

Grantee: Harris County, TX

Grant: B-11-UN-48-0401

October 1, 2015 thru December 31, 2015 Performance



Grant Number:

B-11-UN-48-0401

Obligation Date:

03/16/2014

Award Date:

Submitted - Await for Review

Grantee Name:

Harris County, TX

Contract End Date:

03/16/2014

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$1,925,917.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$1,925,917.00

Estimated PI/RL Funds:

\$700,555.42

Total Budget:

\$2,626,472.42

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Harris County is unique in its experience with the foreclosure crisis, as comparatively low costs for housing have resulted in less of a housing bubble. Due to Harris County's large size, foreclosures are present across the service area rather than concentrated in a particular area. In some cases, new construction continues in subdivisions with a high number of foreclosed properties.

Harris County used the NSP3 GIS mapping tool to identify the NSP need score for each census tract in the service area. Harris County further analyzed the housing make up for each census tract with an NSP need score of 16 or higher. This analysis determined the number of rental, multi-family and single family housing in each census tract with a high needs score.

The County also recognizes the need to develop affordable rental housing for very low income residents. Harris County will satisfy the 25% requirement by funding the redevelopment of a foreclosed and vacant lot into affordable rental housing. Because this development is located in an area with a need score of 17, based on the HUD provided mapping tool, the County will use NSP 3 funds to provide affordable rental housing for residents at or below 50 percent of area median income.

As of August 30, 2012, HUD approved amendments to the Action Plan to allow funding from 2011-0059 (Multifamily Acquisition and Redevelopment) in the amount of \$481,479.25 to be reallocated to 2011-0058 (Single Family Acquisition, Rehab and Disposition) to benefit 50% and below AMI. The amendment also included the addition of the entire Census Tract 482012407, and the addition of three others; 482015504, 482012323, 482012324.

Amendment to Create an NSP III Revolving Loan Fund (June 15, 2015)

In an effort to bring the NSP 3 to a close and assist grantees to draw down any remaining funds from the original line of credit, HUD suggests establishing a Revolving Loan Fund (RLF) account to deposit the proceeds from the sale of properties. Otherwise the proceeds from NSP 3 properties are considered program income thereby hindering a grantees ability to draw down funds and close the line of credit and program. For establishing a RLF account in NSP 3 the "NSP Policy Alert Guidance on Revolving Funds Under NSP" dated August 20, 2012, and amendment process per the "NSP Policy Alert Guidance on Amendment Procedures" dated April 3, 2014 were followed. A public notice was posted in the Houston Chronicle newspaper on May 23, 2015, as evidenced by an affidavit from the Houston Chronicle confirming the posting dated May 23, 2015. The public notice was also posted on the Harris County Community Services Department Website on May 23, 2015. No public comment was received.

The existing Single Family Acquisitions, Rehab and Disposition Project# C2011-0058 is being converted to a RLF in DRGR. Guidance for converting existing projects into RLF projects is provided in the attached "DRGR Fact Sheet: Setting up Revolving Loan Funds and Program Income Accounts". Grantees are able to designate an existing project as an RLF.

Excerpt from the May 23, 2015 Public Notice regarding NSP 3:

NSP I and NSP III Funding:

On April 13, 2009, HUD accepted Harris County's Amendment to the 2008-2012 Consolidated Plan's 2008 Annual Action Plan (Amendment) detailing the

Summary of Distribution and Uses of NSP Funds:

plan for Harris County's Neighborhood Stabilization Program I (Countywide) and on March 22, 2011, HUD accepted Harris County's Amendment to the 2010 Annual Action Plan (Amendment) detailing the plan for Harris County's Neighborhood Stabilization Program III (Countywide) to fund projects that will stabilize neighborhoods across the area through acquisition and rehabilitation of foreclosed properties that would become sources of abandonment and blight within the community. Since the submission, Harris County recognized changes that could be made to the Amendment that would better facilitate the NSP I and III. The proposed changes are to establish a Revolving Loan Fund (RLF) from NSP (I and III) program income, including administrative and project delivery costs, to stabilize neighborhoods through the acquisition and rehabilitation of single family homes.



How Fund Use Addresses Market Conditions:

Harris County used the HUD NSP3 mapping tool to identify areas of greatest need. Harris County also used area foreclosure data available through the Houston Association of Realtors website (www.har.com) to include the most up to date information on listed foreclosures. The HAR website foreclosure search tool identifies current foreclosures in the Houston Metro and Harris County service areas. The County used the HAR data to support the findings of the HUD NSP3 mapping tool.

The Houston Association of Realtors foreclosure data tool identified current foreclosed properties in the selected census tracts. Three subdivisions were identified as having a high percentage of foreclosure activity resulting from new home builders providing high cost or predatory loans. The HUD NSP3 GIS mapping tool derived an NSP need score of 17 for the three selected subdivisions. Harris County selected these three neighborhoods based on the needs score and the expectation that targeting these areas will have the greatest impact. The selected subdivisions offer a range of prices that will allow for affordability for LMMI beneficiaries. Acquiring, rehabbing and reselling homes in the selected subdivisions will increase the efforts of stabilizing the neighborhoods in a concentrated area, while also extending homeownership opportunities. Harris County has purchased, rehabilitated and sold homes to homebuyers in these subdivisions as part of the original Neighborhood Stabilization Program (NSP1).

Ensuring Continued Affordability:

Harris County uses the HOME affordability standards to ensure affordability for a minimum of five years for all Harris County residents receiving assistance with homeownership through the Neighborhood Stabilization Program. Currently, the minimum affordability periods are five years for homeowners receiving less than \$15,000 in assistance, 10 years for homeowners receiving \$15,000 - \$40,000 in assistance and 15 years for homeowners receiving more than \$40,000 in assistance. Assistance includes the a reduction in sales price from Harris County's acquisition price and Harris County's contribution for eligible closing costs.

Definition of Blighted Structure:

A building that has been maintained in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard.

Definition of Affordable Rents:

Harris County's Affordable Housing Policy uses the most current HOME Investment Partnerships (HOME) Program rent schedule to ensure affordable rents. The HCCSD Director shall reserve the right to adjust rent schedules on a project-by-project basis to best serve the low-income residents of Harris County and/or ensure project feasibility.

Grantee Contact Information:

David B. Turkel, Director
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david.turkel@csd.hctx.net

Housing Rehabilitation/New Construction Standards:

Harris County will use its Minimum Acceptable Standards for Residential Acquisition, Construction and Rehabilitation to guide rehabilitation. This document establishes minimum standards for single-family and multiple-family housing that receives federal assistance. The requirements establish a minimum standard for the health and safety of a home's occupants. To ensure increased energy efficiency in the single family homes funded using NSP3, Harris County proposes to acquire only homes constructed within the last twelve years. Multifamily structures funded through NSP3 will be required to meet or exceed Energy Star Certification.

The complete Minimum Acceptable Standards document can be found at http://www.csd.hctx.net/PS_HomeRepairProgram.aspx

Vicinity Hiring:

To comply with vicinity hiring, Harris County will require subrecipients to advertise for bids for subcontracts and lower tier subcontracts in proximity of the identified NSP3 service area. Subrecipients will advertise in the local area newspapers & periodicals for a period of no less than thirty (30) days. Subrecipients, to the greatest extent feasible, will award contract opportunities to lower income residents of the project area and contracts for work in connection with the project to businesses which are located in, or owned in substantial part, by persons residing in the project area.

Procedures for Preferences for Affordable Rental Dev.:

To focus on affordable rental development, Harris County will use NSP3 funds as leverage to assist in the development of an (88 unit) affordable multi-family project, currently under development with the use of NSP1 funding.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,626,472.42
Total Budget	\$0.00	\$2,626,472.42
Total Obligated	\$0.00	\$2,413,700.72
Total Funds Drawdown	\$5,818.85	\$2,373,374.69
Program Funds Drawdown	\$0.00	\$1,748,706.91
Program Income Drawdown	\$5,818.85	\$624,667.78
Program Income Received	\$0.00	\$1,447,557.39
Total Funds Expended	\$31,483.88	\$2,531,430.68
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$288,887.55	\$0.00
Limit on Admin/Planning	\$192,591.70	\$72,521.74
Limit on State Admin	\$0.00	\$72,521.74

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$192,591.70	\$192,591.70

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$481,479.25	\$0.00

Overall Progress Narrative:

Overall progress includes the acquisition of 20 single-family, vacant, foreclosed homes, and 19 homes sold to eligible NSP homebuyers.

During the reporting period of April 1, 2011 to June 30, 2011, acquisitions and rehab of single-family housing for the NSP3 service area is in progress.

There are no sales to report during the reporting period April 1, 2011 to June 30, 2011.

There are no expenditures to report for the period of April 1, 2011 to June 30, 2011.

Properties acquired during the reporting period of July 1, 2011 to September 30, 2011: 1515 Oxberg Trail (\$90,500).

There are no sales to report during the reporting period of July 1, 2011 to September 30, 2011.

Total expenditures for the reporting period of July 1, 2011 to September 30, 2011: \$87,307.15.

Properties acquired during the reporting period of October 1, 2011 to December 31, 2011: 16035 Imperial Forest (\$84,250) and 16323 Royal Stone (\$70,000).

There are no sales to report during the reporting period of October 1, 2011 to December 31, 2011.
Total expenditures for the reporting period of October 1, 2011 to December 31, 2011: \$144,029.95.
There are no acquisitions to report for the reporting period of January 1, 2012 to March 30, 2012.
One sale is pending during the reporting period of January 1, 2012 to March 30, 2012: 16323 Royal Stone Ln.
Total expenditures for the reporting period of January 1, 2012 to March 30, 2012: \$12,114.58.
Properties acquired during the reporting period of April 1, 2012 to June 30, 2012: 19530 Remington Martin (\$87,200).
Property acquisition that was not feasible during the reporting period of April 1, 2012 to June 30, 2012: 19523 Remington Martin (\$845).
The pending sale of 16323 Royal Stone Ln. reported during the reporting period of January 1, 2012 to March 31, 2012 did not materialize in the reporting period of April 1, 2012 to June 30, 2012.
There are no sales to report during the reporting period April 1, 2012 to June 30, 2012.
Total expenditures for the reporting period of April 1, 2012 to June 30, 2012: \$400,924.08.
Properties acquired during the reporting period of July 1, 2012 to September 30, 2012: 1518 Rising Springs (\$70,000) and 18923 Siril (\$79,000).
There are no sales to report during the reporting period of July 1, 2012 to September 30, 2012.
Total expenditures for the reporting period of July 1, 2012 to September 30, 2012: \$97,351.11.
Properties acquired during the reporting period of October 1, 2012 to December 31, 2012: 15714 Downheath (\$74,500), 1710 Edena (\$132,364), and 12610 Laurel Meadow Way (\$149,400)
There are no sales to report during the reporting period of October 1, 2012 to December 31, 2012.
One property acquisition was not feasible during the reporting period of October 1, 2012 to December 31, 2012: 1123 Mossy Branch (\$845).
Properties acquired during the reporting period of October 1, 2012 to December 31, 2012: 9915 Myrtle Field (\$106,900), 343 Brushy Glen (\$123,850).
Property sold during the reporting period of January 1, 2013 to March 31, 2013: 16035 Imperial Forest.
Total expenditures for the reporting period of January 1, 2013 to March 31, 2013: \$405,660.44.
Properties acquired during the reporting period of April 1, 2013 to June 30, 2013: 12330 Scarlet River Dr. (\$128,800).
Properties sold during the reporting period of April 1, 2013 to June 30, 2013: 19530 Remington Martin Dr. and 18923 Siril Dr.
Total expenditures for the reporting period of April 1, 2013 to June 30, 2013: \$155,634.78
Properties acquired during the reporting period of July 1, 2013 to September 30, 2013: 12907 Pinehall Ln. (\$119,900), 1427 Pennyroyal Ct. (\$79,900) and 19507 Remington Park Ct. (\$82,700).
Property sold during the reporting period of July 1, 2013 to September 30, 2013: 1515 Oxberg.
Total expenditures for the reporting period of July 1, 2013 to September 30, 2013: \$216,873.49.
There are no acquisitions to report during the reporting period of October 1, 2013 to December 31, 2013.
Properties sold during the reporting period of October 1, 2013 to December 31, 2013: 343 Brushy Glen Dr.
One property acquisition was not feasible during the reporting period of October 1, 2013 to December 31, 2013: 922 Lancaster Lake Dr. (\$845).
Total expenditures for the reporting period of October 1, 2013 to December 31, 2013: \$179,394.62
Properties acquired during the reporting period of January 1, 2014 to March 31, 2014: 1515 Hallcroft Ln. (\$82,000), 1715 Fallow Ln. (\$95,500), 2218 Mountain Ranch Dr. (\$106,300), and 15119 Mountain Heights Dr. (\$127,000).
Properties sold during the reporting period of January 1, 2014 to March 31, 2014: 1518 Rising Springs Ln.
Total expenditures for the reporting period of January 1, 2014 to March 31, 2014: \$391,801.73



Properties acquired during the reporting period of April 1, 2014 to June 30, 2014: 723 Boulder Bluff (\$133,750).
Properties sold during the reporting period of April 1, 2014 to June 30, 2014: 12330 Scarlet River.
Total expenditures for the reporting period of April 1, 2014 to June 30, 2014: \$139,427.57.
The sell of 1515 Oxberg occurred during the reporting period of January 1, 2014 to March 31, 2014.
There are no acquisitions to report during the reporting period of July 1, 2014 to September 30, 2014.
Properties sold during the reporting period of July 1, 2014 to September 30, 2014: 9915 Myrtle Field., and 12907 Pinehall Lane.
Total expenditures for the reporting period of July 1, 2014 to September 30, 2014: \$103,672.96.
There are no acquisitions to report during the reporting period of October 1, 2014 to December 30, 2014.
Properties sold during the reporting period of October 1, 2014 to December 30, 2014: 1427 Pennyroyal Ct. and 12610 Laurel Meadow Way.
Total expenditures for the reporting period of October 1, 2014 to December 30, 2014: \$83,641.14.

There are no acquisitions to report during the reporting period of January 1, 2015 to March 31, 2015.
Properties sold during the reporting period of January 1, 2015 to March 31, 2015: 1715 Fallow Ln. and 2218 Mountain Ranch Dr.
Total expenditures for the reporting period of January 1, 2015 to March 31, 2015: \$36,332.83
To date, the properties were sold to 11 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).
There are no acquisitions to report during the reporting period of April 1, 2015 to June 30, 2015
Properties sold during the reporting period of April 1, 2015 to June 30, 2015 723 Boulder Bluff, 15119 Mountain Heights Dr., 16323 Royal Stone Ln, and 19507 Remington Park Dr.
Total expenditures for the reporting period of April 1, 2015 to June 30, 2015 \$50,047.56
To date, the properties were sold to 15 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).
There are no acquisitions to report during the reporting period of July 1, 2015 to September 30, 2015.
Properties sold during the reporting period of July 1, 2015 to September 30, 2015: 1515 Hallcroft Ln and 15714 Downheath Ln
Total expenditures for the reporting period of July 1, 2015 to September 30, 2015: \$36,233.94
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

Properties acquired during the reporting period of October 1, 2015 to December 31, 2015: 823 Hillock Bluff Circle
Properties sold during the reporting period of October 1, 2015 to December 31, 2015: None
Total expenditures for the reporting period of October 1, 2015 to December 31, 2015: \$31,483.88
To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).

RLF Quarterly Expenses \$120,942.41
RLF Quarterly Revenues \$0.00

The properties should reflect a performance measure of 1/1 (Cumulative actual total/expected total).

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
C2011-0058, Single Family Acquisition, Rehab and	\$0.00	\$2,433,448.43	\$1,676,954.24
C2011-0058-9999, Project Delivery	\$0.00	\$432.29	\$432.29
C2011-0059, Multifamily Acquisition and Redevelopment	\$0.00	\$0.00	\$0.00
C2011-0060, NSP3 Administration	\$0.00	\$192,591.70	\$71,320.38



Activities

Project # / Title: C2011-0058 / Single Family Acquisition, Rehab and

Grantee Activity Number: C2011-0058

Activity Title: Single Family Acquisition, Rehab and Disposition

Activity Category:

Acquisition - general

Project Number:

C2011-0058

Projected Start Date:

04/01/2011

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Single Family Acquisition, Rehab and Disposition

Projected End Date:

03/31/2020

Completed Activity Actual End Date:

Responsible Organization:

Harris County2

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,433,448.43
Total Budget	\$0.00	\$2,433,448.43
Total Obligated	\$0.00	\$2,333,268.43
Total Funds Drawdown	\$5,818.85	\$2,300,420.66
Program Funds Drawdown	\$0.00	\$1,676,954.24
Program Income Drawdown	\$5,818.85	\$623,466.42
Program Income Received	\$0.00	\$1,447,557.39
Total Funds Expended	\$24,978.99	\$2,413,914.19
Harris County2	\$24,978.99	\$2,413,914.19
Match Contributed	\$0.00	\$0.00

Activity Description:

The Single Family Housing and Rehabilitation program under NSP3 will stabilize housing in a concentrated area of Harris County, while extending homeownership opportunities to LMMI beneficiaries. Harris County proposes to acquire foreclosed properties and hire contractor to perform rehabilitation. All potential homebuyers must qualify for fixed rate mortgage loan and be income eligible as determined by "Part 5 income definition" found in 24 CFR 5.609. Affordability period will be determined by the amount of assistance provided and as outlined in this Amendment to the Action Plan. Harris County will ensure affordability by placing a lien on the property in the form of a forgivable loan.

As of August 30, 2012, HUD approve amendments to the Action Plan to allow funding from 2011-0059 (Multifamily Acquisition and Redevelopment) in the amount of \$481,479.25 to be reallocated to 2011-0058 (Single Family Acquisition, Rehab and Disposition) to benefit 50% and below AMI.

Location Description:



North Central Harris County, between I-45 on the West and the Hardy Toll Road to the East and Rankin Road to the south in the Remington Ranch, Imperial Trace and Meadowview Farms subdivisions. Census Tract include 482012407, 4820, 15504, 482012323, and 482012324. The amendment to the Action Plan approved August 30, 2012 included the addition of the entire Census Tract 482012407, and the addition of three others; 482015504, 482012323, 482012324.

Activity Progress Narrative:

Properties acquired during the reporting period of October 1, 2015 to December 31, 2015: 823 Hillock Bluff Circle
 Properties sold during the reporting period of October 1, 2015 to December 31, 2015: None
 Total expenditures for the reporting period of October 1, 2015 to December 31, 2015: \$31,483.88
 To date, the properties were sold to 17 LOW income homebuyers (80% and below AMI) and 2 MODERATE income homebuyer (81% and above AMI).
 RLF Quarterly Expenses \$120,942.41
 RLF Quarterly Revenues \$0.00

The properties should reflect a performance measure of 1/1 (Cumulative actual total/expected total).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	20/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/10
# of Singlefamily Units	0	19/10

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: C2011-0060 / NSP3 Administration



Grantee Activity Number: C2011-0060

Activity Title: NSP3 Administration

Activity Category:

Administration

Project Number:

C2011-0060

Projected Start Date:

04/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP3 Administration

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Harris County2

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$192,591.70
Total Budget	\$0.00	\$192,591.70
Total Obligated	\$0.00	\$80,000.00
Total Funds Drawdown	\$0.00	\$72,521.74
Program Funds Drawdown	\$0.00	\$71,320.38
Program Income Drawdown	\$0.00	\$1,201.36
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,504.89	\$114,781.58
Harris County2	\$6,504.89	\$114,781.58
Match Contributed	\$0.00	\$0.00

Activity Description:

Program administration costs related to project selection and oversight on all activities funded through the NSP3.

Location Description:

n/a

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

