

Grantee: Harris County, TX

Grant: B-08-UN-48-0401

January 1, 2017 thru March 31, 2017 Performance Report



Grant Number:

B-08-UN-48-0401

Obligation Date:**Award Date:****Grantee Name:**

Harris County, TX

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Award Amount:

\$14,898,027.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$14,898,027.00

Estimated PI/RL Funds:

\$9,523,404.40

Total Budget:

\$24,421,431.40

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Harris County, under this Amendment to the Action Plan and Consolidated Plan, is proposing 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. Harris County will fund projects that both acquire and rehabilitate foreclosed upon and abandoned properties as well as create programs to help low- moderate- and middle- income individuals create equity to achieve home ownership. After years of steady growth in home prices resulting from low interest rates and creative financing, foreclosures and mortgage delinquencies began to rise in 2007. In the Harris County area, the foreclosures rose to 4.3 percent or 32,666 foreclosures by mid-2008 from 3.0 percent in 2006. This percentage is slightly lower than the national rate of 4.8 percent. The major causes for the increase in foreclosures are subprime lending practices, overextended speculators and over zealous financial institutions. The majority of Harris County's foreclosures are occurring adjacent to Beltway 8 in expanding and new subdivisions and where homebuyers need creative financing to overcome bad credit and high debt ratios. In HUD's Foreclosure Abandonment Risk Score Index, which evaluates the number of subprime loans, pre-foreclosures, and foreclosures, for Harris County, the areas with the highest risk scores are generally located outside of Beltway 8 from Interstate 10 on the west of the County stretching to Texas State Highway 288 in the South. These areas have a significantly higher percentage of high cost loans and subprime loans. Home Mortgage Disclosure Act data provided by the Federal Reserve Bank Dallas, provide the location of high cost loans in Harris County. The areas with the highest percentage are similar to the areas of highest Foreclosure Abandonment Risk Scores. Based on the Foreclosure Abandonment Risk Score and information from the Federal Reserve Bank, Harris County identified areas with the greatest need of NSP assistance. These areas have a high risk score and high number of subprime loans. In several high risk areas, foreclosed properties are clustered tightly together. From this data, Harris County identified eighty-three zip codes with the greatest need for assistance based on the areas with the greatest percentage of home foreclosures, highest percentage of homes financed by a subprime mortgage related loan and those likely to face a significant rise in home foreclosures. The list below indicates zip codes (some only partially in HC Service Area) where the County will focus much of its NSP allocation: 77002, 77003, 77004, 77009, 77010, 77011, 77013, 77014, 77015, 77016, 77017, 77023, 77029, 77031, 77032, 77034, 77037, 77038, 77039, 77040, 77041, 77044, 77045, 77047, 77048, 77049, 77050, 77053, 77060, 77064, 77066, 77067, 77068, 77072, 77073, 77075, 77078, 77082, 77083, 77084, 77086, 77088, 77089, 77090, 77093, 77095, 77099, 77327, 77336, 77338, 77346, 77357, 77373, 77375, 77386, 77388, 77389, 77396, 77433, 77445, 77447, 77449, 77477, 77484, 77489, 77493, 77502, 77503, 77504, 77506, 77520, 77521, 77532, 77530, 77535, 77536, 77547, 77562, 77571, 77581, 77586, 77587, 77598. Multi-family housing represented 33.6 percent of the total housing in Harris County in 2006. There are an estimated 447,275 multi-family housing units in Harris County. Similar to the rise of single family residential, the increase in the construction of multi-family housing developments in 2006 is described as a "boom time" for the Harris County apartment industry. Multi-family housing developments also increased in the County due to the needs of evacuees from hurricanes Katrina and Rita. As is the case with single family housing, multi-family housing has been affected by the foreclosure crisis. In the case of multi-family units, not one but many families are in danger of losing their homes as landlords default on mortgaged apartment complexes. With data from KET Enterprises, Harris County determined the location of multi-unit properties in Harris County which have been foreclosed upon or are pending foreclosure.

Distribution and and Uses of Funds:

Harris County will allocate funding to the areas of greatest need. The identified areas represent those 1) with the greatest percentage of home foreclosures, 2) with highest percentage of homes financed by a subprime mortgage related loan, and 3) those identified by Harris County as likely to face a significant rise in home foreclosures. Harris County will allocate funding to the areas of greatest need, as described in the maps and needs statement. The identified areas represent those 1) with the



greatest percentage of home foreclosures, 2) with highest percentage of homes financed by a subprime mortgage related loan, and 3) those identified by Harris County as likely to face a significant rise in home foreclosures. Harris County will use NSP funding to perform traditional acquisitions and redevelopments of foreclosed, abandoned or vacant properties. The homeownership assistance portion of the program will work directly with homebuyers that have current, stable employment, have the ability to service debt and are at or below 120 percent of the median family income. Harris County will focus on identified areas of greatest need within Harris County, in an area where rehabilitation and resale will be in the best possible physical condition and have an impact on stabilizing the neighborhood. Homebuyers will be required to take a minimum of eight hours of housing counseling. All housing will be sold to homebuyers at an affordable amount equal to or less than the cost to acquire and redevelop the property into a decent, safe, and habitable condition, but not to exceed the 203 (b) FHA limits. The affordable rental properties portion will focus on acquiring and redeveloping properties that are in the NSP areas of greatest need. These properties will be acquired and rehabilitated to provide greater housing opportunities for low to moderate income residents residing in Harris County.

Harris County will purchase foreclosed or abandoned properties at a minimum 1 percent discount of their current appraised market value and perform necessary repairs. These properties will be available for sale to qualified homebuyers with current, stable employment, have the ability to service debt and are at or below 120 percent of the median family income. Ownership pending resale may be retained by County or conveyed to suitable non-profit. All property sales to new homebuyers shall be in an amount equal to or less than the cost to acquire and redevelop the property into a decent, safe, and habitable condition, but not to exceed the 203 (b) FHA limits. All eligible homebuyers will receive eight hours of homeowner counseling from a HUD approved agency. Interest rates on mortgage loans provided by Harris County will be offered at the set FHA rate at time of transaction, currently 6 percent, for a 30 year fixed loan. Benefits to homeowners will depend on the total NSP subsidy received by the homeowner and will comply with the affordability period established in the Action Plan. Funding under this activity is available for all eligible low- moderate- middle income homebuyers, including those at 50 percent below median family income. Harris County will acquire and rehabilitate foreclosed, abandoned or vacant properties for the provision of senior rental housing. Ownership may be retained by the County or conveyed to a suitable non-profit. Benefits to renters will continue as long as residents are income eligible. The compliance period requirement imposed on the property owner and manager will depend on the total NSP subsidy to the project and will comply with the affordability period established in the Action Plan. Funding under this activity is available for all eligible low- moderate- middle income residents within the Harris County service area, with a majority of residents to be at or below 50 percent median family income. Amendment to create a Revolving Loan Fund for NSP 1 (June 15, 2015)

In an effort to bring the NSP 1 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 1 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 1 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 Acquisitions-General Project# 2008-0058 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 1:
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 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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$33,597,343.23
Total Budget	\$0.00	\$24,421,431.40
Total Obligated	\$0.00	\$24,421,431.40
Total Funds Drawdown	\$18,463.82	\$24,351,651.63
Program Funds Drawdown	\$18,463.82	\$14,828,247.23
Program Income Drawdown	\$0.00	\$9,523,404.40
Program Income Received	\$0.00	\$9,523,404.40
Total Funds Expended	\$0.00	\$24,361,085.82
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	\$2,234,704.05	\$0.00
Limit on Admin/Planning	\$1,489,802.70	\$1,721,262.50
Limit on State Admin	\$0.00	\$1,721,262.50

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,724,506.75	\$4,450,000.00

Overall Progress Narrative:

Overall progress includes the acquisition of 134 single-family, vacant, foreclosed homes, and 134 homes sold to eligible NSP homebuyers.

Properties sold during the reporting period of October 1, 2009 to December 31, 2009: 2008-0058-0001, 0002, 0003, 0004, 0016, 0017, 0020, 0028, and 0029.

Properties sold during the reporting period of January 1, 2010 to March 31, 2010: 2008-0058-0006, 0014, 0019, 0024, 0025, 0026, 0061, and 0067.

Properties sold during the reporting period of April 1, 2010 to June 30, 2010: 2008-0058-0005, 0008, 0011, 0012, 0013, 0018, 0021, 0022, 0023, 0027, 0060, 0062, 0063, 0064, 0065, 0069, 0073, 0075, 0076, 0077, 0079, and 0081.

Properties sold during the reporting period of July 1, 2010 to September 30, 2010: 2008-0058-0038, 0072, 0074, 0078, 0080, 0082, 0084, 0089, 0090, 0094, 0098, and 0099.

Properties sold during the reporting period of October 1, 2010 to December 31, 2010: 2008-0058-0035, 0040, 0041, 0043, 0044, 0045, 0046, 0068, 0070, 0083, and 0087.

Properties acquired during the reporting period of January 1, 2011 to March 31, 2011 under 2008-0058: 1406 Pennyroyal Ct. (\$85,175), 17710 South White Tail (\$101,000), 19907 Caraway Ridge Dr. (\$154,900), and 20050 Arbor Creek (\$95,360).



Properties sold during the reporting period of January 1, 2011 to March 31, 2011: 2008-0058-0009, 0036, 0042, 0047, 0086, 0091, 0093, and 0097.

Properties acquired during the reporting period of April 1, 2011 to June 30, 2011 under 2008-0058: 23607 Maple Vista (\$119,900), 22411 Rumbling Creek Ln. (\$145,900), 2318 Seahorse Bend Ln. (\$146,700), 5311 Nautilus Ln. (\$99,240), and 3010 Country Boy (\$116,700).

Properties sold during the reporting period of April 1, 2011 to June 30, 2011: 2008-0058-0037, 0048, 0066, and 0092. Additional properties sold during this reporting period under 2008-0058 include: 23607 Maple Vista Ln., 19907 Caraway Ridge Dr., and 1227 Pecan Green Way (this property was acquired during the reporting period of July 1, 2010 to September 30, 2010 for \$113,950).

Properties acquired during the reporting period of July 1, 2011 to September 30, 2011 under 2008-0058: 24106 Stargazer Point (\$66,000), 15826 Lost Anchor (\$124,000) and 15003 Sierra Sunset (\$134,600).

Properties sold during the reporting period of July 1, 2011 to September 30, 2011: 2008-0058-0007 and 0010. Additional properties sold during this reporting period under 2008-0058 include 20050 Arbor Creek, 17710 South White Tail, 1406 Pennyroyal Ct., and 3010 Country Boy.

Properties acquired during the reporting period of October 1, 2011 to December 31, 2011: 3307 Owl Crossing (\$86,082), 19935 Cypresswood Creek (123,100), 20107 Lakespire (\$104,900), 14035 Little Borne Birdwell (\$67,488), 22206 Hesse (\$96,000), and 18411 Emory Brook (\$101,000).

Properties sold during the reporting period of October 1, 2011 to December 31, 2011: 2008-0058-0071, 0085, and 0095. Additional properties sold during this reporting period under 2008-0058 include 2318 Seahorse Bend.

For the reporting period of January 1, 2012 to March 31, 2012, property acquisitions include: 13003 Terrace Run (\$95,500), 2818 Lakecrest Way Dr. (\$145,630), 6514 S. Gena Lee Dr. (\$118,000), 11002 Cinnamon Scent South Dr. (\$142,000), 8506 Chaletford Dr. (\$118,900), 18206 Sea Branch (\$103,000), 17214 Copper Crossing Ct. (\$108,500), 21531 Hickman Manor Ln. (\$118,000), 7003 Atasca Creek (\$15900), 6026 Crestford Park (\$169,000).

For the reporting period of April 1, 2012 to June 30, 2012, property acquisitions include: 5902 Destiny Park (\$116,500), 11730 Champions Walk (\$109,200), 15515 Hollow Cypress (\$88,800), 21615 Haylee Way (\$106,900), 8739 Distant Woods (\$154,000), 2407 Fern Lacy (\$140,000), and 20611 Rainstone (\$111,900).

Properties sold during the reporting period of April 1, 2012 to June 30, 2012: 15003 Sierra Sunset, 5311 Nautilus, 3307 Owl Crossing, and 20107 Lakespire.

For the reporting period of July 1, 2012 to September 30, 2012, property acquisitions include: 8002 Pinewood (\$139,900), 22123 Guston Hall (\$143,500), and 3603 Robwood (\$129,900).

Properties sold during the reporting period of July 1, 2012 to September 30, 2012: 22206 Hesse, 18411 Emory Brook, and 24106 Stargazer Point.

Total expenditures for the reporting period of July 1, 2012 to September 30, 2012: \$877,182.74.

For the reporting period of October 1, 2012 to December 31, 2012 property acquisitions include: 14810 Chapel Gate (\$169,900), 6914 Rustic Pecan (\$141,500), 4514 Hall Croft (\$82,200), 21027 Northern Colony (\$102,500), and 20523 Double Meadows (\$145,500).

Property sold during the reporting period of October 1, 2012 to December 31, 2012: 11002 Cinnamon Scent South. One property acquisition was not feasible during the reporting period of October 1, 2012 to December 31, 2012: 14223 Bishop Bend (\$845).

There are no acquisitions to report for the reporting period of January 1, 2013 to March 31, 2013.

Property sold during the reporting period of January 1, 2013 to March 31, 2013: 2818 Lakecrest Way.

Total expenditures for the reporting period of January 1, 2013 to March 31, 2013: \$149,934.78.

For the reporting period of January 1, 2013 to March 31, 2013, the Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826.00), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

There are no acquisitions to report for the reporting period of April 1, 2013 to June 30, 2013.

Property sold during the reporting period of April 1, 2013 to June 30, 2013: 15515 Hollow Cypress Ct. (\$88,800)

Total expenditures for the reporting period of April 1, 2013 to June 30, 2013: \$89,258.20.

For the reporting period April 1, 2013 to June 30, 2013, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-



aside for households earning 50% or below the Median Family Income (MFI) continues to be met. There are no acquisitions to report for the reporting period of July 1, 2013 to September 30, 2013. Property sold during the reporting period of July 1, 2013 to September 30, 2013: 3603 Robwood Court. Total expenditures for the reporting period of July 1, 2013 to September 30, 2013: \$53,690.07. For the reporting period of July 1, 2013 to September 30, 2013, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of asited-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met. There are no acquisitions to report for the reporting period of October 1, 2013 to December 31, 2013. There are no sales to report for the reporting period of October 1, 2013 to December 31, 2013. Total expenditures for the reporting period of October 1, 2013 to December 31, 2013: \$29,827.50. For the reporting period of October 1, 2013 to December 31, 2013, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). During this period of October 1, 2013 to December 31, 2013, our commitment to have 31% (or 24 units) of assisted-units set-aside for households earning 50% or below the Median Family Income(MFI) was missed by one (1) unit due to a unit vacancy. There are no acquisitions to report for the reporting period of January 1, 2014 to March 31, 2014. Properties sold during the reporting period of January 1, 2014 to March 31, 2014: 6514 S. Gena Lee, 20611 Rainstone Ct., 11730 Champions Walk Ct., and 4514 Hall Croft Chase Ln, 8506 Chaletford Drive. For the reporting period of January 1, 2014 to March 31, 2014, the Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met. Total expenditures for the reporting period of January 1, 2014 to March 31, 2014: \$77,545.26 There are no acquisitions to report for the reporting period of April 1, 2014 to June 30, 2014. Properties sold during the reporting period of April 1, 2014 to June 30, 2014: 8002 Pinewood and 17214 Copper Crossing. The sale of 3603 Robwood occured during the reporting period of July 1, 2013 to September 30, 2013. The sale of 8506 Chaletford occured during the reporting period of January 1, 2014 to March 31, 2014. Total expenditures for the reporting period of April 1, 2014 to June 30, 2014: \$67,356.93. To date, the properties were sold to 32 LOW income homebuyers (80% and below AMI) and 73 MODERATE income homebuyers (81% and above AMI). Total expenditures for the reporting period of April 1, 2014 to June 30, 2014: \$67,356.93. For the reporting period of April 1, 2014 to June 30, 2014, the Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met. There are no acquisitions to report for 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: 15826 Lost Anchor., 20523 Double Meadows., 13003 Terrace Run., 9915 Myrtle Field., and 5902 Destiny Park. Total expenditures for the reporting period of July 1, 2014 to September 30,2014: \$103,672.96. To date, the properties were sold to 34 LOW income homebuyers (80% and below AMI) and 76 MODERATE income homebuyers (81% and above AMI). For the reporting period of July 1, 2014 t Sptember 30, 2014, the Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met. There are no acquisitions to report for 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: 14035 Littleborne Birdwell, 2407 Fern Lacy Dr., 21615 Haylee Way, 18206 Sea Branch Dr., 22123 Guston Hall. Total expenditures for the reporting period of October 1, 2014 to December 30, 2014: \$106,064.26 For the reporting period of October 1, 2014 to December 30, 2014, the Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met. There are no acquisitions to report for 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: 8739 Distant Woods. To date, the properties were sold to 38 LOW income homebuyers (80% and below AMI) and 78 MODERATE



income homebuyers (81% and above AMI).

Total expenditures for the reporting period of January 1, 2015 to March 31, 2015: \$36,332.82

Properties acquired during the reporting period of April 1, 2015 to June 30, 2015: 6347 Hall Pond Court (\$90,000) and 19930 Tunham Trail (\$108,600)

Properties sold during the reporting period of April 1, 2015 to June 30, 2015: None

To date, the properties were sold to 38 LOW income homebuyers (80% and below AMI) and 78 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of April 1, 2015 to June 30, 2015 \$371,480.76

For the reporting period April 1, 2015 to June 30, 2015, the Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

Properties acquired during the reporting period of July 1, 2015 to September 30, 2015, include: 7314 Cypress Prairie Dr. (\$112,000), 1703 Sonoma Trail (\$152,000), and 6902 Treeline Dr. (\$106,000)

Properties sold during the reporting period of July 1, 2015 to September 30, 2015: None

To date, the properties were sold to 38 LOW income homebuyers (80% and below AMI) and 78 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of July 1, 2015 to September 30, 2015: \$386,428.33

For the reporting period, July 1, 2015 to September 30, 2015, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

Properties acquired during the reporting period of October 1, 2015 to December 31, 2015, include: 9015 Golden Foliage Trail (\$123,715), 21615 Aldercy (\$119,590), 16110 Callan Lane (\$130,000), and 16543 Peyton Ridge Circle (\$134,025)

Properties sold during the reporting period of October 1, 2015 to December 31, 2015: 1710 Edena Drive, 21531 Hickman Manor Ln, 19935 Cypresswood Creek, 14810 Chapal Gate and 6914 Rustic Pecan Lane

To date, the properties were sold to 39 LOW income homebuyers (80% and below AMI) and 82 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of October 1, 2015 to December 31, 2015: \$649,237.17

For the reporting period October 1, 2015 to December 31, 2015, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

Properties acquired during the reporting period of January 1, 2016 to March 31, 2016, include: 5206 Gage Spring Ct. (\$132,475)

Properties sold during the reporting period of January 1, 2016 to March 31, 2016: 6347 Hall Pond Ct, 6026 Crestford Park and 22411 Rumbling Creek Ln

To date, the properties were sold to 41 LOW income homebuyers (80% and below AMI) and 83 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of January 1, 2016 to March 31, 2016: \$107,368.97

For the reporting period January 1, 2016 to March 31, 2016, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

Harris County Community Service Department

RLF 1 and RLF 3 Report

Through June 30, 2016

RLF 1 - Rehab expenses included rehab to 9 homes that needed necessary repairs to meet HC standards.

Utility costs are basic standard utility costs including water, electricity, and gas. The details of the RLF 1 are below:

Revenues

Program Income:



Sell of Housing Units:

19935 Cypresswood Creek \$ 116,918.26
1710 Edena Dr 119,696.86
21531 Hickman Manor Ln 119,564.66
14810 Chapel Gate Ln 155,574.66
6914 Rustic Pecan Ln 132,971.22
22411 Rumbling Creek Lane 134,044.42
6347 Hall Pond Ct 92,705.54
6026 Crestford Park Ln 130,822.74
7003 Atasca Creek Dr 144,840.69
Sub Total - Sell of Housing Units: \$ 1,147,139.05

Recaptures:

Payoff Second Mort 19527 Pine Cluster 11,116.51
Payoff Second Mort 5426 Coastline 15,489.38
Payoff Second Mort 11623 Standing Pine 16,310.97
Payoff Second Mort 18335 Wild Lilac 11,751.40
Ingrid Griffin Loan Payments- 4134 Hartgrove 8,784.17
Sub Total - Recaptures: 63,452.43
Interst Income 1,430.66

Total Revenues: \$ 1,212,022.14

Expenses:

Acquisition of Housing Units:

5206 Gage Spring 134,979.00
Rehab (9 properties): 77,911.00
Maint/Utility: 2,729.84
Project Del Salary: 12,253.08

Admin:

Salaries 19,877.47
Shelving Unit 4,705.00
Total NSP 1 Expenses \$ 252,455.39

Revenues Net of Expenses: \$ 959,566.75

There are no acquisitions to report for the reporting period of April 1, 2016 to June 30, 2016.

Total amount of homes acquired has been changed to 134 due to miscalculation during the period of Oct through Dec 2015, 5 acquisitions were added and we only acquired 4

Properties sold during the reporting period of April 1, 2016 to June 30, 2016: 7003 Atasca Creek

To date, the properties were sold to 41 LOW income homebuyers (80% and below AMI) and 84 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of April 1, 2016 to June 30, 2016: \$38,190.65

For the reporting period April 1, 2016 to June 30, 2016, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

There are no acquisitions to report for the reporting period July 1, 2016 to September 30, 2016.

Properties sold during the reporting period of July 1, 2016 to September 30, 2016: 19930 Tunham Trail

To date, the properties were sold to 41 LOW income homebuyers (80% and below AMI) and 86 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of July 1, 2016 to September 30, 2016 \$55,727.60

For the current reporting period July 1, 2016 to September 30, 2016, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-



aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

There are no acquisitions to report for the reporting period October 1, 2016 to December 31, 2016.

Properties sold during the reporting period of October 1, 2016 to December 31, 2016: 1703 Sonoma Trail Drive, 5206 Gage Spring Ct., 9015 Golden Foliage Trl, and 16110 Callan Lane

To date, the properties were sold to 41 LOW income homebuyers (80% and below AMI) and 90 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of October 1, 2016 to December 31, 2016: \$15,098.95

For the current reporting period of October 1, 2016 to December 31, 2016, the Cypresswood Project budget is \$14,251,161.00 including CDBG Disaster funds (\$5,574,826), NSP funds (\$4,450,000.00), HOME funds (\$1,663,660.85), and HCHA funds (\$2,562,674.15). The commitment to have 31% of assisted-units set-aside for households earning 50% or below the Median Family Income (MFI) continues to be met.

There are no acquisitions to report for the reporting period January 1, 2017 to March 31, 2017

Properties sold during the reporting period of January 1, 2017 to March 31, 2017: 16543 Peyton Ridge Ct., 6902 Treeline Drive, and 21615 Alderby Drive

To date, the properties were sold to 41 LOW income homebuyers (80% and below AMI) and 93 MODERATE income homebuyers (81% and above AMI).

Total expenditures for the reporting period of January 1, 2017 to March 31, 2017 \$0.00

0059-0001: Land acquisition complete.

2008-0059-0002: Construction complete.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0058, Acquisitions - General	\$4,063.65	\$18,199,581.40	\$9,682,544.12
2008-0059, Construction of New Housing	\$0.00	\$4,450,000.00	\$4,406,062.83
2008-0060, Acquisition - General Supportive Hsg.	\$0.00	\$0.00	\$0.00
2008-0061, Project Administration	\$14,400.17	\$1,771,850.00	\$739,640.28
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # / Title: 2008-0058 / Acquisitions - General

Grantee Activity Number: 2008-0058
Activity Title: Foreclosed Housing, Repair and Acquisition Program

Activity Category:

Acquisition - general

Project Number:

2008-0058

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisitions - General

Projected End Date:

03/19/2020

Completed Activity Actual End Date:

Responsible Organization:

Harris County1

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$7,775,701.55
Total Budget	\$0.00	\$7,775,701.55
Total Obligated	\$0.00	\$7,775,701.55
Total Funds Drawdown	\$0.00	\$7,775,701.55
Program Funds Drawdown	\$0.00	\$2,309,081.17
Program Income Drawdown	\$0.00	\$5,466,620.38
Program Income Received	\$0.00	\$3,593,197.09
Total Funds Expended	\$0.00	\$8,364,327.63
Harris County1	\$0.00	\$8,364,327.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Harris County will purchase foreclosed or abandoned properties at a minimum 1percent discount of their market appraised value and perform necessary repairs. These properties will be available for sale to qualified homebuyers with current, stable employment, have the ability to service debt and are at or below 120 percent of the median family income. Ownership pending resale may be retained by County or conveyed to suitable non-profit as long as all profits from sale are returned to County. Any profits will be reinvested in the program to purchase more eligible properties. All property sales to new homebuyers shall be in an amount equal to or less than the cost to acquire and redevelop the property into a decent, safe, and habitable condition, but not to exceed the area FHA 203B limit. All eligible homebuyers will receive eight hours of homeowner counseling from a HUD approved agency. Interest rates on mortgage loans provided by Harris County will be offered at the set FHA rate at time of transaction, currently 6 percent, for a 30 year fixed loan. Benefits to homeowners will depend on the total NSP subsidy received by the homeowner and will comply with the affordability period established in the Action Plan. Funding under this activity is available for all eligible low- moderate- middle income homebuyers, including those at 50 percent below median family income.



Budget was increased by \$2,302,709.61 to reflect program income that was generated.

- 1) Reduced activity # 2008-0058-0008 budget by \$450.28 and changed the activity status to completed.
- 2) Reduced activity # 2008-0058 total budget by \$194,801.54 and changed the activity status to completed.
- 3) Increased activity # 2008-0058-9999 budget by \$113,203.82.
- 4) Increased activity # 2008-0061 budget by \$82,048.00.

Location Description:

In an area of greatest need included in the zip codes 77002, 77003, 77004, 77009, 77010, 77011, 77013, 77014, 77015, 77016, 77017, 77023, 77029, 77031, 77032, 77034, 77037, 77038, 77039, 77040, 77041, 77044, 77045, 77047, 77048, 77049, 77050, 77053, 77060, 77064, 77066, 77067, 77068, 77072, 77073, 77075, 77078, 77082, 77083, 77084, 77086, 77088, 77089, 77090, 77093, 77095, 77099, 77327, 77336, 77338, 77346, 77357, 77373, 77375, 77386, 77388, 77389, 77396, 77433, 77445, 77447, 77449, 77477, 77484, 77489, 77493, 77502, 77503, 77504, 77506, 77520, 77521, 77532, 77530, 77535, 77536, 77547, 77562, 77571, 77581, 77586, 77587, 77598

Activity Progress Narrative:

There are no acquisitions to report for the reporting period January 1, 2017 to March 31, 2017
 Properties sold during the reporting period of January 1, 2017 to March 31, 2017: 16543 Peyton Ridge Ct., 6902 Treeline Drive, and 21615 Aldercy Drive
 To date, the properties were sold to 41 LOW income homebuyers (80% and below AMI) and 93 MODERATE income homebuyers (81% and above AMI).
 Total expenditures for the reporting period of January 1, 2017 to March 31, 2017 \$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	134/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	134/0
# of Singlefamily Units	3	134/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	3	0	17/0	26/0	45/0	95.56
# Owner Households	0	3	0	17/0	26/0	45/0	95.56

Activity Locations

Address	City	County	State	Zip	Status / Accept
16543 Peyton Ridge Circle	Houston		Texas	77049	Not Validated / N
21615 Aldercy Drive	Humble		Texas	77338	Not Validated / N
6902 Treeline Drive	Humble		Texas	77346	Not Validated / N



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 2008-0058-9999

Activity Title: Project Delivery

Activity Category:

Acquisition - general

Project Number:

2008-0058

Projected Start Date:

04/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisitions - General

Projected End Date:

02/02/2012

Completed Activity Actual End Date:

Responsible Organization:

Harris County Community Services Department

Overall

	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$886,986.59
Total Budget	\$0.00	\$886,986.59
Total Obligated	\$0.00	\$886,986.59
Total Funds Drawdown	\$4,063.65	\$867,794.32
Program Funds Drawdown	\$4,063.65	\$394,502.72
Program Income Drawdown	\$0.00	\$473,291.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$345,870.28
Match Contributed	\$0.00	\$0.00

Activity Description:

Project Delivery

Location Description:

9410 Lantern Point Direct Services/Project Delivery staff

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	160/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

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: 2008-0061 / Project Administration

Grantee Activity Number: 2008-0061

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

2008-0061

Project Title:

Project Administration

Projected Start Date:

04/01/2009

Projected End Date:

03/19/2020

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Harris county

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2017

N/A

To Date

\$1,771,850.00

Total Budget

\$0.00

\$1,771,850.00

Total Obligated

\$0.00

\$1,771,850.00

Total Funds Drawdown

\$14,400.17

\$1,721,262.50

Program Funds Drawdown

\$14,400.17

\$739,640.28



Program Income Drawdown	\$0.00	\$981,622.22
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,727,958.27
Harris county	\$0.00	\$1,727,958.27
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP program administration costs. Harris County will provide project selection and oversight on all activities funded through the NSP.

Location Description:

none

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

