

# Executive Summary

The Harris County Program Year 2013 (PY13) Consolidated Annual Performance and Evaluation Report (CAPER) is the first year of the annual performance report which describes progress made in the PY13 from March 1, 2013 to February 28, 2014 toward the goals set forth in the PY 2013-2017 Consolidated Plan. During PY13, Harris County expended \$15,258,357 in Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant (ESG) Funds on over 100 projects. Highlights of performance accomplishments according to specific need categories include:

## **Housing**

*Assisted 49 homebuyers with direct homeownership assistance. Rehabilitated 51 owner-occupied housing units and abated 26 lead contaminated housing units occupied by low-income persons. Constructed 3 new affordable single family housing units which were sold to 3 low-income families.*

## **Homelessness**

*Assisted 995 homeless individuals and families with shelter and supportive services utilizing \$714,127.81 of ESG funding and 456 homeless individuals utilizing \$517,698.24 of CDBG funds.*

*Successfully collaborated with the Coalition for the Homeless of Houston/Harris and Fort Bend County on the submission of the PY13 Continuum of Care for the Tier 1 renewal projects, which was awarded \$20,602,867 for 53 programs.*

## **Public Services**

*Assisted 3,042 low-income persons with health services, youth and senior services, child care, transportation services, and services for abused and neglected children.*

## **Public Facilities and Infrastructure**

*Served 35,946 low-income persons in 23 infrastructure projects and 14,933 persons served in 7 public facilities projects.*

## **Other Improvements**

*Assisted local communities by clearing 13 abandoned homes that contributed to slum and blight in the county.*

Harris County has also received Federal Economic Recovery & Stimulus Funds through the Housing and Economic Recovery Act (HERA) which includes the Neighborhood Stabilization Program (NSP1); the Dodd-Frank Reform Act which includes NSP3 and the CDBG Disaster Recovery Hurricane Ike and Dolly (TxCDBG) Program. These grant funds help to stabilize and/or stimulate the local economy and recover from federally declared disasters. The following is a summary of the accomplishments of the specific recovery programs administered by HCCSD during PY2013:

- Neighborhood Stabilization Program (NSP1) - NSP1 expended a total \$17,770,922 for the acquisition of 124 single-family, vacant, foreclosed homes. The program sold 5 homes during PY2013 to eligible NSP homebuyers of which 5 were acquired in PY2012. To meet the 25 percent set-aside requirement, the program assisted with the funding (\$4,450,000) for

the construction of an 88-unit senior living LEED Platinum facility called Cypresswood Estates, which completed construction in 2011.

- Neighborhood Stabilization Program (NSP3) – NSP3 has expended \$2,284,611 for the acquisition of 18 single-family, vacant, foreclosed homes in the NSP3 target areas, 9 of which were acquired in PY2013. The program sold 5 NSP3 properties during PY2013, 1 of which was acquired in PY2011, 3 acquired in PY2012 and 1 acquired in PY2013.
- CDBG Disaster Recovery Funding Hurricane Ike and Dolly (TxCDBG) Program – The housing assistance program, Harris County Homeowner’s Disaster Recovery Program (HDRP) expended \$41,525,744.96 on 245 reconstruction projects and 248 rehabilitation projects totaling 493 completed projects and an additional 23 in construction. The non-housing program expended \$11,985,900.78 on 25 infrastructure projects. Thirteen projects have been completed and 12 are under construction.

As indicated by program accomplishments, Harris County continued to make strides in promoting affordable housing and providing a suitable living environment for its low-income citizens during PY13.

In regards to the administration of U.S. Housing and Urban Development (HUD) entitlement funds, Harris County Community Services Department (HCCSD) has worked diligently to comply with HUD regulations and monitoring guidelines. During PY2013, HCCSD had no findings or concerns by HUD. HCCSD will continue to work with HUD to increase the efficient use of federal funds to serve low-income persons in Harris County.

# **PY2013 CAPER Highlights**

The Program Year 2013 Consolidated Annual Performance and Evaluation Report (CAPER) describes Harris County's use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds, which are grants generated by tax dollars to improve the quality of life for county residents. Accomplishments reported in this document were made between March 1, 2013 and February 28, 2014. These accomplishments were made within the Harris County service area, which includes unincorporated Harris County and a variety of small cities within the county that have signed cooperative agreements of service with Harris County. These small cities are referred to as Cooperative Cities. The cities of Houston, Pasadena and Baytown utilize their own community development resources and therefore are not within the Harris County service area. All Harris County U.S. Department of Housing and Urban Development (HUD) entitlement resources are dedicated predominantly to improve living conditions for low-income individuals and reduce slum and blight.

## **Why is the CAPER Important?**

Simply put, a large majority of resources discussed within the CAPER either directly or indirectly flow from tax dollars. This alone warrants a need to use funds and other resources as wisely and prudently as possible. The CAPER reports to the general public and HUD the actual method in which resources were made available for use. In so doing, it provides an additional forum for community input into the community development process. The CAPER also ensures accountability by providing a detailed account of the provision of services by Harris County. Equally important is the fact that the CAPER is an evaluation instrument. It provides a summary of Harris County's performance as a HUD entitlement fund service provider, complete with strengths and weaknesses. It requires the participating jurisdiction to conduct a self-assessment, asking the questions: How well did the county utilize its HUD resources? Could more people have been served? Further, the CAPER provides a means by which HUD can ensure that agencies pursue and attain the proper and efficient use of resources.

The CAPER includes 1) a table of Consolidated Plan Annual Progress, 2) a summary of accomplishments, 3) an assessment of performance, and 4) a discussion of citizen participation. Each topic is developed so that the process is understandable to members of the general public.

For PY13, Harris County received funds through three formula grants issued by HUD: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the HOME Investment Partnerships Act. Projects and partnerships funded through Harris County programs often include substantial public and private funds leveraged to maximize success. The City of Houston Housing & Community Development Department was responsible for the administration of the region's Housing Opportunities for Persons with AIDS (HOPWA) allocation. In total, Harris County received \$15,258,357 in CDBG, HOME and ESG funds for PY 2013. These projects expended entitlement funds amounting to \$17,740,358.59 during PY13, which includes prior year funding.

## **Accomplishments According to Consolidated Plan Need Areas**

One of the primary functions of the CAPER is to report on an entitlement community's annual efforts to implement its Consolidated Plan. Implementation of the plan is measured through the

accomplishments attained through projects and programs implemented during the program year. Table 1 summarizes Harris County's PY13 efforts including accomplishments according to the needs and strategies reported in the Harris County 2013-2017 Consolidated Plan. The priority need areas stated in the Consolidated Plan include: Public Facilities and Improvements, Economic Development, Homelessness, Housing, Other and Planning, Infrastructure, and Public Facilities and Improvements.

**Table 1. Accomplishments According to Consolidated Plan Need Areas**

Priority Needs	Authorized	Expended	Total Served
Homeless	\$2,375,335.44	\$1,231,826.05	1,451
Housing	\$13,436,128.27	\$3,238,257.21	129
Public Facilities	\$4,812,086.53	\$1,238,990.34	14,933
Infrastructure	\$14,867,826.61	\$6,318,987.68	35,946
Other & Planning	\$293,689.65	\$140,720.52	13
Public Services	\$2,122,842.78	\$991,280.51	3,042

### Affordable Housing Accomplishments

Furthering affordable housing encompasses one of the primary purposes of HUD and is therefore a major component in reporting and evaluating performance. The tables below summarize Harris County's efforts to further affordable housing during PY13. These achievements utilized CDBG and HOME funds to promote the availability of affordable housing and increase the amount of decent, safe housing stock. Table 2 identifies affordable housing accomplishments by persons, housing units, and amounts authorized and expended. Table 3 identifies housing accomplishments according to income, and Table 4 identifies accomplishments by race and ethnicity.

**Table 2. Summary of Affordable Housing Accomplishments**

Activity (HUD Matrix Code)	Number of Projects	Total Served PY13	HOME Assisted Owners	CDBG Assisted Owners	HOME Assisted Renters	CDBG Assisted Renters	Amount Authorized	Expended in PY13
Direct Homeownership Assistance (13)	2	49	49	0	0	0	2,620,637.68	618,940.61
Construction of Housing (12)	5	3	3	0	0	0	6,865,136.86	1,278,711.81
Rehabilitation-Single Unit Residential (14A)	9	51	16	35	0	0	2,978,366.52	918,236.48
Lead-Based/Lead Hazard Test/Abate (14I)	2	26	0	26	0	0	971,987.21	422,368.31
<b>Total Served</b>	<b>18</b>	<b>129</b>	<b>68</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>13,436,128.27</b>	<b>3,238,257.21</b>

Note: Categories contain past year projects making final draws.

**Table 3. Housing Accomplishments According to Income**

Priority Need Category	Units
<b>Owners : (129) households)</b>	
Extremely Low (0-30% MFI)	33
Very Low (30-60% MFI)	30
Low (60-80% MFI)	66
<b>Renters: (0) households)</b>	
Extremely Low (0-30% MFI)	0
Very Low (30-60% MFI)	0
Low (60-80% MFI)	0
<b>Total</b>	<b>129</b>

**Table 4. Housing Accomplishments According to Race/Ethnicity**

Housing by Race/Ethnicity	
<b>Hispanic</b>	41
<b>Non-Hispanic</b>	
<i>White</i>	20
<i>Black</i>	60
<i>Asian</i>	0
<i>American Indian or American Native</i>	1
<i>Native Hawaiian or Other Pacific Islander</i>	0
<i>Other</i>	6
<i>Multi-race</i>	1
<b>Total</b>	<b>129</b>

## CDBG Specific Accomplishments

CDBG funds, which include the majority of Harris County entitlement funds reported in this document, were established to provide specific eligible services and other activities specifically for improving the quality of life for low-income persons. This section of the CAPER is dedicated to summarizing CDBG program accomplishments in community development areas of eligible activities that include: public services, public facilities and infrastructure, housing, homelessness, economic development, and clearance and demolition.

### Public Services

CDBG public service projects primarily benefited low-income limited clientele and programs that primarily benefit those persons who are elderly, disabled, have a substance abuse problem or may be a battered and abused spouse. According to table 5, these projects expended \$991,280.51 and 3,042 persons were assisted.

**Table 5. Public Service Projects Accomplishments**

Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Amount Authorized	Amount Expended	Total Assisted
Senior Services (05A)	5	5	149,383.30	59,676.00	526
Youth Services (05D)	12	10	712,857.63	328,796.03	1,441
Transportation (05E)	4	3	867,247.25	452,507.25	444
Substance Abuse (05F)	1	1	41,036.94	0	0
Batter and Abused Spouse (05G)	1	1	21,412.44	0	0
Abused & Neglected Children (05N)	6	6	330,905.22	150,301.23	631
<b>Total</b>	<b>29</b>	<b>26</b>	<b>\$2,122,842.78</b>	<b>\$991,280.51</b>	<b>3,042</b>

*Note: Several projects remain open pending final draws.*

### Public Facilities and Infrastructure

Public facilities and infrastructure projects primarily consisted of the construction and renovation of public buildings that served a majority low-income area or a low-income limited clientele, and public works improvements located within low-income areas. According to table 6, \$7,557,978.02 was expended on public facility and infrastructure projects and 50,879 persons benefited.

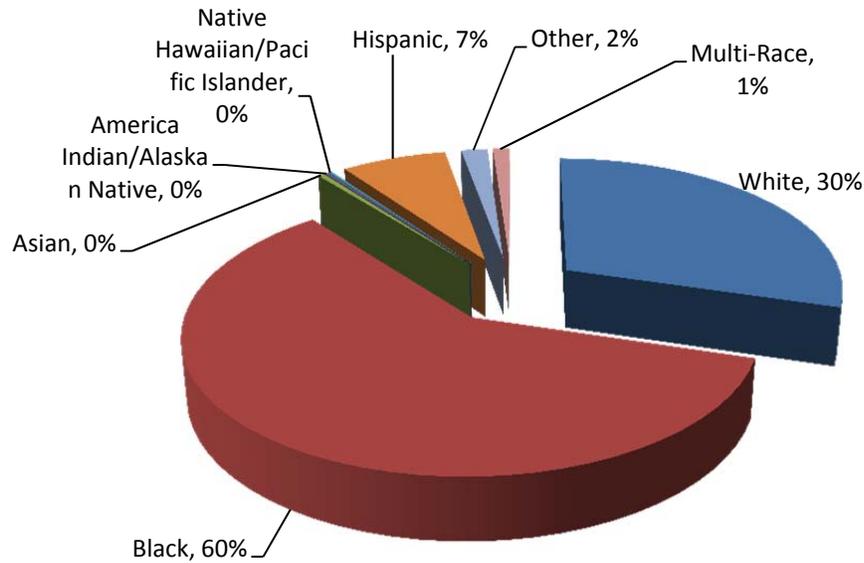
**Table 6. Summary of Accomplishments for Public Facilities & Infrastructure**

Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Persons Served	Amount Authorized	Amount Expended
General (03)	3	1	0	2,824,811.05	1,008,359.66
Neighborhood Facilities (03E)	1	0	0	965,338.00	40,979.63
Parks, Recreational Facilities (03F)	3	1	14,933	1,021,937.48	189,651.05
Water /Sewer Improvements (03J)	23	6	35,946	14,728,949.61	6,318,987.68
Street Improvements (03K)	1	0	0	138,877.00	0
<b>Total</b>	<b>31</b>	<b>8</b>	<b>50,879</b>	<b>19,679,913.14</b>	<b>7,557,978.02</b>

## Housing and Homelessness

CDBG funds (authorized \$3,950,353.73 and expended \$1,340,604.79) were used to serve 61 households of which 34 were elderly and 15 were disabled households in Harris County housing projects. The areas of service included minor home repair and lead-based paint abatement. Under the Homeless category, the county authorized \$966,021.23 and expended \$517,698.24 in CDBG funding on 10 projects and served 456 homeless persons in PY13. Chart 1 identifies CDBG Homeless Race and Ethnicity. Note that homeless services were reported under the matrix code 03T Operating Costs of Homeless programs, Subsistence Payments (05Q), and 05M Health Services.

**Chart 1. CDBG Homeless Race and Ethnicity**



## Economic Development and Other Activities

Harris County funded a Strategic Implementation Planning project that evaluated and monitored efforts related to strategic plan goals and objectives. According to table 7, the project was authorized and expended \$10,000.

In PY13, Harris County funded two projects through Harris County Public Health and Environmental Services to conduct clearance and demolition of abandoned residential property in the service area. The county authorized \$283,698.65 and expended \$130,720.52 in CDBG funds and 13 houses were demolished.

**Table 7. Summary of Accomplishments for Other and Economic Development Planning**

Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Units Served	Amount Authorized	Amount Expended
Clearance and Demolition (04)	2	1	13	283,698.65	130,720.52
Planning (20)*	1	1	n/a	10,000.00	10,000.00
<b>Total</b>	<b>3</b>	<b>2</b>	<b>13</b>	<b>\$293,689.65</b>	<b>\$140,720.52</b>

\*Note: Strategic Planning Project (20) does not serve individuals or units.

## ESG Specific Accomplishments

During PY13, Harris County expended \$714,127.81 ESG dollars in assisting 995 homeless persons with shelter, homeless prevention, street outreach and rapid rehousing. Table 8 identifies the ESG accomplishments by persons served, authorized and expended in PY13.

**Table 8. ESG Specific Accomplishments**

Year	Local ID	Project Title	Services Provided	Served in PY13	Total Authorized	Expended in PY13
<b>2012</b>						
	2012-0027A	Bay Area Turning Point Shelter Services	Shelter/Street Outreach	0	\$ 54,676.54	\$17,441.82
	2012-0027B	Cathedral Health Ministries The Beacon	Shelter/Street Outreach	0	\$ 70,586.95	\$1,329.10
	2012-0027C	HC CSD Emergency Rental & Mortgage	Homeless Prevention/ Rapid Rehousing	0	\$ 109,404.31	\$88,182.96
	2012-0027D	Houston Area Women's Center – Domestic Violence Emergency Shelter	Shelter/Street Outreach	0	\$ 48,786.00	\$11,371.80
	2012-0027E	The Bridge over Troubled Waters, Inc. The Bridge Emergency Housing Project	Shelter/Street Outreach	0	\$ 80,713.23	\$14,363.50
	2012-0027F	The Women's Home-Transitional Housing Program	Shelter/Street Outreach	0	\$ 48,381.87	\$6,229.35
	2012-0027H	Catholic Charities	Homeless Prevention	11	\$ 80,720.00	\$58,914.11
	2012-0027I	HC CPS Hay Center	Rapid Rehousing	2	\$ 31,859.00	\$31,859.00
	2012-0027J	Humble Area Assistance Ministries	Homeless Prevention	0	\$ 32,390.69	\$5,192.04
	2012-0027K	Salvation Army	Rapid Rehousing	0	\$ 85,233.85	\$50,419.58
	2012-0027L	SEARCH	Rapid Rehousing	0	\$ 64,696.77	\$23,439.20
			<b>2012 Totals</b>	<b>13</b>	<b>\$707,449.21</b>	<b>\$380,742.46</b>
<b>2013</b>						
	2013-0037A	Coalition for the Homeless HMIS	HMIS	-	\$150,000.00	\$1,420.04
	2013-0037B	HC CSD Case Management	Homeless Prevention/ Rapid Rehousing	27	\$251,865.00	\$168,715.50
	2013-0037C	Houston Area Women's Center - Domestic Violence Emergency Shelter	Shelter	492	\$48,235.00	\$37,599.81
	2013-0037D	The Bridge over Troubled Waters, Inc. The Bridge Emergency Housing Project	Shelter	347	\$82,884.00	\$65,250.06
	2013-0037E	Salvation Army Housing to Home	Rapid Rehousing	37	\$120,000.00	\$90,080.75
	2013-0037F	The Women's Home-Transitional Housing Program	Shelter	79	\$48,881.00	\$42,319.19
			<b>2013 Totals</b>	<b>982</b>	<b>\$701,865</b>	<b>\$405,385</b>

\* The project is providing HMIS services for the Continuum of Care System and does not serve individuals or units.

## HOME Specific Accomplishments

For PY13, HOME activities expended \$2,381,328.77 and assisted 68 low-income households with housing related services according to Table 9.

**Table 9. HOME Project Accomplishments**

Matrix Code	PID	Project Title	Status	Household Assisted PY 13	Total Authorized	Expended in PY13
12	2011-0056	Men's Center Residential Housing	OPEN	0	\$1,687,000.00	\$88,0396.08
12	2012-0028	LaPorte – Northside Neighborhood Project IV	OPEN	3	\$920,000.00	\$342,436.46
12	2012-0030	Temenos (Apts. @ 2200 Jefferson)	OPEN	0	\$1,253,605.00	\$53,748.64
12	2013-0040	HCHA The Retreat Westlock	OPEN	0	\$1,633,000.00	\$2,130.63
13	2011-0054	Harris County CSD - Downpayment Assistance	OPEN	10	\$ 1,620,636.68	\$129,639.83
13	2012-0029	Harris County CSD - Downpayment Assistance	OPEN	39	\$1,000,001.00	\$489,300.78
14A	2010-0056	CSD Disaster Housing Rehab/Recon. Program	OPEN	16	\$1,114,000.00	\$483,676.35
	<b>Total</b>			<b>68</b>	<b>\$9,228,242.68</b>	<b>\$2,381,328.77</b>

Identified in Table 10, is an assessment of the performance of PY13 affordable housing projects that includes an explanation of projects failing to meet expectations and actions to correct these shortcomings. The county identified these projects and assigned appropriate actions and/or explanations for failing to meet expectations in the table below.

**Table 10. PY 2013 Affordable Housing Activities Failing to Meet Service Goals**

Project ID	Project Name	Service Goal	Served in PY 13	Total Served	Explanation/Action
2011-0056	Men's Center Residential Housing (Phase 1)	50	0	0	During Program Year, project is in final phase of construction. Lease-up to begin in PY 2014.
2013-0028	Harris County Health and Safety Program	4	0	0	During Program Year, no activities completed. Project underway in PY14.
2012-0030	The Apartments at 2200 Jefferson (Temenos)	41	0	0	During Program Year, Project under construction.

PY13, the marketing efforts of HOME-funded projects that provided rental units were analyzed. Table 11 summarizes the ethnicity of tenants of HOME-assisted affordable housing units.

Table 11. PY13 HOME-Assisted Rental Units According to Ethnicity (Occupied Units Only)

Project	White	Black	Hispanic	Asian	Indian	Black/ White	Other	Total
Cornerstone Village		31	1	2			1	35
Destiny Village	10	5	13	2				30
Enclave at Quail Crossing	9	2						11
Enclave at Copperfield	12	13	12				1	38
Louetta Village	33	8	1	2			1	45
Mid Towne II	2		2					4
Northland Woods	1	30	2					33
SHED Northline Inn SRO	8	12	1					21
Sierra Meadows	17	29	4					50
Sprucewood Apts.	4	3	4				1	12
Baybrook Park	10	4	1	1				16
Primrose at Bammel	9	27	6	2			1	45
Waterside Court		28	11	1		1		41
Magnolia Estates	11	62	7	2				82
HomeTowne at Tomball	41		1	1			1	44
Pilgrim Place	1	5	3				1	10
Jane Cizik Garden Place	8	16	1					25
Cypresswood Estates	17	44	12	1	1			75
<b>Grand Totals</b>	193	319	82	14	1	1	7	617

During PY13, 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. Table 12 summarizes the PY13 inspection results.

**Table 12. PY13 Rental Housing Inspection Summary (HOME Assisted Projects Only)**

Project	Date of Inspection	Status
Cypresswood Estates	10/29/13, 10/31/13, 11/1/13, 11/4/13, 11/18/13, and 11/19/13,	Of the 75 units, 73 passed inspection. Two (2) units were vacant at the time of the annual unit inspection on 11/19/2014; therefore, could not be inspected.
Primrose at Bammel	12/6/13, 12/26/13, and 1/3/2014	All units passed inspection.
Louetta Village	9/12/13 and 9/23/13	All units passed inspection.
Cornerstone Village	11/6/13 and 11/8/13	All units passed inspection.
Baybrook Park Retirement	9/3/13 and 9/24/13	All units passed inspection.
Destiny Village	1/14/14, 1/16/14, and 2/10/14	All units passed inspection.
Enclave at Copperfield	7/17/13,8/9/13, 8/19/13, 1/30/14, and 2/3/14	All units passed inspection.
Enclave at Quail Crossing	7/30/13 and 8/16/13	All units passed inspection.
Northland Woods	8/16/13, 9/3/13, 9/12/13, 9/17/13, and 9/24/13	All units passed inspection.
Sprucewood Apartments	8/13/13 and 8/26/13	All units passed inspection.
Mid-Towne II	7/29/13	All units passed inspection.
Northline Inn SRO	3/8/13	All units passed inspection.
Waterside Court	10/22/13, 10/24/13, and 11/11/13	All units passed inspection.
Magnolia Estates	7/15/13, 7/23/13, 7/29/13, 8/13/13, and 8/26/13	All units passed inspection.
HomeTown at Tomball	1/30/14, 2/12/14, and 2/17/14	All units passed inspection.

Jane Cizik Garden Place	7/3/13, 7/15/13	All units passed inspection.
Sierra Meadows	6/11/13, 6/12/13, 6/14/13, 6/28/12, and 7/23/13	All units passed inspection.
Pilgrim Place II	8/6/13 and 8/22/2013	All units passed inspection.