

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.

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 (HOME). 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	\$1,219,563.24	\$923,083.24	1,663
Housing	\$16,371,980.04	\$3,236,522.21	129
Public Facilities	\$3,820,851.94	\$1,238,990.34	14,933
Infrastructure	\$13,929,643.56	\$5,341,379.33	32,063
Other & Planning	\$169,923.00	\$13,857.45	0
Public Services	\$1,003,382.25	\$975,409.70	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)	4	3	3	0	0	0	9,667,010.95	1,278,711.81
Rehabilitation-Single Unit Residential (14A)	9	51	16	35	0	0	2,899,655.41	916,501.48
Lead-Based/Lead Hazard Test/Abate (14I)	2	26	0	26	0	0	1,184,676.00	422,368.31
Magnolia Glen/Earl Hatcher Commons (14G)	1	0	0	0	0	0	1,371,531.86	0
Total Served	18	129	68	61	0	0	\$17,743,511.86	\$3,236,522.21

Note: Categories contain past year projects making final draws.

Table 3. Housing Accomplishments According to Income

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

Table 4. Housing Accomplishments According to Race/Ethnicity

Housing by Race/Ethnicity	
Hispanic	41
Non-Hispanic	
<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
Total	129

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 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 and crime awareness projects primarily benefited low-income limited clientele. Special needs programs primarily benefited those persons, who are elderly, disabled, are infected with HIV/AIDS, and/or have a substance abuse problem. Table 5 identifies public service project accomplishments by funded projects, amounts authorized and expended and total persons assisted. 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. Table 6 identifies public facility projects accomplishments by funded projects, amounts authorized, expended and total persons assisted.

Table 5. Public Service Projects Accomplishments

Priority Need Category/Matrix Code	Projects Funded	Amount Authorized	Amount Expended	Total Assisted
Senior Services (05A)	2	59,676.00	59,676.00	526
Service for the Disabled (05B)	0	0	0	0
Youth Services (05D)	6	339,358.00	312,925.22	1,441
Transportation (05E)	2	452,507.25	452,507.25	444
Substance Abuse (05F)	0	0	0	0
Batter and Abused Spouse (05G)	0	0	0	0
Child Care Services (05L)	0	0	0	0
Abused & Neglected Children (05N)	3	151,841.00	150,301.23	631
Total	13	\$1,003,382.25	\$975,409.70	3,042

Note: Several projects remain open pending final draws.

Table 6. Summary of Accomplishments for Public Facilities

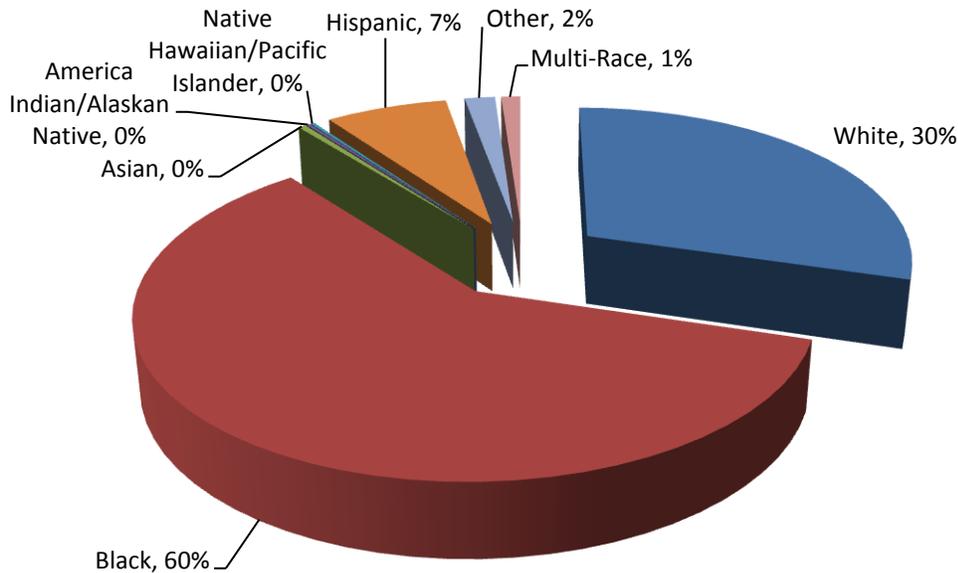
Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Persons Served	Amount Authorized	Amount Expended
General (03)	2	0	0	1,833,576.46	1,008,359.66
Senior Centers (03A)	0	0	0	0	0
Neighborhood Facilities (03E)	1	0	0	965,338.00	40,979.63
Parks, Recreational Facilities (03F)	3	1	14,933	1,021,937.48	189,651.05
Water /Sewer Improvements (03J)	20	4	32,063	13,929,643.56	5,341,379.33
Street Improvements (03K)	0	0	0	0	0
Total	26	6	46,996	\$17,750,495.50	\$6,580,369.67

Note: Several projects remain open pending final draws.

Housing and Homelessness

CDBG funds (authorized \$2,899,655.41 and expended \$916,501.48) were used to serve 77 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 \$517,698.24 and expended \$517,698.24 in CDBG funding on 4 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



Other

In PY13, Harris County funded one project through the Harris County Public Health Environmental Services to conduct clearance and demolition of abandoned residential property in the service area. The county authorized \$159,923.00 and expended \$123,857.45 in CDBG funds and no houses were demolished in this program year. Harris County also funded a Strategic Implementation Planning project that evaluated and monitored efforts related to strategic plan goals and objectives. Table 7 identifies the summary of accomplishments, funded projects, authorized and expended funds for both the clearance and demolition projects and the Strategic Planning project.

Table 7. Summary of Accomplishments for Other

Priority Need Category/Matrix Code	Projects Funded	Projects Completed	Units Served	Amount Authorized	Amount Expended
Clearance and Demolition (04)	1	0	0	159,923.00	123,857.45
Planning (20)*	1	0	n/a	10,000.00	10,000.00
Total	2	0	0	\$169,923.00	\$133,857.45

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

ESG Specific Accomplishments

During PY13, Harris County expended \$405,385 ESG dollars in assisting 1,207 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
2012						
	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/RR	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/RR	0	\$ 80,720.00	\$58,914.11
	2012-0027I	HC CPS Hay Center	Homeless Prevention/RR	0	\$ 31,859.00	\$31,859.00
	2012-0027J	Humble Area Assistance Ministries	Homeless Prevention/RR	0	\$ 32,390.69	\$5,192.04
	2012-0027K	Salvation Army	Homeless Prevention/RR	0	\$ 85,233.85	\$50,419.58
	2012-0027L	SEARCH	Homeless Prevention/RR	0	\$ 64,696.77	\$23,439.20
			2012 Totals	0	\$707,449.21	\$380,742.46
2013						
	2013-0037A	Coalition for the Homeless HMIS	HMIS	0	\$150,000.00	\$1,420.04
	2013-0037B	HC CSD Case Management	Homeless Prevention/RR	173	\$251,865.00	\$168,715.50
	2013-0037C	Houston Area Women's Center - Domestic Violence Emergency Shelter	Shelter/Street Outreach	492	\$48,235.00	\$37,599.81
	2013-0037D	The Bridge over Troubled Waters, Inc. The Bridge Emergency Housing Project	Shelter/Street Outreach	346	\$82,884.00	\$65,250.06
	2013-0037E	Salvation Army Housing to Home	Homeless Prevention/RR	86	\$120,000.00	\$90,080.75
	2013-0037F	The Women's Home-Transitional Housing Program	Shelter/Street Outreach	110	\$48,881.00	\$42,319.19
			2013 Totals	1,207	\$701,865	\$405,385

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	Households 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
	<i>Total</i>			<i>68</i>	<i>\$9,228,242.68</i>	<i>\$2,381,328.77</i>

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
2012-0021	Harris County Health and Safety Program	4	2	2	During Program Year two (2) activities completed. Project will be completed and remaining funds moved to 2014-0027 upon receipt of funds from HUD.
2011-0056	Men's Center Residential Housing	50	0	0	During Program Year, Project under construction. Lease-up to begin in PY 2014.
2013-0028	Health and Safety Program	4	0	0	During Program Year, no activities completed.
2012-0030	Temenos	41	0	0	During Program Year, Project under construction.
2013-0040	Retreat at Westlock	49	0	0	During Program Year, Project in design. Construction to begin in Program Year 2014.

For 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
Grand Totals	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.