2020 CON PLAN & AI
TOOLKIT

CITY OF HOUSTON

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

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COMMUNITY
DEVELOPMENT

OUR VISION

The Houston Housing and Community Development Department (HCDD) envisions a city where everyone has a **safe** home they can **afford** in a **community** where they can **thrive.**

Affordable Homes | **Infrastructure/ Neighborhood Services** | **Community Economic Development** | **Supportive Services**

To achieve our vision, HCDD uses approximately $50 million each year in the following federal entitlement grants from the U.S. Department of Housing and Urban Development (HUD). The annual grant amounts are based on a specified formula determined by HUD that considers various demographic, housing, and market characteristics of Houston.

CDBG Community Development Block Grant	HOME HOME Investment Partnerships Grant	HOPWA Housing Opportunities for Persons with AIDS	ESG Emergency Solutions Grant
• Housing • Public services • Public facilities • Economic development	Affordable homes for • Renters • Owners	Housing and social services for persons with HIV/AIDS and their families	Shelter and services for homeless persons and those at risk of becoming homeless

HOW IT AFFECTS YOU

To receive these grants, HUD requires the City to submit a 5-Year Consolidated Plan and Annual Action Plan (Con Plan) and an Analysis of Impediments to Fair Housing Choice (AI). These plans outline the resources that are anticipated to be available for the next five years and describes the geographic areas, needs, strategies, and activities that will be prioritized.

Consolidated Plan

- Contains a needs assessment and market analysis
- Identifies five-year goals and objectives to improve housing and neighborhoods for low- and moderate-income Houstonians
- Includes an annual budget for entitlement grant funds

Analysis of Impediments

- Reviews data to identify barriers to fair housing choice
- Provides the basis for fair housing planning
- Includes a five-year action plan to lessen impacts of fair housing barriers

HCDD 4 Year Accomplishments

Provided information to **5,297** fair housing hotline callers

Repaired over **1,000** homes for low- and moderate-income families

Assisted **3,157** people with homeless prevention and **1,704** families with rental assistance to prevent homelessness

Launched **3** fair housing public service campaigns reaching over **2** million people

Provided **199** low- and moderate-income families with down payment assistance to assist them in purchasing a home

Funded nonprofit organizations to assist **98,508** people with job training, child care, youth enrichment, or other services

Funded construction or rehab of over **1,600** multifamily affordable rental homes

Funded **26** new or improved community facilities in neighborhoods

CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT

FINDINGS AND NEEDS

PRIORITY NEEDS
2020-2024 CON PLAN

- Assistance for Renters
- Assistance for Home owners
- Assistance for Homebuyers
- Homeless Needs
- Public Service Needs
- Improvement of Neighborhood Facilities
- Addressing Neighborhood Needs
- Economic Development Needs
- Health & Safety Needs

IMPEDIMENTS TO FAIR HOUSING (AI)

1. Discrimination in Housing
2. Lack of Knowledge about Fair Housing
3. Lack of Affordable Housing Options
4. Lack of Accessible Housing for Persons with Disabilities
5. Lack of Income/Funding
6. Segregated Housing Patterns Based on Race, Ethnicity, and Economic Status
7. Lack of Financial Education
8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods
9. NIMBY Resistance
10. Lack of Transportation Options
11. Increased Health Hazard Exposure in Certain Neighborhoods
12. Lack of Communication Between Government and Residents

5 YEAR GOALS 2020-2024 CON PLAN

These goals will be addressed using the four entitlement grants.

Preserve and expand the supply of affordable housing
- Repair or reconstruct 1,000 homes for homeowners
- Build 214 new rental homes and rehab 30 rental homes for low- and moderate-income families

Expand homeownership opportunities
- Construct 38 new homes for LMI homebuyers

Provide assistance to persons affected by HIV/AIDS
- Assist 2,375 households with rental assistance or rapid rehousing
- Fund the operations of permanent and transitional homes for 1,500 households
- Provide services for 13,000 people

Reduce homelessness
- Assist 1,425 families with rental assistance or rapid rehousing
- Provide services homeless services for 41,945 people

Enhance quality of life through the provision of public services
- Provide health, employment, youth and other services to 92,660 people

Revitalize communities
- Create or improve 6 public facilities benefiting low- and moderate-income residents

Promote health and safety
- Remove lead hazards from 250 homes
- Perform 160,000 code enforcement site visits

Foster community economic development
- Assist 5 businesses
- Create or retain 481 jobs

Promote fair housing
- Reach 250,000 people with fair housing information

COMMUNITY ENGAGEMENT RESULTS

Collaborative Community Engagement

June 2019 – March 2020

Total participated:

6,592

Survey
- Community needs survey
- Express survey

3,075 Surveys

Community Meetings
- Mobile meetings
- Open houses
- Fair housing ambassador meetings

3,517 participated at **75** meetings

Stakeholder Engagement
- Fair Housing Ambassadors
- Focus Groups

21 Ambassadors
48 participated in **6** focus groups

WHAT WE LEARNED FROM PUBLIC ENGAGEMENT AND DATA REVIEW

Possible Funding Sources to Help	Barriers to Affordable Housing	Description
CDBG, HOME, HOPWA and ESG	Current Market Conditions	The rising cost of construction, labor, and land, especially in areas of high opportunity, limit affordable home development. Sales prices and rents are increasing faster than incomes.
CDBG and HOME	Transportation Access & Travel Costs	Lower cost homes are often located far from job centers and high-frequency transit routes. High transit costs or long commutes to jobs or services impact overall affordability for families.
CDBG and HOME	Quality of Housing	Many homes have been flooded, need repair, and are at risk of future flooding. Aging housing stock may need repair or have environmental hazards. Neighborhood issues, like industrial uses or illegal dumping, may impact housing quality.
CDBG, HOME, HOPWA and ESG	Government-Resident Communication & Collaboration	Residents requested effective and consistent communication between residents and government agencies can be improved through increasing modes and places of communications, providing multi-lingual communications, and making access to information easier.
CDBG, HOME, HOPWA and ESG	Regulation	Some regulations, like permitting and related fees, may increase the cost of building or renovating a home.
CDBG, HOME, HOPWA and ESG	Lack of Financial Resources & Literacy	Many residents do not have the income necessary to maintain or purchase a home. Some are not aware of ways to build credit or the financial resources available for housing.
CDBG, HOME, HOPWA and ESG	Inaccessibility	Existing homes do not have needed accessibility for persons with disabilities, and some accommodations are costly or not physically possible. Information may not readily be available to those who have a disability or are limited English speakers.

EXPRESS SURVEY RESULTS
OUT OF **766** PEOPLE SURVEYED

50% Didn't know how to report housing discrimination

20% Did not know about fair housing protections

13% Experienced housing discrimination in the last five years

COMMUNITY NEEDS SURVEY RESULTS
OF **2,309** PEOPLE SURVEYED

55% Had trouble with **getting to/from home when it rains**

47% Had trouble with **flooding**

38% Had trouble with **paying for repairs needed**

31% Had trouble with **finding a better place to live**

9% Were forced to move because **Rent increased**

8% Were forced to move because **Home flooded and became uninhabitable**

Over half of those looking for a home had the following challenges

- Enough money for rent or mortgage payments
- Enough money for a rental deposit or down payment
- Finding a home that is in good condition

42.7% of families with children chose a home that was unaffordable, lower quality, too small, or in an undesirable neighborhood to ensure their child attended a high-quality school.

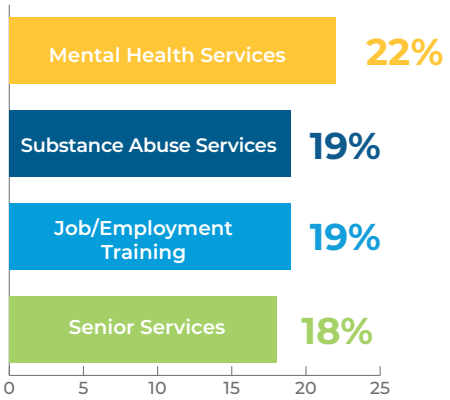
Disabilities
Of the **28.1%** of surveyed that have a household member with a disability

- Over one-fourth (28.1%) modified or needed to modify their home to accommodate the person's disability
- Of those that made or needed modifications, over one-third (37.2%) experienced challenges when modifying or attempting to modify their home with cost and lack of space being the biggest barriers

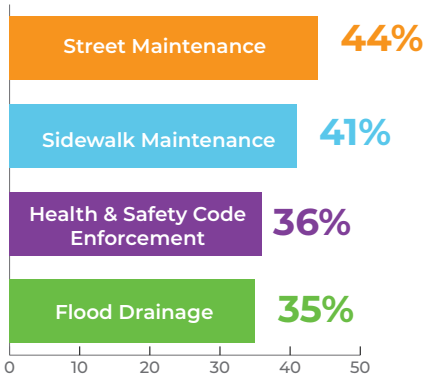
Health
- Approximately **16.4%** had experience with or lived with someone who experienced health issues related to environmental contamination, such as asthma, elevated blood lead levels, or COPD.
- The top four environmental concerns of survey respondents were: Insects (43.0%), Air quality outdoors (40.7%), and Rodents (34.9%), and Water quality (34.8%).

Top services that need improvement in neighborhoods
Services that the greatest number of respondents rated as poor in their neighborhoods

Social Services



Neighborhood Services



PROPOSED 2020 GRANT BUDGETS

(July 1, 2020 – June 30, 2021)

Based on HUD's 2020 allocations; allocations are proposed, pending public comment and City Council approval.

CDGB
Community Development Block Grant

Public Services	$3,666,114	14.7%
ESG Match	$500,000	2%
Public Facilities and Improvements	$4,600,000	18.6%
Home Repair	$7,315,175	29.4%
Lead-Based Paint	$375,000	1.5%
Economic Development	$250,000	1%
Code Enforcement	$2,867,843	11.5%
Housing Services	$300,000	1.2%
Program Administration	$4,968,532	20%
Total	**$24,842,664**	**100%**

HOME
HOME Investment Partnerships Grant

Multifamily Home Development	$4,477,655	43.8%
Single-Family Home Development	$1,722,474	16.9%
Rental Assistance	$3,000,000	29.3%
Program Administration	$1,022,236	10%
Total	**$10,222,365**	**100%**

ESG
Emergency Solutions Grant

Homeless Management Information System (HMIS)	$83,500	4%
Emergency Shelter	$700,590	33.3%
Homeless Prevention	$422,960	20%
Rapid Re-Housing	$738,447	35%
Administration	$157,743	7.5%
Total	**$2,103,240**	**100%**

HOPWA
Housing Opportunities for Persons with AIDS Grant

Operating Costs	$2,228,808	21.6%
Supportive Services	$2,150,030	20.8%
Project or Tenant-based Rental Assistance	$2,402,595	23.3%
Short-Term, Rent, Mortgage & Utility Assistance	$2,402,595	23.3%
Resource Identification	$100,000	1%
Grantee Administration	$309,467	3%
Sponsor Administration	$722,090	7%
Total	**$10,315,585**	**100%**

WE WANT TO HEAR FROM YOU

Send your comments about the 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and 2020 Analysis of Impediments to Fair Housing Choice by April 16, 2020.

To read the full Con Plan & AI, **visit:**
https://houstontx.gov/housing/caper.html

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