

## Program Specific Assessment

### CDBG

#### *Assessing the Use of CDBG Funds to address Consolidated Plan Priorities*

All CDBG funds expended during PY10 addressed 2008-2012 Consolidated Plan priorities. *Table 17. PY10 CDBG Expenditures According to Consolidated Plan Priority Need Areas* details the expenditures of CDBG funds according to Consolidated Plan priority needs areas.

**Table 17. PY10 CDBG Expenditures According to Consolidated Plan Priority Need Area**

Area	Expenditure	Percent
Economic Development	\$0.00	0%
Homelessness	\$273,207	1%
Housing	\$226,674	1%
Infrastructure	\$10,049,431	52%
Other (Nuisance Abatement)	\$287,329	1%
Public Facilities	\$6,038,567	31%
Public Services	\$2,846,301	14%

Of the total CDBG expenditures in PY10, projects in the infrastructure category made up the highest percentage of the 2010 expenditures. public facilities projects were second with 31 percent followed by public service projects at 14 percent.

An analysis of the use of CDBG funds to address priority needs was also conducted. A summary of this analysis is provided in *Table 18. CDBG Expenditures According to Priority Needs*. [Also, please see Table 3 (pp. 13-21) for more detail.]

**Table 18. CDBG Expenditures According to Priority Needs**

Priority Need Area	Expended in PY10	Priority Level
<b>Housing</b>	\$226,674	H
<b>Homeless</b>	\$273,207	H
<b>Public Facility</b>		
General Facility	\$3,974,214	H
Senior Centers	\$1,377,734	H
Parks and/or Recreational Facilities	\$451,782	H
Neighborhood Facilities	\$234,837	
<b>Infrastructure Improvement</b>		
Street Improvements	\$204,378	H

<b>Priority Need Area</b>	<b>Expended in PY10</b>	<b>Priority Level</b>
Water/Sewer Improvements	\$9,589,008	H
Flood Drainage Improvements	\$0	H
Sidewalks	\$256,045	
<b>Public Service Needs</b>		
Senior Services	\$51,783	H
Youth Services	\$1,032,330	H
Employment	\$161,191	H
Health Services	\$400,338	H
Transportation	\$470,442	H
Abused and Neglected Children	\$352,193	H
Substance Abuse	\$101,229	H
<b>Economic Development</b>		
Direct Financial Assistance to For-Profits	\$0.00	M
Technical Assistance	\$0.00	H
Micro-Business	\$0.00	H
<b>Other</b>		
Clearance and Demolition	\$289,329	H
<b>Total CDBG Amount Expended During PY10</b>	<b>\$19,446,714</b>	
<b>Addressing Priority Needs:</b>		

*Note: Total does not include CDBG Administration expenditure.*

### ***Changes in Program Objectives***

As PY10 is the mid-year in the five year Consolidated Plan, adjustments to goals were made to reflect changes in the economy and population, which have caused changes in overall needs in the community.

### ***Compliance with Certifications***

Harris County maintains compliance with all certification requirements outlined in the 2008-2012 Consolidated Plan.

### ***Use of funds not addressing National Objectives***

All CDBG funds authorized and expended during PY10 were utilized in compliance with the three national objectives of the CDBG program.

### ***Actions Taken to Minimize Displacement***

Harris County undertook no activities involving permanent displacement or relocation in PY10. Our policy states the permanent displacement of homeowners, tenants, businesses, non-profit corporations or farms is discouraged. If permanent displacement is necessary, it must comply with federal regulations found in 24 CFR Part 42, Displacement, Relocation Assistance, and Real Property Acquisition for HUD and HUD-Assisted Programs as amended, as well as 49 CFR Part 24, Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) for Federal and Federally-Assisted Programs as amended.

Relocation Process must comply with the following:

- Harris County will follow the requirements of the Uniform Relocation Act (URA) or Section 104 (d) of the 1974 Community Development Act, as amended. These requirements provide for uniform, fair and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects.
- In the case of temporary and voluntary displacement, Harris County or their subrecipient will inform program participant of the relocation services available. Commonly the information is distributed by flyer to homeowners or tenants, who would be receiving rehabilitation services.
- If permanent displacement is necessary, homeowners, tenants, businesses, farms, or non-profits that occupy the site of the CDBG-assisted project will be identified through tax records and/or visual inspection and informed by certified letter.
- Harris County or their subrecipient will serve as liaison between program participant, contractor, landlords, movers, etc. to ensure a problem free transition. The Harris County or their subrecipient will identify and accommodate the displaced household or business when possible as to their need or preference for a particular unit size and location. These will be determined in the in-take process for relocation services.
- Harris County or subrecipients submits necessary documentation to secure relocation payments.
- Relocation evaluation form is forwarded to program participant to evaluate the success of the relocation.
- If complaints arise Harris County program administrators, their subrecipient and the program participant will enter into informal complaint resolution
- Documenting relocation services and maintaining files on each program participant by Harris County subrecipients.

### ***Economic Development Activities***

Harris County has completed the Economic Development Plan for Harris County. This plan was completed in PY 2008. No specific economic development projects were funded in the program year utilizing CDBG funds.

### ***Activities Benefiting Limited Clientele not Presumed Benefit***

For activities benefiting low-income limited clientele, subrecipient organizations collected income data from primary and secondary data sources, such as check stubs, or verification of participation in public assistance programs. This information was not collected for persons defined as presumed benefit. The presumed benefit category includes homeless persons, battered or abused spouses or children, elderly persons, disabled persons, illiterate persons, or persons living with HIV/AIDS.

### ***Program Income***

During PY10, the housing rehabilitation loan program, infrastructure loan payments, and DAP recapture funds generated program income. Harris County received \$87,665.60 in program income (CDBG) in PY10. For a detailed list of program income, see appendix B-Financial Summary-CDBG Loans/Program Income.

### ***Rehabilitation Projects***

During PY10, Harris County provided owner occupied housing rehabilitation for low-income homeowners. HCCSD's Housing Construction and Inspection Services (HCIS) section administered this program. The scope of the program included provision of assistance for the repair and/or installation of water wells and septic systems as well as rehabilitation services to elderly/disabled homeowner units. The County expended \$618,308 in CDBG funds and provided services to 26 low-income households. Assistance was provided in the form of grants with emphasis on elderly/disabled households.

### **Neighborhood Revitalization Strategy Area (NRSA)**

Harris County developed and applied for a Neighborhood Revitalization Strategy Area designation from HUD in its 2008-2012 Consolidated Plan submission for the Airline Community (see appendix J for detailed plan).

## **HOME**

### ***Analysis of the Distribution of HOME funds among Consolidated Plan Housing Needs***

All HOME funds authorized and expended during PY10 addressed 2008-2012 Consolidated Plan Housing priorities. Of the activities operating during the 2010 Program Year, two projects expended \$2,643,114 addressed Homeownership; five projects expended \$4,889,690 addressed New Construction Housing; six projects expended \$618,309 for Single Unit Rehabilitation (Owner-Occupied), and one organization expended funding in the CHDO Operating Costs category totaling \$16,379.81.

### ***HOME Match Report***

See Appendix D for the HOME match report.

### ***Program Income***

During PY10, the multi-family housing development loans and recapture funds generated program income. The HOME program income was \$332,298.05. For a detailed list of program income, see appendix B-Financial Summary pg. 49 for HOME Program Income.

### ***Affirmative Marketing***

Harris County has received approval from HUD of its affirmative marketing policies and procedures for the sale or rent of housing. This policy pertains to all HUD-assisted housing containing five or more units. The policy requires that all owners of federally assisted housing affirmatively market their housing units. Harris County assesses the success of owners' affirmative marketing efforts on a quarterly and annual basis. If the efforts do not result in attracting eligible persons from all racial, ethnic and gender groups in the housing market area, Harris County determines the necessary corrective actions.

For PY10, the marketing efforts of HOME-funded projects that provided rental units were analyzed. The following table summarizes the ethnicity of tenants of HOME-assisted affordable housing units.

**Table 19. PY10 HOME-Assisted Rental Units According to Ethnicity (Occupied Units Only)**

<b>Project</b>	<b>White</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Indian</b>	<b>Black/White</b>	<b>Other</b>	<b>Total</b>
Cornerstone Village	1	32	0	1	0	0	1	<b>35</b>
Destiny Village	7	6	13	3	0	0	0	<b>29</b>
Enclave at Quail Crossing	9	1	1	0	0	0	0	<b>11</b>
Enclave at Copperfield	14	12	11	0	0	0	1	<b>38</b>
Louetta Village	35	6	2	2	0	0	0	<b>45</b>
Mid Towne II	3	0	1	0	0	0	0	<b>4</b>
Northland Woods	0	27	6	0	0	0	0	<b>33</b>
Northline Inn SRO	5	16	0	0	0	0	0	<b>21</b>
Sprucewood Apts.	6	4	2	0	0	0	0	<b>12</b>
The Bridges Apts.	10	28	77	1	0	0	0	<b>116</b>
Baybrook Park	8	3	4	1	0	0	0	<b>16</b>
Primrose at Bammel	12	30	3	0	0	0	0	<b>45</b>
Waterside Court	0	31	9	0	0	0	1	<b>41</b>
Magnolia Estates	11	66	5	0	0	0	0	<b>82</b>
HomeTowne at Tomball	38	2	0	2	0	0	2	<b>44</b>
Pilgrim Place	1	5	3	0	0	0	1	<b>10</b>
<b>Total</b>	<b>160</b>	<b>269</b>	<b>137</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>582</b>

In coordination with the development of its HOME Program Description, Harris County includes a policy for outreach to minority and women-owned businesses. All contracts involving the construction of HOME assisted housing outline the policy for outreach to minority and women-owned businesses.

Harris County uses an outreach program to increase the participation of minority and women-owned businesses. The program consists of these components:

- For each major contracting opportunity (\$50,000+), a formal notice of bids will be placed in one major newspaper and a press release will be sent to the smaller newspapers.
- Harris County sponsored business opportunity-related meetings with minority and women business organizations during the year.
- Harris County will use the services and assistance of the local offices of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.
- Harris County will require prime contractors to take affirmative marketing steps.

***Results of On-Site Inspections of Affordable Rental Housing***

During PY10, HOME-assisted rental housing units were inspected by HQS certified inspectors. HCCSD has continued to develop an inspection plan to meet inspection responsibilities in the area of affordable rental housing. The following table summarizes the PY10 inspection results.

**Table 20. PY10 Rental Housing Inspection Summary (HOME Assisted Projects Only)**

<b>Project</b>	<b>Date of Inspection</b>	<b>Results /Comment (If there is a failed inspection date of clearance included, if applicable)</b>
Primrose at Bammel	11/8/10 11/11/10 11/29/10 12/2/10 12/14/10	All units passed.
Louetta Village	10/26/10 11/1/10 11/9/10	All units passed.
Cornerstone Village	10/20/10 11/1/10 11/5/10	All units passed.
Baybrook Park Retirement	09/28/10	All units passed.
Destiny Village	02/10/11 2/14/11 2/28/11 3/2/11 3/24/11	All units passed.
Enclave at Copperfield	11/30/10 12/2/10 12/14/10 2/14/11	All units passed.
Enclave at Quail Crossing	9/21/10 9/28/10 10/7/10	All units passed.
Northland Woods	8/24/10 9/2/10	All units passed.

	9/15/10 9/28/10 10/11/10	
Bridges Apartments	9/20/10 9/21/10 9/23/10 9/28/10 10/4/10 10/7/10 10/11/10 10/14/10 10/18/10 11/5/10	All units passed.
Sprucewood Apartments	11/29/10 12/6/10	All units passed.
Mid-Towne II	11/29/10	All units passed.
Mid-Town Terrace	12/8/10 12/14/10	All units passed.
Northline Inn SRO	12/14/10 12/20/10 1/3/11	All units passed.
Waterside Court	1/3/11 1/6/11 1/18/11	All units passed.
Magnolia Estates	06/21/10 06/28/10 06/29/10 07/07/10 07/12/10 07/14/10 07/19/10 07/26/10	All units passed.
HomeTown at Tomball	1/11/11	40 of 41 units passed. One unit, Unit 4-234, is awaiting re-inspection.

Jane Cizik Garden Place	2/3/11	All units passed.
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## **ESG**

### ***Analysis of the distribution of ESG Funds addressing Consolidated Plan Homelessness Priorities***

All ESG funds authorized and expended during PY10 addressed 2008 Consolidated Plan Homelessness priorities [See ESG accomplishment information on [p. 40]. Of the 9 activities operating during the program year, 2 projects expending \$116,542 addressed Essential Services. Two projects expending \$28,653 addressed Homeless Prevention. The remaining 5 projects expended \$128,030 for operations and maintenance of emergency shelters and addressed Emergency and Transitional Shelters. [Also, please see Chart 9 (pp.41) for more detail.]

### ***Sources and Amounts of Funds Used for ESG Program Match***

Matching funds for the ESG Program were provided by subrecipient nonprofit organizations or other local funds. Details of the specific amounts and sources of match for the ESG program can be found in Appendix D Match Reports.

### ***ESG Cap Analysis***

The ESG program mandates spending caps in three areas of eligible activities. These caps include a 30 percent cap on essential services, a 30 percent cap on homeless prevention, and a 5 percent cap on administration. Harris County expended ESG funds within the required caps. *See Appendix E: ESG Cap Analysis* summarizing expenditures according to activity.