

**PROGRAM YEAR 2009
UNSOLICITED APPLICATION PROCESS**

**APPLICATION GUIDEBOOK
Supplement**

FOR:

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

**Disaster Recovery Program for
Hurricanes Katrina, Rita and Ike using
Community Development Block Grant (CDBG) Program**

Available Funding

Funding and Activity Type	Available for PY2009	Dates of Availability
HOME Investment Partnerships (HOME) Program		
Unobligated Entitlement Funds	\$3,438,175	March 2009
CHDO Funds	\$507,243	March 2009
Community Development Block Grant (CDBG) Program*		
Disaster Recovery Program (Hurricane Katrina/Rita)	\$5,211,587	April 2009
Disaster Recovery Program (Hurricane Ike)	Approximately \$20,000,000	Fall 2009
Neighborhood Stabilization Program	\$5,408,225	March 2009
Approximate Total	\$36,565,230	

Program Guidelines

Neighborhood Stabilization Program (NSP)

What is NSP?

The Neighborhood Stabilization Program (NSP) provides an opportunity for local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The program is authorized under Title III of the Housing and Economic Recovery Act of 2008. The goal of NSP is to help stabilize and revitalize communities heavily affected by the mortgage crisis.

Population Served

The NSP program will serve those whose income is less than 120% of the median family income (MFI). For some activities, lower income brackets must be the focus of the program.

Eligible Service Area

Harris County has identified areas with the greatest need of NSP assistance. These areas consist of twenty-two (22) zip codes that have a high risk score and high number of subprime loans and foreclosed properties as per **Map 1**.

The list below indicates zip codes* where the County will focus its NSP allocation:

- 77014
- 77015
- 77029
- 77037
- 77038
- 77039
- 77044
- 77049
- 77050
- 77066
- 77067
- 77073
- 77093
- 77338
- 77396
- 77521
- 77530
- 77536
- 77547
- 77562
- 77571
- 77587

* Please note that some zip codes are located only partially within the Harris County Service Area.

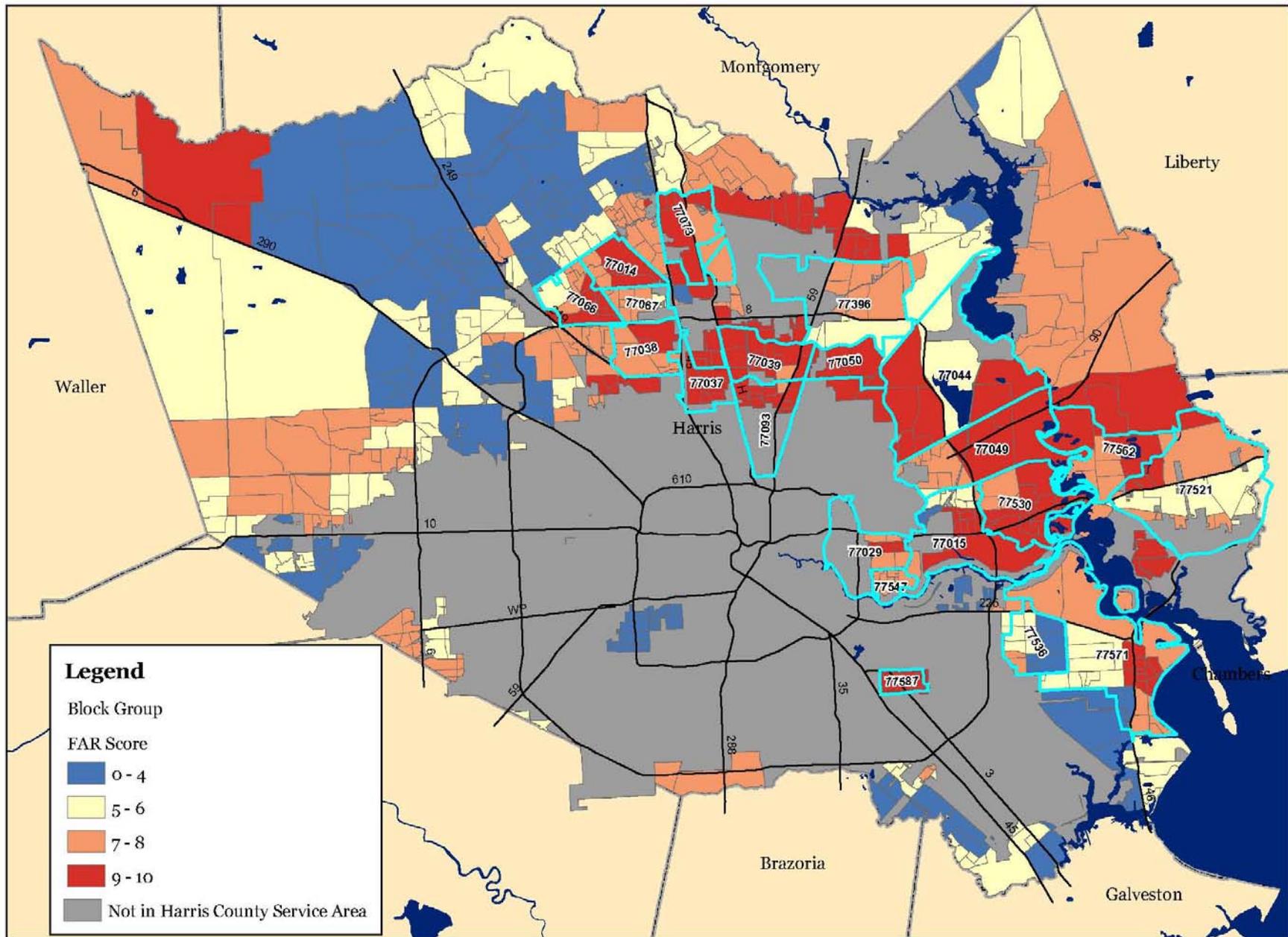
Eligible Activities

Eligible NSP activities per the Harris County Action Plan include:

- *Multifamily Project Acquisition, Rehab and Rental Program-*
Foreclosed or abandoned multifamily properties will be acquired directly from lenders through Harris County. Properties must then be renovated for the purpose of providing senior rental housing to serve households earning less than 80 percent MFI.
- *Homeless SRO Housing Acquisition, Rehab and Operating Program-*
Foreclosed or abandoned multifamily properties will be acquired directly from lenders through Harris County. Properties must then be renovated for the purpose of providing homeless SRO facilities to serve at least 35 homeless individuals less than 80 percent MFI. The majority of units must be set aside to assist households below 50 percent MFI.

Specifics regarding Harris County's Action Plan can be found at www.csd.hctx.net under the link for the Neighborhood Stabilization Program.

Map 1: NSP Estimated FAR Score and Zip Codes



Source: HUD



Disaster Recovery Funding for Hurricanes Katrina and Rita

What is Disaster Recovery Funding?

Disaster Recovery Funding for Hurricanes Katrina and Rita provides an opportunity for local communities to provide services and housing to those individuals forced to evacuate as a result of Hurricanes Katrina and Rita. The goal of this portion of the Disaster Recovery Funding is to provide greater options for affordable housing to displaced evacuees.

Population Served

Katrina funding must serve those whose income is less than 80% of the median family income (MFI).

Eligible Service Area

Harris County has identified eight areas with the greatest concentration of evacuee population. Proposed projects must be located within a 7 mile radius of one of these concentrations as per **Map 2**.

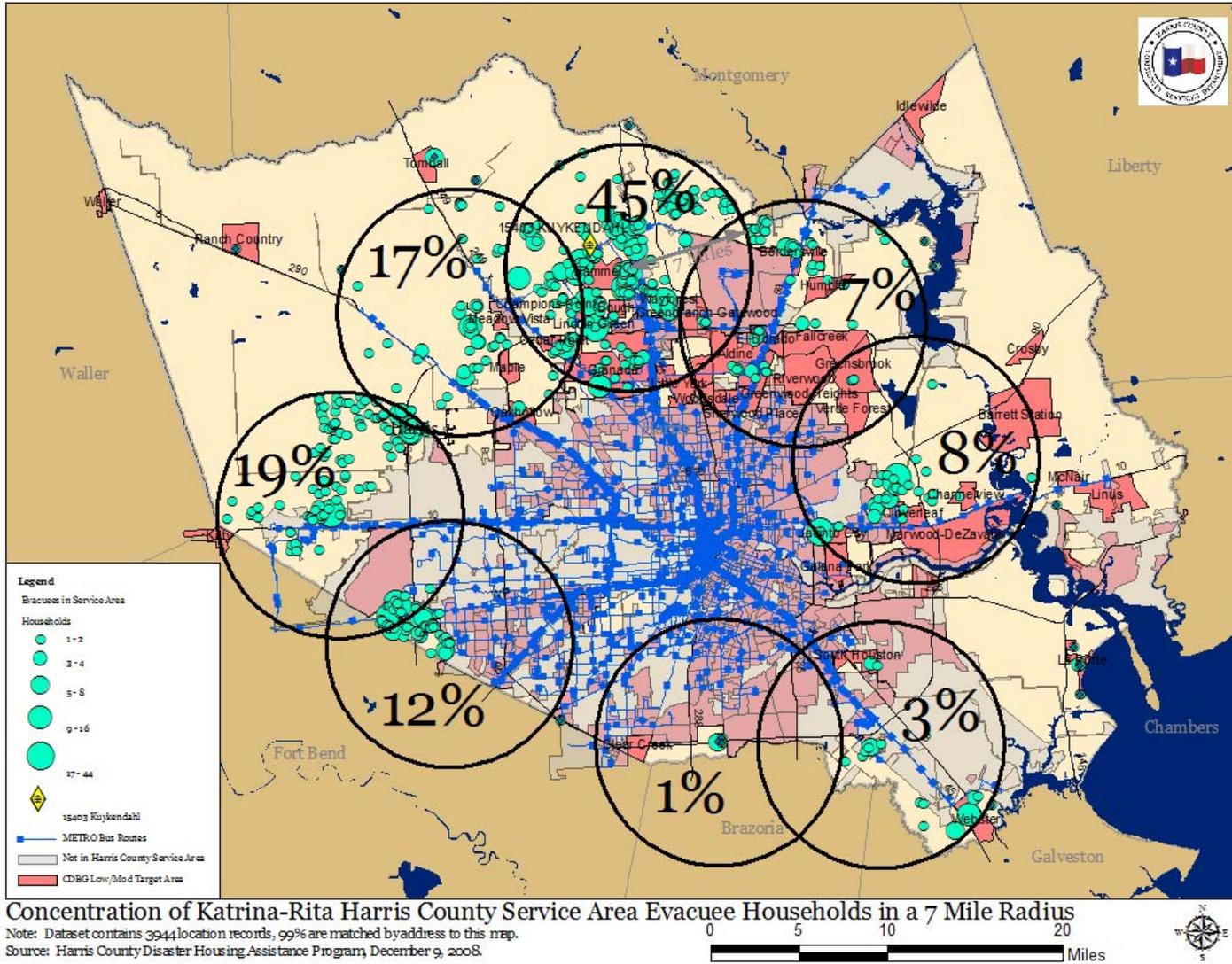
Eligible Activities

Eligible activities per the Harris County Action Plan include:

- *Direct Owner Rehab-*
Projects may include the renovation of multi-family properties located within areas identified as having a heavy concentration of evacuees. Properties may be in various states of disrepair. Owner may directly apply for funding that will be used to rehabilitate such properties.
- *Acquisition and Rehab-*
Projects may include the acquisition and improvement of multi-family properties in need of rehabilitation.
- *Acquisition and New Construction-*
Projects may include the acquisition of land for new construction of affordable multifamily housing within areas with heavy concentration of evacuees.

Specifics regarding Harris County's approved activities can be found at www.csd.hctx.net under the link for the Disaster Recovery funding for Hurricanes Katrina/ Rita.

Map 2: Concentration Areas of Katrina/ Rita Evacuees



Disaster Recovery Funding for Hurricane Ike

What is Disaster Recovery Funding?

Disaster Recovery Funding for Hurricane Ike provides an opportunity for local communities to provide services and housing to serve individuals impacted by Hurricane Ike. The goal of this portion of the Disaster Recovery Funding is to provide greater options for affordable housing to Harris County residents with limited resources.

Population Served

Ike funding must serve those whose income is less than 80% of the median family income (MFI).

Eligible Service Area

Projects may be located throughout Harris County's service area as per **Map 3**.

Eligible Activities

Eligible activities per the Harris County Action Plan include:

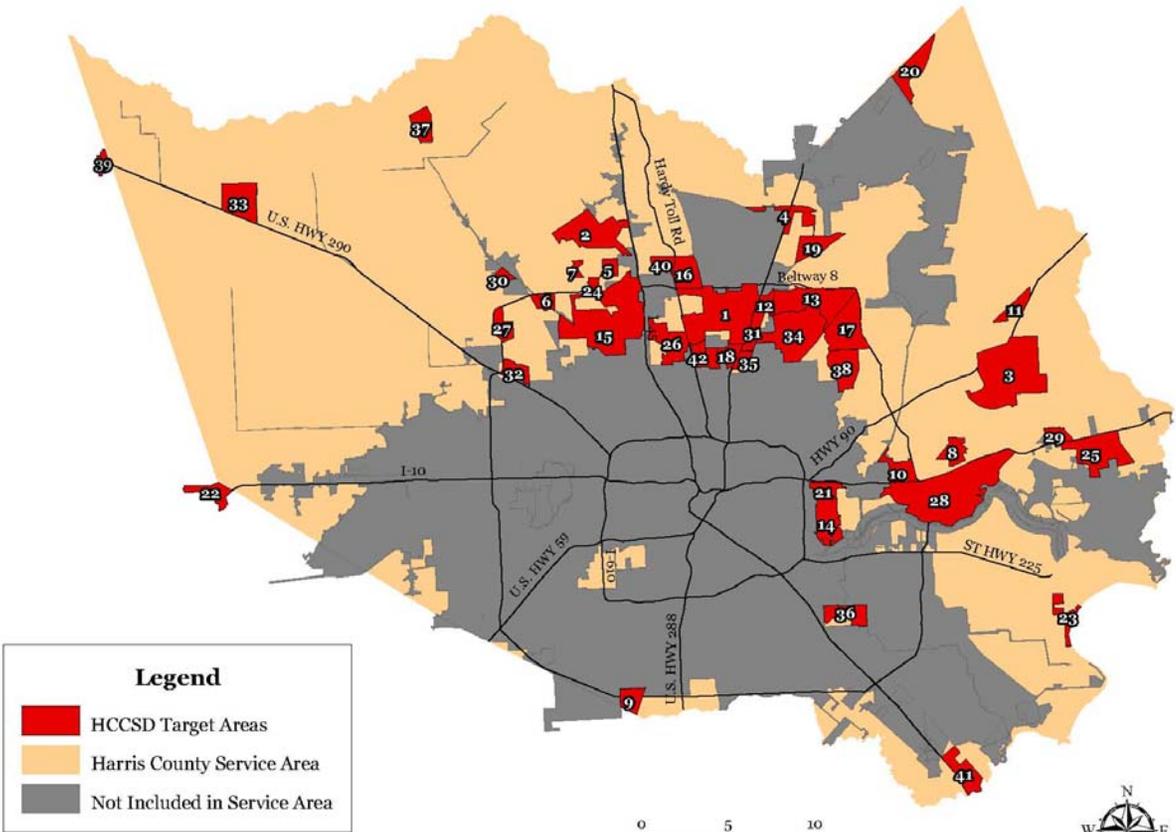
- *Direct Owner Rehab-*
Projects may include the renovation of multi-family properties located within the Harris County service area. Properties may be in various states of disrepair. Owner may directly apply for funding that will be used to rehabilitate such properties.
- *Acquisition and Rehab-*
Projects may include the acquisition and improvement of multi-family properties located within the Harris County service area in need of rehabilitation.
- *Acquisition and New Construction-*
Projects may include the acquisition of land for new construction of affordable multifamily housing located within the Harris County service area.

As this program is currently under development, specifics regarding Harris County's approved activities are not currently available.

Map 3: Harris County Service and Target Areas



Harris County Community Services Department Service Area & HUD-Defined Target Areas



Note: Service Area includes 15 Cooperative Cities: Bellaire, Deer Park, Galena Park, Humble, Jacinto City, Katy, La Porte, Morgan's Point, Seabrook, Shoreacres, South Houston, Tomball, Waller, Webster, and West University Place

Number	Target Area
1	Aldine
2	Bammel
3	Barrett Station
4	Bordersville
5	Bough
6	Cedar Point
7	Champions Point
8	Channelview
9	Clear Creek
10	Cloverleaf
11	Crosby
12	El Dorado
13	Fallcreek
14	Galena Park
15	Granada
16	Greenbranch-Gatewood
17	Greensbrook
18	Greenwood-Heights
19	Humble
20	Idlewild
21	Jacinto City
22	Katy
23	La Porte
24	Lincoln Green
25	Limus
26	Little York
27	Maple
28	Marwood-DeZavalla
29	McNair
30	Meadow Vista
31	Northington-Kenwood
32	Oakhollow
33	Ranch Country
34	Riverwood
35	Sherwood Place
36	South Houston
37	Tomball
38	Verde Forest
39	Waller
40	Wayforest
41	Webster
42	Woodsdale

A larger version of this and other area maps can be found at <http://www.hctx.net/CmpDocuments/103/AAP05/Target%20Area0608.pdf>