

PANEL DISCUSSION

Legal Trends in Fair Housing

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PANEL DISCUSSION

Fair Housing Perspectives:
Addressing Discrimination & Promoting Choice

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“FAIR HOUSING”

Affirmatively Furthering Fair Housing!!!

Discrimination in housing is illegal!

Recognize Your Rights!

- Under federal law it is illegal to discriminate in housing.

Federal Fair Housing Law says that.....

- It is illegal to discriminate because of your Race, Color, National Origin, Religion, Sex, Familial Status, or Handicap.

Federal Law says that.....

- You have a right to rent, buy, finance, insure, and appraise your house without discrimination.

The Fair Housing Act

Prohibits unlawful discrimination in housing

- Rental
- Sales
- Lending
- Zoning and land use
- Intimidation and coercion relating to fair housing rights
- By landlords, real estate agents, lenders, cities, counties and states, and by individuals

Affirmatively Furthering Fair Housing

- Part of the Fair Housing Act requires more:
- “All executive departments and agencies shall administer their programs and activities relating to housing and urban development (including any Federal agency having regulatory or supervisory authority over financial institutions) in a manner affirmatively to further the purposes of ...[the Act.]”

Executive Orders

Two Executive Orders also cover the obligation to affirmatively further fair housing.

- *Executive Order 11063 (1962) Designed to undo patterns of racial segregation that denies equal opportunity in housing and to provide alternatives to overcrowded, unsafe, unsanitary housing*
- *Executive Order 12892 (1994) Includes sanctions for failing to affirmatively further fair housing:*
 - cancellation or termination of agreements or contracts;
 - refusal to extend any further aid until the federal agency is satisfied that the affected person, entity, or State or local public agency will comply;
 - refusal to grant supervisory or regulatory approval.

Federal Programs and Activities

- All federal programs and activities, including lending, regardless of whether there is federal money or not
 - Relating to Housing OR
 - Urban Development
 - Must be operated in a way that affirmatively furthers fair housing

Fair Housing Act

- Requires that there be no discrimination in housing AND
- Requires that programs relating to housing or urban development be operated to affirmatively further fair housing

Other Civil Rights Laws Apply To Entities That Receive Federal Funds

The major ones are:

Section 504 of the 1973 Rehabilitation Act

-Disability

Title VI of the 1964 Civil Rights Act

-Race, Color, National Origin, some Religions,
Limited English Proficiency

What is Affirmatively Furthering Fair Housing

- The obligation to affirmatively further fair housing is expansive.
- It goes beyond the requirement not to discriminate.
- It goes beyond the obligation to remedy past acts of discrimination.
- The affirmatively furthering obligation requires actions that will prevent discrimination, undo segregation, and provide the opportunity to live in a stable, diverse community to everyone.

Affirmatively Furthering Fair Housing Is Not

- Fair housing month proclamations
- Poster contests
- Fair housing notices in the newspaper

CDBG And Related Programs

- The obligation to affirmatively further fair housing has been specifically defined for HUD funded community planning and development activities.
- Part of the Consolidated Plan
- Three components: Develop an Analysis of Impediments to Fair Housing Choice
- Implement an Action Plan to address and remove barriers to Fair Housing Choice
- Maintain documentation reflecting the barriers and the actions taken or not taken

Urban Development

All urban development activities are also subject to the affirmatively furthering obligation

- Development of commercial and retail areas
- Development of Infrastructure
 - Dams, water and waste water control, sewer measures
 - Street paving and lighting
 - Sidewalks
 - And other infrastructure work

Key Issues

- What are the barriers to fair housing? Not just the lack of affordable housing although that is important-but where it is located—so it does not perpetuate segregation.
- Is there surrounding infrastructure that is equivalent to what is available in white neighborhoods?
- How housing is marketed –to those least likely to apply
- Whether zoning and funding decision making about housing excludes or limits opportunities:
 - For people of color;
 - For families with children;
 - For people with disabilities;
 - Regional considerations.

Housing Key Issues

When examining barriers to fair housing choice, a housing needs assessment is critical

- Identify housing needs for Black and Hispanic populations
- Identify special issues for families with children (available units with multiple bedrooms, displaced and homeless families)
- Identify special issues for people with disabilities
- Identify patterns of segregation and exclusion in siting and housing operations

Housing Key Issues

- Infrastructure development also relates to housing
- Housing needs of blacks, Latinos, people with disabilities must be considered as part of any infrastructure plan
- Development of infrastructure in more white neighborhoods and not in minority neighborhoods has been successfully challenged.
- Are municipal services available in poor and racially/ethnically impacted areas? Roads, street lights, water, sewer,..
- What is transportation like for people in general and especially people with disabilities?

Housing Key Issues

Identification of “communities of opportunity” where new housing can be created

Areas with less low income housing

Areas with fewer Hispanics/blacks

Where are the services that blacks, Hispanics, people with disabilities, and families with children need?

Jobs

Schools

Health care

Transportation

Fair Housing Activities

- Use of consultants to conduct an Analysis of Impediments is covered as a planning cost. 24 CFR 205(a)
- Providing fair housing services is covered as a public service, including fair housing counseling. 24 CFR 201(e)
- Fair housing costs to affirmatively further fair housing are covered administrative costs and include “activities designed to further the housing objective of avoiding undue concentrations of assisted persons in areas containing a high proportion of low and moderate income persons”. 24 CFR 206(c)
- Use of fair housing testing and investigations can be funded.

Affirmative Marketing

- Affirmative marketing is an additional civil rights requirement.
- Market housing to those least likely to apply.
- Market to minorities/market to non minorities, depending on housing market and location of housing.
- Marketing applies at start up AND through life of the housing.
- Marketing is likely not to be effective if an ad is placed occasionally in the newspaper that serves the population least likely to apply.

Techniques For Affirmative Marketing

- If marketing housing in mostly white areas, market in areas with concentrations of minorities and through non profits, churches and other service providers that serve those populations. Personal contact is BEST
- If marketing housing in minority areas, look for resources in whiter neighborhoods
- Market waiting list and applicant information in multiple languages and on websites and use images and language that encourages moves and which is culturally meaningful
- What are useful marketing techniques in your areas?

Documentation

A jurisdiction must retain and have available:

- A copy of its AI and its Action Plan
- Records that show the jurisdiction has taken actions to overcome the effects of impediments identified in the AI.
- A description of the funds used to support fair housing activities in the jurisdiction, including the amounts and activities.
- A list of the fair housing activities undertaken by the jurisdiction, its agencies or contractors.
- A description of the process undertaken to prepare and carry out the AI, and a summary or transcript of all public meetings, hearings, and citizen comments or other public input.

Documentation

A summary report of all activities related to the AI, including:

- A summary of the barriers, a list of the actions taken in the previous program year, and an analysis of the impact of those actions on eliminating discrimination and providing for fair housing choice;
- An assessment of the effectiveness of the actions, if undertaken. If actions were not undertaken, a description of why they did not occur;
- Copies of local fair housing laws and ordinances.

Federal laws that prohibit
discrimination in housing!

- Title VIII of the Civil Rights Act of 1968, as amended in 1988, is recognized as the “Federal Fair Housing Act”
- The law prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing related transactions.

- Title VI of the Civil Rights Act of 1964
(Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.)

- Section 504 of the Rehabilitation Act of 1973
(Prohibits discrimination based on disability in any program or activity receiving federal financial assistance.)

- Section 109 of Title I of the Housing and Community Development Act of 1974
(Section 109 prohibits discrimination on the basis of race, color, national origin, sex, or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program.)

- Title II of the Americans with Disabilities Act (ADA) of 1990
(prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities)

- Architectural Barriers Act of 1968
(Requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons.)

Protected Classes!

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Handicap

Prohibited Actions!

- False representations
- Intentional tardiness and delays
- Unjust differences in terms
- Prejudiced information and presentations
- Discrimination in loans
- Limiting the availability of insurance
- Discouraging rentals and sales through false allegations
- Violence, racial or sexual threats

You have a right to be treated with equality and to obtain housing without.....

- Having to speak English.
- It mattering how many children you have.
- Being threatened or obligated.
- Being a victim of sexual insinuation.
- Your disability being of importance.
- It mattering where you come from.

If you have a disability it is unlawful to discriminate....

- In the sale or rental, or to otherwise make unavailable or deny a dwelling.
- In the terms, conditions, or privileges of the sale or rental.
- In the provision of services or facilities in connection with such dwelling.

It is unlawful to make an inquiry to determine if an applicant for a dwelling, or a person intending to reside in the dwelling, or any person associated with that person has a handicap.

The following inquiries can be made only if they are made of all applicants:

- Inquires into the ability to meet the requirements of ownership or tenancy.
- Inquiry to determine if applicant is eligible for a dwelling available only to disabled.
- Inquiry to determine if applicant is eligible for priority available only to disabled.
- Inquiry to determine illegal drug usage or conviction.

Design and Construction

- All properties, open for occupancy after March 13, 1991, are required to be in compliance with design and construction requirements of the Federal Fair Housing Act and the Texas Fair Housing Act.
- Properties built before that date are required to make a reasonable modification of the existing premises or a reasonable accommodation in rules, policies, practices, or services in order to afford a handicapped person equal opportunity to use and enjoy the dwelling.

Reasonable Modifications

- It is unlawful to refuse to permit at the expense of the disabled person, reasonable modifications of the existing premises, if the modifications will allow for full enjoyment of the dwelling.
- Landlord can require that modifications be restored to previous state at end of lease.
- Landlord cannot increase security deposits.

Reasonable Accommodations

- It shall be unlawful for any person to refuse to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling unit, including public and common use areas.

If you are discriminated!!

- You should make a written complaint!
- You should make it within a year!
- Contact:

U.S. Department of H.U.D.

1-800-669-9777

Texas Workforce Commission Civil Rights Division

1-888- 452-4778

Greater Houston Fair Housing Center

713-641-3247

Fair Housing and Neighborhood Rights

Texas Organizing Project
Texas Low Income Housing Information Service



FAIR HOUSING & NEIGHBORHOOD RIGHTS

1. THE RIGHT TO CHOOSE

Everyone has the right to choose a home and neighborhood that suits their needs without being subjected to discrimination.

2. THE RIGHT TO STAY

Everyone has a the right to stay in their community regardless of real estate market pressures or impending development plans.

3. THE RIGHT TO EQUAL TREATMENT

Every community has a right to be treated equally regardless of its minority or poverty concentration.

4. THE RIGHT TO HAVE A SAY

Citizens have a right to be informed and make decisions for their communities.

FAIR HOUSING & NEIGHBORHOOD RIGHTS CAMPAIGN

1. THE RIGHT TO CHOOSE

Everyone has the right to choose a home and neighborhood that suits their needs without being subjected to discrimination.

Action steps

1. Analyze and carry out effective action steps to overcome impediments to fair housing.
2. Carry out housing discrimination testing and enforcement to reduce discrimination to less than 10% by 2020.
3. By 2030 provide subsidized housing across the city and give residents a choice of neighborhoods.
4. Project-based HHA residents given a right to use a housing voucher.

2. THE RIGHT TO STAY

Everyone has a the right to stay in their community regardless of real estate market pressures or impending development plans.

Action steps

1. Honor the City's commitment to redevelop and prevent gentrification of the Community Reinvestment Areas.
2. Establish Homestead Preservation Districts to stabilize property taxes and improve housing quality.

3. THE RIGHT TO EQUAL TREATMENT

Every community has a right to be treated equally regardless of its minority or poverty concentration.

Action steps

1. Neighborhood benefits agreements required of developers and contractors receiving public funds.
2. Reduce substandard housing in target areas to less than twice the citywide rate by 2030.
3. Increase minority homeownership rates to at least 45 percent in each target neighborhood by 2030.
4. Inventory, license and monitor hazardous incompatible land uses in target neighborhoods by 2015.
5. Neighborhood environmental protection ordinance.
6. Equalize public infrastructure.
7. Correct substandard living environments in existing subsidized housing developments by 2025.
8. Equalize school performance across the region by 2025.

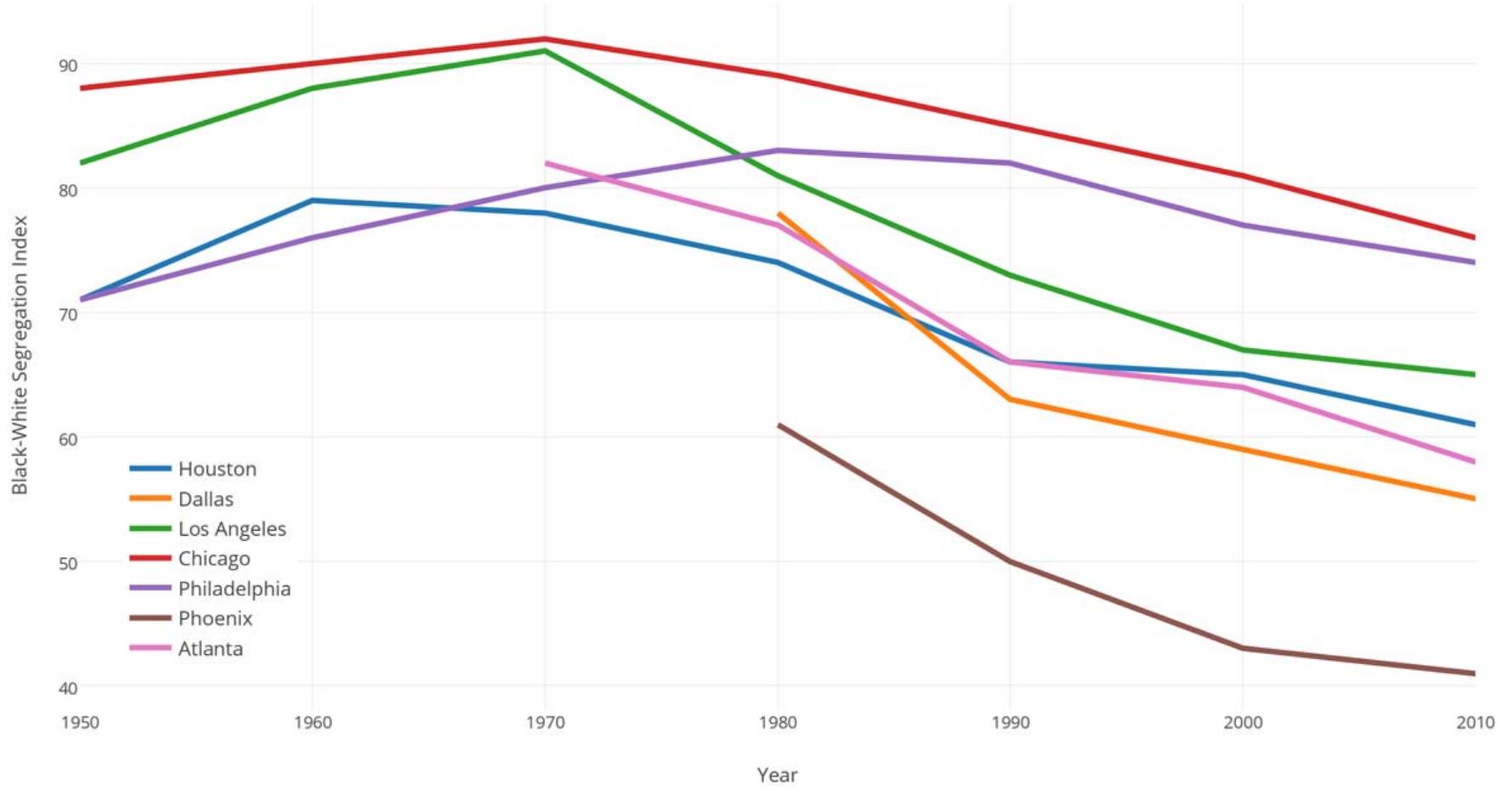
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Citizens have a right to be informed and make decisions for their communities.

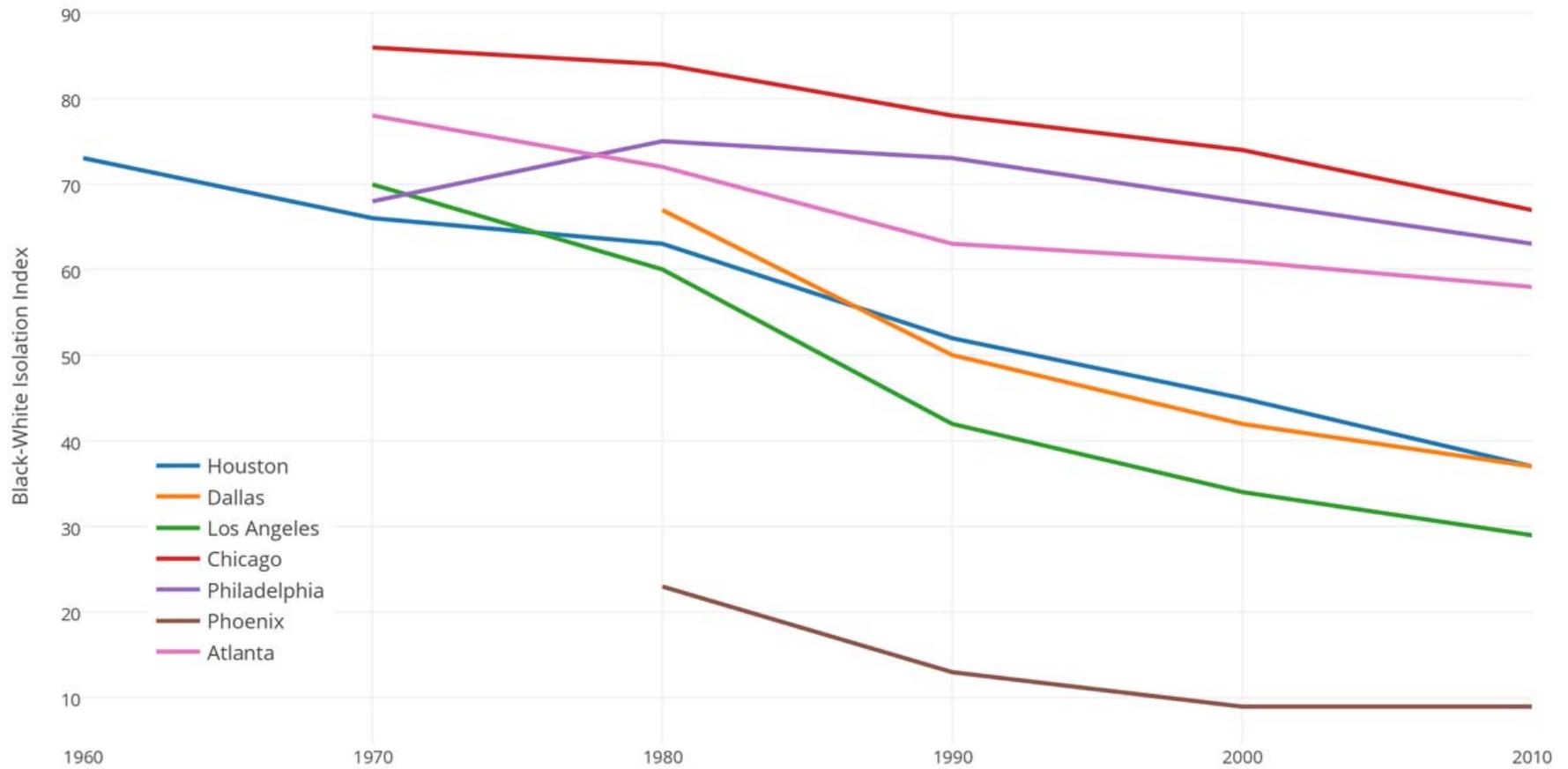
Action steps

1. Establish a Houston Fair Housing & Neighborhood Rights Commission to oversee HCDD and Public Works and to monitor the implementation of the implementation of these ten demands.

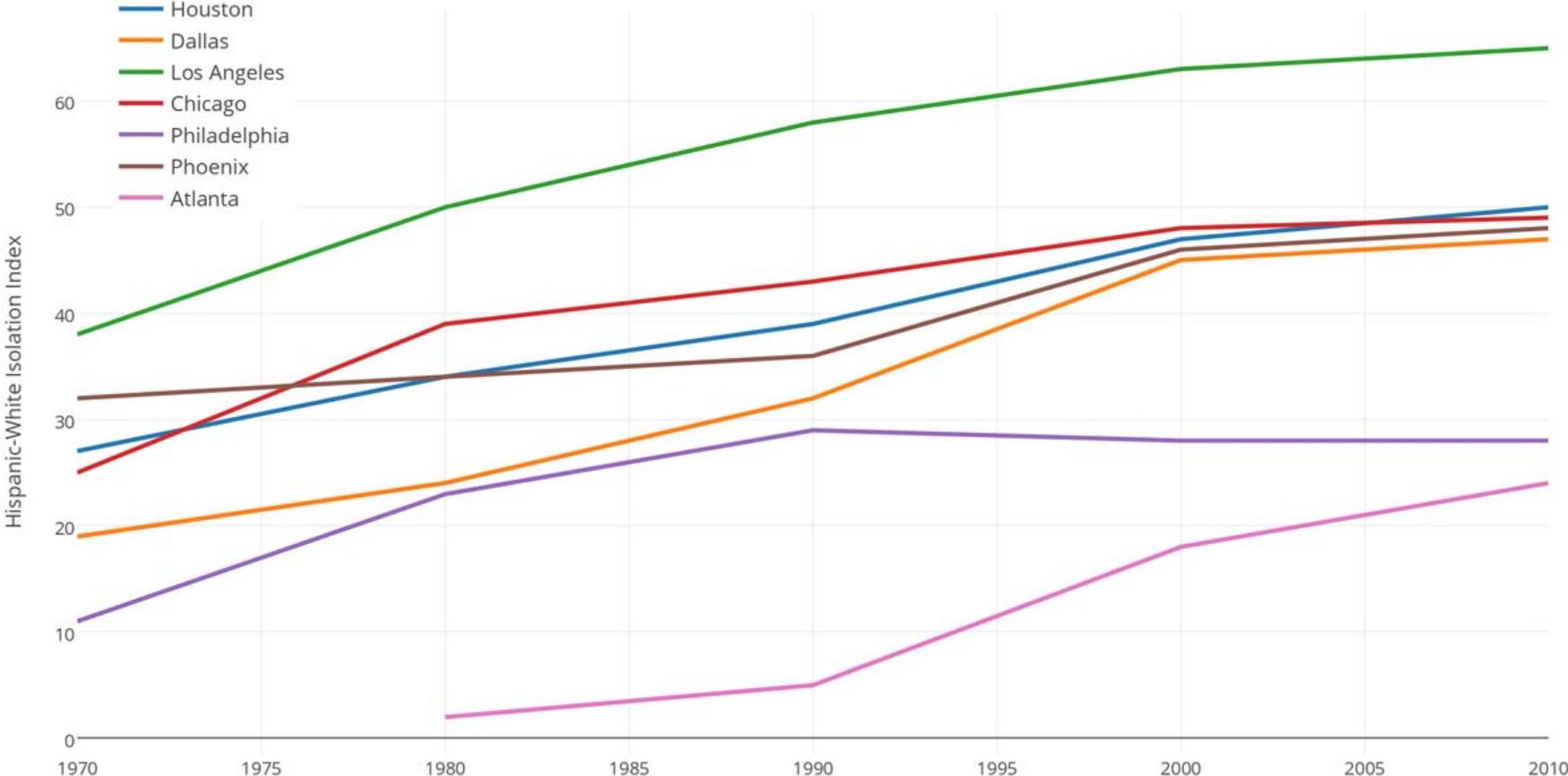
Black-White Segregation, 1950-2010



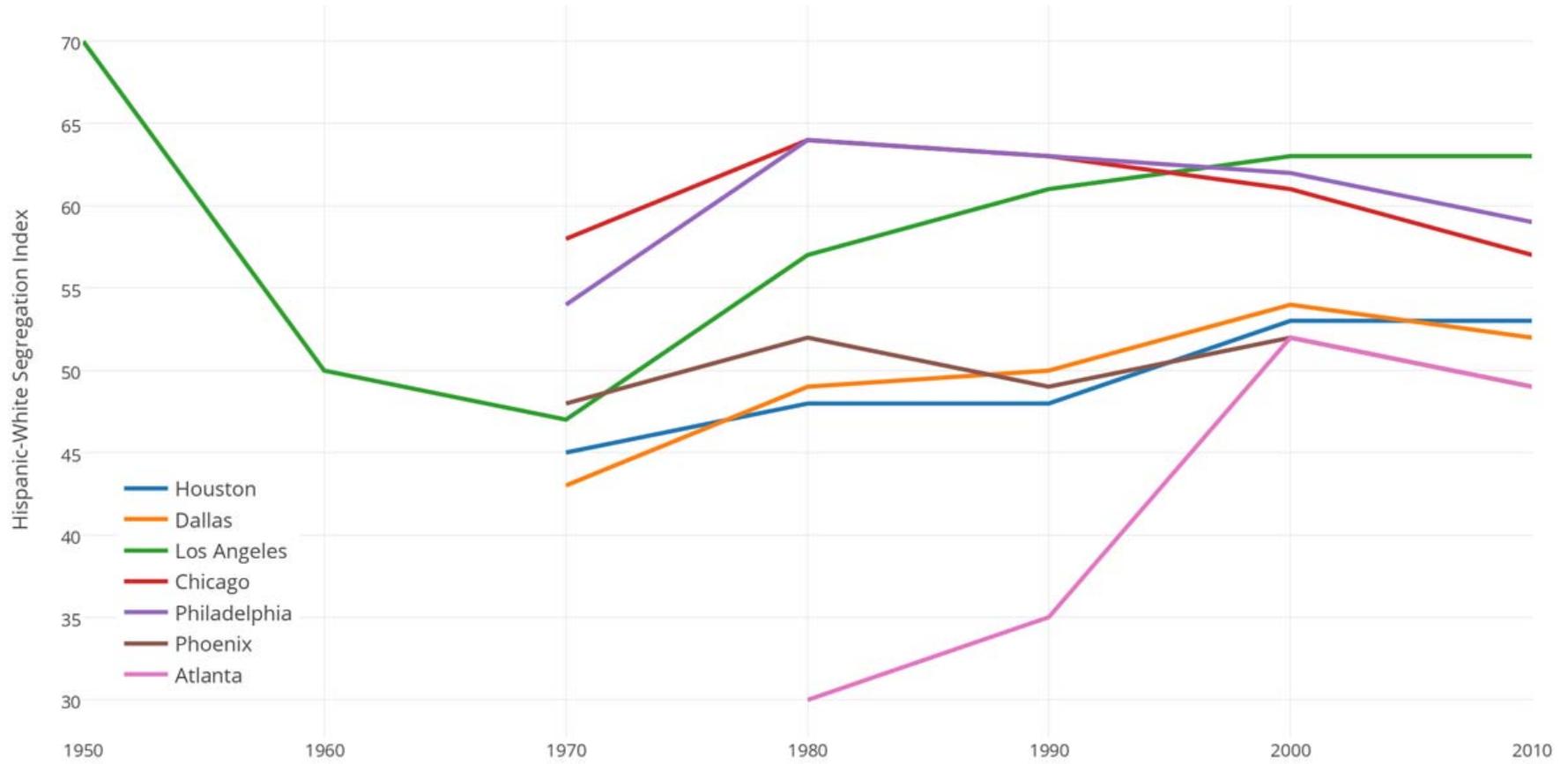
Change in Black Isolation, 1960-2010

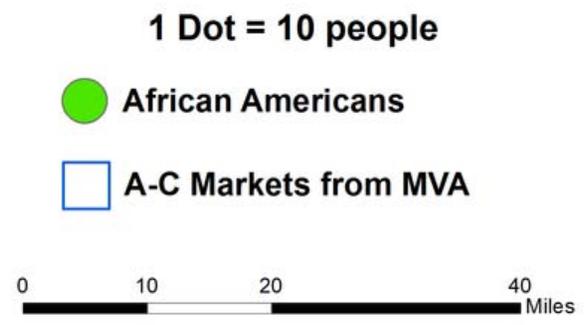
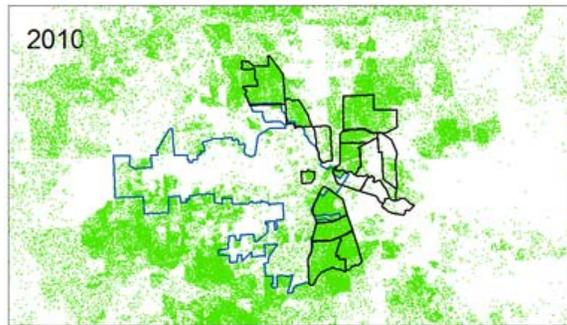
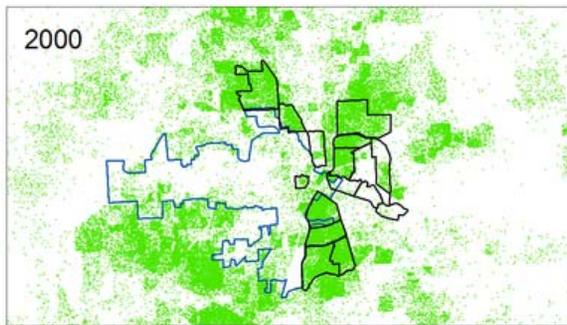
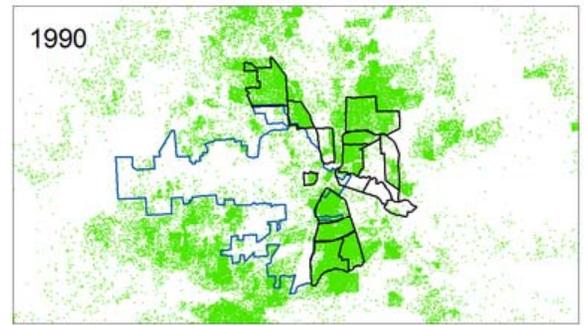
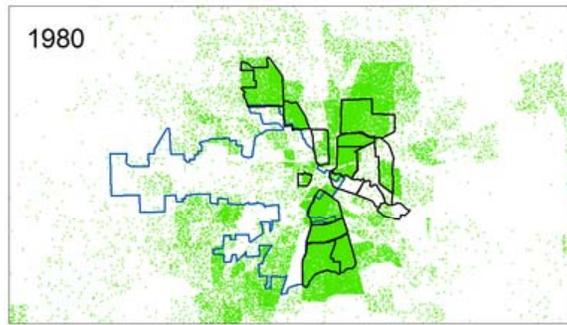
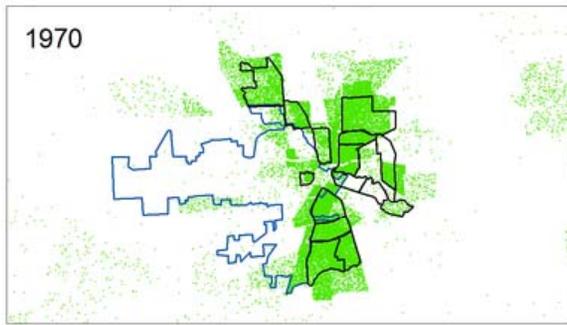
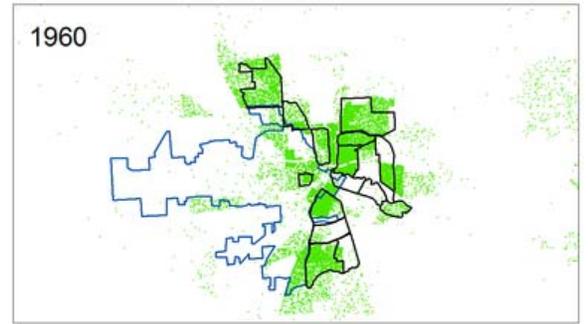
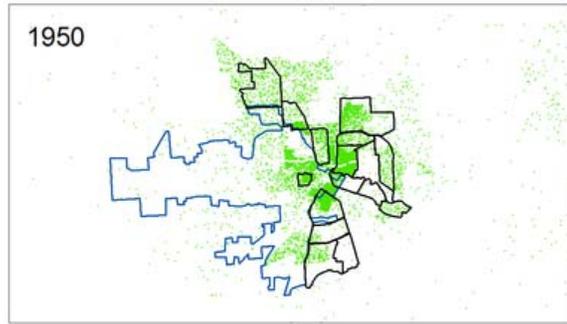
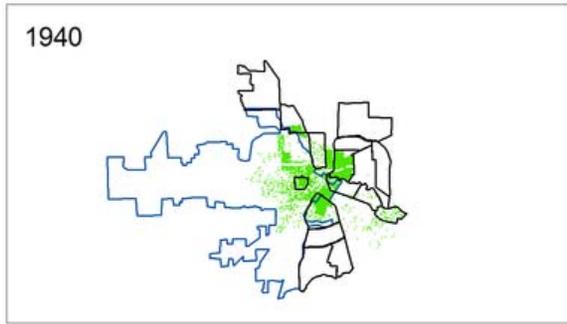


Change in Hispanic Isolation, 1970-2010



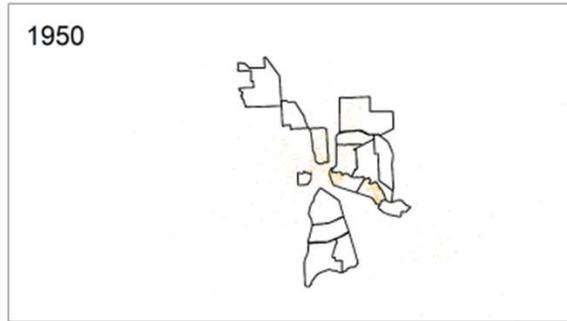
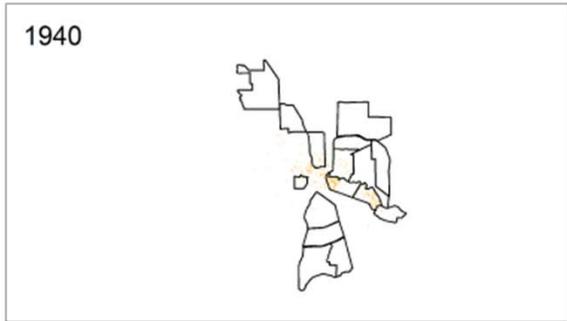
Change in Hispanic Segregation, 1950-2010





Distribution of African-Americans in Houston, Texas 1940 - 2010

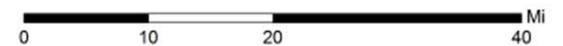
Source: NHGIS (ACS 2006-2010), H-GAC
Created: 12-Sep 2014



1 Dot = 10 people
● People of Mexican Descent

For the 1940-1970 censuses, there was no mutually exclusive categorization for Hispanic populations in the US, so one can only make assumptions about their inclusion in the 'Other' category or, in the case of the 1970 census, use the non-mutually exclusive 'Hispanic or Latino' category that represents all answers to race.

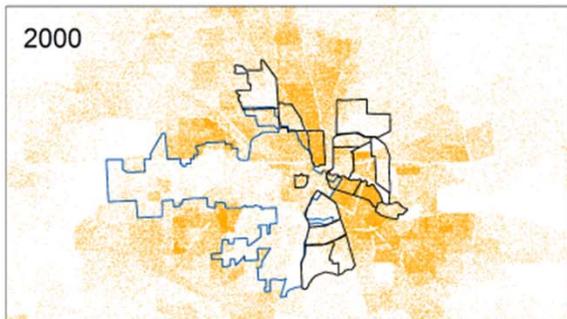
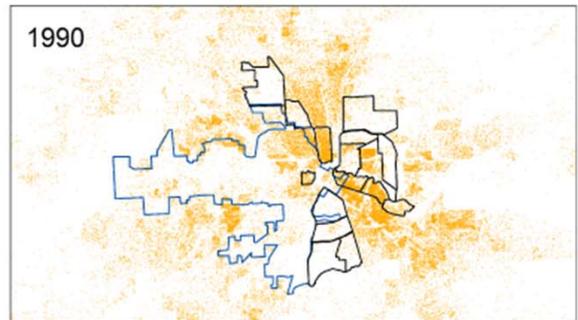
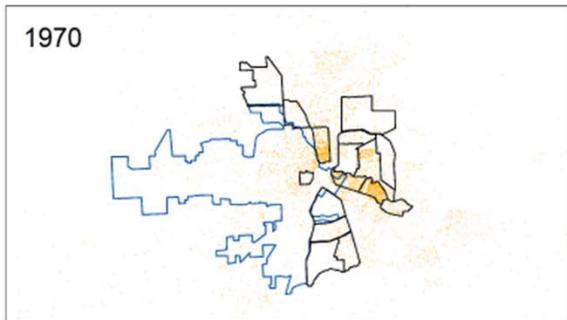
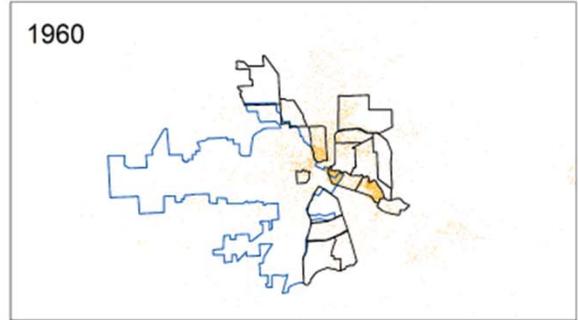
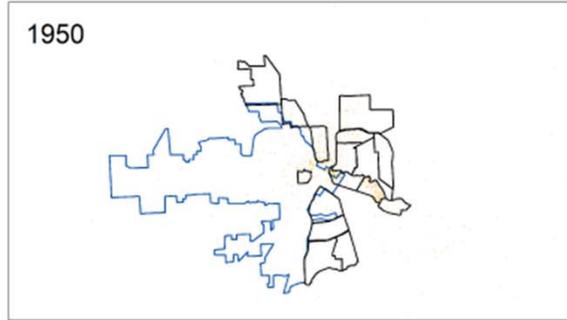
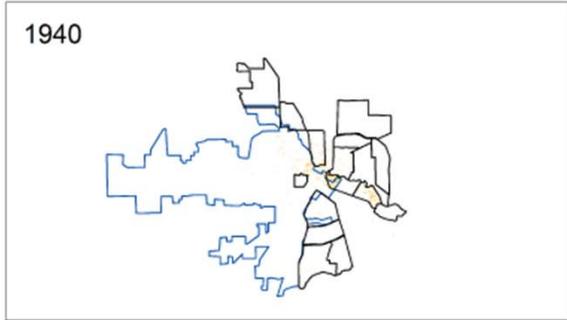
This map series seeks to provide a more consistent representation of Hispanic distribution via those who answered the question about nativity of whites (pre-1980) or Hispanic origin (1980 to 2010) with 'Mexican', given that 64% of Hispanics in the US were of Mexican background in 2012 according to the Census Bureau, we feel that this provides a reasonably accurate portrayal of historic patterns of Hispanic distribution in Houston.



Distribution of Mexicans in Houston, Texas 1940 - 2010

Source: NHGIS (ACS 2006-2010), H-GAC
 Created: 12-Sep 2014

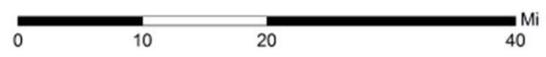




1 Dot = 10 people
● People of Mexican Descent
□ A-C Markets from MVA

For the 1940-1970 censuses, there was no mutually exclusive categorization for Hispanic populations in the US, so one can only make assumptions about their inclusion in the 'Other' category or, in the case of the 1970 census, use the non-mutually exclusive 'Hispanic or Latino' category that represents all answers to race.

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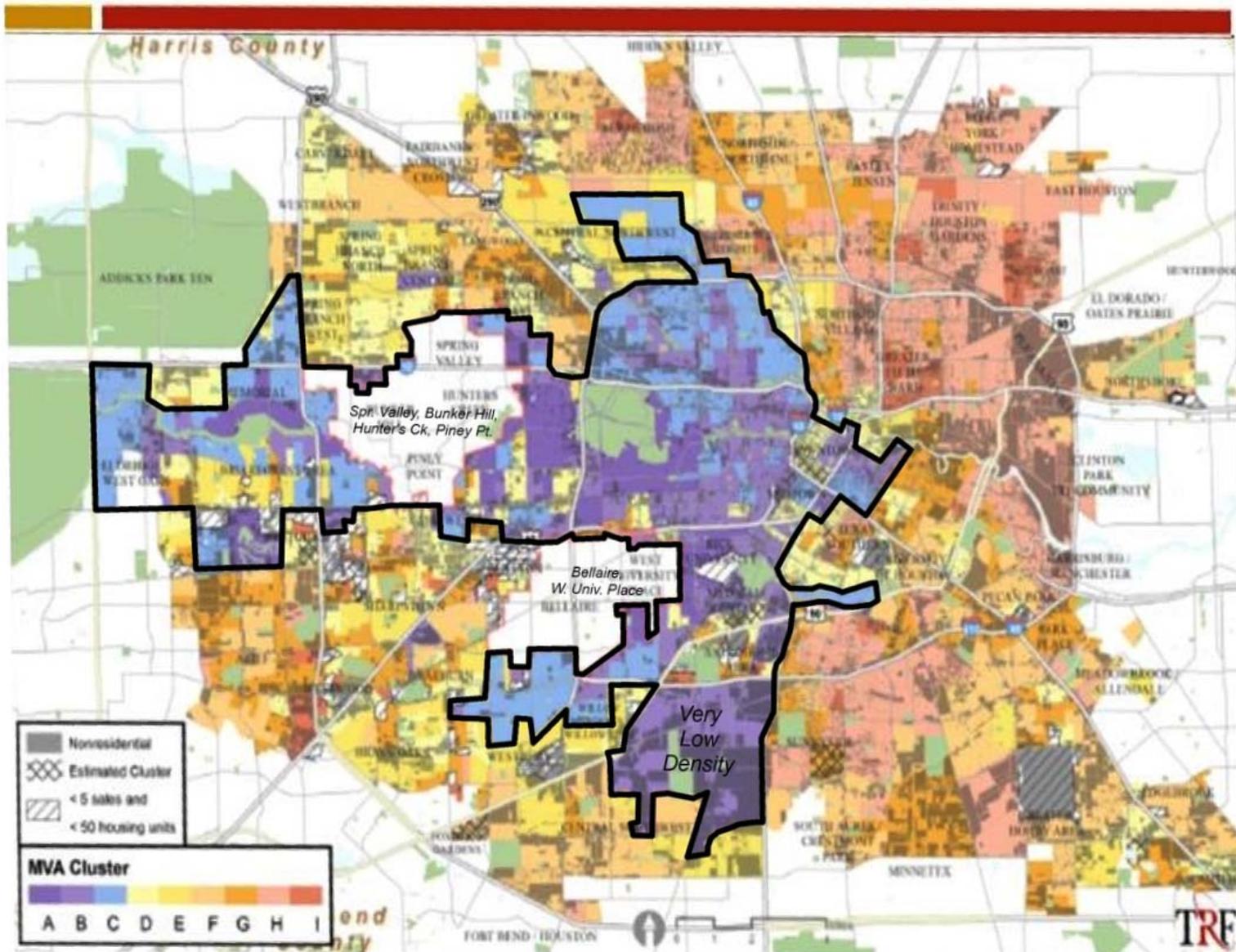
Distribution of Mexicans in Houston, Texas

1940 - 2010

Source: NHGIS (ACS 2006-2010), H-GAC
 Created: 12-Sep 2014



MVA Clusters, Main Zoom

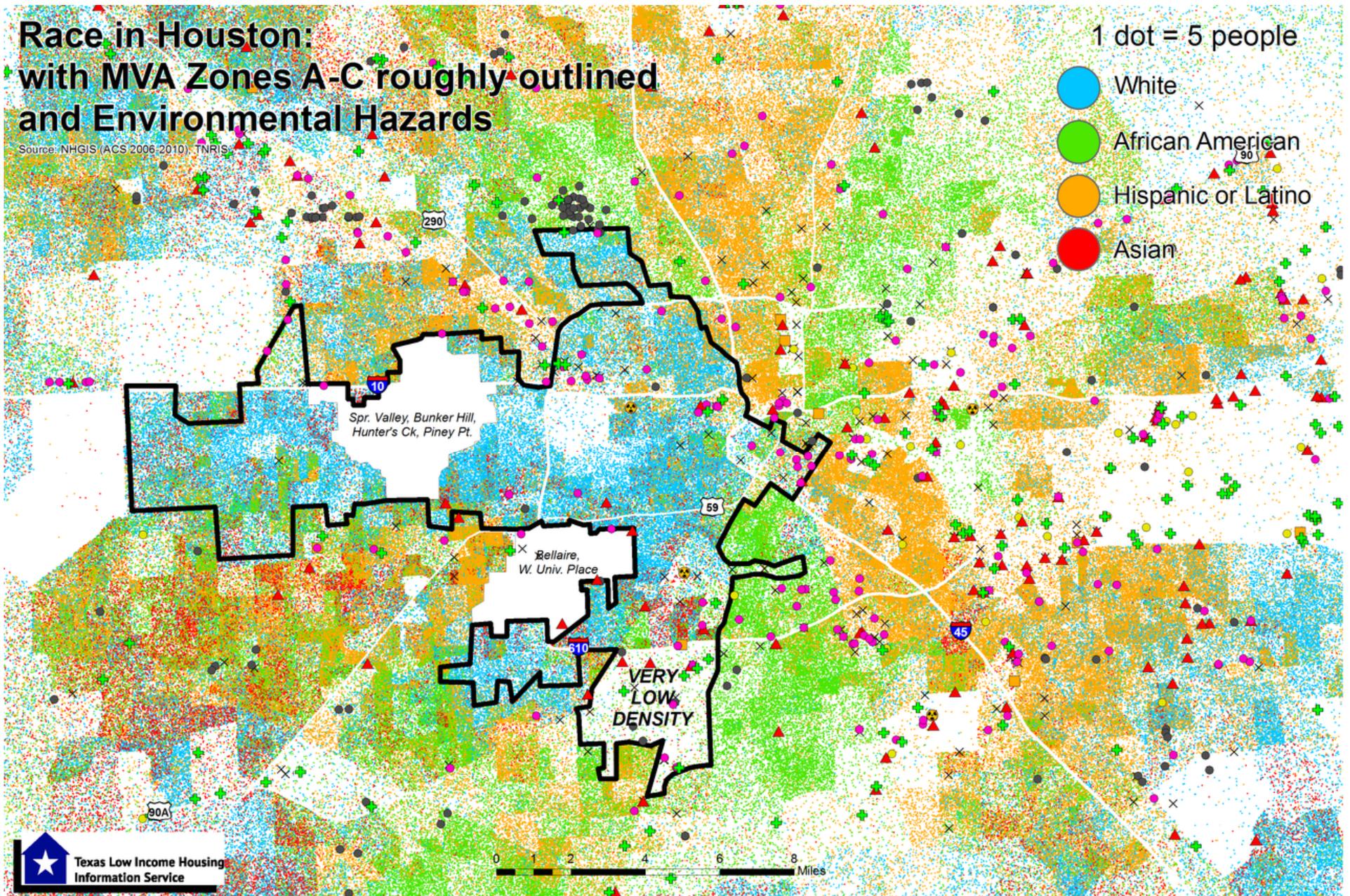


Race in Houston: with MVA Zones A-C roughly outlined and Environmental Hazards

Source: NHGIS (ACS 2006-2010), TNIRIS

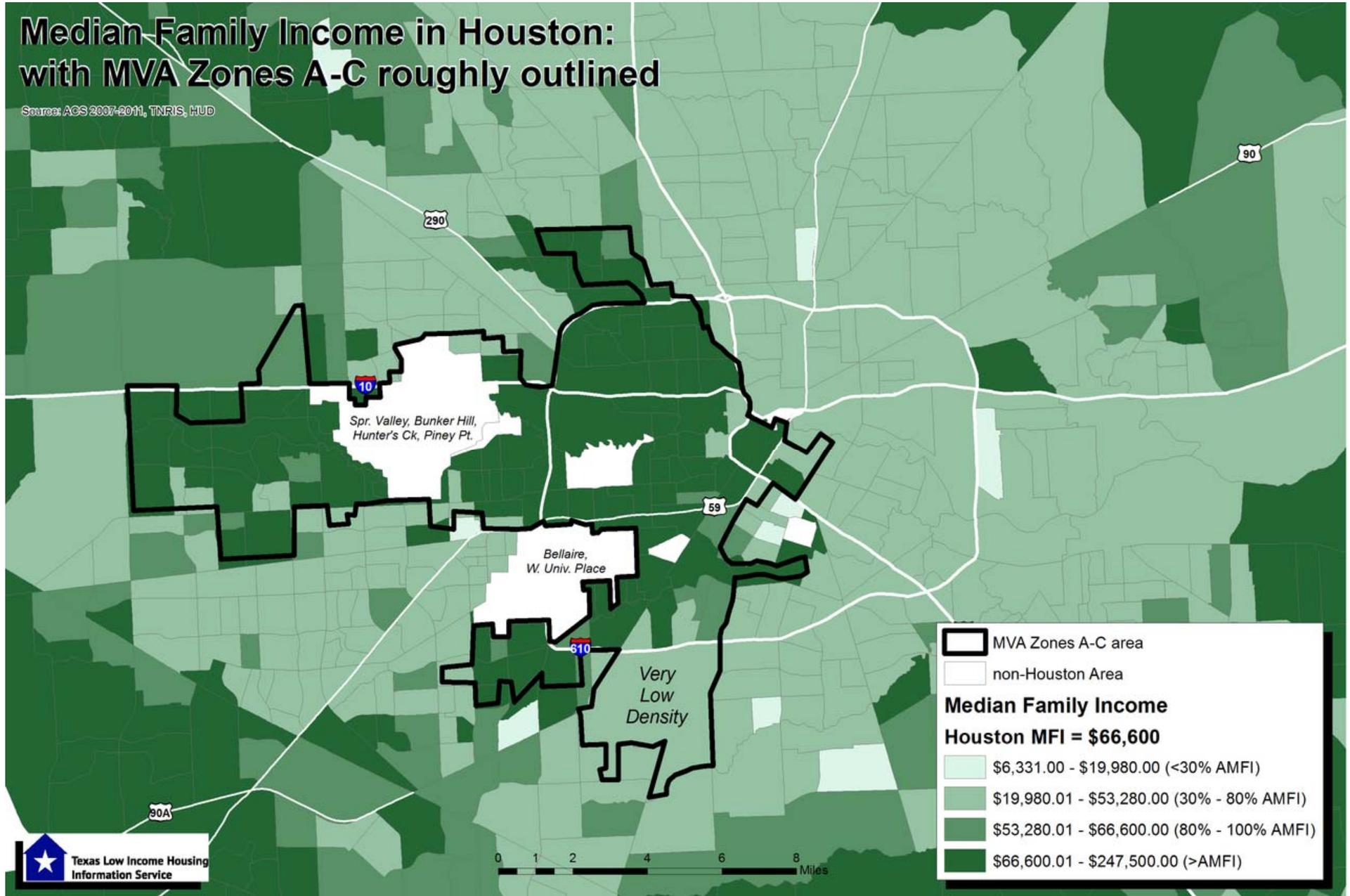
1 dot = 5 people

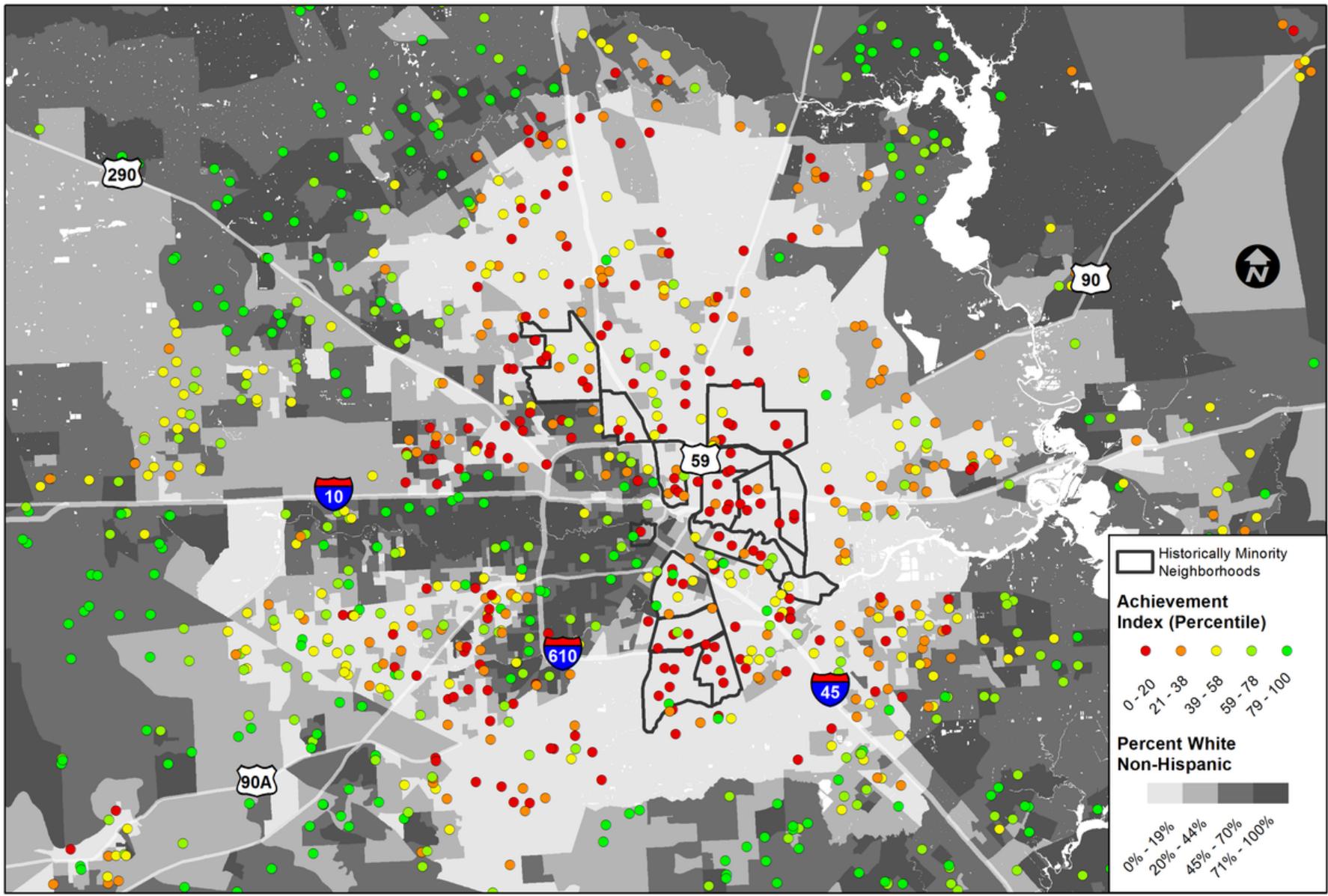
- White
- African American
- Hispanic or Latino
- Asian



Median Family Income in Houston: with MVA Zones A-C roughly outlined

Source: ACS 2007-2011, TNIRIS, HUD



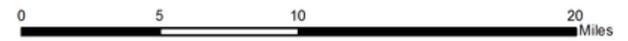
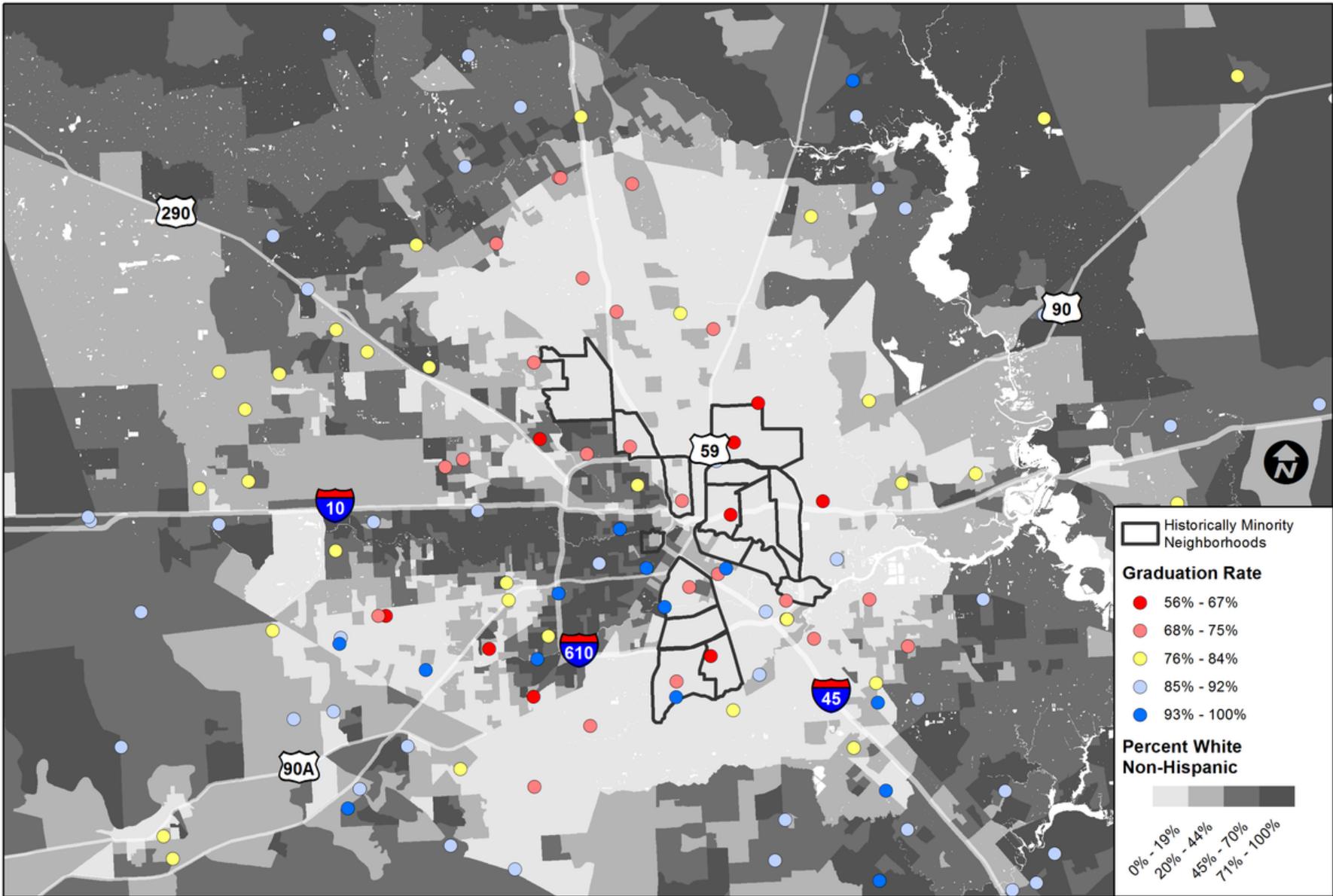


School Achievement in Houston, Texas

The Student Achievement Index reflects performance in STAAR Reading and Math scores and high school graduation rates. The percentile rank indicates the percentage of scores that fall at or below that score.

Source: Children at Risk Rankings, 2014



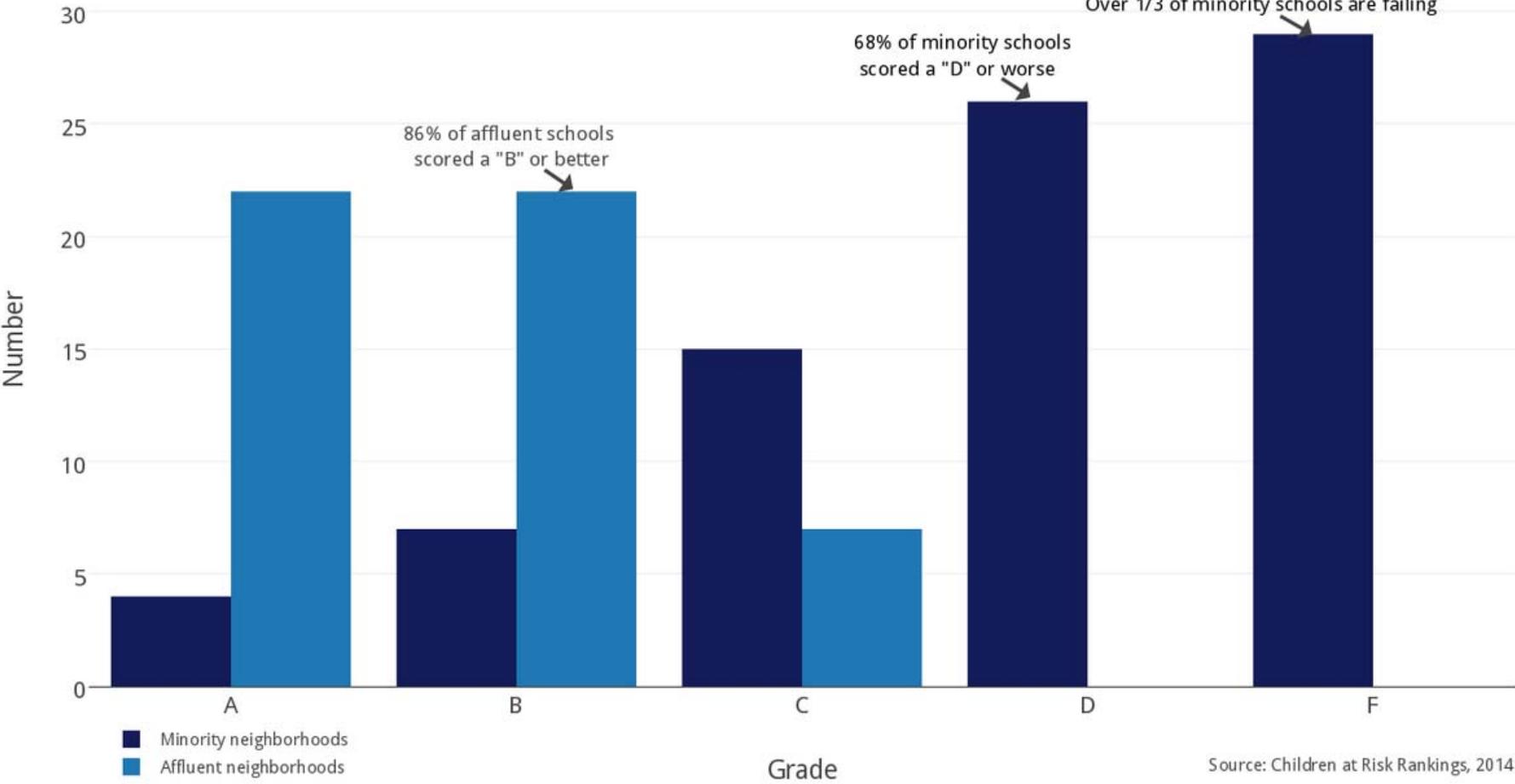


High School Graduation Rates in Houston, Texas

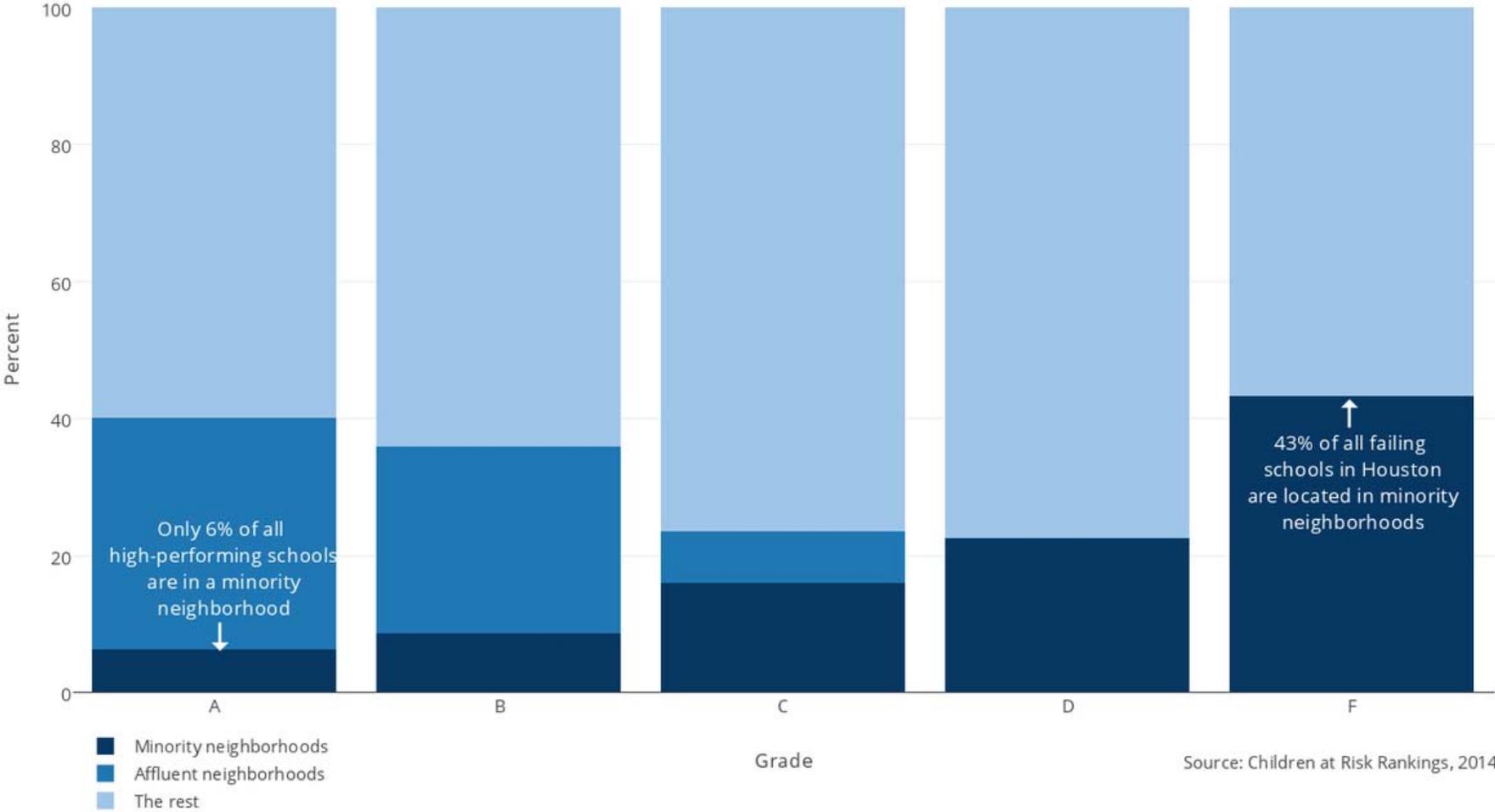
Source: Children at Risk Rankings, 2014; Census, 2010



Houston's School Rankings by Neighborhood



Houston's Neighborhood School Rankings



Affirmatively Furthering Fair Housing

AFFH: Addressing Discrimination,
Promoting Choice



Annise Parker, Mayor



Neal Rackleff, Director

Seizing the Opportunity

Disaster Recovery Round 2 Funding* Grand Total: \$178 Million

<u>HOUSING TOTAL:</u>	\$152.2 million
<u>Special Grant Set Aside Activities**</u>	\$36.69 million
Single-Family Rental Housing:	\$6.4 million
Subsidized Housing:***	\$30.29 million
<u>General Housing Activities</u>	\$115.5 million
Single-Family Activities:	\$63.1 million
Multifamily Activities:	\$52.4 million
<u>INFRASTRUCTURE TOTAL:</u>	\$26.15 million

* All aggregate amounts are approximate.

** Activities (and distribution formula) stipulated and approved by the Houston-Galveston Area Council.

*** To be administered by the Houston Housing Authority.

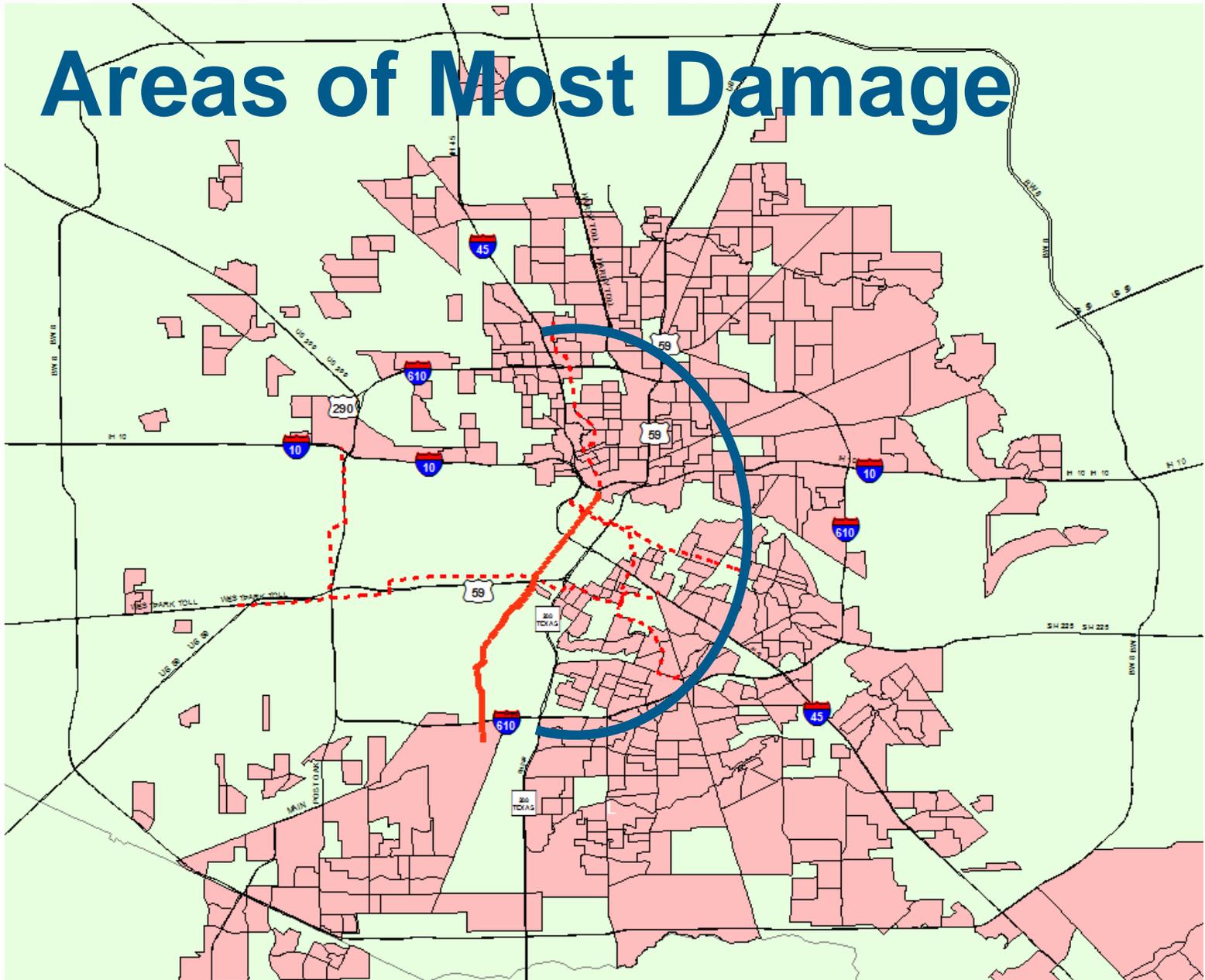
The Conundrum

Areas of
Opportunity



Hurricane-Damaged
Areas

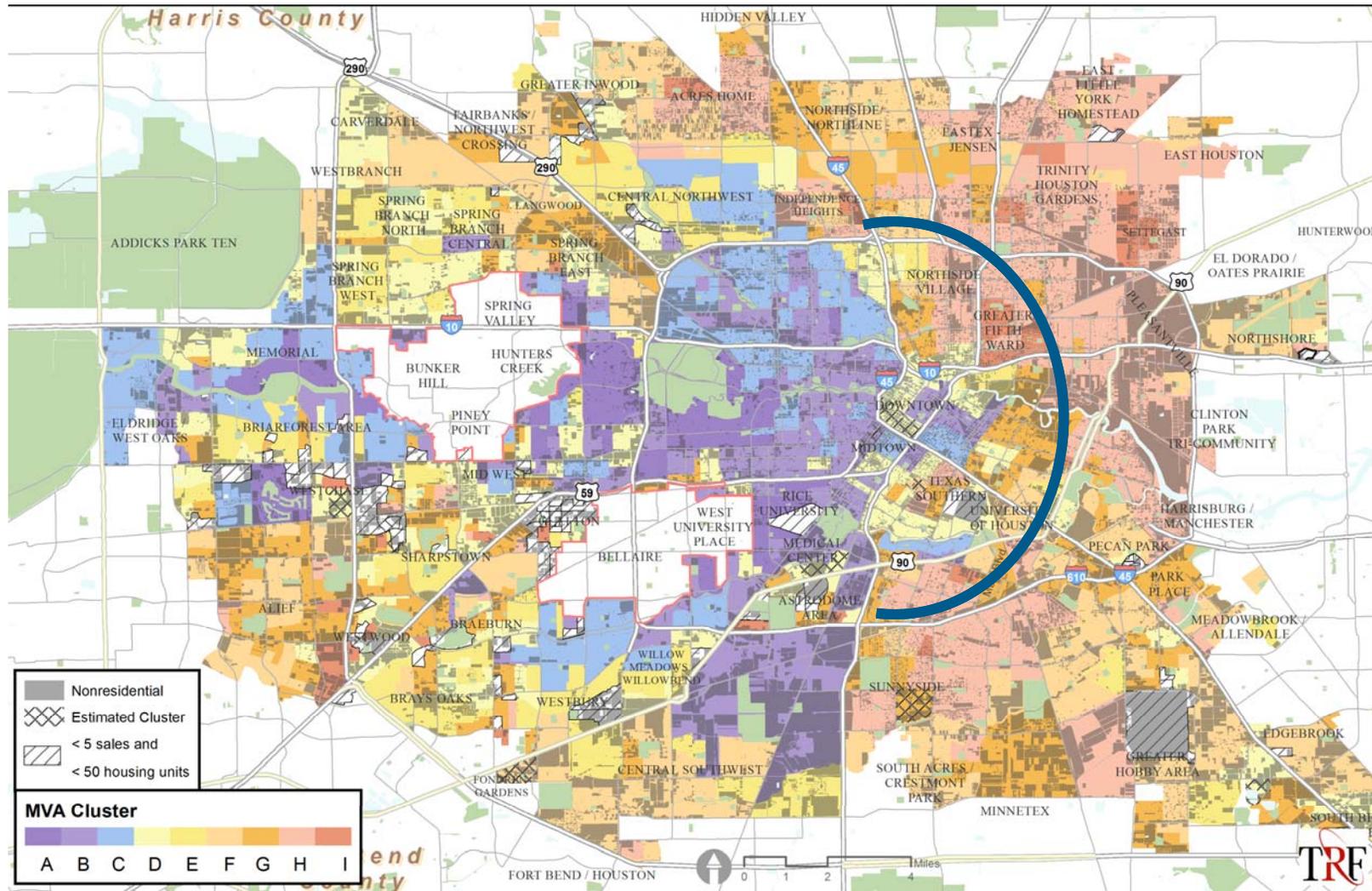
Areas of Most Damage



Legend

- METRO Lightrail
- - - Phase 2 Light Rail Transit

Areas of Opportunity



HUD Site & Neighborhood Standards - 24CFR§983.6

Cannot locate housing developments in areas of minority concentration *unless* there are “*overriding housing needs*”

Overriding Housing Needs

Area with local strategy for neighborhood preservation or restoration

Neighborhood where significant private investment is revitalizing the area

Planning Study Creates Blueprint

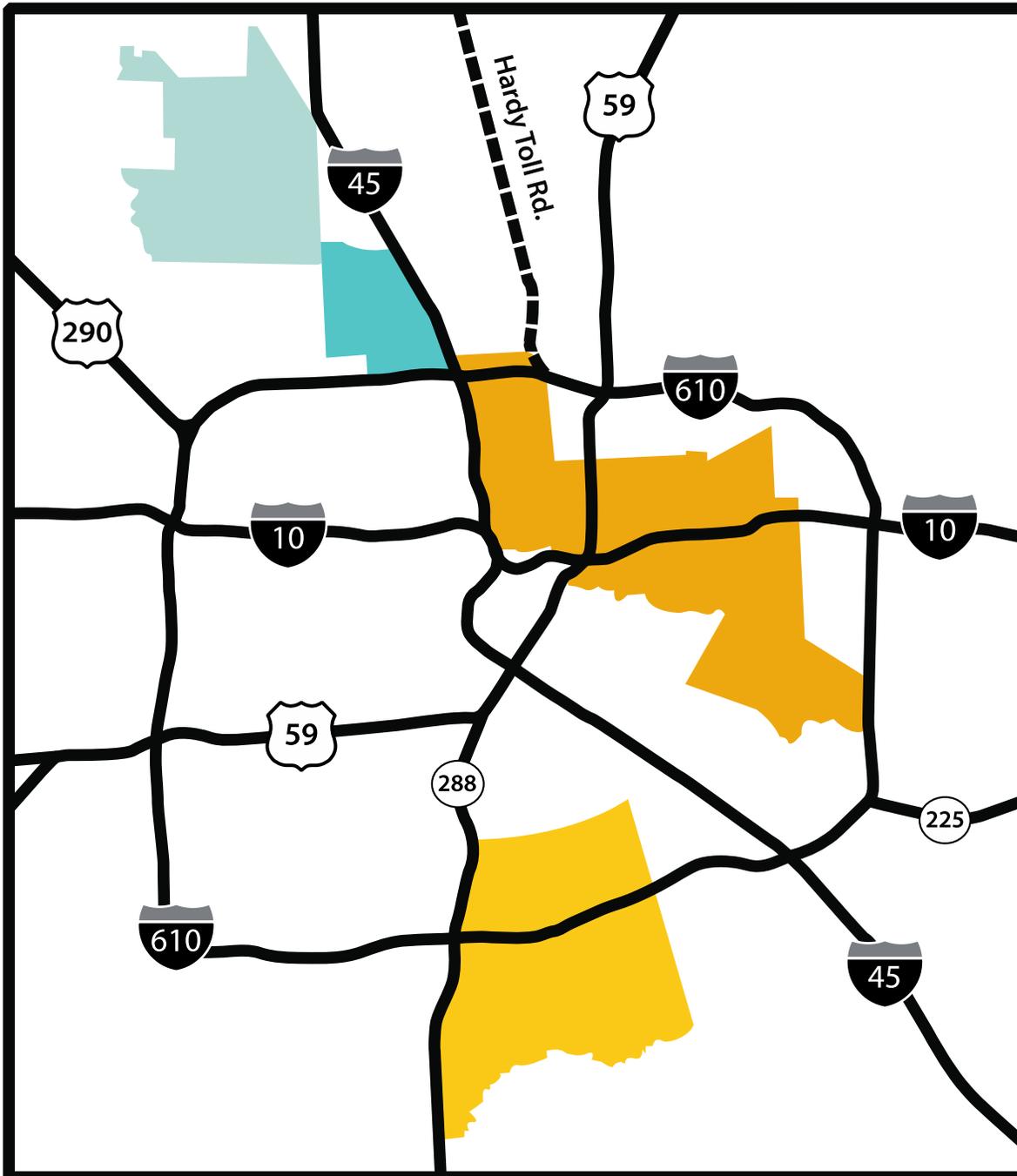
- Comprehensive revitalization plan
 - Stable, diverse communities
 - Near-term gentrification
 - Economically robust
 - Preserve affordable housing
- Greater racial and economic diversification



- Areas of Opportunity
 - Public and private investment
 - Catalyst for revitalization
 - Leverage DR 2 funds



- Extensive public participation
- Agreement of fair housing advocates

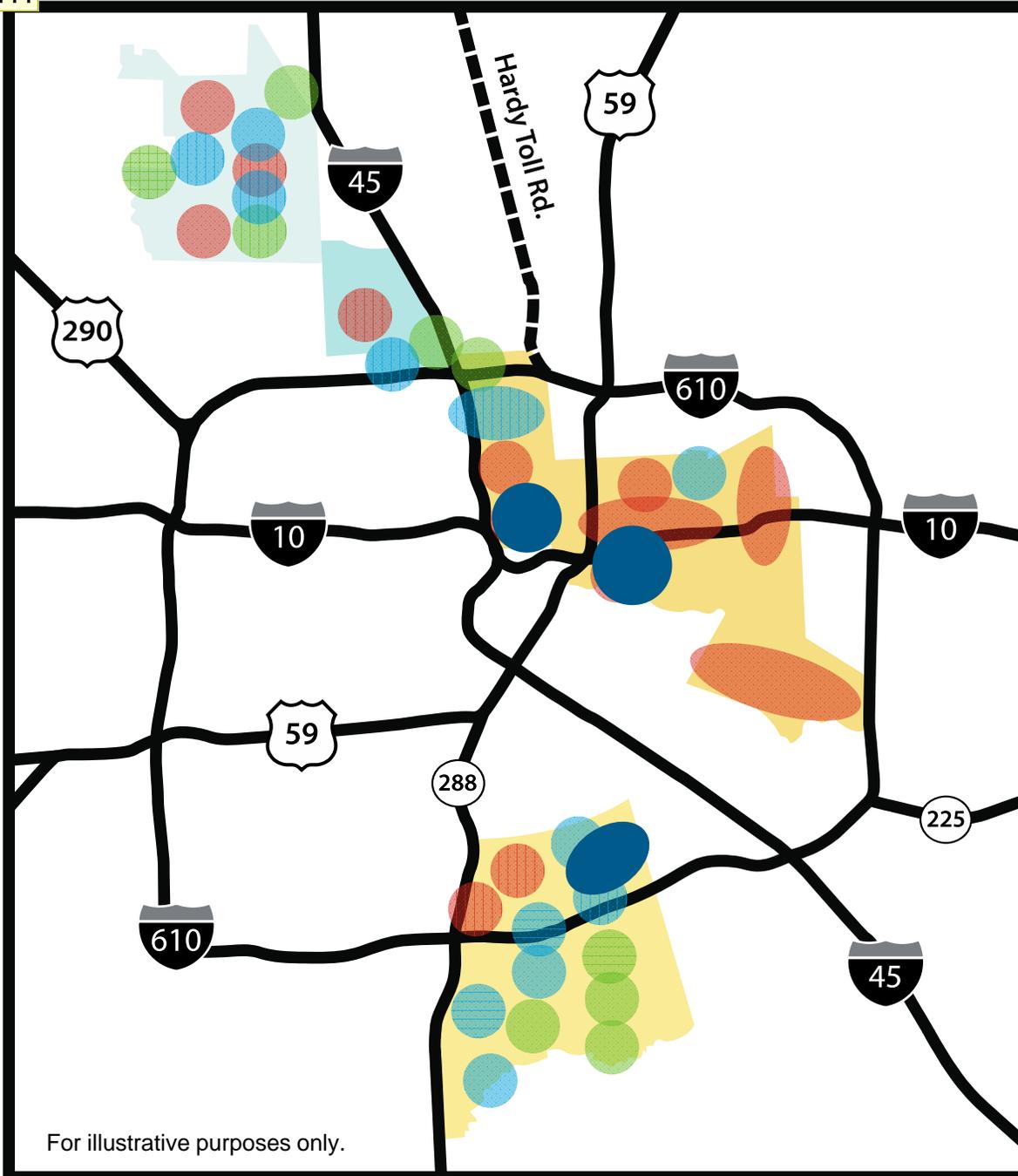


Defining Our Place-Based Investment Strategy

- Neighborhoods**
- Of Opportunity**

Partners in the Conversation:

- City of Houston
- HUD
- TOP
- Civic Leadership
- Texas Low Income Housing Information Service
- Texas Appleseed
- LISC
- Enterprise Community Partners



Reinvestment Nodes

Worked with LISC to hold:

- 13 community meetings
- 500 participants

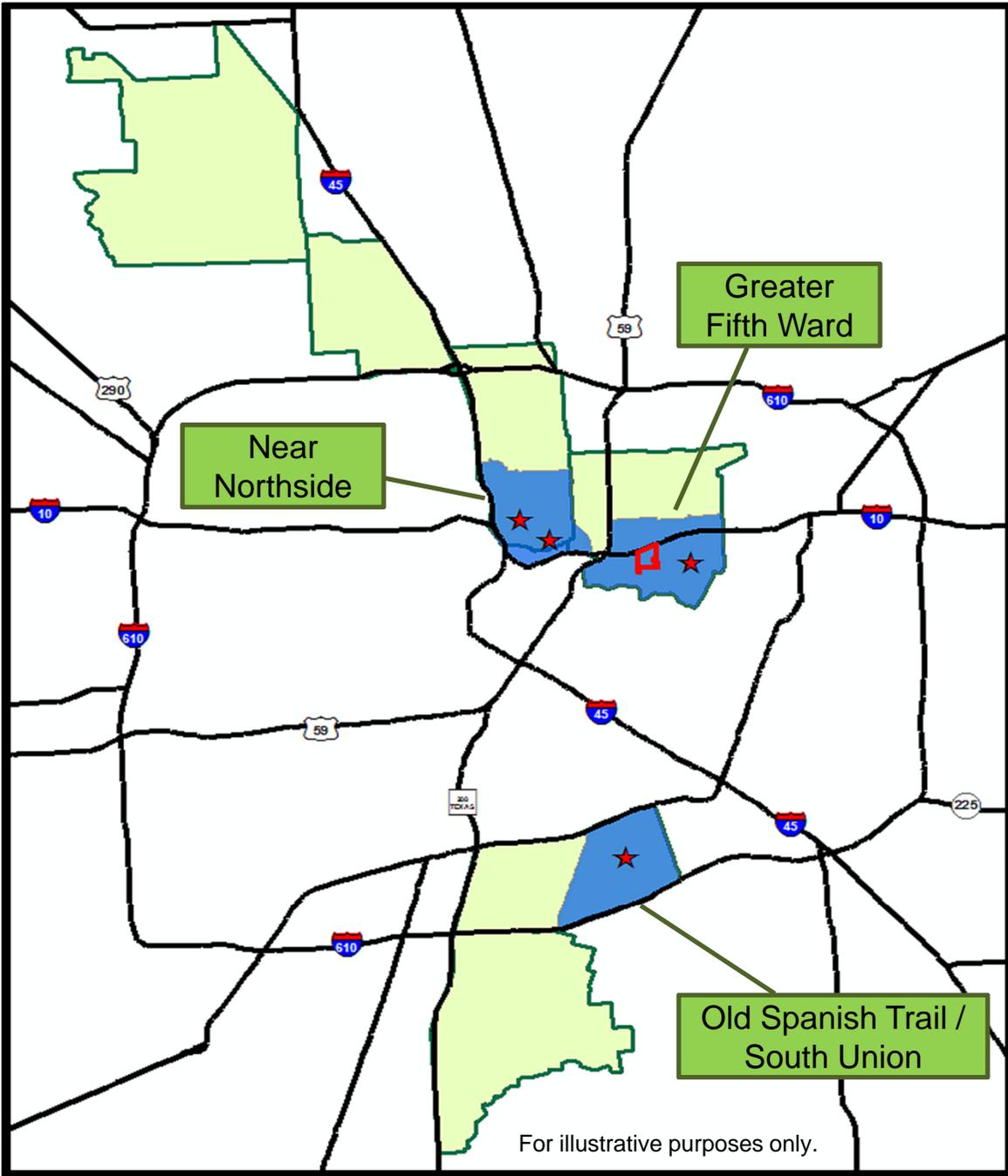
- Tier 1 = 1st Choice
- Tier 2 = 2nd Choice
- Tier 3 = 3rd Choice

Community Reinvestment Areas

Based on:

- Needs assessment
- Planning study
- Location of competitive MF proposals

For illustrative purposes only.



For illustrative purposes only.

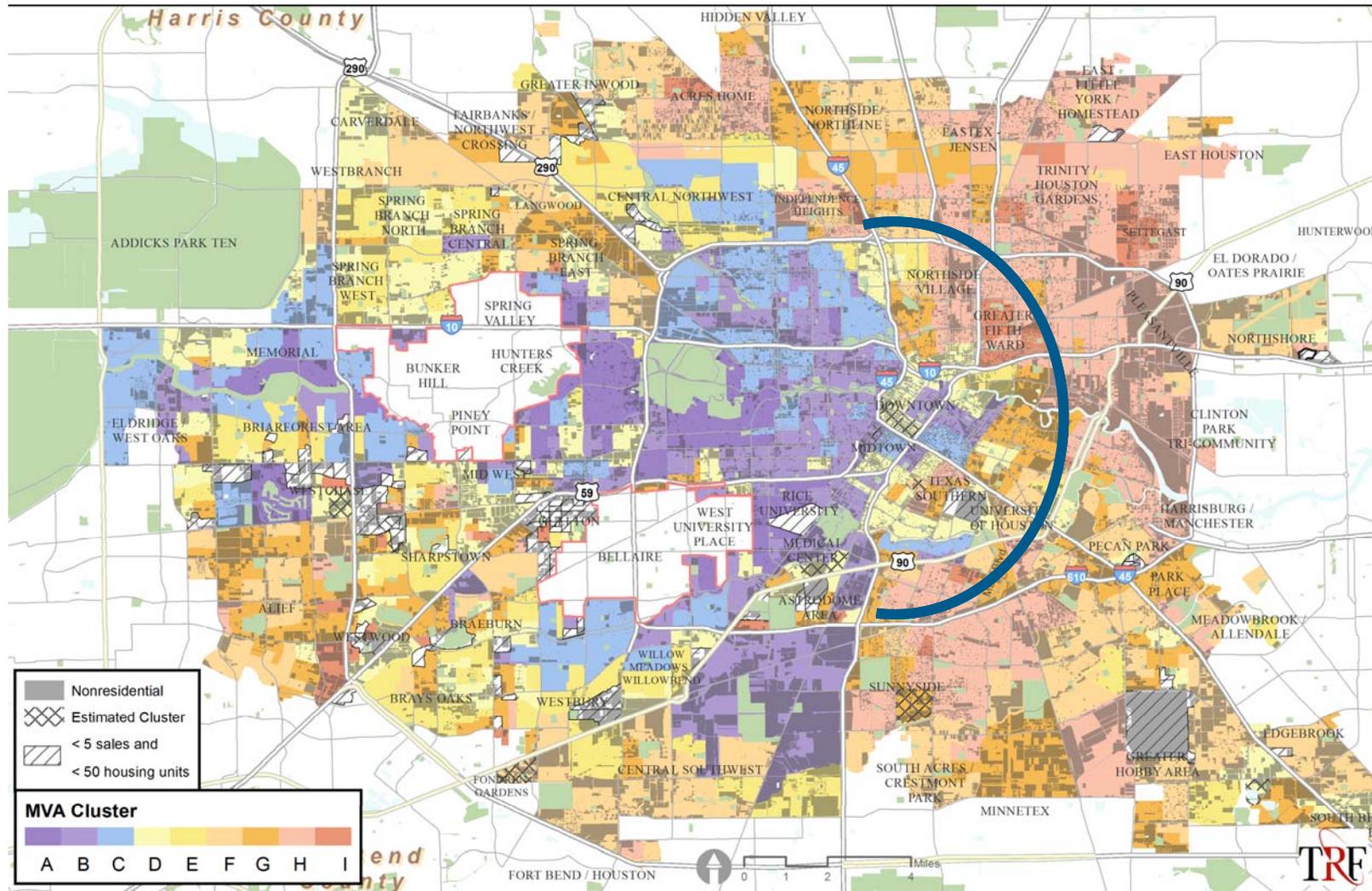
 CRA Outreach Areas

 Community Reinvestment Areas (CRAs)

 Proposed Multifamily Projects

 Proposed Scattered Single-Family Rental Site

Areas of Opportunity



CRAs: Alignment of Specific Characteristics



- Poised for revitalization
- Critical to preserve affordable housing options
- Public transportation options
 - Light rail
 - Bus routes
- Accomplish slum and blight removal
- Near area amenities

Disaster Recovery 2 Multifamily Finalists

- Five projects selected from 40 proposals
- All projects selected with input from fair housing advocates
- All 5 City projects approved by State

Project Name	# of Units	Affordable Units	Total Project Cost	\$ Per Unit Total	\$ Request from HCDD
Avenue Station	68	55	\$12,504,186	\$183,885	\$5,500,000
Bayou Fifth	164	164	26,332,879	160,566	12,000,000
Cleme Manor <i>Closed</i>	284	284	30,345,973	106,852	3,000,000
Residence at Hardy Yards	350	179	45,957,442	131,307	14,500,000
Village at Palm Center <i>Closed</i>	222	200	41,736,723	188,003	15,300,000
TOTAL	1,088	882	\$156,877,203	\$144,189	\$50,300,000



NEAR NORTHSIDE

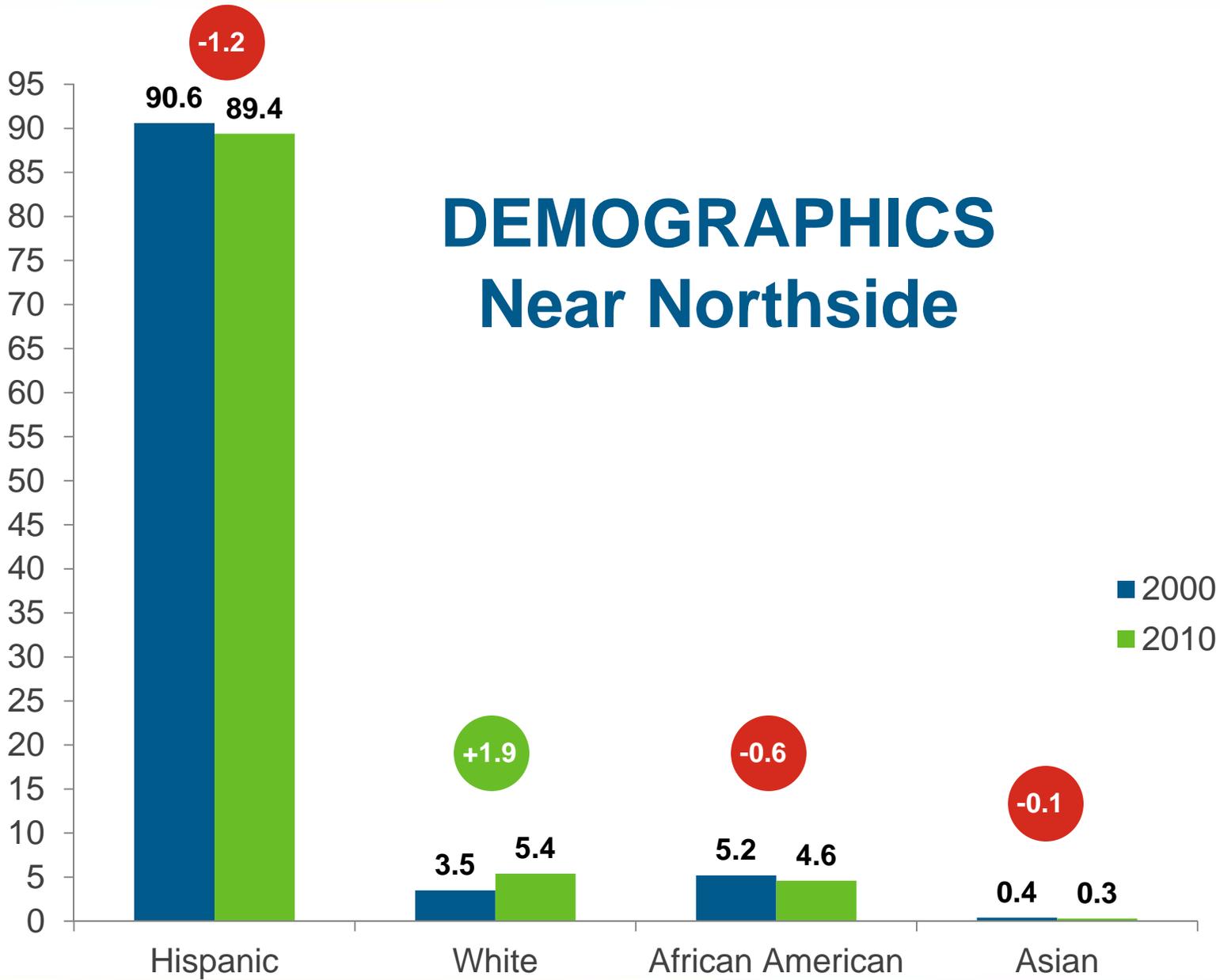
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Percent of Total Area Population

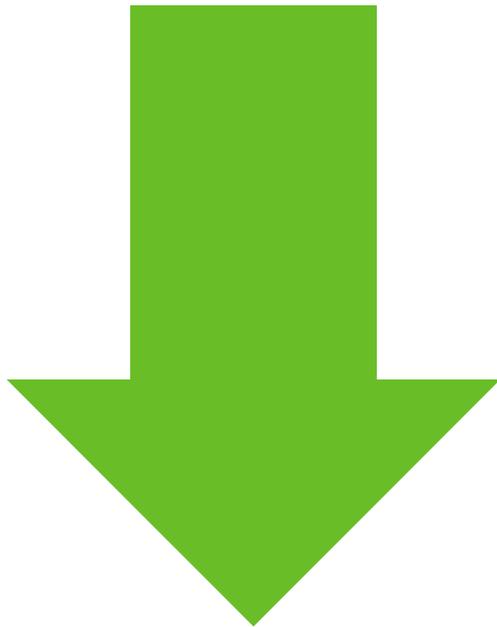
DEMOGRAPHICS Near Northside



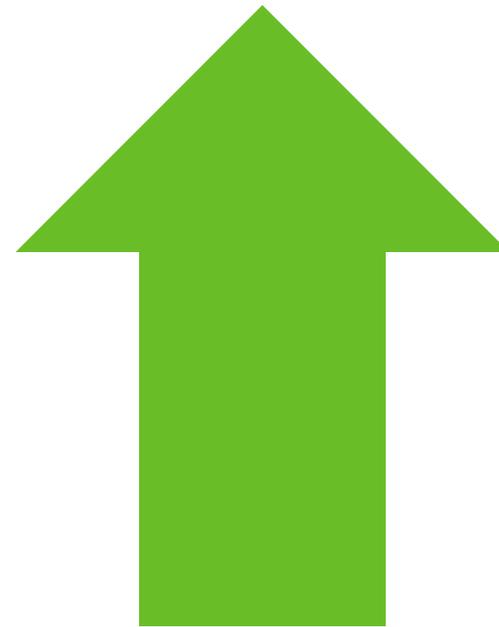
Household Incomes

(2000 to 2010)

Households Earning
Between \$25K
And \$50K



Households Earning
Between \$50K and \$100K
And Over \$200K



Near Northside Public Investment

Project/Activity	Source of Funds	Estimated Amount	Status
Metrorail Red Line North Extension	Federal & Harris County	\$756MM	Complete
Near Northside Infrastructure Improvements	DR 2.2	13.7MM	Underway
University of Houston Downtown	Texas HEAF	30.4MM	Complete
Residences at Hardy Yards	DR 2	14.5MM	Planned
Avenue Station (f.k.a. 2010 N. Main)	DR 2	5.5MM	Planned
TOTAL		\$820.1MM	

Near Northside Private Investment

Project/Activity	Estimated Amount	Status
Residences at Hardy Yards	\$31.5MM	Planned
Avenue Station (f.k.a. 2010 N. Main)	2.7MM	Planned
Hardy Yards Remediation	~5MM	Complete
Hardy Yards Redevelopment	~300MM	Planned
TOTAL	\$339.2MM	

Total Public/Private Investment: \$1.16 Billion

Near Northside DR2 Multifamily Projects

Avenue Station - 68 Units

- 55 affordable, 13 market rate
- **\$12,504,186 total cost**
 - \$5,500,000 requested from HCDD



Residences at Hardy Yards ~350 Units

- 179 affordable, 171 market rate
- **\$45,957,442 total cost**
 - \$14,500,000 requested from HCDD





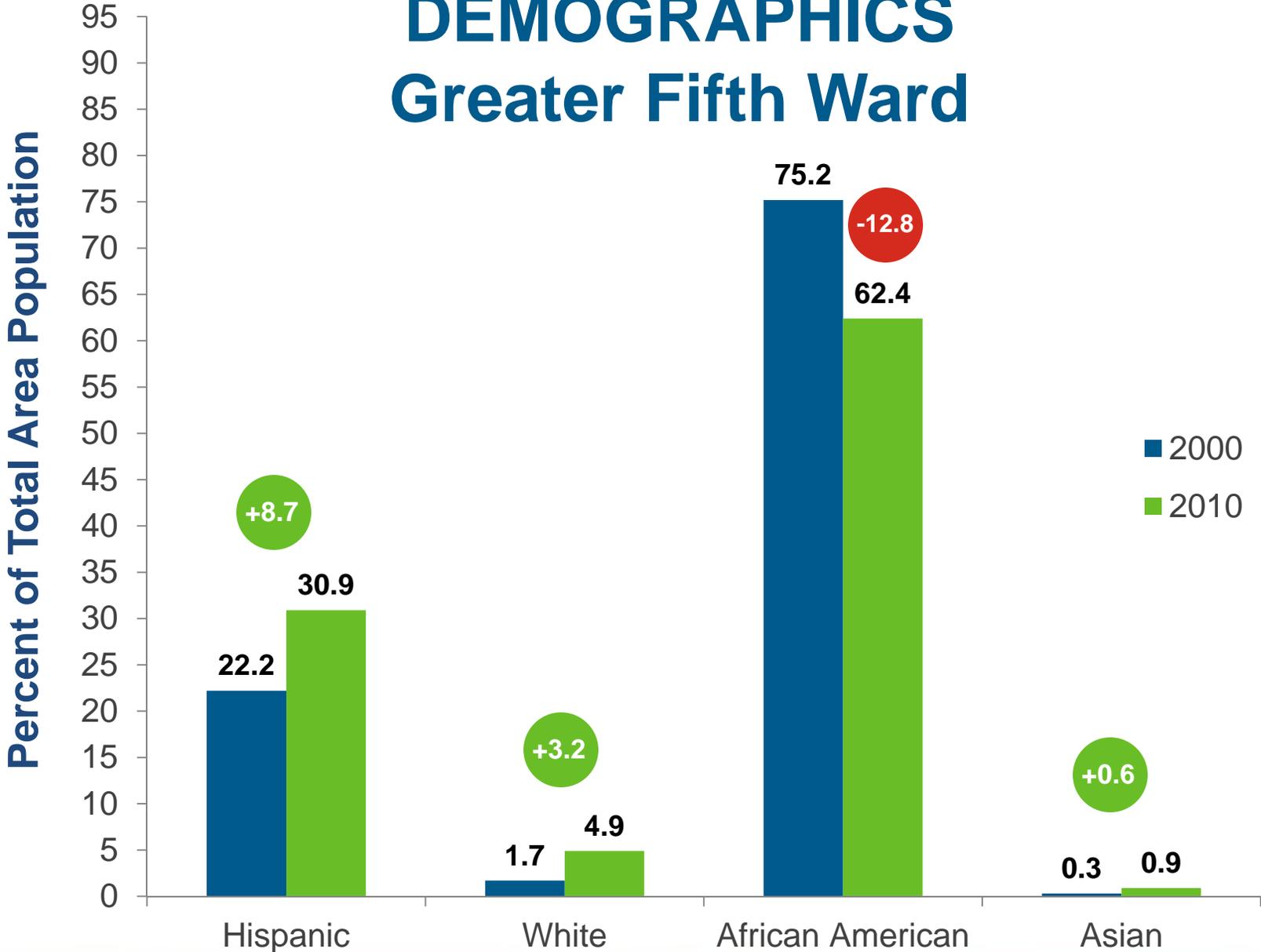
GREATER FIFTH WARD

CITY OF HOUSTON • HOUSING AND COMMUNITY DEVELOPMENT DEPT.

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DEMOGRAPHICS

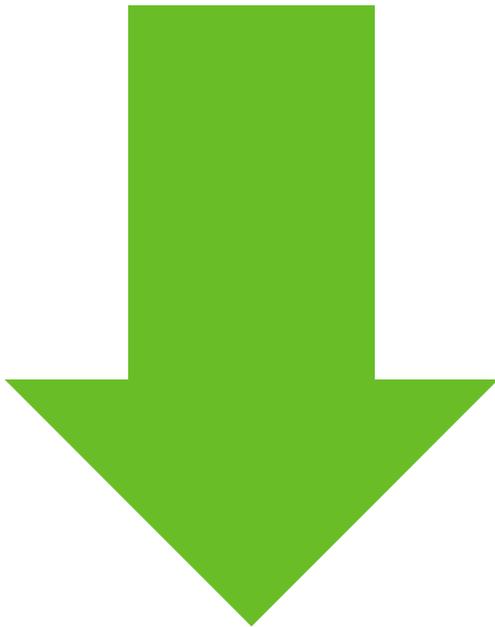
Greater Fifth Ward



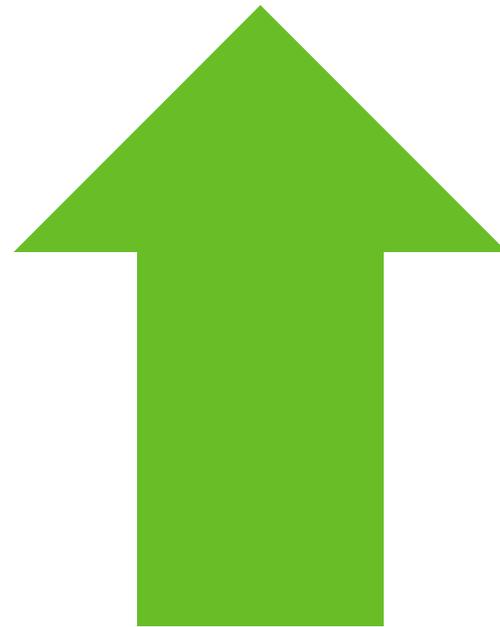
Household Incomes

(2000 to 2010)

Lower Income
Household Groups



Households Earning
> \$75K



Fifth Ward Public Investment

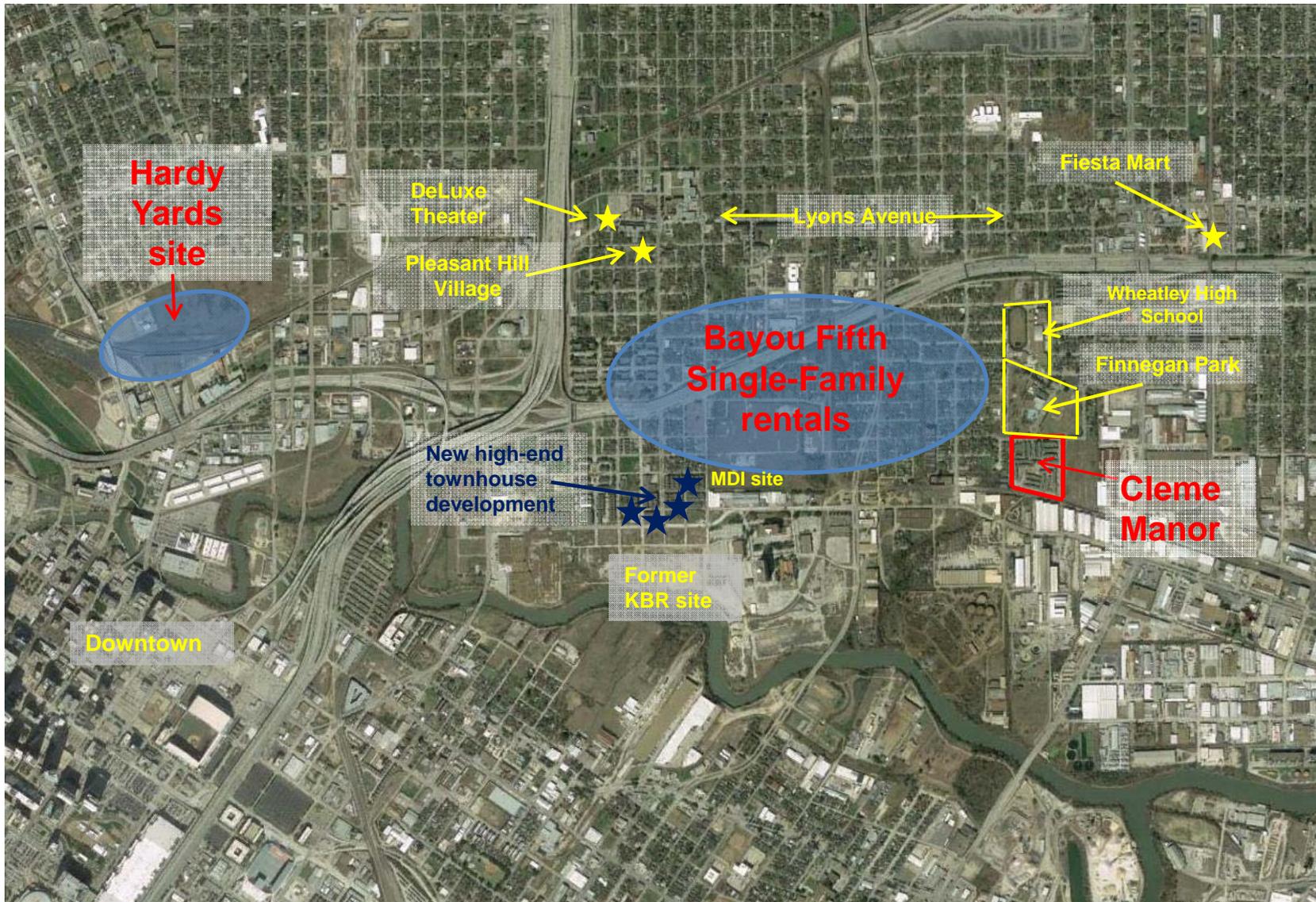
Project/Activity	Source of Funds	Estimated Amount	Status
Deluxe Theatre	CDBG	\$5MM	Approved
Pleasant Hill Village Apts.	CDBG	2MM	Planned
Bayou 5 th Rental Homes	DR 2	12MM	Planned
Cleme Manor Apts. Rehab	DR 2 and PSH	4.2MM	Approved
Bringhurst Infrastructure	DR 2.2	7.5MM	Approved
Open Ditch Infrastructure	DR 2.2	1.4MM	Approved
City Library	City of Houston	8MM	Planned
Finnigan Park Rehab	Harris County	1MM	Complete
Wheatley High School	HISD	35MM	Complete
TOTAL		\$76.1MM	

Fifth Ward Private Investment

Project/Activity	Estimated Amount	Status
MDI Site Remediation	\$6MM	Complete
KBR Site Acquisition	55MM	Complete
NFL YET Ctr. At Finnigan Park	2MM	Complete
Existing Townhome Development	20MM	Complete
Future Residential Development on MDI	150+MM	Planned
Cleme Manor Apts. Rehab	22MM	Planned
Bayou 5 th Rental Homes	14MM	Planned
TOTAL	\$269MM	

Total Public/Private Investment: \$345 Million

Greater Fifth Ward CRA



Fifth Ward DR2 Multifamily Projects

Bayou Fifth - 164 Units

- All affordable units
- **\$26,332,879 total cost**
 - \$12,000,000 requested from HCDD
- Apartments and scattered site, free standing homes in concentrated area

Cleme Manor Rehabilitation - 284 Units

- All affordable units
- **\$30,345,973 total cost**
 - \$4,200,000 requested from HCDD

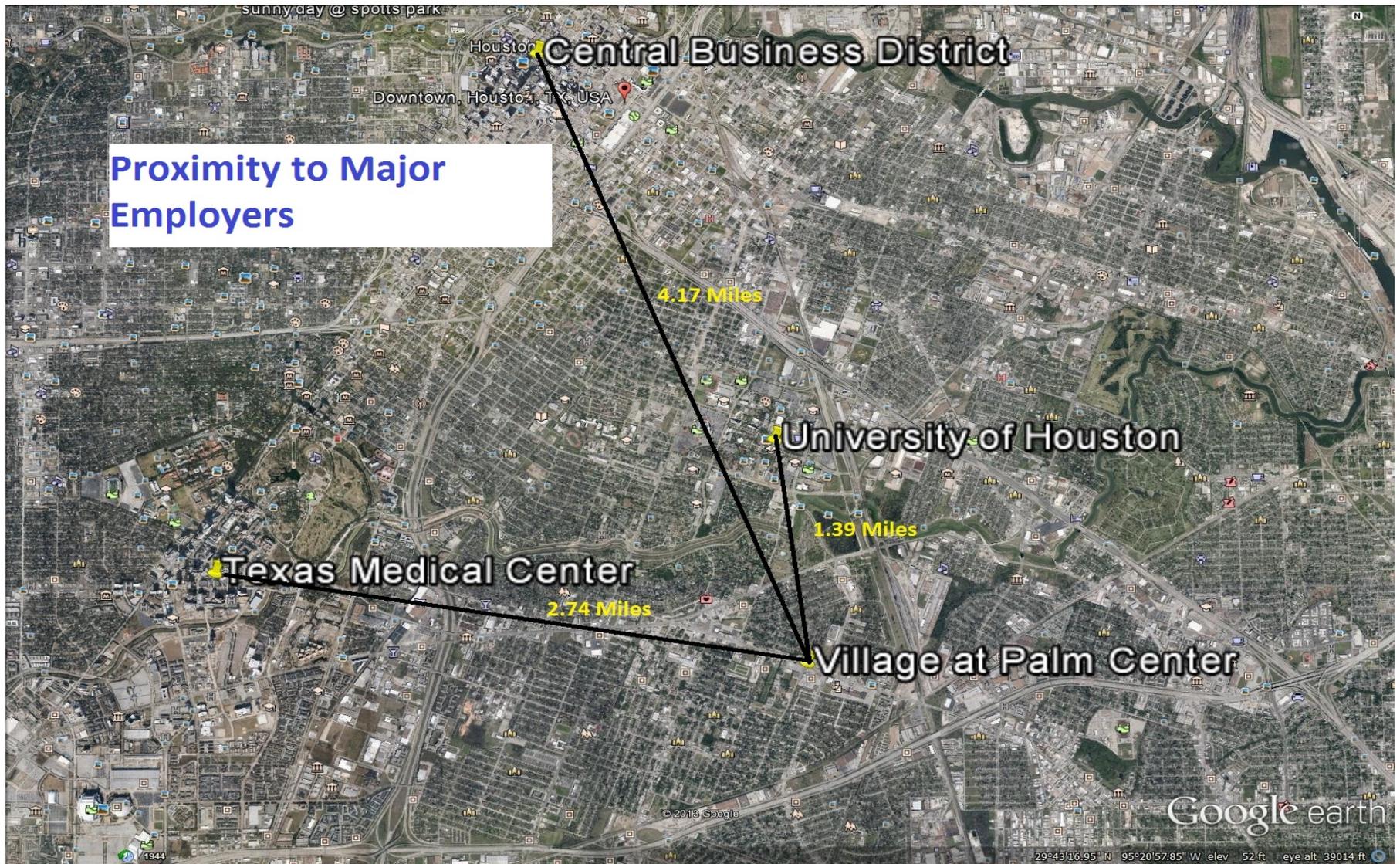


OLD SPANISH TRAIL / SOUTH UNION

CITY OF HOUSTON • HOUSING AND COMMUNITY DEVELOPMENT DEPT.

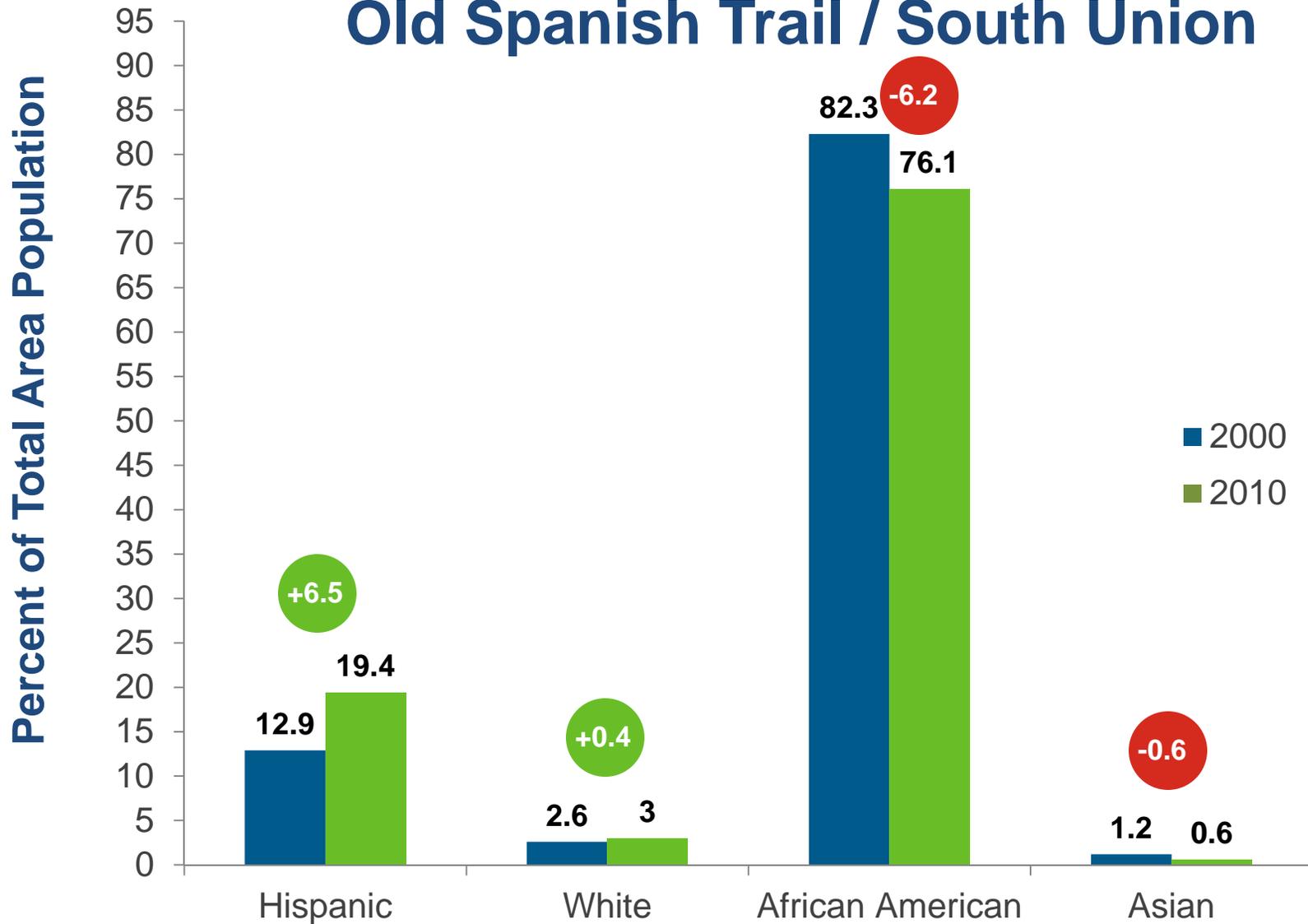
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Diverse Employment Centers in the Area



DEMOGRAPHICS

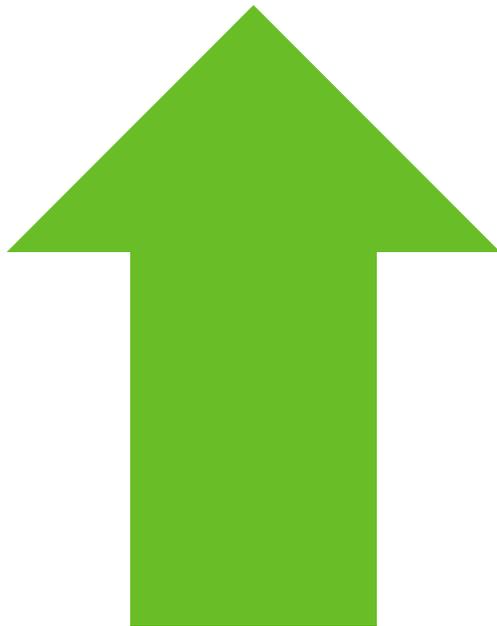
Old Spanish Trail / South Union



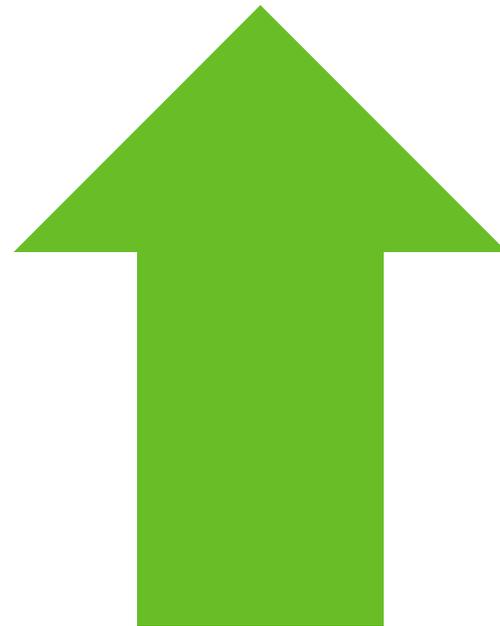
Household Incomes

(2000 to 2010)

All Households
Earning
>\$35K



Strong Growth in
Households Earning
\$50K-\$75K



OST/South Union Public Investment

Project/Activity	Source of Funds	Estimated Amount	Status
The Village at Palm Center	DR2	\$15.3MM	Under Construction
Metrorail Light Rail Purple Line	Federal & Harris County	657MM	Complete
Open Ditch Infrastructure Project	DR 2.2	3.7MM	Approved
Young Library	TIRZ 7	8.2MM	Planned
Park at Palm Center	TIRZ 7	960K	Complete
OST/Griggs Landscaping	TIRZ 7	5.3MM	Planned
Zollie Scales Apartments	NSP	8.8MM	Complete
TOTAL		\$699.3MM	

OST/South Union Private Investment

Project/Activity	Estimated Amount	Status
Houston Texans YMCA	\$5MM	Complete
The Village at Palm Center	26.4MM	Under Construction
Zollie Scales Apartments	2.2MM	Complete
TOTAL	\$33.6MM	

Total Public/Private Investment: \$732.9 Million

OST DR2 Multifamily Projects

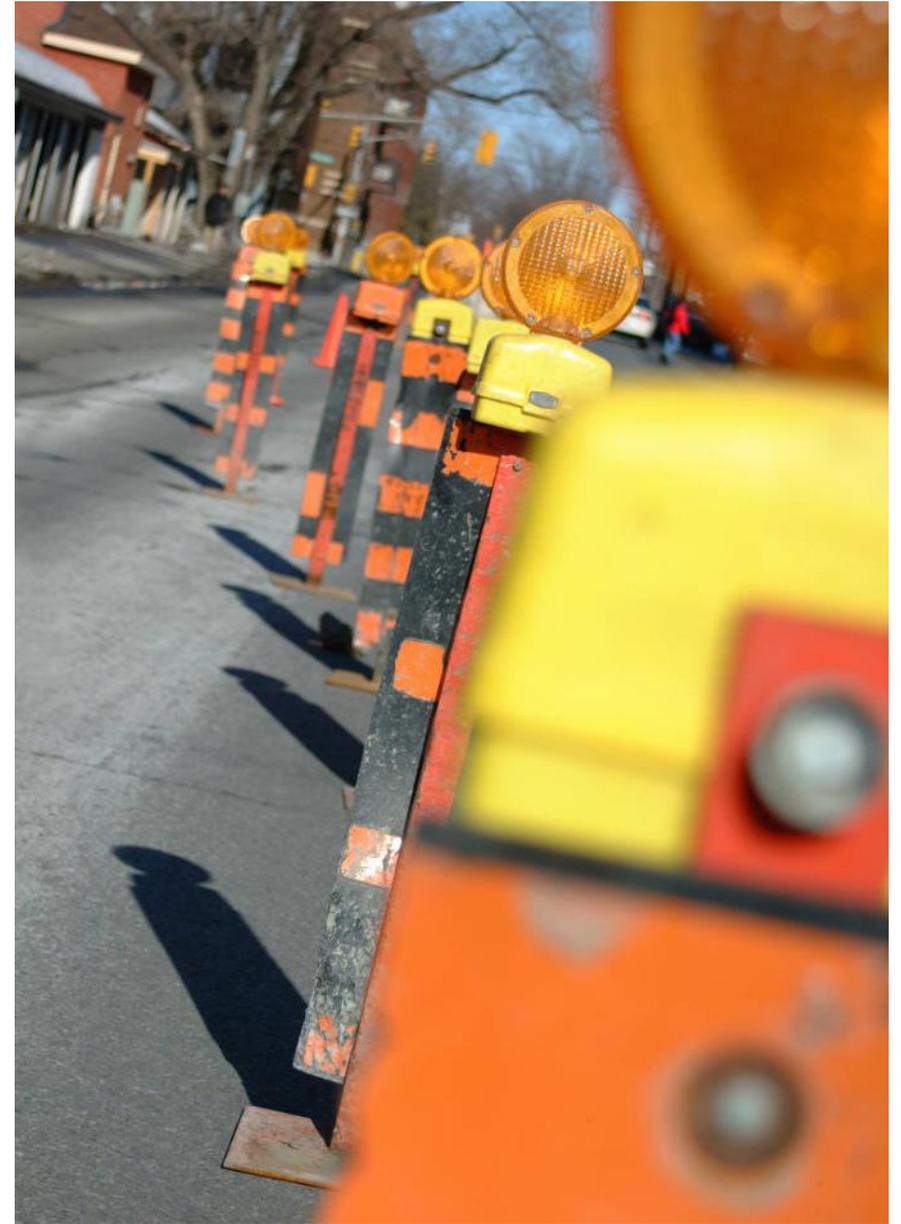
Village at Palm Center – 222 units

- 200 affordable units, 22 Market rate
- 154 apartments, 68 townhomes
- 14,500 square feet of retail space
- **\$41,736,723 total cost**
- **\$15,300,000 requested from HCDD**



Additional Revitalization: Infrastructure

- Drainage and mobility improvements in Near Northside and Greater Fifth Ward
- Open ditch improvements in each CRA



DR 2 Infrastructure Budget

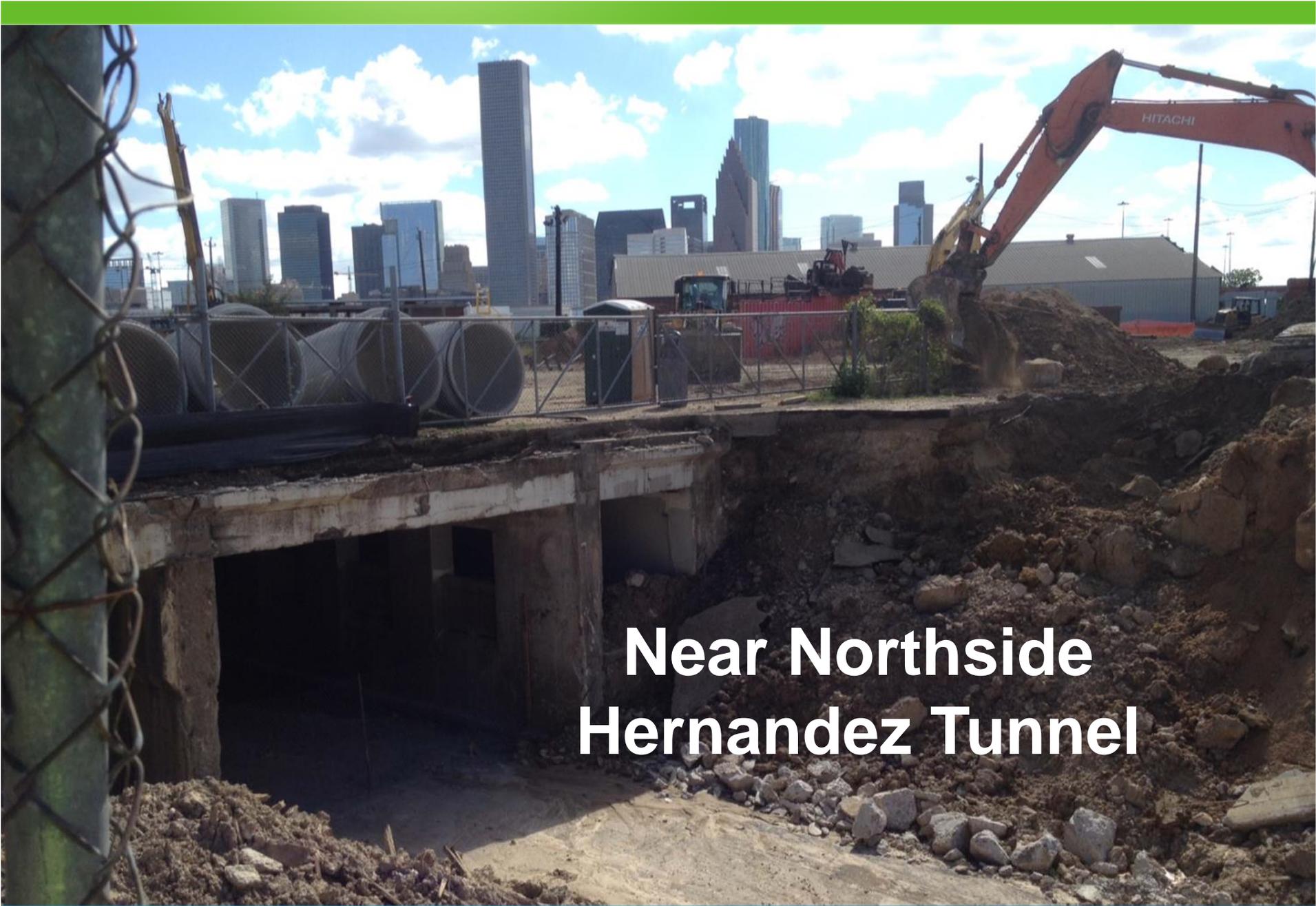
Project	Total	PD-COH*	Engineering	Construction
NNS	11,986,000	226,000	1,923,000	9,384,000
Fifth Ward	7,456,986	129,980	1,002,000	5,981,047
Open Ditch*	6,706,000	140,000	933,085	5,331,915
TOTAL	26,148,986	522,980	3,858,085	20,696,962

* Open Ditch Project Detail

Project	Total	Engineering	Construction	LF
NNS-Gano	1,693,917	233,315	1,349,255	13,100
G5W-Nichols	1,064,152	154,055	838,405	9,300
G5W-Coke	347,113	70,770	249,801	2,440
OSTSU-Calhoun	3,600,818	474,945	2,894,454	38,100
TOTAL	6,706,000	933,085	5,331,915	62,940

\$12 Million Infrastructure Project in the Near Northside CRA





Near Northside Hernandez Tunnel

Fifth Ward Infrastructure Improvements

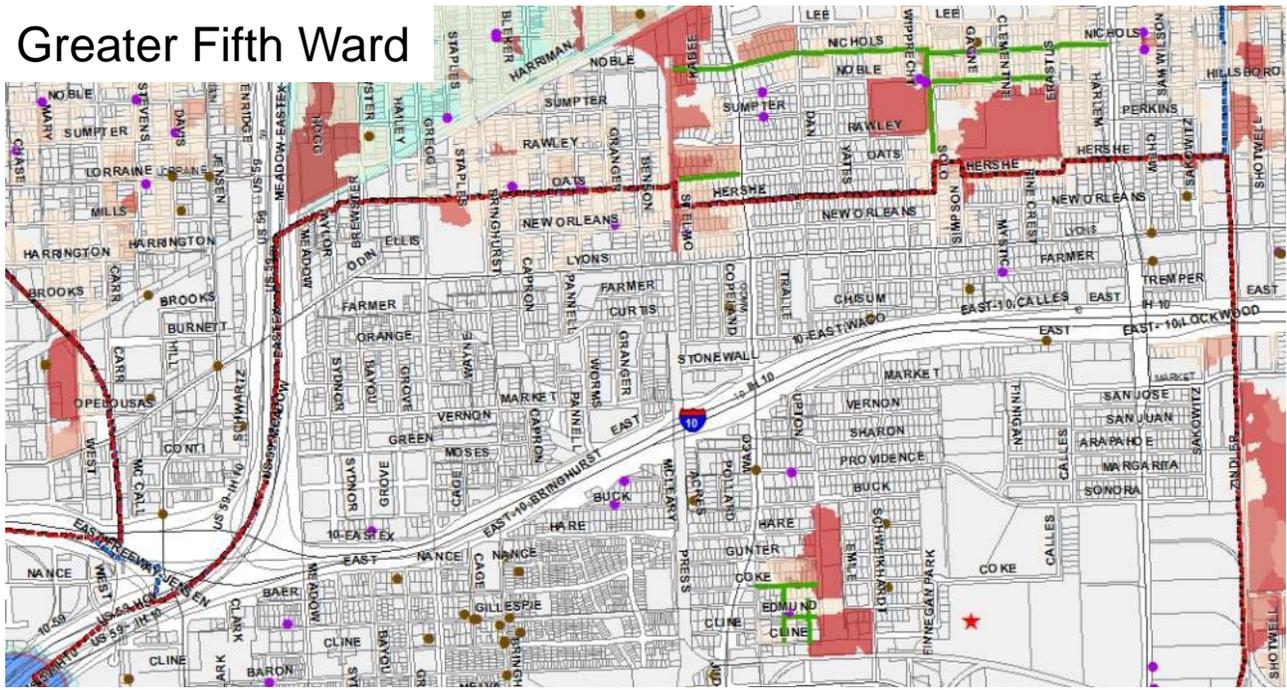


CRA Open Ditch Improvements

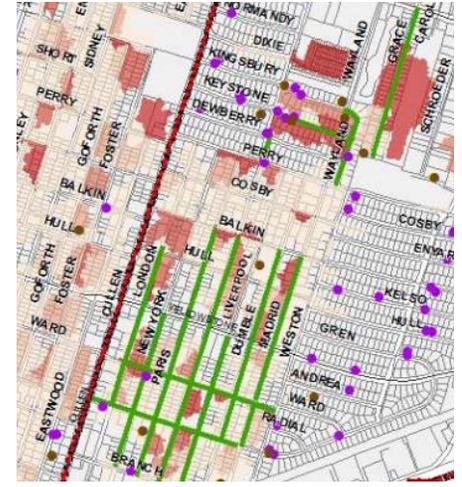
Near Northside



Greater Fifth Ward



OST/South Union



Legend

- ★ DIDR 2 Multifamily Sites
- Flood Related 311 Calls
- Impassable Street/Structural Flooding Complaints
- Proposed Project Locations
- 100-Year Storm
- 25-Year Storm
- 10-Year Storm
- 5-Year Storm
- 2-Year Storm
- Inadequate
- FEMA Floodway
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- Funding Boundary
- Funding Boundary Outreach
- Land Parcels
- Streets

Disaster Recovery 2 Single-Family



- \$63 million available
- 325 eligible applicants
- 19 homes completed



**Project Completion:
Sept. 30, 2015**

THANK YOU



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SMALL GROUP COLLABORATION

REPORT BACK and GROUP DISCUSSION

Table Discussion Instructions

1. Select someone to scribe and someone to keep time.
2. Discuss each question. The scribe will *legibly* record the key points discussed on the handout. Spend no more than 12 minutes on each question.
3. Review the list of key points for question #1, each person votes for what they feel is highest priority. Scribe records the votes on the handout.
4. Repeat priority voting for question #2 and question #3. Spend no more than 10 minutes voting for all three questions.

Total time: 45 minutes

THANK YOU!

