

## Harris County Housing Authority Statement of Progress

### Statement of Progress towards PHA 5-Year Goals and Objectives

The Harris County Housing Authority will continue to maintain a SEMAP High Performer score while improving the delivery of services to the community. The Harris County Housing Authority proposes the following for our 2010 -2014 goals:

#### The Development of:

- **Cypresswood Estates** – An 88-unit senior housing community to be constructed at 15403 Kuykendahl Road near FM 1960 West. The project will be funded by Neighborhood Stabilization and CDBG Program funds. The total project cost is \$11,272,779, of which 85% is grant funds. The project will carry a permanent loan of \$1,698,953. The HCHA will serve as sole developer of the project. Construction is projected to begin April 2010. The project's design qualifies for a LEED Silver designation and will be the first affordable green housing building in Harris County.
- **Sierra Meadows** is a 90-unit LIHTC senior housing development to be constructed at Beltway 8 near Wilson Road. The project will be funded with 9% tax credits from TDHCA. The project was awarded tax credits on July 30, 2009. The total project cost is \$13,495,451, of which 60% is tax credit equity and \$2 million is HOME funds. The project will carry a permanent loan of \$3,000,000. The HCHA will serve as co-developer of the project, with Integrated Real Estate Development. Construction is projected to begin April 2010.
- **Patriots by The Lake Master Plan** - The master plan preliminary design and engineering phase has been completed. The lift station, force main and wastewater treatment plant construction design has begun. National and Regional VA support for the project has been obtained. The General Plan, Preliminary Plat and Final Plat for the development have been approved by the City of Houston. The Army Corps of Engineers approved and issued a permit for our storm water outfall into Lake Houston.

#### The Management of:

- The HCV Independence Homeownership program currently assists 19 families and HCHA seeks to double the number of families being assisted through this nationally award winning program.
- The MOD-Rehab, **Thomas Apartments**, an 8 apartment complexes remain 100% leased in the Crosby area and HCHA will continue to assist this property.
- HCHA closed the fiscal year with a 99% lease up rate for the Housing Choice Voucher program in March 2009.

## Harris County Housing Authority Statement of Progress

- HCHA will seek to continue our successful run as a SEMAP High Performer, HUD's highest rating. HCHA seeks its 7<sup>th</sup> -12<sup>th</sup> consecutive year of this rating during this plan period.
- HCHA assisted more than 20,000 Disaster Housing Assistance Program (DHAP) clients by December 2009. HCHA will continue to act as a national leader in the field of Disaster Housing for the country. HCHA will serve more than 2,000 families in 2010.
- HCHA continues to assist the homeless population with the 72 Jackson Hinds SRO Units. This project will be supported by HCHA until the end of the 2014 PHA Plan.
- HCHA received the Nan McKay Award of Merit in Housing and Community Development in December 2009 and will seek other national awards through the plan period when merited.
- HCHA received the HUD DHAP Award in December 2009.

In 2010 HCHA will build two new developments for low and moderate-income residents of Harris County, house the homeless, provide for our seniors and create new homeowners. None of these great accomplishments can be completed without the vision and leadership of our Board of Commissioners. The vision and accomplishments are a direct result of the hard work and volunteer service to the community by the Harris County Housing Authority Board of Commissioners. Additionally, the direct credit goes to the staff and team members at HCHA who make all of our achievements possible.

### **PHA Goal: Expand the Supply of Assisted Housing**

HCHA's lease up rate for the end of the budget year was maintained at 100%.

The HCHA has maintained the local preferences to include disabled/handicapped families.

Strategies to aggressively increase the number of housing choice vouchers, including special purpose vouchers targeted for the elderly and the disabled, will be pursued by appropriately responding to Notices of Funding Available (NOFA's) during the year 2010.

The HCHA has continued the development of affordable housing for seniors this year and will continue to add each year to reach the goal of 2000 units in the next five years or by 2014.

HCHA will seek an additional 1,000 vouchers for the senior and disable population from DHAP IKE to support these families recover in 2010 and 2011.

## Harris County Housing Authority Statement of Progress

### **PHA Goal: Improve the Quality of Assisted Housing.**

Extensive training and certification will continue for HCHA staff to improve the quality of service provided by our staff. The training will expand the knowledge that the experienced staff has acquired through years of service to Harris County residents and bring the staff up to date on current housing procedures and changes.

Customer service and satisfaction will continue. The HCHA will strive to achieve a 1/300 Case Manager ratio for 2010-2014.

### **PHA Goal: Increase Assisted Housing Choices**

To increase housing choices for HCHA assisted housing participants, the voucher payment standards are reviewed annually. Increased market rents, compatibility with the private sector and availability of units are considered when reviewing the payment standards.

HCHA has increased housing choices through the assistance of the relocation specialist, which assist families to locate a unit during the moving process. The relocation specialist also assists with the rent reasonableness process to ensure the quality of units meet not only Housing Quality Standards (HQS), but expectations of the clients before lease up. The HCHA has also maintained the portability move-in and move-out process to one Case Manager who can better address the needs of the participant porting to HCHA or porting out to another agency.

HCHA is assisting 2,000 Disaster Housing Assistance Program (DHAP) Participants on the road to self-sufficiency while providing social service counseling.

HCHA has been asked by HUD and DHS to assist more than 12,000 families nationwide. This includes DHAP USA a program to assist victims of Hurricanes Katrina and Rita in 41 states. HCHA is now the premier disaster assistance housing authority in America. HCHA is capable of managing disaster housing throughout the United States of America and is considered the leader in this field.

### **PHA Goal: Promote Self-Sufficiency and Asset Development of Families and Individuals**

Housing Choice Voucher families face a number of challenges on the road to economic independence and homeownership. They may lack the education, job experience, and knowledge of household financial management and self-confidence to successfully move from dependency to self-sufficiency. Some also face difficult personal obstacles, including difficulties raising children, health care problems, lack of transportation and childcare. The Housing Authority has formed partnerships with The Work Source and Harris County Social Services to provide every client an opportunity to seek employment or gain additional skills needed to be 100% self-sufficient. All clients receive JOB Counseling at least one time per year.

Harris County Housing Authority  
Statement of Progress

**PHA's Vision: A Ten Year Look Ahead – VISION 20/20**

***Housing Choice Voucher Program Automated** – HCHA seeks to design and developed a state of the art internet voucher management where tenants and clients can apply and be recertified on line. The process will serve as a national model and save the industry hundred of millions of dollars nationally.*

***Green Affordable Housing Development** – HCHA will develop the first green affordable housing building in Harris County, Texas.*

***Master Planned Veteran Communities** – HCHA will develop the first master planned veteran community in America.*

***Disaster Research and Recovery Center** – HCHA will develop a national model for damage assessment and risk assessment after a disaster.*

***Large Family Rental Housing** – HCHA will develop an intergenerational mixed-use development for seniors and large families to live in close proximity to one another.*