing Impaired, please call TTY (800) 927-9275
Houston Office

State Bar of Texas
(800) 204-2222 x2610

Tenants Council of Houston
(713) 982-1985

Texas Workforce - Civil Rights Division
(888) 452-4778

Attachment: Matrix of PY 2014 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

Harris County Community Services Department
Office of Housing and Community Development

PY 2014 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

The purpose of this document is to establish a system to track performance activities related to strategies to address impediments to Fair Housing and barriers to Affordable Housing Development discussed in the Harris County Community Services Department's Fair Housing Plan, which is a part of the PY2013-2017 Consolidated Plan. The Consolidated Plan lists six impediments to Fair Housing: 1) need to combat overt discrimination and lack of Fair Housing Knowledge; 2) Lack of affordable housing development; 3) The need to reduce areas of concentration; 4) The need to improve lack of quality community amenities; 5) Presence of community opposition towards affordable housing (NIMBYism); and 6) Barriers created by credit and financial institutions. The following table discusses accomplishments toward activities by the Harris County Community Services Department (CSD) to implement their strategies to address impediments to Fair Housing and barriers to Affordable Housing Development during a single program year.

PY 2014 Accomplishments to Implement Fair Housing Strategies to Address Impediments

Goal/Objective	Activities	Responsible Groups	PY 2014 Accomplishments
Strategy One: Aggressively combat overt discrimination and lack of fair housing knowledge.			
Provide fair housing outreach and marketing information.	1. Continue to mandate housing sub-recipients to develop a fair housing marketing plan.	P&D	It is stated in our RFP guidebook that subrecipients develop and maintain a fair housing marketing plan.
	2. Promote and conduct events to celebrate April as Fair Housing Month and encouraging sub-recipients to do the same.	HCRC	Posters were placed inside the CSD office, a resolution was passed making April Fair Housing month, a FH flyer was created that encouraged citizens to know their FH rights and was posted on the CSD website and emailed to over 500 persons on our interested parties list.
	3. Provide education on fair housing and general housing issues to 80 lending institutions, housing professionals, non-profits (including CHDOs and CBDOs) and recipients of CSD programs annually.	DAP/HCRC	Nine (9) lender trainings were held with a total of 105 mortgage lenders from 22 companies participating.
	4. Provide 100 landlords with fair housing information as a condition of registering with the	HCRC	732 landlords were provided with fair housing information.

PY 2014 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

	Harris County Housing Resource Center (HCRC).		
	5. Distribute fair housing flyers at 10 community events and public meetings annually.	HCRC	89 community events and public meetings were attended. Over 2,500 flyers were distributed.
	6. Post fair housing posters in public buildings and community centers, as well as send posters to local community groups.	P&D/HCRC/DAP	Fair housing posters were displayed in public buildings and community centers. Posters were also sent to local community groups to post in their offices.
	7. Support the HCRC in providing an online and phone-based housing search tool for homebuyers and renters.	HCRC	Renter and homebuyer search tool is being provided on HCRC website. 7,969,872 hits were made to the website.
	8. Partner with local fair housing organizations to support training and outreach initiatives.	HCRC	89 outreach events were attended and over 10,601 were in attendance.
Provide fair housing information and policies in additional languages.	CSD will, at a minimum, translate public notices and program brochures into Spanish and Vietnamese. The public notices will be posted on the CSD website, major regional newspaper, and local language-specific newspapers. Brochures will be published to the CSD website and in hardcopy.	HCRC/DAP	Brochures and forms are available in the following languages: English, Spanish, and Vietnamese. Notices and brochures are available on the CSD website.
Provide training and education to providers and staff.	1. Conduct an annual fair housing training for CSD staff.	CSD	CSD staff attended 7 fair housing trainings, webinars or seminars throughout PY2014.
	2. Coordinate with local fair housing organizations to provide fair housing training to sub-recipients and cooperative cities.	CSD	A fair housing training was conducted by HUD on October 2014 for staff and sub-recipients. We were assisting HUD with a complaint.
	3. Provide a fair housing training session during the annual RFP workshop.	P&D	Fair housing training is a part of the RFP process during annual conferences.
Coordinate fair housing activities	1. Participate in 2 regional fair housing or housing issues workgroups or meetings per year.	P&D	CSD staff participated in 7 fair housing/and or housing issues

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within Harris County and the region.			workshops in the months of April, May and October 2014.
	2. Create and maintain an interested parties mailing list for fair housing and housing issues communications	P&D/HCRC	Currently there are over 500 interested parties on our mailing list for fair housing and housing related issues.
	3. Review impediments and strategies to overcome impediments and other housing policies annually for reporting in each year's CAPER.	P&D	Impediments and strategies were reviewed when preparing the PY2014 CAPER.
Encourage expanded testing and data collection.	1. Maintain fair housing complaint data as obtained from the HCRC and outside agencies.	HCRC	A log of fair housing complaints is maintained by the HCRC.
	2. Provide spatial mapping and data analysis services for the HCRC and local fair housing organizations.	P&D/HCRC	The planning section provided mapping services to the HCRC and local fair housing organizations as requested.
	3. Provide contact information and training opportunities to local fair housing organizations.	HCRC	The contact information is listed on the CSD and HCRC website.
Strategy Two: Promote housing choice			
Expand the supply of affordable housing options.	CSD will continue to support the use of public-private partnerships to increase quality, affordable housing in the county. Harris County will expand the supply of affordable housing options by providing or funding local providers to provide housing services that supports housing choice to 1,000 households which include but are not limited to homeownership, construction of new affordable housing units, and rental assistance over the next five years.	HCRC/DAP	246,894 referrals were made for affordable housing through the HCRC. 25 DAP loans were given to qualified LMI homebuyers. 47 new transitional housing units were constructed and occupied by 47 homeless. 121 homeless families/individuals were rapidly rehoused into rental units.
Preserve, rehabilitate, and increase the supply of quality affordable housing units.	CSD will preserve and rehabilitate the supply of quality affordable housing units by providing or funding providers to provide housing services that supports housing choice to 300 households over the next five years, These actions include but are not limited to minor home repair, reduction of lead	P&D	36 homes were rehabilitated during PY2014. 20 lead based paint units were abated.

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	hazards in housing, and rehabilitation of housing units.		
Increase the availability of accessible and larger housing units.	1. Ensure that regulations are being followed through regular monitoring and compliance activities.	CSD	CSD monitors projects annually.
	2. Require adherence to Section 504 requirements and when possible require a greater set aside for persons with mobility disabilities and visual/auditory disabilities (stricter terms than Section 504 requirements)	CSD	Adherence to Section 504 requirements is required by all recipients of grant funds related to housing projects. .
	3. Require 5 percent of units contain at least three bedrooms in new construction rental housing projects funded in whole or in part by CSD targeted to families	CSD	This is the current policy- No family targeted projects were funded in PY2014.
	4. Petition the Texas Department of Housing and Community Affairs concerning the Low Income Housing Tax Credit (LIHTC) awards for new construction of rental properties in the county to require projects to construct and reserve a greater number of units for disabled persons, large families and the homeless.	P&D	Attended TDHCA workshop and public forum to discuss and recommend changes to LIHTC QAP regarding Section 811 Program inclusion.
Strategy Three: Reduce areas of minority and poverty concentration			
De-concentrate areas of poverty and minority concentration.	1. Develop an opportunity map identifying high and low opportunity areas for affordable housing development and encourage new construction of affordable housing in those areas	P&D	A map identifying high and low opportunity areas was developed for the Magnolia Glen project in 2014.
	2. Improve and create quality affordable housing opportunities in high poverty areas.	P&D	10 minor home repair projects were made in high poverty areas. 192 home repair projects were made in high poverty areas through the Disaster Recovery Program.
	3. Support affordable housing outreach and education activities that combats opposition to	P&D	An Anti-NIMBY Plan was developed in PY2013 and is being maintained.

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	affordable housing in high opportunity areas		
	4. Continue instituting the Housing Concentration Policy to avoid the concentration of LIHTC and other types of HUD subsidized rental properties in any one area	P&D	Concentration Policy was used to Review 16 housing projects (LIHTC and RFP proposals).
	5. Support the de-concentration of poverty and the inclusion of mixed income affordable housing development into community plans.	P&D	No community plans were developed in PY2014.
Strategy Four: Improve the quality of public facilities			
Encourage the expansion of transit services.	1. Attend and participate in the Regional Transportation Plan workgroups and meetings	Transit	Transit staff attended over 140 regional transportation workshops and meetings throughout PY2014.
	2. Provide technical support and mapping to Harris County Transit and local transportation organizations in identifying low opportunity, low- to moderate-income and or other underserved areas in need of linkages to quality housing, jobs and community facilities	Transit	Technical and mapping assistance was provided upon request as needed particularly to serve the homeless population assisted with rapid rehousing.
	3. Over the next five years, Harris County Transit will provide services to 2,000 people that link low-income areas to employment centers, social and health networks/facilities, and other opportunities.	Transit	A HCCSD Transit Services operates in the county and links over 610 riders per month to employment centers, social and health networks/facilities, and other opportunities.
Ensure quality infrastructure	1. Review infrastructure proposals to determine if they inadvertently results in disparate treatment of members of protected classes	P&D	No action taken in PY2014.
	2. Consider environmental justice issues when siting infrastructure facilities such as wastewater treatment, solid waste disposal, or similar projects	P&D	Environmental justice issues were reviewed during the environmental review process for PY2014 projects.
	3. Construct and improve 15 miles of roadways benefiting low-income areas for the purpose of improving the living environment and quality of life of 10,000 low- to moderate-income persons over the	P&D	5 roadway projects constructed 28.4 miles of roadway using the Disaster Ike Recovery Funds and 21,174 persons benefited.

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	next five years		
	4. Provide improvements to 90,000 linear feet of water/sewer lines and 4 water/sewer facilities benefiting low-income areas for the purpose of improving the living environment and quality of life of 20,000 low- to moderate-income persons over the next five years	P&D	15 Water/Sewer projects improved totaling 32,550 LF and 44,214 LMI persons benefited in CDBG funds. 16 Water/Sewer facilities improved with generators with IKE Disaster funds.
	5. Construct and improve 3 miles of sidewalks/pathways benefiting low-income areas for the purpose of improving the living environment and improving the quality of life for 5,000 low- to moderate-income persons over the next five years	P&D	Construction in progress of 19,775 linear feet of sidewalk improvements. Completion of project in CDBG PY2015.
	6. Construct and improve 1,000 feet of flood drains and controls benefiting low-income areas for the purpose of improving the living environment and quality of life of 5,000 low- to moderate-income persons over the next five years	P&D	4 flood control projects constructed totaling 53,750 LF using the Disaster Recovery funds and over 19,180 LMI persons were benefited.
Ensure quality public facilities	CSD will work to increase the opportunity of low- to moderate-income neighborhoods by providing funding to improve or increase the number and quality of local public facilities. Recognizing that community centers and social service facilities are neighborhood gathering sites and key points for information dissemination, CSD will improve these facilities in order to better serve the surrounding constituents. CSD will use these centers to post fair housing posters, disseminate fair housing literature, and hold fair housing outreach activities. CSD will address this goal by providing improvements and/or the construction of 10 neighborhood or social service facilities.	P&D	1 park project was completed serving 17,309 LMI persons in CDBG PY2014. Disaster Recovery Program completed 13 Public Facility projects benefiting 3,242,668 LMI persons.

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Strategy Five: Combat NIMBYism and opposition to affordable housing			
Provide education and outreach activities in order to counteract negative effects from NIMBYism and other community opposition.	1. Provide proactive strategies for education, outreach and marketing in high opportunity areas in order to build support among community residents;	P&D	Project information and outreach activities were held as a proactive strategy to educate and inform the community.
	2. Develop an anti-NIMBYism Action Statement.	P&D	An Anti-NIMBYism Plan was Developed in PY2013.
	3. Require housing developers applying for CSD funding to conduct community engagement activities to educate the public and garner support for their housing proposal.	P&D	One public meeting was held by the WCT Developer.
Encourage the development of local ordinances that are more inclusive of affordable housing	1. Maintain a log of local cooperative city ordinances, noting factors that contribute to disparate impacts among protected classes in order to identify patterns and tailor outreach and training efforts;	P&D	Log was created in PY2012 and is being maintained.
	2. Provide technical expertise to local municipalities.	P&D	No technical expertise was requested during PY2014.
	3. Provide fair housing training and education opportunities that address the impacts that local ordinances can have on affordable housing development.	P&D	Training was provided to local developers, lenders and housing subrecipients.
Strategy Six: Overcome financial barriers to home ownership			
Provide financial education and outreach services housing.	1. Maintain a log of Home Mortgage Disclosure Act (HMDA) activity in order to identify patterns and evidence of disparate impacts on protected classes;	P&D	A log of the HMDA activity was updated in PY2014 and maintained.
	2. Distribute 250 Down-payment Assistance Program (DAP) information packets to potential clients over the next five years at community events and housing fairs, to housing providers and advocates and on the CSD website;	DAP	25 loans were given during PY2014. 41 DAP packet were mailed to potential clients.
	3. Refer 500 persons to housing counseling programs for education on homeownership, financing and housing choice over the next five	DAP	304 housing referrals were provided in PY 2014.

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	years; and		
	4. Train 100 mortgage lenders on fair housing and housing choice issues over the next five years.	DAP	105 mortgage lenders received training.
Provide relief in areas of heavy foreclosure activity.	1. Acquire 100 foreclosed homes in NSP target areas during the NSP program;	NSP	4 homes were acquired.
	2. Sell these homes to eligible NSP low-income homebuyers at an affordable amount; and	NSP	14 homes were sold to eligible low-income families.
	3. Provide homeownership training and education to home buyers.	NSP	Recipients of DAP loans are required to attend a homeownership workshop prior to receiving funding.