

# Executive Summary

The Harris County Program Year 2015 (PY15) Consolidated Annual Performance and Evaluation Report (CAPER) is the third year of the annual performance report which describes progress made in the PY15 from March 1, 2015 to February 29, 2016 toward the goals set forth in the PY 2013-2017 Consolidated Plan. During PY15, Harris County expended \$15,912,309.17 in Community Development Block Grant (CDBG), 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 45 homebuyers with direct homeownership assistance. Rehabilitated 26 owner-occupied housing units and abated 20 lead contaminated housing units occupied by low-income persons. One transitional housing facility completed lease-up with 3 units occupied and the LaPorte – Northside Neighborhood Project IV project is complete and sold 3 homes.*

## **Homelessness**

*Assisted 11,436 homeless individuals and families with shelter and supportive services expending \$1,009,761.80 of ESG funding and 322 homeless individuals expending \$527,989.98 of CDBG funds.*

*Successfully collaborated with the Coalition for the Homeless of Houston/Harris and Fort Bend County on the submission of the PY15 Continuum of Care for both Tier 1 and 2 renewal projects, which was awarded \$32,098,014 for 54 programs.*

## **Public Services**

*Assisted 1,895 low-income persons with youth and senior services, transportation services, and services for abused and neglected children.*

## **Public Facilities and Infrastructure**

*Served 64,978 low-income persons in 6 completed infrastructure projects with 20 projects underway and served 122 low-income persons in 1 completed public facilities project with 9 projects underway.*

## **Other Improvements**

*Assisted local communities by clearing 12 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. The County was also in receipt of CDBG Disaster Recovery Hurricane Ike and Dolly (TxCDBG) Program funds. 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 PY2015:

- Neighborhood Stabilization Program (NSP1) – To date, NSP1 expended a total \$16,776,258.16 for the acquisition of 134 single-family, vacant, foreclosed homes. In PY2015, the program sold 8 homes to eligible NSP homebuyers and expended

\$1,524,399.76. In addition, 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 \$2,118,157.10 for the acquisition of 20 single-family, vacant, foreclosed homes in the NSP3 target areas. In PY2015, NSP3 expended \$384,341.88 and acquired 1 property. The program sold 5 NSP3 properties during PY2014, of which 2 were acquired in PY2012 and 3 acquired in PY2013.
- CDBG Disaster Recovery Funding Hurricane Ike and Dolly (TxCDBG) Program (Round 1 and 2.2) – The housing assistance program, Harris County Homeowner’s Disaster Recovery Program (HDRP) has completed the single-family program and expended \$54,819,679.89 on 253 reconstruction projects and 262 rehabilitation projects, totaling 515 completed projects and two housing buyout projects. In PY2015, the rental program expended \$2,906,193.41 on 5 multi-family projects that consisted of acquisition, reconstruction and rehabilitation activities. The SGV Multi-family project completed lease-up and the Brandywood Project completed their final drawdowns. The non-housing program expended \$7,469,022.42 on 7 infrastructure projects of which 4 are underway.

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 PY15.

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 PY2015, HCCSD had no finings 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.

# **PY2015 CAPER Highlights**

The Program Year 2015 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, 2015 and February 29, 2016. 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 PY15, 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 \$15,737,401 in CDBG, HOME and ESG funds for PY 2015. All projects expended entitlement funds amounting to \$15,912,309 during PY15, 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 PY15 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*	\$3,075,631.22	\$1,537,751.78	11,758
Housing	\$14,250,259.10	\$2,380,722.35	97
Public Facilities	\$6,396,998.77	\$1,390,145.57	122
Infrastructure	\$14,963,331.43	\$4,666,118.20	64,978
Clearance & Demolition	\$265,707.26	\$104,256.04	12
Public Services	\$2,312,943.15	\$1,010,237.93	1,895

*\*Includes CDBG and ESG Homeless Projects under matrix codes 3T and 5M.*

### **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 PY15. 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 PY15	HOME Assisted Owners	CDBG Assisted Owners	HOME Assisted Renters	CDBG Assisted Renters	Amount Authorized	Expended in PY15
Direct Homeownership Assistance (13)	3	45	45	0	0	0	\$2,007,504.00	\$727,895.84
Construction of Housing (12)	6	6	3	0	3	0	\$9,274,264.72	\$862,120.58
Rehabilitation-Single Unit Residential (14A)	5	26	1	25	0	0	\$2,220,164.80	\$411,552.84
Lead-Based/Lead Hazard Test/Abatement (14I)	2	20	0	20	0	0	\$748,325.58	\$379,153.09
<b>Total Served</b>	<b>16</b>	<b>97</b>	<b>49</b>	<b>45</b>	<b>3</b>	<b>0</b>	<b>\$14,250,259.10</b>	<b>\$2,380,722.35</b>

*Note: Categories contain past year projects making final draws.*

Table 3. Housing Accomplishments According to Income

Priority Need Category	Units
<b>Owners : (94) households</b>	
Extremely Low (0-30% MFI)	20
Very Low (30-60% MFI)	22
Low (60-80% MFI)	52
<b>Renters: (3) households</b>	
Extremely Low (0-30% MFI)	3
Very Low (30-60% MFI)	0
Low (60-80% MFI)	0
<b>Total</b>	<b>97</b>

Table 4. Housing Accomplishments According to Race/Ethnicity

Housing by Race/Ethnicity	
<b>Hispanic</b>	31
<b>Non-Hispanic</b>	<b>66</b>
<i>White</i>	22
<i>Black</i>	40
<i>Asian</i>	2
<i>American Indian or American Native</i>	0
<i>Native Hawaiian or Other Pacific Islander</i>	0
<i>Other</i>	0
<i>Multi-race</i>	2
<b>Total</b>	<b>97</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 persons who are elderly, disabled, youth, receive transportation assistance or may be abused or neglected children. According to table 5, these projects expended \$1,010,237.93 and 1,895 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)	7	3	\$296,946.28	\$161,932.08	536
Youth Services (05D)	12	7	\$752,876.89	\$353,594.60	732
Transportation (05E)	3	2	\$978,894.00	\$354,124.96	173
Abused & Neglected Children (05N)	4	2	\$284,225.98	\$140,586.29	454
<b>Total</b>	<b>26</b>	<b>14</b>	<b>\$2,312,943.15</b>	<b>\$1,010,237.93</b>	<b>1,895</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, \$6,056,263.77 was expended on public facility and infrastructure projects and 65,100 persons benefited.

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

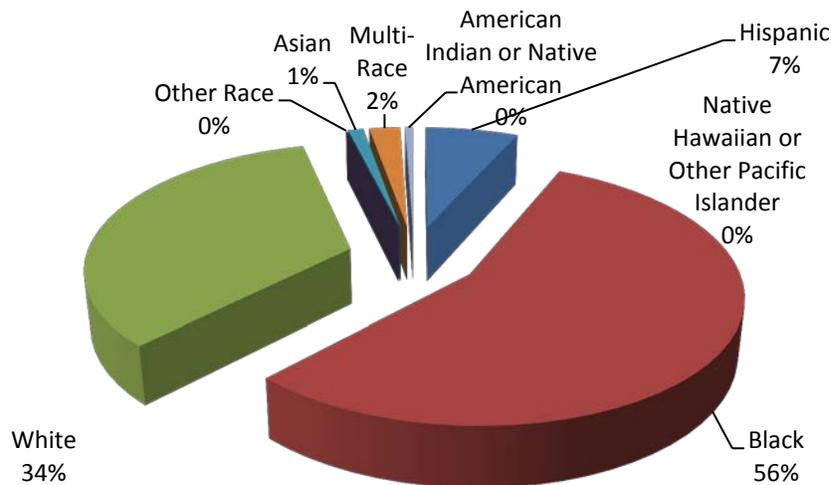
Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Persons Served	Amount Authorized	Amount Expended
General (03)*	2	1	122	\$1,899,540.96	\$154,770.14
Youth Centers (03D)	1	0	0	\$339,563.00	\$295,215.48
Neighborhood Facilities (03E)	1	0	0	\$589,160.00	\$2,972.57
Parks, Recreational Facilities (03F)	5	0	0	\$3,568,734.81	\$937,187.38
Water /Sewer Improvements (03J)	18	5	45,481	\$13,739,390.62	\$4,557,934.94
Sidewalks & Pathways (03L)	2	1	19,497	\$1,223,940.81	\$108,183.26
<b>Total</b>	<b>29</b>	<b>7</b>	<b>65,100</b>	<b>\$21,360,330.20</b>	<b>\$6,056,263.77</b>

*\*Note: Project substantially completed in PY15 and final walk-thru underway in PY16*

## Housing and Homelessness

CDBG funds (authorized \$1,806,219.32 and expended \$784,358.03) were used to serve 45 households of which 28 were elderly and 11 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 \$1,146,714.22 and expended \$527,989.98 in CDBG funding on 7 projects and served 322 homeless persons in PY15. Chart 1 identifies CDBG Homeless Race and Ethnicity. Note that homeless services were reported under the matrix code 03T Operating Costs of Homeless programs and 05M Health Services.

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



## Clearance and Demolition Activities

In PY15, 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 \$265,707.26 and expended \$104,256.04 in CDBG funds and 12 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	12	\$265,707.26	\$104,256.04
<b>Total</b>	<b>2</b>	<b>1</b>	<b>12</b>	<b>\$265,707.26</b>	<b>\$104,256.04</b>

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

## ESG Specific Accomplishments

During PY15, Harris County authorized \$1,863,270.00 and expended \$1,009,761.80 ESG dollars in assisting 11,436 homeless persons with shelter, street outreach, and rapid rehousing. Table 8 identifies the ESG accomplishments by persons served, authorized and expended in PY15.

**Table 8. ESG Specific Accomplishments**

Year	Local ID	Project Title	Services Provided	Served in PY15	Total Authorized	Expended in PY15
<b>2014</b>						
	2014-0034 A	Coalition for the Homeless HMIS	HMIS	*N/A	\$149,984.71	\$21,523.45
	2014-0034 B	HCCSD Rapid Re-housing Program	Rapid Re-housing	0	\$112,705.51	\$27,992.19
	2014-0034 C	Houston Area Women's Center - Domestic Violence Emergency Shelter	Shelter	0	\$179,373.56	\$71,180.82
	2014-0034 D	Northwest Assistance Min - Homes for School Children (Rapid Re-housing)	Rapid Re-housing	0	\$42,498.43	\$18,715.24
	2014-0034 E	The Bridge over Troubled Waters, Inc. Emergency Solutions Program (Emergency & Transitional Shelter )	Shelter	0	\$136,614.78	\$45,975.70
	2014-0034 F	Salvation Army Housing to Home (RR)	Rapid Re-housing	0	\$216,639.01	\$31,770.83
	2014-0034 G	The Women's Home-Transitional Housing Program	Shelter	0	\$48,881.00	\$7,006.60
	<b>2014 Totals</b>			0	<b>\$ 886,697.00</b>	<b>\$224,164.83</b>
<b>2015</b>						
	2015-0032 A	Coalition for the Homeless HMIS/Shelter	HMIS/Shelter Operations	9,889	\$150,000.00	\$112,015.22
	2015-0032 B	Covenant House Texas-Street Outreach Program for Homeless Youth	Street Outreach	598	\$39,503.00	\$22,218.83
	2015-0032 C	HC CSD Rapid Re-housing Program	Rapid Re-housing	199	\$516,353.00	\$512,303.00
	2015-0032 D	The Salvation Army Houston Social Services Rapid Re-housing Collaborative Fund	Rapid Re-housing	0	\$105,000.00	0
	2015-0032 E	Houston Area Women's Center - Domestic Violence Emergency Shelter	Shelter	457	\$48,235.00	\$43,113.89
	2015-0032 F	The Bridge over Troubled Waters, Inc. The Bridge Emergency Housing Project	Shelter	237	\$68,601.00	\$53,097.20
	2015-0032 G	The Women's Home-Transitional Housing Program	Shelter	56	\$48,881.00	\$42,848.83
	<b>2015 Totals</b>			<b>11,436</b>	<b>\$976,573.00</b>	<b>\$785,596.97</b>

During PY15, Habitability Standards Inspections were performed on the Emergency Solutions Grant (ESG) Shelters by HQS certified inspectors. HCCSD continues to develop an inspection plan to meet inspection responsibilities in the area of emergency shelters. Table 13 summarizes the PY15 inspection results.

**Table 9. PY15 Habitability Standards Inspections (ESG Projects Only)**

Project	Date of Inspection	Status
The Bridge Over Troubled Waters	10/06/2015	Passed
The Women's Home	10/07/2015	Passed
Houston Area Women's Shelter	10/22/2015	Passed

**HOME Specific Accomplishments**

For PY15, HOME activities expended \$1,632,364.32 and assisted 52 low-income households with housing related services according to Table 10.

**Table 10. HOME Project Accomplishments**

Matrix Code	PID	Project Title	Status	Household Assisted PY 15	Total Authorized	Expended in PY15
12	2011-0056	Men's Center Residential Housing	COMP	3	\$1,687,000.00	0
12	2012-0028	LaPorte – Northside Neighborhood Project IV	OPEN	3	\$750,668.00	\$336,816.96
12	2012-0030	Temenos (Apts. @ 2200 Jefferson)	OPEN	0	\$1,298,605.00	\$508,564.78
12	2013-0040	HCHA The Retreat Westlock	OPEN	0	\$2,133,000.00	\$16,738.84
12	2014-0040	HCHA Fenix Estates	OPEN	0	\$1,670,000.00	0
12	2014-0034	Tejano Center – Sunrise Orchard	OPEN	0	\$1,734,991.72	0
13	2012-0029	Harris County CSD - Downpayment Assistance	OPEN	6	\$1,000,001.00	\$185,038.86
13	2014-0035	Harris County CSD - Downpayment Assistance	OPEN	34	\$607,503.00	517,856.98
13	2015-0033	Harris County CSD - Downpayment Assistance	OPEN	5	\$400,000.00	\$25,000.00
14A	2010-0056	CSD Disaster Housing Rehab/Recon. Program	COMP	1	\$1,162,271.06	\$42,347.90
	<b>Total</b>			<b>52</b>	<b>\$12,444,039.78</b>	<b>\$1,632,364.32</b>

PY15, 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. PY 15 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>
<b>Cornerstone Village</b>	1	31		2			1	<b>35</b>
<b>Enclave at Quail Crossing</b>	8	2			1			<b>11</b>
<b>Enclave at Copperfield</b>	22	15					1	<b>38</b>
<b>Louetta Village</b>	29	8	5	1		1	1	<b>45</b>
<b>Mid Towne II</b>	2		2					<b>4</b>
<b>Northland Woods</b>	5	28						<b>33</b>
<b>SHED Northline Inn SRO</b>	12	9	1					<b>22</b>
<b>Sierra Meadows</b>	15	27	8					<b>50</b>
<b>Sprucewood Apts.</b>	8	4						<b>12</b>
<b>Baybrook Park</b>	11	2	2	1				<b>16</b>
<b>Primrose at Bammel</b>	6	28	5	5			1	<b>45</b>
<b>Waterside Court</b>		26	14	1				<b>41</b>
<b>Magnolia Estates</b>	4	23	2	1				<b>30</b>
<b>HomeTowne at Tomball</b>	40	1	1				2	<b>44</b>
<b>Pilgrim Place</b>	2	4	4					<b>10</b>
<b>Jane Cizik Garden Place</b>	6	16	3					<b>25</b>
<b>Cypresswood Estates</b>	17	45	12	1				<b>75</b>
<b>Men's Center</b>	25	23		1	1			<b>50</b>
<b>Grand Totals</b>	<b>213</b>	<b>292</b>	<b>59</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>586</b>

During PY15, 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 PY15 inspection results.

**Table 12. PY15 Rental Housing Inspection Summary (HOME Assisted Projects Only)**

Project	Date of Inspection	Status	
Cypresswood Estates	11/9/15 and 11/30/15	# of Assisted Units : 75	Passed : 75
Primrose at Bammel	12/14/15 and 2/9/2016	# of Assisted Units : 45	Passed : 45
Louetta Village	9/21/15 and 10/12/15	# of Assisted Units : 45	Passed : 45
Cornerstone Village	11/23/15 and 2/3/2015	# of Assisted Units : 35	Passed : 35
Baybrook Park Retirement	9/21/15	# of Assisted Units : 16	Passed : 16
Enclave at Quail Crossing	7/8/15	# of Assisted Units : 11	Passed : 11
Northland Woods	8/13/15	# of Assisted Units : 33	Passed : 33
Sprucewood Apartments	8/5/15 and 8/17/15	# of Assisted Units : 12	Passed : 12
Mid-Towne II	10/27/15 and 10/30/15	# of Assisted Units : 04	Passed : 4
Waterside Court	10/16/15 and 11/9/15	# of Assisted Units : 41	Passed : 41
Magnolia Estates	6/18/15, 7/2/15, and 7/23/15	# of Assisted Units : 30	Passed : 30
HomeTown at Tomball	1/22/16 and 2/23/16	# of Assisted Units : 44	Passed : 44
Jane Cizik Garden Place	7/15/15 and 8/3/15	# of Assisted Units : 25	Passed : 25
Sierra Meadows	6/29/15, 7/2/15, 7/23/ 15 and 11/23/15	# of Assisted Units : 50	Passed : 50
Pilgrim Place II	8/6/15	# of Assisted Units : 10	Passed : 10

The Men's Center Residential Hall	6/18/15, 7/2/15, and 7/15/15	<b># of Assisted Units : 25</b>	<b>Passed : 25</b>
Enclave at Copperfield	7/21/15 and 8/18/15	<b># of Assisted Units: 38</b>	<b>Passed: 38</b>