

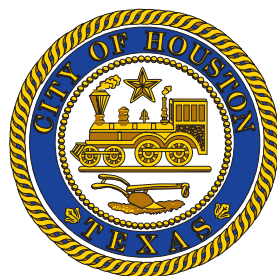
2015-2019 CONSOLIDATED PLAN

City of Houston

Annise D. Parker, Mayor

Housing and Community Development Department

Neal Rackleff, Director



2015-2019 CONSOLIDATED PLAN

2015 ANNUAL ACTION PLAN



CITY OF HOUSTON

ANNISE D. PARKER, MAYOR

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

NEAL RACKLEFF, DIRECTOR

ORIGINALLY SUBMITTED MAY 2015

AMENDMENT #2 - NOVEMBER 2016

MAYOR

Annise D. Parker

CITY OF HOUSTON

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Overview. Every five years, the City of Houston (City) develops a five-year strategic plan as required by the U.S. Department of Urban Development (HUD). On behalf of the City, the City's Housing and Community Development Department (HCDD) developed the 2015-2019 Consolidated Plan (Con Plan). The Con Plan details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs during the five-year period from July 1, 2015 to June 30, 2020. The resources that will be used to address priorities in the Con Plan include four federal entitlement grants

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

According to HUD, the primary objectives of the entitlement funds are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and economic opportunity for low- and moderate-income Houstonians. As in the past several approved Con Plans, the 2015-2019 Con Plan funding priorities are divided into four categories designed to benefit low- and moderate-income Houstonians

- Affordable housing
- Supportive services
- Public improvements and infrastructure
- Economic development

The objectives of the 2015-2019 Con Plan are to

- Improve housing opportunities by creating and preserving decent, safe affordable rental and homeowner housing
- Expand sustainable homeownership opportunities for low- and moderate-income families
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services
- Reduce homelessness by assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing appropriate housing and supportive service solutions
- Enhance quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by investing in infrastructure, enforcement of safety codes, and public facilities that maximize impact by providing access to services
- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic growth to increase the number of jobs or goods and services available
- Promote and ensure fair access to housing for all residents

Priorities and objectives from the 2015-2019 Con Plan align directly with HCDD's primary initiatives which include: Eliminate Homelessness, Revitalize Communities, Foster Community Economic Development and Enhance the Quality of Life.

For each year of the Con Plan, the City is required to prepare an Annual Action Plan to inform citizens and HUD of the City's intended actions during that particular year. At the end of each program year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and citizens about that year's accomplishments towards achieving the goals and objectives identified for that year.

2015 Action Plan.

The 2015 Annual Action Plan represents the first year of the 2015-2019 Con Plan. The Annual Action Plan (Plan) is the City's official application for HUD entitlement grants and proposes programs and services to be funded during the City's Fiscal Year (FY) 2016/HCDD's Program Year (PY) 2015 (July 1, 2015 - June 30, 2016). In the Annual Action Plan, HCDD provides a concise summary of specific actions that will take place during the program year to address the priority needs and goals identified in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Annual Objectives. The Plan identifies programs and activities that will be used to meet HCDD's goals. As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, 2) suitable living environment, or 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability. The annual activities that will enable HCDD to achieve these objectives and outcomes in PY 2015 are listed below.

Decent Housing

Facilitate making decent housing more available, accessible, affordable, and sustainable for low- and moderate-income residents through

- Acquisition, rehabilitation, and new construction of multifamily properties
- Downpayment and closing cost assistance to increase low- and moderate-income persons' access to homeownership
- Single family home repair to preserve existing housing stock
- Lead-based paint testing and abatement activities
- Services to HIV/AIDS populations
- Homelessness prevention and rapid rehousing

Suitable Living Environment

Make suitable living environments more available, accessible, affordable, and sustainable for low- and moderate-income residents through

- Building/rehabilitating neighborhood facilities
- Code enforcement
- Juvenile, youth, and childcare programs
- Supportive and transitional housing
- Support services for populations with special needs (e.g. elderly, persons with disabilities)
- Services for the homeless
- Health care education and services

Economic Development/Opportunities

Increase access to economic opportunity for low- and moderate-income communities through

- Expansion of business products based on community need
- Small business development services
- Job training and employment services for low- and moderate-income persons

3. Evaluation of past performance

Past Performance. During the last consolidated planning period, HCDD achieved many of the goals set for the period of July 1, 2010 to June 30, 2015. The following will review the goals and outcomes of the past five-year period through the close of the fourth year, ending June 30, 2014. A review of the fifth and final year of the past strategic plan period will be reviewed in the 2014 CAPER available in the fall of 2015.

Table 1 – 2010-2014 Consolidated Plan Goals and Accomplishments

Goal Name	5 Year Goal	Accomplishments*	Percent of Goal Accomplished*
Preserve existing housing stock	Homeowner Units: 676 Relocation: 260	Homeowner Units: 221 Relocation: 55	Homeowner Units: 33% Relocation: 21%
Address and reduce exposure to lead hazards	Units Abated/Remediated: 1,020	Units Abated/Remediated: 1,045	Units Abated/Remediated: 102%
Increase supply of affordable rental housing	Rental units: 1,250	Rental units: 922	Rental units: 74%
Increase affordable homeownership	Households: 861	Households: 576	Households: 67%
Provide assistance to persons affected by HIV/AIDS	Households: 19,740	Households: 14,445	Households: 73%
Prevent homelessness and support rapid re-housing	Persons and Households: 11,147	Persons and Households: 12,726	Persons and Households: 114%
Provide youth services	Persons 57,900	Persons: 60,115	Persons: 104%
Provide health services	Persons: 15,824	Persons: 32,269	Persons: 204%
Provide public services	Persons: 49,314	Persons: 53,633	Persons: 109%
Provide elderly services	Persons: 11,894	Persons: 12,648	Persons: 106%
Provide homeless services	Persons: 133,140	Persons: 165,594	Persons: 124%
Improve neighborhood facilities	Public facility or infrastructure activity: 30	Public facility or infrastructure activity: 20	Public facility or infrastructure activity: 67%
Maintain neighborhood integrity	Housing Unit: 43,960 Sites: 265	Housing Unit: 80,164 Sites: 997	Housing Unit: 182% Sites: 376%
Provide job services for persons with disabilities	Persons: 830	Persons: 1,056	Persons: 127%
Provide job services for low- and mod-income persons	Persons: 892	Persons: 546	Persons: 61%
Provide loans for small businesses	Businesses: 85 Jobs: 75	Businesses: 78 Jobs: 84	Businesses: 92% Jobs: 112%
Provide Technical Assistance to Small Businesses	Businesses: 3,000	Businesses: 3,200	Businesses: 107%
Assist businesses to provide increase service in LMI areas	Business: 1	Businesses: 0	Businesses: 0%
*Accomplishments as of 2013 CAPER			

Many of the public service activities have already met their goals which include homeless, health and general public services and services for youth, elderly persons, and persons with a disability. Some goals will meet or be very close to the goal by the end of the consolidated planning period in June 2015 including providing loans and technical assistance to small businesses

During the past five years, several goals were revised from the original goals set in the 2010-2014 Consolidated Plan to

- Provide a more accurate goal as some goals were originally misrepresented
- Better align with HUD reporting guidance like reporting code enforcement site visits instead of citations issued
- Represent new goals outlined in new funding sources such as changes from the Emergency Shelter Grant to Emergency Solutions Grant
- Amend goals that were no longer achievable during the period due to unforeseen occurrences

Even with goal revisions, some activities will likely not meet the five-year goal set. When HCDD was awarded more than \$150 million dollars through the CDBG-Disaster Recovery Round II (CDBG-DR2) program, HCDD shifted staff capacity needed to address disaster related single family home repair activities from CDBG funded activities. Since support was directed toward CDBG-DR2, completed units under this program will be included in the results. Still, the goal will fall short.

The goal for assisting homebuyers will also not be met due to slowed market conditions in Houston during the first two years of the consolidated planning period and the implementation of a new HOME Rule revising federal requirements for homebuyer assistance activities. New guidelines for the Homebuyer Assistance Program were written during this time period to comply with the updated regulations.

The number of rental housing units created will most likely fall short of the five-year goal. During the past five years, Mayor Parker made a commitment to end chronic homelessness by 2015. Partnering with the Coalition for the Homeless, the Continuum of Care, the Houston Housing Authority (HHA), and many other social service organizations, HCDD focused resources on developing permanent supportive housing units, which need more funding than rental housing for other low- and moderate-income populations. Most importantly, HOME funding was cut by 50%, tremendously lowering the funding available to address rental housing needs.

HCDD will endeavor to carry out the 2015-2019 Consolidated Plan goals listed in this plan. Some goals may change due to unforeseen funding changes or federal rule changes. HCDD will continue to evaluate and strive to improve upon past performance.

4. Summary of citizen participation process and consultation process

In the development of the 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and the 2015 Analysis of Impediments to Fair Housing Choice (AI), the Housing and Community Development Department (HCDD) planned an extensive citizen participation and stakeholder consultation process.

HCDD worked with a number of City departments, the Houston Housing Authority, non-profit organizations, and other stakeholders to ensure that the planning process was both comprehensive and inclusive. HCDD solicited information from other City departments, the private sector, non-profits, neighborhood-based organizations, and residents regarding existing conditions and strategies for addressing current needs.

HCDD recognizes that Houston residents are the center of, and partners in, the development and execution of these Plans. Opportunities for citizen input were provided throughout the planning process through

- Publications and Postings
- Public Hearings
- Neighborhood Discussion Groups
- Special Needs Populations Discussion Groups
- Stakeholder Discussion Groups
- Key Stakeholder Interviews
- Surveys including the Community Needs Survey

In May and December 2014, HCDD formally met with its Community Development Advisory Council (CDAC). CDAC members provide meaningful information to strengthen HCDD's planning and outreach processes. The CDAC has been instrumental in planning and implementing citizen and stakeholder participation strategies for the 2015-2019 Consolidated Plan and the 2015 AI. A more detailed account of the participation process can be found later in PR – Consultation and PR – Citizen Participation.

5. Summary of public comments

A summary of citizen comments on the 2015-2019 Consolidated Plan and 2015 Annual Action Plan, along with HCDD's responses, is in the Appendix of this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

HCDD considered all comments and views and did not send any responses specifically rejecting comments received.

7. Summary

During the next five years, HCDD will build upon past experience and new strategies striving to meet the new strategic goals set in this Con Plan. HCDD will continue to focus on using data-driven approaches and utilize various citizen and stakeholder participation techniques to validate the needs and priorities set in the Con Plan. Although, the 2015 Annual Action Plan marks the third Plan which has employed the new Con Plan Template in the Integrated Disbursement and Information System (IDIS) – HUD's entitlement funding reporting database, this Con Plan will be the first time that all aspects of the new online system will be functional. HCDD continues to make great strides in addressing the community's needs and the Consolidated Plan priorities through community involvement, evaluating past performance, and responding to past experience with improved efficiency.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HOUSTON	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
ESG Administrator		
HOPWA-C Administrator		

Table 2 – Responsible Agencies

Narrative

The City of Houston Housing and Community Development Department serves as the lead agency responsible for administering the programs covered by the 2015-2019 Consolidated Plan and this 2015 Annual Action Plan, which includes

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

Consolidated Plan Public Contact Information

For questions regarding the 2015-2019 Consolidated Plan and 2015 Annual Action Plan, please contact City of Houston Housing and Community Development Department (HCDD) at (832) 394-6266 or submit your comments to Millie Walker:

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 Planning and Grants Management Division
 City of Houston, Housing and Community Development Department
 601 Sawyer, 4th Floor
 Houston, TX 77007
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 (832) 394-6266

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**1. Introduction**

The City of Houston recognizes that partnerships with public and private entities are vital to the provision of effective services to the Houston community. Each strategy prioritized by the City of Houston is only accomplished through effective collaborations with community partners. These partners provide the expertise needed to ensure quality service provision, housing development, and neighborhood revitalization efforts.

In preparation for this Con Plan, HCDD performed extensive outreach to both citizens and stakeholders. These stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, or work in low- and moderate-income areas.

Coordination and consultation with public and private agencies is important to the City of Houston when developing its Consolidated and Annual Action Plans. HCDD will continue to work with a number of City departments, the Houston Housing Authority, major non-profit organizations, and other stakeholders to ensure that the planning process is both comprehensive and inclusive. HCDD secures information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

With respect to economic development, HCDD coordinates with private industry, businesses, developers, and social service agencies. For instance, HCDD will continue to work with the Houston Business Development, Inc. (HBDI) and the Houston Redevelopment Authority (HRA) to enhance small businesses through business lending and expand services in low- and moderate-income areas like building new grocery stores.

In PY 2015, HCDD plans to continue to obtain meaningful input to strengthen programming and activities through the consolidated planning process. HCDD will

- Continue to reach out to and consult with organizations listed in the table titled “Agencies, groups, organizations who participated” in this section of the Plan
- Seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community issues and fair housing
- Participate in the process and advance community strategies to end chronic homelessness in Houston
- Host meetings with members of the Community Development Advisory Council (CDAC) to improve HCDD’s citizen and stakeholder outreach methods

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Houston strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals. HCDD is involved in many community collaborations with an aim to enhance coordination between housing and service providers in order to better serve the community.

HCDD continues to lead a community-wide effort to create deeply subsidized affordable housing units that are linked to mainstream and social supports, including primary and behavioral health care and housing in partnership with the City’s Health and Human Services Department, Harris County Community Services Department, Houston Housing Authority, Harris County Housing Authority, Houston Housing Finance Agency, and the Coalition for the Homeless of Houston/Harris County. This effort is being accomplished through the joint solicitation of proposals and a pipeline committee comprised of partner agencies that will allow supportive housing units in developments to receive appropriate rental subsidies and service funds necessary to house the target population. HCDD and the Mayor’s Office hosted and staffed this pipeline committee on behalf of the CoC.

As a member of The Ryan White Planning Council, HCDD works with medical service providers to coordinate the housing and service needs of persons affected by HIV/AIDS. HCDD also co-chairs the Priority and Allocations Committee, a subcommittee of the Ryan White Planning Council. HCDD staff members meet at least twice a year with the current funded HOPWA providers to ensure that funding is being allocated and distributed in the most efficient way possible benefiting those need. Finally, HCDD staff members meet every month with a funders work group, made up of housing and service providers, to ensure that services and housing goals are aligned.

HCDD will continue to seek out opportunities to strategize with a variety of groups to address short-term and long-term community needs. In addition, HCDD staff will meet with community groups and agencies throughout the year to solicit input regarding HCDD programs and to plan future activities.

In addition, HCDD will continue stakeholder engagements such as those listed in the following table “Agencies, groups, organizations who participated”. HCDD will also host public and private housing providers with private and government service agencies at periodic meetings of the Community Development Advisory Council (CDAC). CDAC meetings will enhance the exchange of information between housing and service providers and plan for future coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

HCDD continues to work closely with the Continuum of Care (CoC) and the CoC Lead Agency, The Coalition for the Homeless of Houston/Harris County (Coalition). HCDD holds a voting seat on the CoC Steering Committee. The CoC Steering Committee voted to align with the four goals outlined in the federal strategic plan to end homelessness, which includes a goal to end chronic and veteran homelessness by 2015. To achieve this goal, HCDD has been actively receiving HUD technical assistance through the OneCPD Initiative. HCDD and the Special Assistant and Deputy Special Assistant to the Mayor for Homeless Initiatives, two full-time dedicated staff positions charged with developing strategies in coordination with local partners to end chronic homelessness in Houston have taken a lead role in the local planning efforts related to a larger federal initiative known as the HUD/USICH (United States Interagency Council on Homelessness) Dedicating Opportunities to End Homelessness Initiative.

HCDD and the Mayor’s Office continue to lead the collaborative effort to develop 2,500 units of permanent supportive housing for the chronically homeless, cultivation of a new integrated care supportive housing service model, and initiating the implementation of a coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. Each of the outlined activities includes consultation and collaboration with a variety of stakeholders, including: homeless housing and service providers, public housing authorities, Harris and Fort Bend Counties, Harris Health System, Mental Health and Mental Retardation Authority (MHMRA), VA Medical Center, Houston Police Department, Harris County Sheriff, and the local HUD field office. HCDD has participated in a collaborative planning process with community partners to generate a financial model and create an implementation plan to support this initiative. This plan called for partners to dedicate resources over a period of several years to work cooperatively to vet, fund, and shepherd the permanent supportive housing projects needed. These commitments include resources for capital, operating, and service funding ensuring that all are fully subsidized and capable of meeting the model standards and the needs of the target population.

Progress is being made to fully implement the Coordinated Access system. During this past year, a Continuum of Care workgroup, comprised of 15 service providers and staffed by the Coalition for the Homeless and HUD Priority Community TA providers, began developing common assessment tools and triaging policies and began working with criminal justice and health related institutions to assess and triage people at imminent risk of homelessness to be matched with appropriate housing interventions. Implementation of phase one of the Coordinated Access System

was initiated in January 2014 and included Permanent Supportive Housing placement. A pilot of phase two began January 2015, which included Rapid Rehousing placement. Phase two is currently scheduled to be fully implemented April 2015.

In addition to ending chronic homelessness, HCDD has actively participated in planning efforts to standardize and target homelessness prevention and rapid re-housing services. This has included updating program standards and common system outcomes, in partnership with Harris and Fort Bend Counties, the City of Pasadena, as well as the Texas Department of Housing and Community Affairs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The four local jurisdictions that comprise the CoC, including the City of Houston, Harris County, Fort Bend County, and City of Pasadena, and the Coalition for the Homeless of Houston/Harris County (Coalition) continue to meet regarding implementation of ESG changes associated with the HEARTH Act. These meetings are referred to as the Public Funders Workgroup, a group within the CoC structure which ensures that all members of the CoC are targeting funding toward continuum-wide goals. This group assists in updating and maintaining standards for both the provision of assistance and performance. These continuum-wide performance measures are used to evaluate performance and determine resource allocations based on data from HMIS. Agencies receiving funding from HCDD must receive verification of participation in this system as a threshold requirement for funding. In the CAPER, HCDD will evaluate and include information from HMIS about the outcome of projects and activities assisted with ESG funds.

The strategy developed in the Houston area for ESG homelessness prevention funds prioritizes people who are at-risk of homelessness and who have experienced homelessness in the past. The CoC has developed a prioritization tool for homelessness prevention subrecipients of ESG funds. Families and persons in domestic violence situations are prioritized as those most at-risk of becoming homeless and in need of homelessness prevention assistance to achieve housing stability. The City of Houston, Harris County, Fort Bend, and the Coalition for the Homeless of Houston/Harris County, coordinated ESG homelessness prevention and rapid re-housing strategies through the CoC.

ESG activity priorities will continue to be homeless prevention and rapid rehousing. Rapid rehousing activities will target those that: are first time homeless, have few recent episodes of homelessness, are part of a family that is homeless, and are fleeing/attempting to flee domestic violence.

HCDD plans to continue funding the Coalition in support of the operation and administration of HMIS. In addition, HCDD works with the Coalition and the CoC to ensure that policies and procedures are aligned with HUD requirements. As HCDD continues to develop its strategy for addressing funding priorities under the HEARTH Act, all work has been and continues to be done in coordination with the Coalition for the Homeless, the CoC - including its committees and workgroups, and other adjacent jurisdictions. Partners are actively working to align and braid resources across the jurisdictions in support of a single, standardized rapid rehousing and prevention model, with the ultimate goal of leveraging substantial private investment in the coming years to substantially increase the number of homeless families to be served.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Houston Housing Authority (HHA)	PHA	Public Housing Needs Homeless Strategy	<p>HCDD consulted with HHA staff regarding the Public Housing sections of the Plan. HCDD and HHA work together on a variety of issues and initiatives including jointly planning the deployment of CDBG-DR funds.</p> <p>To address homeless needs identified in the Consolidated Plan, HCDD has consulted with stakeholders in the PSH Planning Group, which coordinates funding of permanent supportive housing with the goal of ending chronic homelessness. HHA is a member of the PSH Planning Group and works to pair Section 8 vouchers to support PSH units.</p> <p>HHA serves on the CoC and CDAC. HCDD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives.</p>
Harris County Housing Authority	PHA	Homelessness Strategy	To address homeless needs identified in the Consolidated Plan, HCDD has consulted with stakeholders in the PSH Planning Group, which coordinates funding of permanent supportive housing with the goal of ending chronic homelessness. Harris County Housing Authority is a member of the PSH Planning Group.
Funders Together to End Homelessness Houston	Regional organization Other: Partnership with Public/Private Organizations	Homelessness Strategy	To address homeless needs identified in the Consolidated Plan, HCDD has consulted with Funders Together, a public/private funding group that has participated in homeless planning efforts and has agreed to strategically invest resources to leverage public investment and help meet the CoC's goals.
Coalition for the Homeless of Houston/Harris County	Services-homeless Regional organization Planning organization	<p>Homelessness Strategy</p> <p>Homeless Needs –</p> <p>Chronically homeless</p> <p>Homeless Needs –</p> <p>Families with children</p> <p>Homelessness Needs –</p> <p>Veterans</p> <p>Homelessness Needs –</p> <p>Unaccompanied youth</p>	Coalition staff was consulted regarding the Homeless sections of the Plan. The Coalition manages the HMIS system in which HCDD subrecipients report accomplishments for ESG activities. Data from HMIS is used to evaluate ESG program performance.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Coalition for Barrier Free Living Houston Center	Services-Persons with Disabilities	Non-Homeless Special Needs	HCDD staff made a brief presentation about the consolidated planning process in December 2014, at the Coalition for Barrier Free Living's Houston Center for Independent Living's (HCIL's) monthly Housing Council meeting. HCDD conducted the community needs survey during the meeting and lead a discussion group. HCDD will continue its relationship with HCIL and encourage and plan future input opportunities with HCIL clients to ensure the planning process includes the needs of persons with disabilities.
United Way of Greater Houston	Services-Elderly Persons Services-Persons with Disabilities	Non-Homeless Special Needs Non-housing Community Development Strategy Anti-poverty Strategy	<p>HCDD solicited input from two coalitions of organizations that meet periodically at the United Way. First, HCDD staff made a brief presentation about the Consolidated Plan in December 2015 and then conducted a focus group in February 2015 with Care for Elders, a coalition of organizations that serve elderly persons in the greater Houston area.</p> <p>Next, HCDD staff conducted the Community Needs Survey and a discussion at a THRIVE meeting at the United Way. THRIVE is a group organizations that promote financial literacy and employment opportunities for low- and moderate-income persons.</p> <p>Both of these stakeholder discussions helped to identify needs in several sections of the Consolidated Plan.</p>
City of Houston – Department of Health and Human Services	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government – Local	Lead-based Paint Strategy Non-Homeless Special Needs Community Development Strategy	<p>HDHHS provides HCDD with lead-based paint program information and data for use in development of the Plan, as needed.</p> <p>HDHHS uses CDBG funds to address lead-based paint hazards, including lead-based paint testing and remediation, for underserved populations. HDHHS and HCDD staff will continue to collaborate on future funding opportunities that will encourage a holistic approach to promoting health and community development.</p> <p>HCDD and HDHHS also partner to serve low- and moderate-income persons and persons with disabilities through a variety of public services or public facilities projects to address needs identified in the Plan.</p>
City of Houston – Parks and Recreation Department	Services-Children Services-Education Other government – Local	Anti-poverty Strategy	<p>HCDD consulted with HPARD to determine the demand for youth programs. HCDD plans to continue partnering with HPARD to serve youth.</p> <p>HCDD also consults with HPARD to determine the funding needs for the renovation or creation of neighborhood parks.</p>
City of Houston - General Services Department	Other government – Local	Community Development Strategy	HCDD consults with GSD to determine the funding needs of potential construction projects in various city-owned facilities. HCDD may partner with GSD on construction projects.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Houston Housing Finance Corporation (HHFC)	Housing	Housing Strategy	In developing the Plan, HCDD regularly consults with HHFC on ways to efficiently deploy resources in the community. HHFC assists in implementing new multifamily development by providing bridge loans during the HCDD document preparation process. HHFC will continue to work with HCDD on new initiatives supporting economic development, including activities that address areas without full service grocery stores, also known as food deserts.
Houston Area HIV Services Ryan White Planning Council	Services-Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCDD staff meets periodically with the Ryan White Planning Council to share research and strategize ways to improve the quality of life for those affected by HIV/AIDS. HCDD staff serves on the Council and also serves as a co-chair of the Priorities and Allocations Committee. This information is utilized when determining needs of and services for the HIV/AIDS community.
Texas Low Income Housing Information Service (TxLIHIS)	Housing	Non-Homeless Special Needs Housing Strategy Community Development Strategy	HCDD collaborated in several ways in the development of the Con Plan. First, TxLIHIS staff helped to develop a method to reach out to neighborhoods for four Neighborhood Discussion Groups. TxLIHIS staff also reviewed the presentation materials to ensure that they would be understandable to the average citizen. Second, TxLIHIS staff presented at the Fair Housing Forum. These collaborations helped to form the needs and strategy sections of the Con Plan.
Texas Organizing Project (TOP)	Housing	Non-Homeless Special Needs Housing Strategy Community Development Strategy	TOP helped with the implementation of the direction HCDD received from TxLIHIS for the Neighborhood Discussion Groups. TOP, very active in various neighborhoods throughout Houston, was able to encourage citizens to attend. TOP staff and volunteers also reviewed the presentation materials to ensure that they would be understandable to the average citizen.

Identify any Agency Types not consulted and provide rationale for not consulting

HCDD contacted many organizations through various outreach techniques including meetings, e-mails, phone calls, and real-time audience surveys to solicit input and participation in the planning process. HCDD believes that all critical agency types were consulted during the participation and consultation process and did not intentionally fail to consult with any particular agency.

Other local/regional/state/federal planning efforts considered when preparing the Plan
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Table 4 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition for the Homeless of Houston / Harris County	The CoC's priorities and its Strategic Plan to End Homelessness directly correspond to HCDD's Strategic Plan goals related to homeless populations.
Continuum of Care's Priorities and Program Standards	Coalition for the Homeless of Houston / Harris County	The CoC's priorities and standards directly overlap with the Strategic Plan and are used by the City of Houston when developing standards for its ESG funding.
Our Great Region 2040	Houston-Galveston Area Council	HCDD's Strategic Plan has many of the same goals as H-GAC's regional plan, including addressing quality of life issues, specifically affordable housing and serving Houston's low-income populations through community development activities.
Fair Housing Equity Assessment	Houston-Galveston Area Council	Both HCDD and the FHEA have goals to affirmatively further fair housing in the City of Houston and the region. The development of the FHEA served as part of the analysis for Our Great Region 2040.
Livable Centers	Houston-Galveston Area Council	The Livable Centers Plans have been conducted in various areas of the City of Houston. Some areas overlap with HCDD's Areas for Community Reinvestment. The objectives of these Plans, including improving quality of life, overlap with the Strategic Plan's public facilities strategy.
Annual Plan	Houston Housing Authority	HHA's PHA plan provides details about agency operations and programs, including participants for the upcoming year. Both HHA and HCDD aim to help very low-income households secure housing.
Harris County Consolidated Plan	Harris County	HCDD's Consolidated Plan has many of the same goals as Harris County's Consolidated Plan including addressing homelessness and improving the quality of life of underserved and low- and moderate-income communities.
City of Houston's Capital Improvement Plan (CIP)	City of Houston Finance Department	Both the CIP and the Consolidated Plan address the infrastructure needs in Houston.
Rebuild Houston	City of Houston	Rebuild Houston is a new pay-as-you-go funded business model for restructuring and maintaining Houston's drainage and street system. Rebuild Houston and the Consolidated Plan address neighborhood improvements.
CDBG-DR2 Planning Study	City of Houston Housing and Community Development Department	Through a combined effort with community leaders and statewide advocates, HCDD analyzed data to produce a Needs Assessment resulting in areas in which housing activities using CDBG-DR2 funding will be targeted. These areas are illustrated in the map titled, "Community Revitalization Areas (CRAs), CRA Outreach Areas, and Target Areas for Disaster Recovery Round II".
2015 Analysis of Impediments to Fair Housing Choice (AI)	City of Houston Housing and Community Development Department	The AI is currently under development. Both plans use housing and demographic data and citizen and stakeholder outreach to determine city housing needs and barriers. The AI analyzed many different housing needs and the housing market in Houston, especially as related to the protected classes. The data for both plans was prepared together. In addition, the Con Plan's citizen and stakeholder outreach processes coincided in development of these plans. The overall goal for the AI is to eliminate housing discrimination, and HCDD works hard to align all of its Con Plan goals with the AI.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As described above in the discussion about activities to enhance coordination between housing providers and health, mental health and service agencies, a substantial amount of coordination, and sharing of financial resources, has been occurring in recent years between the City, Harris County, the Houston Housing Authority, and the Harris County Housing Authority. It has centered on the development of permanent supportive housing for chronically homeless individuals using Con Plan and other local resources.

In addition, many public entities participated in various citizen participation and stakeholder consultation events in the development of the Con Plan. For instance, staff from Harris County, Montgomery County, Fort Bend County, Harris County Housing Authority, and Houston Housing Authority attended the Fair Housing Forum.

Narrative (optional):

Coordination of efforts remains a high priority for the City of Houston. HCDD continues to broaden its outreach efforts and has been able to gather and provide more strategic input into the planning process this year.

HCDD continues to work closely with other governments in the metropolitan area, the state, and the federal government to receive feedback for and implement the Consolidated Plan. HCDD's CDAC was an integral part in the development of the 2015-2019 Consolidated Plan and 2015 AI. HCDD works closely with HHA and Harris County to align funding objectives, especially objectives addressing homelessness. In addition, HCDD continues to participate in numerous conferences with the Texas Department of Housing and Community Affairs (TDHCA) to align HCDD's objectives of ending chronic homelessness through developing permanent supportive housing with those of TDHCA. Finally, HCDD continues to work closely with HUD officials both at the local office and through OneCPD.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation and Summarize citizen participation process and how it impacted goal-setting

HCDD recognizes that Houston residents are the center of, and partners in, the development and execution of the Con Plan. The Citizen Participation Plan (CPP) establishes a means by which citizens, public agencies, and other interested parties can actively participate in the development of the Con Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER). It also sets forth the jurisdiction's policies and procedures for citizen participation. Using the CPP as a guide, HCDD aggressively solicited community involvement and provided residents with every opportunity to become involved in the development of this Con Plan. As input and comments were received, appropriate HCDD staff reviews and uses this information to inform community needs, allocation priorities, and programming.

Opportunities for citizen input were provided during the entire planning process, from the development of the Con Plan to reviewing the draft documents.

- Publications and Postings
- Public Hearings
- Neighborhood Discussion Groups
- Special Needs Discussion Groups
- Stakeholder Discussion Groups
- Key Informant Interviews
- Community Needs Survey

Efforts to Broaden Citizen Participation. HCDD implemented a broad outreach campaign to promote public participation in the development of this Con Plan and Annual Action Plan. There was concerted effort to reach out to diverse populations including outreach to minorities, non-English speaking persons, persons with disabilities, and special needs populations. The following is a summary of these efforts.

- Held two public hearings at a central location, the Neighborhood Resource Center and the City Hall Annex, and two public hearings at a neighborhood location near low- and moderate-income residents, at the Southwest Multi-Service Center and the Magnolia Multi-Service Center.
- Held public hearings in the evening after regular working hours and other meetings, such as the Neighborhood Discussion Groups and the Fair Housing Forum, during the day to make in-person public input opportunities available throughout the day for citizens.
- Extended invitations to public hearings and the Fair Housing Forum to residents of public housing. One Stakeholder Discussion Group was held for residents of public housing. Also, one public hearing was held at the Neighborhood Resource Center, owned by the HHA and located adjacent to HHA's Historic Oaks of Allen Parkway Village to encourage participation from public housing residents.
- Advertise public hearings and the Community Needs Survey in community newspapers including *La Voz*, *Chinese Daily News*, *Saigon Tex News*, and *African American News and Issues*, and in the *Houston Chronicle*, a newspaper of general circulation.
- Advertised in several languages including English, Spanish, Vietnamese, and Chinese. Made the Community Needs Survey available in English, Spanish, Chinese, and Vietnamese.
- Made staff available to attend and present at any organization's request from October of 2014 through January 2015.
- Held Neighborhood Discussion Groups for areas of the City with a high number of minority residents and low- and moderate-income populations.
- Held Stakeholder Discussion Groups for persons in or persons serving low- and moderate-income populations and special needs groups including immigrants, seniors, and persons with disabilities.

Table 5 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Non-targeted/broad community	HCDD published a public notice in the <i>Houston Chronicle</i> on August 21, 2014 advertising the public hearing and again on September 5, 2014 announcing the draft 2013 CAPER and Amended Analysis of Impediments was available for public comment from September 5, 2014 to September 19, 2014.	There were no comments on the PY 2013 CAPER, and one comment regarding the 2010 Amended AI.	No public comments were received.	http://www.houstontx.gov/housing/publiclegalnotices.html
Public Hearing	Non-targeted/broad community	HCDD held a public hearing on September 9, 2014 at a central location, City Hall Annex, to review the annual accomplishments listed in the 2013 draft CAPER and reviewed the amended AI. There were zero public attendees.	No public comments were received.	No public comments were received.	N/A
Internet Outreach	Non-targeted/broad community	HCDD announced on Facebook/Twitter that the draft 2013 CAPER had been posted to the HCDD website and used these mediums to reiterate the public comment period info.	No public comments were received.	No public comments were received.	N/A
Community Needs Survey	Non-targeted/broad community Non-English Speaking – Spanish, Vietnamese, and Chinese	<p>The Community Needs Survey was a quantitative survey conducted to inform the Con Plan. The survey was made available online and in print from October 1, 2014 to December 15, 2015. The survey was made available online through www.surveymonkey.com and PDFs were available for download and print through HCDD's website and during events attended by HCDD staff.</p> <p>A total of 2,120 respondents participated in the survey. Most (1,529) completed the survey online and 466 paper surveys were received by HCDD. 125 respondents participated through the audience response system conducted by HCDD staff. Some survey participants (71) completed surveys in one of the following languages: Spanish, Chinese, or Vietnamese.</p>	A summary of the Survey findings are located in the Appendix.	No public comments were received. All surveys were accepted.	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Information Sessions	Non-targeted/broad community	<p>HCDD staff went to meetings and other events to let citizens know about the Con Plan development process. HCDD staff was available with information at each event and sometimes gave a short presentation or conducted the Community Needs Survey when requested. The following is a list of organizations visited</p> <ul style="list-style-type: none"> • East Lawndale Civic Association • Harvest Time Church • Homeless Coalition Provider Forum • Houston Center for Independent Living • Montrose Center's LGBT Seniors • Project AIDS Nigeria • United Way Care for Elders • United Way Senior Services Expo • United Way THRIVE <p>HCDD staff was available to go to events in the community to promote the citizen participation process for the Consolidated Plan and AI. During meetings HCDD reached at least 270 people and advertising in media outlets made information available to a much wider audience.</p>	Feedback was given through the Community Needs Survey, when conducted. The Survey summary is located in the Appendix.	No public comments were received. All surveys were accepted.	N/A
Internet Outreach	Non-targeted/broad community	A CitizensNet Email was sent on October 23, 2014 to over 80,000 people interested in housing and community development announcing the availability of the Community Needs Survey as well as announcing the availability of staff to attend regularly scheduled organization meetings to discuss the consolidated planning process.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/citizensnet/index2014.html

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Neighborhood Discussion Group	Minorities Non-targeted/broad community	<p>HCDD worked closely with Texas Low Income Housing Information Service (TxLIHIS) and the Texas Organizing Project (TOP) to host four Neighborhood Discussion Groups targeting minority and low-income neighborhoods in Houston. HCDD staff worked closely with TxLIHIS and TOP to review presentation materials and brainstorm areas to hold discussion groups. Four neighborhood discussion groups were held at convenient locations near or in each area selected</p> <ul style="list-style-type: none"> • East: East End and Magnolia Park • Central: Near Northside, Third Ward and Fifth Ward • North: Independence Heights, Acres Homes, and northeast Houston • South and West: Sunnyside, OST, South Union, and Gulfton <p>Approximately 70 people attended the neighborhood discussion groups. A report from the discussion groups is in the Appendix.</p>	<p>Each discussion group was formatted the same with HCDD staff first making a presentation introducing the Consolidated Plan and AI, reviewing general data and maps related to Houston and the specific neighborhoods, and ending with discussion about community needs and strategies related to community and economic development and fair housing choice. Each neighborhood discussion group lasted from two to three hours. A summary of the Discussion Groups is located in the Appendix.</p>	<p>All comments were considered. HCDD did not specifically reject any comments received.</p>	N/A
Stakeholder Discussion Group	Persons with Disabilities Residents of Public and Assisted Housing Special needs populations	<p>HCDD worked with organizations that serve or represent groups of various protected classes or groups of citizens that may not always be able to participate. HCDD held discussions at the following organization's meetings</p> <ul style="list-style-type: none"> • Houston Housing Authority Resident Council • Houston Center for Independent Living • United Way THRIVE • City of Houston Interdepartmental Fair Housing Group • United Way Care for Elders <p>Approximately 175 people were involved attended the Discussion Groups. All stakeholder discussion groups included a presentation from HCDD staff describing the Consolidated Plan and AI. Individualized information including data or maps for each group was provided as needed.</p>	<p>Some questions for the stakeholder discussion groups varied depending on the expertise of the group, however the questions were similar. The way discussions were conducted also differed depending on the group. Sometimes discussion questions were asked to the whole group while other times, in order to accommodate larger groups, discussions occurred with a smaller group with written reports at the end of the discussion time. A summary of the Discussion Groups is located in the Appendix.</p>	<p>All comments were considered. HCDD did not specifically reject any comments received.</p>	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Minorities Non-English Speaking – Specify other language: Spanish, Vietnamese, and Chinese Non-targeted/broad community	A notice of the fall public hearings was published in the Houston Chronicle on November 20, 2014. Advertisements also appeared in Spanish in La Voz on November 26, 2014; in Chinese in the Chinese Daily News in November 23, 2014, in Vietnamese in Saigon Tex News; and in English in African American News on November 24-30, 2014.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/housing/publiclegalnotices.html
Internet Outreach	Non-targeted/broad community	On November 24, 2014, a CitizensNet email announcing the fall public hearings was sent to over 80,000 email addresses that are part of the City of Houston's CitizensNet database.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/citizensnet/index2014.html
Public Hearing	Non-targeted/broad community	HCDD held two fall public hearings for the 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and 2015 AI. The hearings were held on December 4, 2014 at the Southwest Multi-Service Center and on December 9, 2014 at the City Hall Annex. The hearings presented the Consolidated Planning process and pertinent information about the development of the Analysis of Impediments to Fair Housing Choice. Finding from the Community Needs Survey was presented, as well as housing cost, home lending statistics and economic data for the Houston area. Public comments were received during the hearings. There were a total of 41 people that attended both public hearings.	20 speakers commented at the fall public hearings.	All comments were considered. HCDD did not specifically reject any comments received.	N/A
Internet Outreach	Non-targeted/broad community	Information about the fall public hearings was presented on the HCDD website, Facebook page, and Twitter page. Flyers were sent by e-mail to CDAC members. In addition, a copy of the presentation and a video of the first public hearing was available on HCDD's website for those unable to attend the hearing.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/housing

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	Non-targeted/broad community	HCDD emailed over 900 invitations to the Fair Housing Forum and mailed over 325 invitations to area churches. Those emailed included persons who had taken the Community Needs Survey, who had attended the fall Public Hearings, HCDD stakeholders including the CDAC, and other housing and social service industry stakeholders including private, public and nonprofit agencies.	No public comments were received.	No public comments were received.	N/A
Fair Housing Forum	Non-targeted/broad community Minorities Persons with disabilities Residents of Public and Assisted Housing	<p>HCDD partnered with the Federal Reserve Bank – Houston Branch, Texas Low Income Housing Information Service (TxLIHIS), and the Greater Houston Fair Housing Center (GHFHC) to host the first Fair Housing Forum. The goal of the Forum was to bring together citizens and stakeholders to discuss fair housing needs and strategies to overcome discrimination, as well as to broaden the community's perspective of fair housing issues.</p> <p>The Forum was a daylong event centrally located at the Federal Reserve Bank – Houston Branch. Researchers, practitioners, and advocates made presentations throughout the day. During the day, there were two opportunities for participants to work in small groups and provide direct input to HCDD about fair housing needs and impediments and strategies to overcome these impediments and promote fair housing choice.</p> <p>Over 200 people responded to the Fair Housing Forum invitation and more than 170 people attended.</p>	A summary report of the Fair Housing Forum is located in the Appendix.	All comments were accepted. A few comments were not understandable due to writing legibility or the multiple interpretations of the comment. HCDD did not specifically reject any comments.	N/A
Door-to-Door Outreach	Minorities Non-English Speaking: Spanish Other: Neighbor Outreach	A community outreach team also distributed over 1,000 flyers about the spring public hearings and draft comment period to citizens in 6 Super Neighborhoods near the public hearing venues.	No public comments were received.	No public comments were received.	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Minorities Non-English Speaking – Specify other language: Spanish, Vietnamese, and Chinese Non-targeted /broad community	A notice of the spring public hearings, the 30-day public comment period, and the availability of the draft plan was published in the Houston Chronicle on March 14, 2015. Advertisements also appeared in Spanish in Houston Chronicle La Voz on March 22, 2015; in Vietnamese in Saigon Tex News on April 3, 2015, in Chinese in the Chinese Daily News on April 3, 2015, and in English in African American News and Issues March 30 to April 5, 2015.	15 written comments were received by e-mail.	All comments were considered. HCDD did not specifically reject any comments received.	http://www.houstontx.gov/housing/publiclegalnotices.html
Internet Outreach	Minorities Non-targeted/broad community Residents of Public and Assisted Housing	On April 2, 2015, a CitizensNet email announcing the spring public hearings and the comment period was sent to 80,712 emails that are part of City of Houston's CitizensNet database which included Super Neighborhood Councils, civic clubs, homeowner associations, Houston realtors association, Houston Housing Authority, and community development organizations. An advertisement banner for the public hearings was shown from April 2 to 9, 2015 www.forwardtimesonline.com and linked to HCDD's webpage.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/citizensnet/index.html
Internet Outreach	Non-targeted/broad community	HCDD announced on the Facebook page, Twitter page, and houstonshousing.org that the draft 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and 2015 AI were posted on HCDD's website for a 30-day comment period. Also, the public hearing dates were announced. Flyers announcing the public hearings and the 30-day comment period were sent electronically by e-mail to over 600 addresses of stakeholders that have attended or may have an interest in attending public hearings or HCDD events. Flyers announcing the Public Hearing dates and locations were emailed to the City's 11 Multi-Service Centers directors, forwarded to the centers' network of Health and Human Service Providers and posted in each center.	No public comments were received.	No public comments were received.	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Hearing	Non-targeted/broad community	HCDD held two spring public hearings for the 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and 2015 AI. The hearings were held on April 7, 2015 at the City Hall Annex and on April 9 th at the Magnolia MSC. The hearings presented the drafts of the 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and 2015 AI and budgets. Public comments were received during the hearings. There were a total of 48 people that attended both public hearings. A similar presentation was also given at the City Council Housing and Community Affairs Committee on April 8, 2015 and was also open to the public for comment.	8 speakers commented at the spring public hearings.	All comments were considered. HCDD did not specifically reject any comments received.	N/A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Houston faces overwhelming housing needs. To better understand community needs, the City examines needs based on household income level as well as other descriptive categories. Income levels can be defined by the HUD Area Median Family Income (HAMFI). Using recent Comprehensive Housing Affordability Strategy (CHAS) data from 2007 to 2011 provided by HUD the following was found:

- 16.5% of all households (127,120) are extremely low-income (0-30% HAMFI)
- 49.1% of all households (377,920) have incomes ranging from zero to 80% HAMFI
- Approximately 33.8% households are severely cost burdened: 92,435 (22.5%) renter households pay over 50% of their income for rent and 40,575 (11.3%) homeowners pay half or more of their income for housing costs
- 7.1% of all City households (54,770) are overcrowded, and of those, almost three quarters are severely overcrowded.

The development of the 2015-2019 Con Plan coincided with the drafting of the 2015 Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of demographic research and analysis, program evaluation, and development. Research has highlighted similar problems.

- The decreasing affordability of the City's housing stock
- The lack of homeownership opportunities for most City residents
- The mismatch of jobs, wages, rent, and for-sale prices
- The shortage of apartments able to accommodate large families
- The shortage of affordable and accessible housing for persons with disabilities
- Aging housing stock and a lack of new construction and private housing investment in many areas of the City
- High cost of land in certain areas of the City
- The poor condition or lack of the City's infrastructure that reduces the availability of amenities and the mobility of persons with disabilities

CHAS data is one dataset that demonstrates the number of households in need of housing assistance. For instance, it estimates the number of households with housing problems. A housing problem consists of one or more of the following four problems: cost burdened – monthly household costs exceed 30% of monthly income, overcrowding – more than one person per room, unit lacks complete kitchen facilities, and unit lacks complete plumbing facilities. A very small percentage of housing units in Houston and the region have housing problems that include a lack of complete plumbing or kitchen. However, almost all households experiencing housing problems are cost burdened and/or overcrowded.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the "Total Households Table", there are 377,925 low- and moderate-income households in Houston. The following tables describe housing conditions for various types of households living in Houston.

Table 6 - Housing Needs Assessment Demographics

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	1,953,631	2,089,090	7%
Households	718,897	769,867	7%
Median Income	\$36,616.00	\$44,124.00	21%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

Table 7 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	127,125	112,055	138,745	70,645	321,310
Small Family Households *	45,460	47,110	58,325	27,995	147,045
Large Family Households *	15,055	15,710	18,385	9,360	25,320
Household contains at least one person 62-74 years of age	17,785	15,899	19,135	10,535	48,270
Household contains at least one person age 75 or older	12,349	11,675	11,209	4,929	19,515
Households with one or more children 6 years old or younger *	34,490	31,535	30,300	13,245	26,984
* the highest income category for these family types is >80% HAMFI					

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 8 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,120	1,550	1,705	430	5,805	670	330	620	210	1,830
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4,200	3,635	2,455	930	11,220	265	590	675	360	1,890
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	9,760	7,290	5,730	2,280	25,060	1,100	1,885	3,255	1,509	7,749
Housing cost burden greater than 50% of income (and none of the above problems)	56,310	19,530	3,910	520	80,270	15,575	11,485	6,985	1,725	35,770
Housing cost burden greater than 30% of income (and none of the above problems)	8,000	34,445	28,460	5,665	76,570	4,450	8,220	15,450	8,054	36,174
Zero/negative Income (and none of the above problems)	9,935	0	0	0	9,935	3,600	0	0	0	3,600

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 9 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	72,390	32,015	13,810	4,160	122,375	17,610	14,295	11,540	3,805	47,250
Having none of four housing problems	14,340	44,365	70,705	33,495	162,905	9,235	21,375	42,700	29,179	102,489
Household has negative income, but none of the other housing problems	9,935	0	0	0	9,935	3,600	0	0	0	3,600

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

Table 10 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	31,910	28,560	12,945	73,415	6,150	8,025	11,055	25,230
Large Related	10,440	7,265	1,665	19,370	2,525	4,084	4,484	11,093
Elderly	10,030	6,905	3,940	20,875	8,744	6,630	4,578	19,952
Other	26,365	19,715	15,175	61,255	4,135	2,704	3,750	10,589
Total need by income	78,745	62,445	33,725	174,915	21,554	21,443	23,867	66,864

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

Table 11 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	26,485	8,020	1,185	35,690	5,150	5,060	3,115	13,325
Large Related	8,140	1,170	40	9,350	2,075	2,100	714	4,889
Elderly	7,975	3,610	1,325	12,910	5,990	2,940	1,744	10,674
Other	24,060	7,905	1,585	33,550	3,570	2,085	1,650	7,305
Total need by income	66,660	20,705	4,135	91,500	16,785	12,185	7,223	36,193

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

Table 12 – Crowding Information – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	12,685	9,645	6,720	2,400	31,450	960	1,835	2,530	949	6,274
Multiple, unrelated family households	1,115	1,035	1,220	615	3,985	420	675	1,460	885	3,440
Other, non-family households	425	410	425	210	1,470	15	0	0	40	55
Total need by income	14,225	11,090	8,365	3,225	36,905	1,395	2,510	3,990	1,874	9,769

Data Source: 2007-2011 CHAS

Table 13 – Crowding Information – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Aged 6 and Under Present	30,275	24,520	18,965	73,760	4,210	7,015	11,340	22,565

Data Source: 2007-2011 CHAS Table 13

Describe the number and type of single person households in need of housing assistance.

The number of householders living alone in Houston is 246,155, which accounts for almost one third (31.8%) of all households (2008-2012 ACS). Using the statistics of the total population of Houston, it is estimated that approximately half of the single person households, or 123,078 single person households, are low- and moderate-income and therefore, may be in need of housing assistance. There is no available Census data describing the number of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2012, an estimated 205,866 residents had sensory, physical, mental, work, mobility, and/or self-care limitations, representing approximately 9.8% of the City's civilian, non-institutionalized population (2008-2012 ACS). Of these, 18,346 were under 18 years of age. It is estimated that Houston has about 18,000 low- and moderate-income families with children with disabilities who are in need of housing assistance. The needs of families with an individual with a disability vary greatly depending on the disability and severity of the disability. Of course not all persons with disabilities are in need of housing assistance, and those in need of housing assistance have different needs ranging from minor modifications for better physical mobility in a home to social services tied with housing.

The Houston Area Women's Shelter, a non-profit organization assisting victims of domestic violence, received 45,772 calls on the Crisis Hotlines from community members in 2013 and assisted 958 survivors with supportive housing during the same year. According to the Point-In-Time (PIT) count on January 30, 2014, there were 1,450 victims of domestic violence in need of housing assistance, of which 893 persons were in emergency shelters, transitional housing, and safe havens and 557 were persons unsheltered. There are thousands of families each year fleeing from domestic violence. Almost all of these households are female-headed households and some have children. Housing and assistance should be geared to female-headed households and families.

What are the most common housing problems?

Hundreds of thousands of households in the City have moderate to severe housing problems. This is not surprising given the fact that 49% of households in Houston, or 377,920 households, are low- and moderate-income. Out of all Houston households in all income categories, 30% of the owner occupied households had at least one housing problem and 51% of renter households had at least one housing problem.

Housing cost burden is the need for a household to pay more than 30% of the household's income for housing and a severe housing cost burden is the need for household to pay more than 50% for housing costs. By far, housing cost burden is the most common housing problem in Houston, affecting 241,779 low- and moderate-income households, including 127,693 households with severe cost burden paying over half of their income for housing. A related problem is a high rate of overcrowded housing, meaning that there is more than one person per room, or it is severely overcrowded, meaning more than 1.5 persons per room. Approximately 46,674 households earning below the area median family income have overcrowding issues. These are the two most common housing problems for Houston's low- and moderate-income households.

There are still households without plumbing or kitchen facilities in Houston. Far fewer households have these two housing problems. Although fewer, there are still thousands of households in Houston without kitchen or plumbing facilities, 2,775 owner occupied households and 7,090 renter occupied households according to 2007-2011 CHAS data.

Consistent with citizen feedback in preparation for this plan, the lack of affordable housing, especially decent and safe housing, is a significant problem in Houston. Also closely related, households do not have enough income to afford housing that is adequate.

Are any populations/household types more affected than others by these problems?

According to 2007-2011 CHAS data for the City of Houston, low-income households are more affected by housing problems than other groups in Houston. When reviewing all income categories, 30% of homeowners and 51% of renters have housing problems. However, for households earning below 80% of the AMI, 59% of homeowners and 79% of renters have housing problems. Low-income households are affected more by housing problems just as renters are more affected by housing problems than homeowners in all income brackets. Large family households, meaning families with five or more persons, have a much higher rate of housing problems at all income brackets and tenures at 62.9%, compared to all households which have one of the four housing problems 41.2% of the time.

In addition, certain persons or households face greater challenges than the general population in finding housing given their unique special needs or circumstances. These may be fixed income, limited mobility, and large households. Not all housing units in the general housing stock may meet the housing needs of households with special needs. This topic is addressed in greater detail later in the document, in the Section NA-45 Non-Homeless Special Needs Assessment.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many very low-income households are rent burdened, have low paying jobs or are unemployed, and/or are uninsured. Most are at risk of losing their housing through eviction due to inability to pay rent.

Single-headed families earn less than married couples and therefore are at greater risk of losing housing. Comparing single-headed households by sex of the head of household reveals a stark difference between median incomes. Female-headed family households, with and without children, made up over a quarter of the family households in Houston, at 26.5%, and had a very low median family income at \$27,180, much lower than male-headed family households at \$38,338 (2008-2012 ACS).

Extremely low-income seniors and persons with disabilities represent two other groups that are at high risk of homelessness due to their limited income and additional needs.

HCDD has been targeting rapid rehousing assistance to those that: are first time homeless, have few recent episodes of homelessness, are part of a family that is homeless, and are fleeing/attempting to flee domestic violence. In 2013, HCDD served 1,211 victims of domestic violence and 194 persons with disabilities out of a total of 1,489 people served with ESG funding in 2013. This shows that there is a need for rapid rehousing and homeless prevention for victims of domestic violence and persons with disabilities because they are at imminent risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Houston does not currently estimate the at-risk population within the jurisdiction. Currently the Continuum of Care is working on this issue.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

There are large numbers of households in Houston paying half of their gross monthly income for housing costs. Other expenses such as transportation, food, utilities, healthcare, and other costs decrease dispensable income and a household's ability to save. Consequently, a household can be more vulnerable if unexpected life issues such as illness, job loss or another circumstance that causes a loss of income or an unexpected expense. Limited or lack of income can be linked to instability and risk of becoming homeless.

Discussion

Houstonians face overwhelming housing needs. About two in five renter households have at least one severe housing problem and one in three owner households have at least one severe housing problem. These problems stem from low incomes and can lead to overcrowding, unsuitable housing, and, in extreme circumstances, homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD's eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following will provide an assessment on the disproportionate housing need in the City of Houston based on race and ethnicity.

0%-30% of Area Median Income

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	102,455	11,130	13,535
White	16,119	2,045	3,275
Black / African American	37,815	5,515	5,050
Asian	5,115	765	1,340
American Indian, Alaska Native	309	0	150
Pacific Islander	120	0	0
Hispanic	42,000	2,740	3,520

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Table 15 – Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	88,980	23,075	0
White	15,595	5,175	0
Black / African American	25,210	7,400	0
Asian	4,000	830	0
American Indian, Alaska Native	80	95	0
Pacific Islander	0	10	0
Hispanic	43,340	9,435	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income**Table 16 – Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	69,250	69,495	0
White	17,324	13,695	0
Black / African American	19,085	19,765	0
Asian	3,675	3,690	0
American Indian, Alaska Native	130	45	0
Pacific Islander	60	0	0
Hispanic	28,235	31,700	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income**Table 17 – Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,680	48,970	0
White	7,744	13,755	0
Black / African American	4,970	13,840	0
Asian	1,190	2,534	0
American Indian, Alaska Native	30	85	0
Pacific Islander	0	65	0
Hispanic	7,555	18,370	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The total percent of the population with severe housing problems earning below 100% AMI is 37.8% of the total number of households. Within each racial category or the Hispanic category no one category was 10% greater than the jurisdiction as a whole.

Only two income categories had racial groups or the Hispanic group with a disproportionally need. For the income category of 50%-80% AMI, the two racial groups, Pacific Islander and American Indian and Alaska Native, both had a disproportionally greater need at 74.3% for American Indian and Alaska Native and 100% for Pacific Islander, compared to the percentage of households in the jurisdiction as a whole with housing problems at 49.9%. The racial group was almost 20% points higher than the jurisdiction as a whole for the income category of 0-30% AMI. Although these two racial groups have a disproportional share of households with housing problems, the absolute number of households in these two racial categories is very low compared to other racial groups. American Indian and Alaska Native make up only 0.2% of the households earning below 100% of the AMI and Pacific Islander makes up 0.1% of the jurisdiction's households with one or more housing problems.

Although there are only a several hundred households showing a disproportionate need in NA-15, this does not mean the level of housing problems experienced is low. Of the 448,570 households included in these four tables, 62.9% or 282,365 households have one or more of the four housing problems. Analysis of data in the Disproportionally Greater Need 0-30% AMI: Housing Problems table shows that

- 80.6% of households in this income bracket have one or more housing problems, ranging from 67% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which only represented 0.1% of the population for this income bracket.

Analysis of data in the Disproportionally Greater Need 30-50% AMI: Housing Problems table shows that

- 79.4% of households in this income bracket have one or more housing problems, ranging from 0% to 82.8% in each racial and ethnic category.
- The highest incidence of problems (82.8%) occurred in the Asian racial category, which represented 4.5% of the population for this income bracket and was approximately 8% points higher than the percentage of White households with housing problems.

Analysis of data in the Disproportionally Greater Need 50-80% AMI: Housing Problems table shows that

- 49.9% of households in this income bracket have one or more housing problems, ranging from 49.1% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which only represented 0.1% of the population for this income bracket. Also, high was the American Indian and Pacific Islander racial group of which 74.3% had one or more housing problems.

Analysis of data in the Disproportionally Greater Need 80-100% AMI: Housing Problems table shows that

- 30.7% of households in this income bracket have one or more housing problems, ranging from 0% to 36.0% in each racial and ethnic category.
- The highest incidence of problems (36.0%) occurred in the White racial category, which represented 35.7% of the population for this income bracket.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD's eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following will provide an assessment on the disproportionate housing need in the City of Houston based on race and ethnicity.

0%-30% of Area Median Income**Table 18 – Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	90,000	23,575	13,535
White	14,595	3,569	3,275
Black / African American	32,770	10,555	5,050
Asian	4,345	1,540	1,340
American Indian, Alaska Native	264	45	150
Pacific Islander	120	0	0
Hispanic	37,070	7,670	3,520

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income**Table 19 – Severe Housing Problems 30 - 50% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	46,310	65,745	0
White	9,735	11,030	0
Black / African American	11,755	20,860	0
Asian	2,410	2,420	0
American Indian, Alaska Native	10	165	0
Pacific Islander	0	10	0
Hispanic	22,015	30,765	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income**Table 20 – Severe Housing Problems 50 - 80% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,350	113,400	0
White	5,985	25,025	0
Black / African American	4,810	34,035	0
Asian	1,585	5,780	0
American Indian, Alaska Native	0	175	0
Pacific Islander	35	25	0
Hispanic	12,725	47,200	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income**Table 21 – Severe Housing Problems 80 - 100% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,965	62,680	0
White	1,920	19,574	0
Black / African American	1,350	17,455	0
Asian	420	3,304	0
American Indian, Alaska Native	4	115	0
Pacific Islander	0	65	0
Hispanic	4,145	21,785	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The total percent of the population with housing problems earning below 100% AMI is 62.9% of the total number of households. Of all the households, Pacific Islander had a disproportional need compared to the whole jurisdiction.

Only two income categories had a racial groups with a disproportionally need. For the income category of 0%-30% AMI, Pacific Islander had a disproportionally greater need at 100% compared to the percentage of households in the jurisdiction as a whole with housing problems at 70.8%.

The Pacific Islander racial group was 40% points higher than the jurisdiction as a whole for the income category of 50-80% AMI. Although the Pacific Islander racial group has a disproportional share of households with housing problems, the absolute number of households in this racial category is very low compared to other racial groups making up only 0.1% of the jurisdiction's households with severe housing problems.

Of the 448,560 households included in these four tables, 37.8% or 169,625 households have one or more of the four severe housing problems. Analysis of data in the Disproportionally Greater Need 0-30% AMI: Severe Housing Problems table shows that

- 70.8% of households in this income bracket have one or more severe housing problems, ranging from 57.5% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which only represented 0.1% of the households for this income bracket.

Analysis of data in the Disproportionally Greater Need 30-50% AMI: Severe Housing Problems table shows that

- 41.3% of households in this income bracket have one or more severe housing problems, ranging from 0% to 49.9% in each racial and ethnic category.
- The highest incidence of problems (49.9%) occurred in the Asian racial category, which represented 8.6% of the households for this income bracket and was approximately 9% points higher than the percentage of white households with housing problems.

Analysis of data in the Disproportionally Greater Need 50-80% AMI: Severe Housing Problems table shows that

- 49.9% of households in this income bracket have one or more severe housing problems, ranging from 49.1% to 100% in each racial and ethnic category.
- The highest incidence of problems (58.3%) occurred in the Pacific Islander racial category, which only represented 0.1% of the households for this income bracket.

Analysis of data in the Disproportionally Greater Need 80-100% AMI: Severe Housing Problems table shows that

- 11.3% of households in this income bracket have one or more severe housing problems, ranging from 0% to 36.0% in each racial and ethnic category.
- The highest incidence of problems (16.0%) occurred in the Hispanic category, which represented 52.0% of the households for this income bracket.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD's eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

Housing Cost Burden

Table 22 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	176,000	128,144	129,955	14,460
White	194,835	38,320	32,595	3,335
Black / African American	101,325	41,590	44,415	5,375
Asian	30,790	7,414	6,815	1,575
American Indian, Alaska Native	780	325	274	150
Pacific Islander	125	60	120	0
Hispanic	140,780	60,060	47,455	3,805

Data Source: 2007-2011 CHAS

Discussion:

Over one quarter of the households in Houston were cost burdened (28.6% of households) paying between 30%-50% of their household income for housing expenses, and over one quarter of these households were severely cost burdened (29.0%) paying over 50% of their household's income on housing expenses.

Analysis shows only one racial group has a disproportionally severe cost burden. Only 120 households of Pacific Islanders, or 39.3%, pay more than 50% of their household income on housing. This is 10.4% points higher than the city's percentage with severe housing cost burden at 29.0%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As described in the previous section, Pacific Islanders were the one racial group with a disproportionate need with severe housing problems. Also, when analyzing the severe housing problems, Hispanics always have a higher percentage with severe housing problems as compared with the jurisdiction as a whole. Hispanics make up almost half (44.8%) of the households with severe housing problems. Far more Hispanics experience housing problems, including cost burden, than any racial group.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Hispanic residents are located throughout the City with the majority located to the east downtown, the north side, and northwest of Houston. Asians live predominately near the Texas Medical Center area and in southwest Houston. Black and African Americans predominately live near downtown near the Third Ward or Fifth Ward or north or south of the 610 loop. Whites predominately live in a narrow strip heading straight west from downtown. Housing problems, including cost burden can be a problem no matter a household's income, however, housing burdens due take a greater toll on those with lower incomes without safety nets.

NA-35 Public Housing – 91.205(b)

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 25 housing communities with more than 5,500 units for families, elderly, persons with disabilities, and other residents. HHA also administers the nation's third largest voucher program exclusively serving homeless veterans. The Harris County Housing Authority (HCHA) operates in Harris County outside the City limits of Houston. The following will just describe HHA.

Totals in Use

Table 23 – Public Housing by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program Disabled *
# of units vouchers in use	0	407	3,261	16,515	112	16,142	805	0 221

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HHA

Characteristics of Residents

Table 24 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,840	11,336	13,590	7,423	13,676	11,073	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	2	2.5	2.6	1	2.7	1.4	0
# Homeless at admission	0	0	0	1037	112	120	805	0
# of Elderly Program Participants (>62)	0	97	843	2,495	15	2,369	114	0
# of Disabled Families	0	133	0	4,189	78	3,830	281	0
# of Families requesting accessibility features	0	0	8	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: HHA

Race of Residents

Table 25 – Race of Public Housing Residents by Program Type

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	48	340	1,293	37	1052	191	0	13
Black/African American	0	354	2,581	15,554	74	14,665	612	0	203
Asian	0	1	247	209	0	205	1	0	3
American Indian/Alaska Native	0	0	19	37	1	33	1	0	2
Pacific Islander	0	4	84	188	0	187	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: HHA

Ethnicity of Residents

Table 26 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	25	401	953	20	887	35	0	11
Not Hispanic	0	382	2,860	16,327	92	15,255	770	0	210
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: HHA

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HHA completed modifications to comply with Section 504 in 2011. All of the sites are fully compliant. In tables below, generally the availability of 504 meets the needs of the tenants on the waiting list.

Table 27 – Public Housing Waitlist List for Accessible Units

Waitlist	Percent that Are Handicapped or Disabled	Total Number of Handicapped or Disabled	Total Number of Applicants
Allen Parkway Village	3.0%	63	2,413
Fulton	5.0%	6	120
Heatherbrook	3.0%	4	118
Historic Oaks of Allen Parkway Village	1.0%	2	162
Historic Rental	2.0%	17	705
Lincoln Park	3.0%	50	1,523
Long Drive	3.0%	195	5,774
Telephone Road	1.0%	4	542
Oxford Place	3.0%	24	917
Victory	3.0%	8	314
Central Waiting List	4.0%	556	14,489
Source: HHA			

Table 28 – Tenant Transfer Waiting List

	Awaiting	Offered but Declined
Grab bars; Live in aide; Additional bedroom; closer to specific area; quiet location	13	3
Downstairs; minimal stairs	43	3
Accessible	10	3
Walk/Roll in Shower	0	0
Elderly	0	0
Air Conditioned Unit	1	0
Source: HHA		

What are the number and type of families on the waiting list for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

In the following tables are the Public Housing income tier waitlist and waitlist by bedroom size along with the Section 8 waitlist. The most immediate need for Public Housing residents is an increase in need as far as quantity specifically for those who are extremely low-income (30%) and those who are need of a one bedroom. This was seen to be a clear trend throughout the central waiting list as well as the site based waiting list. The most immediate need for the Housing Choice Voucher Program is for those families with children.

Table 29 – Public Housing Income Tier Waitlist

Property	Number Qualifying for Low-Income	Number Qualifying for Very Low-Income	Number Qualifying for Extremely Low-Income
Allan Parkway Village	96	481	1,833
Fulton	6	25	98
Heatherbrook	1	5	112
Historic Oaks of Allen Parkway	13	34	114
Historic Rental	37	128	538
Lincoln Park	17	184	1,320
Long Drive	101	664	5,009
Telephone Road	11	64	467
Oxford Place	16	119	782
Victory	8	51	255
Central Waitlist	215	1,440	12,830
Total	521	3,195	23,358
Source: HHA			

Table 30 – Public Housing Waitlist by Bedroom Size

Property	1 BR	2BR	3BR	4BR	5BR
Allan Parkway Village	994	723	582	101	13
Fulton	120	8	0	1	NA
Heatherbrook	NA	103	9	6	NA
Historic Oaks of Allen Parkway	92	70	NA	NA	NA
Historic Rental	425	208	NA	NA	NA
Lincoln Park	824	383	315	1	NA
Long Drive	3,075	1,640	884	175	NA
Telephone Road	537	5	NA	NA	NA
Oxford Place	452	308	152	5	NA
Victory	162	78	74	0	NA
Central Waitlist	9,462	3,389	1,517	121	NA
Total	16,143	6,915	3,533	410	13
Source: HHA					

Table 31 – Section 8 Waiting List

	Number of Families	Percentage of Families
Families with Children	9,536	59.4%
Elderly Families	921	5.7%
Families with Disability	2,121	13.2%
Wait List Total	16,048	100.0%
Source: HHA		

How do these needs compare to the housing needs of the population at large

Once individuals and families enter public housing or retain a voucher, they should no longer have one of the four housing problems. Although they may not have one of the four housing problems defined by HUD, the needs related to low-income and other unique issues including disabilities can still effect the population served by HHA as it effects the population at large.

The individuals and families applying for public housing or vouchers are predominately low-income or very low-income, earning below 50% of the AMI. The needs of those on the waiting list for public housing and Section 8 are similar to the population at large in that the needs are associated with economic barriers that intensify the problem of housing affordability in the area.

The majority of those on the waitlist for public housing are extremely low-income, earning below 30% of the AMI, and are waiting for one-bedroom units. This illustrates how very low-income households have the highest percentage of housing problems and therefore is most likely in need of housing assistance.

The majority of those on the Section 8 waiting list are families with children, making up 59.4% of the waiting list. This shows how families with children are cost burdened and reinforces the need for large family rental apartments near well-performing schools that are affordable for low-income families, including families receiving vouchers or other assistance.

Discussion

The demand for public housing and vouchers in Houston continues to increase as does the number of low- and moderate-income residents. While HHA only administers 17,715 vouchers, in August 2012, 83,743 families applied to be added to the Housing Choice Voucher waitlist. This shows a clear need in the community for additional ways to subsidize rents for low-income families.

NA-40 Homeless Needs Assessment – 91.205(c)**Introduction:**

Each year the Coalition for the Homeless of Houston and Harris County performs a Point-In-Time Homeless (PIT) Count of sheltered and unsheltered homeless persons in the Houston, Harris County, and Fort Bend County areas. The purpose of the count is to determine the number of homeless persons, as defined by HUD. This count is conducted in the last week of January each year as designated by HUD. The last count conducted with available results was January 30, 2014. The latest PIT Count was organized and led by the Coalition for the Homeless in consultation with The University of Texas School of Public Health and the City of Houston Department of Health and Human Services. Many homeless service providers participated as well as community volunteers, including homeless and formerly homeless persons. The following will describe results of the 2014 PIT count as well as information from HMIS.

Table 32: Homeless Needs Table

Population	Estimate the # of persons experiencing homelessness on a given night*		Estimate the # experiencing homelessness each year**	Estimate the # becoming homeless each year**	Estimate the # exiting homelessness each year**	Estimate the # of days persons experience homelessness**
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,390	0	5,451	3,120	3,822	86
Persons in Households with Only Children	18	62	124	96	5	59
Persons in Households with Only Adults	1,609	2,229	12,177	5,888	6,824	50
Chronically Homeless Individuals	117	646	2,067	501	1,158	209
Chronically Homeless Families	2	0	98	21	137	549
Veterans	302	334	2,808	1,129	1,496	71
Unaccompanied Youth	227	215	1,345	941	322	31
Persons with HIV	12	67	258	52	219	73
*2014 PIT, as reported to HUD HDX						
**2014 HMIS enrollment data from particular programs						
Since data for those “becoming” and exiting” homelessness come from different program types, the difference between these two columns is not the actual increase/reduction. Also chronically homeless status is self-reported and not necessarily back up by length of time homeless as shown in HMIS.						
Source: Coalition for the Homeless Houston/Harris County						

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,158	884
Black or African American	1,742	1,314
Asian	28	7
American Indian	14	28
Native Hawaiian	12	15
Multiple races	63	43
Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic or Latino	2,477	4,527
Hispanic	540	781
Source: Coalition for the Homeless of Houston/Harris County		

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Those in need of housing assistance include those extremely low-income households with at least one severe housing problem who may become homeless, those who are sheltered but will leave shelter without a stable income to support independent living, and those who are unsheltered.

There were two chronically homeless families counted, totaling 6 persons. Both families were in emergency shelters when counted.

There were 644 homeless veterans counted in January 2014, equating to 1 in 8 homeless persons was a veteran. Of these veterans, more than half, or 334 homeless veterans, were unsheltered, living in areas not meant for human habitation. Almost all were male and in single person households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The results of the 2014 PIT count found that there were an estimated 5,351 homeless persons living one night in Houston in January 2014. Of those counted, 58% identified as Black or African American and 38% identified as White. Just over half of both homeless Black/African Americans and homeless Whites (57%) were sheltered and 43% of each racial group was unsheltered. A very small percentage of other racial groups who were homeless: 2% multiple races, 1% Asian, 1% American Indian or Alaskan Native, and 1% Native Hawaiian and Pacific Islander.

Only about 1 in 6, or 781, of the homeless counted were Hispanic or Latino. In addition, about 30% of homeless Hispanic or Latinos were unsheltered, which was a much less percentage compared to the non-Hispanic or Latino homeless population counted, of which 45% were unsheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2014 PIT Count there was a total of 5,351 homeless persons counted. According to the Coalition's 2014 Homeless Count Fact Sheet, there has been a 37% decrease in homelessness since 2011 and a 16% decrease since 2013. Although there has been a decrease, still 1 in 910 people in Harris and Fort Bend Counties is homeless.

The majority of the homeless population was sheltered in Harris County, 2,953 people. There were 107 people counted as sheltered in Fort Bend County and 48 were unsheltered in Fort Bend County. The 155 homeless individuals (2.9%) counted in Fort Bend County was an increase over last year's percent of 0.4. Of the total number of homeless persons, 2,291 (43%) were unsheltered. The number of the unsheltered homeless population has dropped by 50% since 2011.

There is a high rate of mental illness and substance abuse issues in the homeless population. About one third had substance abuse problems and two in five had mental health issues.

Discussion:

The number of homeless persons counted has been on the decline since 2011 and the number of unsheltered homeless has become less than the number of sheltered homeless. This decline directly correlates to the City's focus on ending chronic homelessness and its initiative to create more permanent supportive housing units. There was an increase in the number of permanent supportive housing units available in Houston. According to the Coalition's 2014 Homeless Count Overview presentation, there was a 28% increase in the number of permanent supportive housing units available compared to 2013 and an 81% increase compared to 2011.

The needs for the homeless vary depending on the situation. Some need housing with intensive services such as mental health services and case management. Others may not be chronically homeless or not need as many supportive services. A homeless system that has a variety of options of services, including permanent supportive housing, depending on the needs of the homeless individual or family is needed to continue to reduce the amount of unsheltered homeless individual in Houston.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Cost burden and overcrowding are the two housing problems that affect Houstonians the most. In addition, certain persons or households face greater challenges than the general population in finding or maintaining housing given their unique special needs and circumstances. Such circumstances range from fixed incomes to limited mobility to large households. Not all housing units in the general housing stock can meet the housing needs of persons or households with special needs. This section reviews the needs of persons who are not homeless but may require supportive housing, meaning housing with services. This includes but not limited to

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The following tables help to describe the needs the non-homeless special needs groups.

HOPWA

Table 33 – HOPWA Data

Current HOPWA formula use:	
Cumulative cases of AIDS reported	32,409
Area incidence of AIDS	1,038
Rate per population	17
Number of new cases prior year (3 years of data)	3,365
Rate per population (3 years of data)	19
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	24,962
Area Prevalence (PLWH per population)	404
Number of new HIV cases reported last year	0

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Table 34 – HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	31
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	3

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Table 35 – Persons with Disabilities by Age Range in Houston

	#	%
Under 5 years	1,419	0.1
5-17 years	16,927	0.8
18-64 years	114,670	5.5
64+ years	72,850	3.5
% represents a share of the total population.		
Source: B18101 2008-2012 ACS		

Table 36 – Disability Types in Houston

Disability Type	#	%
Hearing Difficulty	51,153	2.4
Vision Difficulty	46,511	2.2
Cognitive Difficulty	77,344	4.0
Ambulatory Difficulty	112,398	5.8
Self-care Difficulty	46,717	2.4
Independent Living Difficulty	75,416	4.9
Percentage for Hearing and Vision Difficulty based on entire population; Percentage for Cognitive, Ambulatory, and Self-care Difficulty based on population 5 years and older; Independent Living Difficulty based on population 18 years and older.		
Source: Tables B18102-B18107 2008-2012 ACS		

Table 37 – Household Type and Size Households with Housing Problems

	#	%
Elderly (62+ years) Family and Non Family	49,065	36.7
Small Family (2-4 persons)	129,645	39.8
Large Family (5+ persons)	52,765	62.9
Other	90,990	40.2
All Households	317,120	41.2
Data Source: 2007-2011 CHAS		

Table 38 – Income and Tenure by Household Type

	Extremely Low-Income (0-30%)		Low -Income (31-50%)		Moderate-Income (51-80%)		Middle/Upper Income (81%+)		Total
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
Elderly (62+ years) Households*	9.8%	10.6%	10.7%	6.3%	11.5%	5.3%	37.7%	8.2%	100%
Small Family (2-4 persons)	2.5%	11.4%	3.6%	10.8%	6.7%	11.2%	35.7%	18.0%	100%
Large Family (5+ persons)	3.7%	14.2%	6.8%	12.0%	12.3%	9.6%	31.9%	9.5%	100%
Other	2.7%	14.7%	1.7%	10.0%	3.0%	14.5%	19.6%	33.8%	100%
All Households in Houston	4.0%	12.6%	4.6%	9.9%	7.0%	11.0%	30.9%	20.0%	100%
*Family and Non Family Households									
Data Source: 2007-2011 CHAS									

Table 39 – Percent of Households with Housing Problems by Tenure and Household Type

	Extremely Low-Income (0-30%)		Low -Income (31-50%)		Moderate-Income (51-80%)		Middle/Upper Income (81%+)		Total with Problems
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
Elderly (62+ years) Family and Non Family*	67.6%	71.3%	47.6%	82.2%	30.5%	59.5%	10.2%	22.1%	36.7%
Small Family (2-4 persons)	75.4%	86.6%	69.4%	100.0%	52.5%	43.8%	11.9%	11.0%	39.8%
Large Family (5+ persons)	87.0%	95.2%	85.3%	94.7%	68.0%	72.8%	27.9%	50.4%	62.9%
Other	70.9%	80.1%	68.4%	88.7%	56.3%	49.4%	21.2%	10.1%	40.2%
All Households in Houston	72.5%	83.2%	63.1%	87.0%	49.7%	50.0%	15.1%	13.4%	41.2%
*Family and Non Family Households									
Data Source: 2007-2011 CHAS									

Describe the characteristics of special needs populations in your community:

Many Houstonians have special needs due to their physical, intellectual, or mental circumstances. These special needs populations are often those with very little income. In addition, access to personal cars or other non-public transit mobility is limited to what income provides and the ability to drive.

Elderly and Frail Elderly

Elderly households in Houston had a slightly higher percentage of low- and moderate-income households, at 54.1%, compared to the total households in the city, at 49.1%, according to CHAS data. There is a much higher percentage of elderly households living in owner occupied housing compared to other households in the city. Over one quarter (27%) of these elderly households living in owner occupied housing have housing problems. Also, elderly rental households have a greater percentage of housing problems, at 58%, compared to all rental households in Houston (51%). Most older adults are on fixed incomes and do not work.

Persons with Disabilities

Houston has 205,866 people, or 9.8%, who have a reported one or more of the following disabilities: sensory, physical, mental, work, mobility, and/or self-care limitations. Over 56% of those with a disability reported an ambulatory difficulty, meaning difficulty walking or climbing stairs and 37.6% reported having a cognitive difficulty remembering, concentrating, or making decisions. According to METROLift, there are approximately 17,000 persons with a disability currently eligible for METROLift who cannot ride regular public transit due to their disability. METROLift makes 5,700 average passenger trips on an average weekday.

Persons with physical, mental, and development disabilities often require special housing considerations to accommodate their unique conditions. Some may face unique problems in obtaining affordable and adequate housing, due to accessibility issues dictated by their disability such as additional handrails, ramps, and wider doorways. Others may be affected by discriminatory actions of housing providers or be stigmatized when looking for housing. Although almost half of all persons with a disability living in Houston are of working age, between 18 and 64 years old, there are often limited employment opportunities. This may also contribute to the lack of financial resources that can affect where persons with disabilities live. Still, others may require some sort of living assistance in special housing that can offer support either with daily tasks or provide a more supportive living environment.

Persons with Alcohol or Other Drug Addictions

Persons affected by alcohol or other substance abuse addictions may need many different kind of supportive services compared to other persons with disabilities, including counseling and treatment. Some may need supportive services tied to permanent supportive housing activities to ensure progress.

Persons Affected by HIV/AIDS

The Houston area ranks 12th highest in the nation for HIV; there are 22,830 persons living with HIV/AIDS in the Houston area. The special needs of the HIV/AIDS population will be discussed later in this section.

Victims of Domestic Violence

The Houston Area Women's Shelter, a non-profit organization assisting victims of domestic violence, received 45,772 calls on the Crisis Hotlines from community members in 2013 and assisted 958 survivors with supportive housing during the same year. According to the PIT count on January 30, 2014, there were 1,450 victims of domestic violence in need of housing assistance, 893 persons in emergency shelters, transitional housing, and safe havens and 557 persons unsheltered. The needs of victims fleeing domestic violence can range from shelter, transitional, and long-term housing options to medical needs and other social services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Many of the needs of these special populations are the same as the community as a whole. Needs are determined through data analysis and results from public participation and consultation efforts. For instance, housing and transportation are services needed for the general population. But special accommodations in both transportation and housing are also needed for special needs populations as well. Results from the Community Needs Survey suggested that Elderly was the group in most need of affordable housing and the three top groups in most need of supportive services were homeless individuals, elderly individuals, and individuals with physical disabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons living with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the shortage of stable housing is the primary barrier to consistent medical care and treatment. Those with HIV/AIDS may also face discrimination due to their status.

According to the Ryan White Planning Council from the *2014 Houston Area HIV/AIDS Needs Assessment*, there are 22,830 people living with HIV/AIDS in the Houston area. Almost half (48.8%) are part of the racial group African American/Black and about one quarter are Hispanic/Latino (25.2%) and one quarter are White (22.8%). According to the State of Texas HIV Surveillance Report, in 2013 Harris County had the highest number of cases for HIV Infection, AIDS, and people living with HIV.

The top six services need by respondents in this needs assessment were Primary Care, Case Management, Oral Health Care, Local Medication Assistance, Housing, and Transportation. The special needs population with HIV/AIDS has the need for increased access to health services along with other services that the general population needs including transportation and housing. Helping the population with HIV/AIDS maintain their health through medical care and treatment and other services such as transportation to care or stable housing is very important.

Discussion:

Like in other cities, special needs populations have very different and unique needs. As Houston is a large city with a very diverse population, so too is its special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)**Describe the jurisdiction's need for Public Facilities:**

Public facilities are needed in neighborhoods throughout Houston to enhance the quality of life. Both the enhancement of existing public facilities and the creation of new public facilities are needed in Houston. Improving the accessibility for persons with special needs to access and easily use public facilities is also needed. In some neighborhoods in which private market forces are strong, many public facilities are provided, at least in some way, by the private entities. But in some neighborhoods, many times in low- and moderate-income neighborhoods, public facilities are lacking in some way.

For instance, public facilities are needed to provide more amenities in neighborhoods. These include many publicly owned buildings such as parks, libraries, multi-service centers, and fire and police stations. Other private amenities, such as improved commercial development, providing services in neighborhoods, such as grocery stores, are also needed.

Public facilities are also needed to provide specific services or nearby services for low- and moderate-income residents or persons with special needs. These include health clinics, educational facilities, and facilities with services assisting special needs populations.

HCDD will endeavor to promote the equitable distribution of public facilities throughout neighborhoods, especially in underserved areas like areas with high minority population or populations of low- and moderate-income.

How were these needs determined?

Needs for expanded and improved public facilities were determined through the community input process including a community survey, public hearings, and discussion groups with stakeholders and community members. The Community Needs Survey found that the most needed neighborhood facilities in neighborhoods in Houston were health facilities and clinics, child care centers, and facilities promoting community safety, such as fire stations and police stations. More specific public facilities needs are determined through the City's Capital Improvement Plan updated annually, discussions with other City Departments, and through HCDD's proposal request process that is conducted during the year.

Describe the jurisdiction's need for Public Improvements:

The City of Houston is a sprawling city and therefore public infrastructure and improvements are often in need of enhancement. Streets and drainage are important needs to Houstonians. Also, there is a need for pedestrian improvements. Improvements for pedestrians can often mean safer access to nearby services and to public transportation services. Neighborhoods without or with limited sidewalk access can force individuals into the street, which is a safety concern. Also, sidewalks and other pedestrian improvements are needed to create greater access to housing options and services for persons with disabilities.

Many neighborhoods have negative factors that influence the quality of life for those living there. Substandard buildings creating a safety hazard as well as illegal dumping can create a poor quality living environment. These are two needs to be addressed in Houston. Code enforcement activities can often help to create a better neighborhood by educating residents about cleanliness and safety codes as well as enforcing these codes.

Residents and businesses in Houston should have equal access to adequate utilities and transportation systems. Houston's infrastructure is aging and may be in need of replacement. Other public improvements needed may have to do with water and wastewater services or other services that may not be noticed by residents until they become a problem. These may also be in need of updating. Many of these public improvements are similar to the needs listed in the prior Consolidated Plan.

HCDD will endeavor to promote the equitable distribution of public improvements throughout different neighborhoods, especially those in underserved areas like areas with high minority population or populations of low- and moderate-income.

How were these needs determined?

The citizen participation process influenced the public improvement needs. Firstly, the Community Needs Survey asked about public improvements needed. The highest rated infrastructure needs were street reconstruction, flood drainage improvements, and pedestrian improvements. Related to the development of public infrastructure, are economic development needs. The respondents of the Survey rated the top three economic development needs in the community as job creation and retention, employment training, and small business loans. Economic development activities that included buying land or creating or renovating a space for commercial or industrial development rated lower. Finally, the top three neighborhood services needed were the demolition of substandard buildings, enforcement of cleanliness and safety codes, and neighborhood crime awareness and prevention.

Secondly, the Neighborhood Discussion Groups influenced the needs for public improvements. Many community members reiterated the needs identified in the Survey for enhanced city services such as cleaning up sites that are known for dumping, the need to address abandoned buildings, and the need for greater police presence. Some citizens felt that different neighborhoods received different levels of service through actual services provided or through infrastructure improvements from the City.

Most public infrastructure projects are identified through the City's Capital Improvement Plan (CIP), which is a five-year plan updated annually that prioritizes and identifies funding sources for infrastructure improvements. The CIP is greatly influenced by community needs and on an evaluation of existing infrastructure. The Department of Public Works and Engineering updates data on public improvement needs by continuing to evaluate infrastructure throughout the year. The CIP identifies funding sources; many of these identified projects are met with local funding sources. As determined by regulation, federal grants, such as CDBG, may not be used to supplant already identified local funding. Because of this HCDD prioritizes projects that directly improve a neighborhood that are not likely funded by local funding sources.

Describe the jurisdiction's need for Public Services:

As discussed earlier in the Housing Needs section of the report, there are many low- and moderate-income families and persons with unique needs living in Houston who may be more vulnerable to housing instability. Public services are ways to provide these families and individuals with the support needed to create a more suitable living environment and enhance quality of life.

The public service needs for the 2015-2019 Consolidated Plan are a continuation of prior plans' needs. These include

- Child care and youth services
- Health services
- Services for the homeless
- Services for the elderly
- Job training and employment services
- Other housing or general services supporting low- and moderate-income families and persons with special needs

How were these needs determined?

Meeting public service needs is of high priority for HCDD. Public services can help assist and stabilize households in Houston. The citizen participation process also influenced the needs for public services. According to the Citizen Participation Survey, the three highest rated supportive services needed in Houston were child care services, health service, and job training. Also, the groups in most need of supportive service in Houston were homeless persons, the elderly, and persons with physical disabilities. Employment training, also a public service, was rated highly under the community needs for economic development. These public service needs were reiterated in other public participation efforts including through public hearings and discussion groups with stakeholders and community members.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Over the past five years Houston has seen expansive growth, both in jobs and housing. In an effort to keep pace with the rapid population growth fueled by company relocations and a favorable employment outlook, many single family and multifamily units have been built within the past five years. During the period between 2000 and 2012, the number of housing units in the Houston area increased over one quarter (28.5%) and the number of units within the City of Houston increased slightly less at 15.4%.

During the recession in 2009, there was a tightening of the credit market, slowing home sales. However, with the influx of population and the reduction of these restrictions, the residential housing market in many neighborhoods in Houston and the surrounding area increased in price and had little inventory. Median home prices are at the highest ever in the area, however there are still many affordable options for housing available compared to other big cities in the nation.

The Housing Market Analysis section will first review the general characteristics of the supply of housing by studying the number of housing units, the cost of housing, and the condition of housing. Next, information will be provided about existing public housing, assisted housing, and housing and services for homeless and non-homeless persons with special needs. This section will also review the barriers that may affect the cost to develop, maintain, or improve affordable housing. Lastly this section will provide an analysis and discussion of the housing market in Houston.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Houston has a majority of 1-unit both detached and attached structures making up 51% of the total housing stock. The next most common housing units are in structures with 5-19 units making up 24% of the housing stock and in structures with 20 or more units making up 18% of the housing stock.

The majority of residents living in Houston are renters. The ratio of owner and renter housing in Houston remained steady from 2000 to 2012 with homeowners representing 45.9% of the occupied housing. Houston remains a predominately renter occupied city and showed little change across this time period. The region is occupied by almost two-thirds homeowners and that percentage increased from 2000 to 2012. The majority (79%) of Houston homeowners live in housing units that consist of 3 or more bedrooms. This differs from those living in apartments with the majority of renters living in units that are either 1 bedroom (40%) or 2 bedroom (39%) units.

As land is less expensive and plentiful in areas surrounding Houston, development in the surrounding region will likely continue to outpace the City's development in the next five years. Chapter 42, which serves as the development code in the city, recently changed to allow smaller lot subdivisions in a much larger area of the city than was previously allowed. This creates more opportunity for infill residential development beyond the city's 610 Loop.

Recently, HCDD worked with a non-profit organization, The Reinvestment Fund, to create a Market Value Analysis for the City of Houston. Using data from 2010 through 2012, this analysis revealed that the market is strongest in areas inside the 610 Loop west of downtown and also in the west of Houston. Although the private market is likely to continue investing in the same strong market areas as illustrated in the Market Value Analysis, it is also likely that private investment near the new METRORail lines will increase over the next five years.

All residential properties by number of units

Table 40 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	410,894	46%
1-unit, attached structure	45,416	5%
2-4 units	52,623	6%
5-19 units	214,209	24%
20 or more units	165,788	18%
Mobile Home, boat, RV, van, etc.	9,572	1%
<i>Total</i>	<i>898,502</i>	<i>100%</i>

Data Source: 2007-2011 ACS

Unit Size by Tenure

Table 41 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,460	0%	13,263	3%
1 bedroom	9,738	3%	166,611	40%
2 bedrooms	65,150	18%	159,503	39%
3 or more bedrooms	282,035	79%	72,107	18%
<i>Total</i>	<i>358,383</i>	<i>100%</i>	<i>411,484</i>	<i>100%</i>

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are approximately 39,000 publicly restricted housing units in Houston. These restricted units serve a range of extremely low, very-low, low- and moderate-income households. These include affordable housing units that are federally subsidized through the Federal Housing Administration mortgages and/or project-based Section 8 rental subsidy contract, that use State low-income housing tax credits, or that are financed with federal, state, and local sources such as Bonds, TIRZ, or other entitlement funds. The existing affordable housing units include those for specific groups including persons with disabilities and the elderly, as well as units generally for low- and moderate-income persons. Other units are available to and not restricted to other groups such as families with children. Some units, such as public housing units or those restricted by tax credit financing, may be available only to those at the lower income brackets at 50% AMI or below. HCDD has over 6,400 units of affordable housing in its portfolio.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Of the approximate 6,400 affordable housing units in HCDD's portfolio, approximately 1,900 of these affordable housing units will end their affordability period in the next five years. The City recognizes the importance of prioritizing the preservation of affordable housing. There are two housing developments in Houston with Project Based Section 8 contracts, Telephone Road Apartments and Long Drive Townhomes. The Project Based Section 8 contract will expire for the 200 unit Telephone Road Apartments in 2018.

Does the availability of housing units meet the needs of the population?

The available housing units do not currently meet the needs of low-income Houstonians. The City consistently sees high rates of severe cost burden, meaning households are paying more than 50% of their monthly income for housing costs. Overcrowding is also a problem. The persistence of both of these housing problems indicates that the available housing stock is not meeting the needs of the residents. In addition, the interest in the HHA waitlist also illustrates that there is not enough affordable housing. This is discussed more in the Needs Assessment section of this plan.

Describe the need for specific types of housing:

As discussed in this plan regarding various population groups that are currently not well served by the current housing market, the following summarizes some needs for specific housing types.

Housing is needed to accommodate specific populations.

- There is a great need for accessible housing or housing that can be modified for persons with disabilities. This includes accessible housing for elderly persons with disabilities as well as non-elderly persons with disabilities.
- Affordable, accessible housing is needed for persons with HIV/AIDS to help them stabilize which will eliminate one barrier for some to retain medical treatment.
- Large family households tend to have more expenses and have higher cost burdens than other families and need affordable housing with 4 or more bedrooms.
- Housing is needed for elderly households because they are often on a limited, fixed income.
- Permanent supportive housing for a variety of persons with special needs, including chronically homeless individuals and families, persons living with HIV/AIDS and their families, persons aging out of foster care, and persons with chronic mental illness or persistent substance abuse problems.
- Housing for all income types is needed in all areas of the City to promote housing choice for Houstonians of all income groups

Many of the apartment units in Houston, where the majority were built in the 1970s, are in need of rehabilitation or repair. Also, with the recent population increase there is a need for new multifamily apartment units and single family development. Since the majority of homes in Houston are single family homes, there is also a need for single-family home rehabilitation.

Discussion

The age distribution of the city is an important factor in determining current and future housing needs. An aging population generally signals the need for more senior housing, while a growing number of children and young families would point to the need for more or larger family housing. Although Houston has a young population with the median age in 2012 of 32.1 years of age, the median age is increasing. There may be a need for more family housing in the future.

The demand for housing will likely continue to support a housing market that is focusing on building high-end apartments, townhomes, and homes. The market may be meeting the need for high-end housing, but it is falling short in addressing the need for quality, affordable housing, especially housing for special needs populations. Although Houston does not have a restrictive housing market, many units are financially mismatched and fail to meet the quality, space, or neighborhood needs of low- and moderate-income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Many housing problems, such as cost burden and overcrowding, can be directly related to the cost of housing in the community. If housing cost is high relative to the income of a household, this may result in a high rate of housing problems as it has in Houston. This section evaluates the affordability of the housing stock in Houston available for low- and moderate-income households.

The average and median home values for the Houston area have spiked just in the past few years and hit an all-time high in 2014. Texas A&M Real Estate Center has available data from the Multiple Listing Service (MLS). According to this data, the average sales price in the Houston area was \$265,700 in 2014, an 8.4% annual increase over the year before, and the single family median sales price was \$196,700, a 9.5% annual increase from 2013. Housing prices in the past few years have been on the rise because people have been moving to the Houston area for employment. Historically and even today, much of Houston's economy is based on oil prices and the oil industry. The recent decline in oil prices at the end of 2014 is likely to slow the rapidly upward momentum of housing costs and could lead to a decline in home values in some areas of the City. There is some uncertainty in the Houston real estate market about the next few years because of the recent decline in oil prices.

Reinforcing the MLS data, the ACS data shows a 61% increase in home value over a 12 year period. In addition, median rent prices had also increased during this time by 33%, from \$501 in 2000 to \$665 in 2011.

Cost of Housing

Table 42 – Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	77,500	124,400	61%
Median Contract Rent	501	665	33%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Table 43 - Rent Paid

Rent Paid	Number	%
Less than \$500	93,944	22.8%
\$500-999	254,617	61.9%
\$1,000-1,499	46,832	11.4%
\$1,500-1,999	10,399	2.5%
\$2,000 or more	5,692	1.4%
Total	411,484	100.0%

Data Source: 2007-2011 ACS

Housing Affordability

Table 44 – Housing Affordability

# of Units affordable to Households earning	Renter	Owner
30% HAMFI	16,050	No Data
50% HAMFI	109,515	44,790
80% HAMFI	289,410	108,400
100% HAMFI	No Data	142,408
Total	414,975	295,598

Data Source: 2007-2011 CHAS

Monthly Rent

Table 45 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	636	765	945	1,290	1,595
High HOME Rent	623	750	926	1,097	1,205
Low HOME Rent	586	628	753	870	971

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

For homeowner housing, housing costs have risen in the past few years which has caused housing at all price levels to increase. According to the Texas A&M Real Estate Center and activity on the Multiple Listing Service (MLS), the percentage of homes available at lower costs have become a smaller percentage of the overall residential price distribution of the Houston area. For instance, in 2005, 19% of the activity on MLS was for homes available from \$50,000 to \$100,000 and in 2014 this share had dropped to 9.7%. This is the same for homes available between \$100,000 to \$160,000, in 2005 36.9% of activity on MLS was in this range, and in 2014 only 23.8% of the activity was available for this same price range. There are fewer houses available for lower-income households now than 10 years ago.

Availability of housing to purchase has been very limited. Since 2011, the inventory has decreased from 7.3 months to 2.8 months in 2014. A housing market is approximately at equilibrium at about 6 or 7 months of housing inventory. This shows that if buying continued at the same current pace and no new housing became available on the market, it would take 2.8 months for all the housing to be bought. This shows that it is currently a seller's market in Houston, making housing stock not only unavailable because of price but also because of scarcity.

In addition, the quality of the lower income housing stock can be deficient. Aging housing stock may come with a high price of repairs as well as could have more environmental hazards than new housing, such as lead-based paint or other indoor quality issues. So, some lower priced housing that is available to low- and moderate-income families is still not sufficient due to issues related to health, safety, or affordability of continued maintenance.

Comparing the previous Housing Affordability Table to the number of total households at each income level from the earlier Needs Assessment section reveals that there are little to no housing choice for those earning 0-30% HAMFI. While there are only approximately 16,000 rental units affordable for this income group, there are 127,125 households in this income group according to 2007-2011 CHAS.

How is affordability of housing likely to change considering changes to home values and/or rents?

Due to uncertainty in the Houston employment market because of the recent decline in oil prices, there is hesitation regarding the Houston residential market. At the beginning of 2015, some planned, market rate multifamily housing developments were put on hold because financing has become more difficult because of the uncertainty in the Houston market and oil prices.

In addition, there have been tens of thousands of new apartment units that have just become available or will be available in the next year. Many of these are luxury apartments and not available to low- and moderate-income households because of the high rents asked. However, due to this huge increase of available new rental housing units, some say that the increasing rental prices will level out.

With Houston's continued sprawl and available residential development opportunities, home prices in the Houston area are likely to remain affordable compared to other cities in the nation. However, some areas of the City with greater prevalence of amenities or updated housing stock will remain high priced due to market demand.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Since 54% of all households in the City of Houston are renters, the cost and affordability of multifamily housing and rental housing is of particular importance. One minimum wage income stream per household is not enough to rent a one-bedroom apartment in Houston at fair market rent. In the Houston-area, the number of hours required to afford a one-bedroom unit at fair market rent (\$765) was 82 hours per week and 101 hours for a two-bedroom unit at fair market rent (\$945).

According to the Greater Houston Partnership the average rental rate in Houston for a 2 bedroom 1.5 bath unit was \$1,104 in 2014. This average rental rate is \$159 more than the fair market rate of a 2 bedroom unit at \$945. With a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households. In contrast, programs that provide tenant-based rental assistance might not be feasible in some neighborhoods with high rental rates. Strategies that work to produce housing multiplies the impact of available funds by increasing the number of households that can be served over a long period of time, especially when HOME rents are lower than those found throughout the City.

Discussion

The Texas Housing Affordability Index (THAI) gives a general picture of how affordable housing is for a person of median income. The THAI is the ratio of median family income to the income required to buy a median-priced home using currently available mortgage financing. A ratio of 1.0 indicates that the median family income is exactly equal to the income a conventional lender would require for the family to purchase the median priced house. A ratio of less than 1.0 means that the median income family has insufficient income to qualify for the loan to purchase a median priced house and a ratio greater than 1.0 indicates that a median income family earns more than enough to buy the median priced house. According to the Texas A&M Real Estate Center, the Houston area's THAI has decreased from 2.00 in 2009 to 1.80 in 2014. This indicates that the Houston region is becoming less affordable, although families with median incomes can still qualify to purchase homes that are sold at the median price.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The housing stock in Houston is relatively new with 38% of the housing built within the past 35 years, since 1980. The decade with the largest percent of housing units built in Houston was the 1970s with 26% of housing units built, which corresponds to the rapid growth and expansion that Houston experienced during this time. Although much of the housing stock is new or has been updated in Houston, the majority of the housing stock is older than 1980. Older housing stock tends to be located in minority neighborhoods with new construction located in predominately non-minority areas. Older housing stock can be more expensive to maintain and can contain hazards such as lead-based paint. Lead hazards are very dangerous to children under six years old, have long-term effects, and are very costly to remediate.

Definitions

While there is a constant development of new housing in Houston, new market rate housing is not developed in every neighborhood equally. During the citizen outreach process in preparation for the 2015-2019 Con Plan, many citizens commented on the need for the removal of dangerous buildings or the rehabilitation of existing buildings to increase the strength of their neighborhoods.

Housing conditions fall into several categories

Standard Condition: Housing unit has no structural, electrical, plumbing, or mechanical defects or has only slight defect that can be corrected through regular maintenance. These units should meet local housing codes or at minimum (HUD) Section 8 Housing Quality Standards (HQS).

Substandard Condition: Housing unit which is deficient in any or all of the acceptable criteria of Section 8 HQS and, where applicable, the adopted local housing codes.

Substandard Condition but Suitable for Rehabilitation: At a minimum, this is a housing unit that does not meet the HQS with some of the same features as “substandard” condition housing unit. The unit is likely to have deferred maintenance and may have some structural damage. However, the units should have basic infrastructure (including systems for clean water and adequate waste disposal) that allows economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” housing unit.

Substandard Condition and Not Suitable for Rehabilitation: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be more than 50% of the current improvement value of the dwelling unit).

Condition of Units

Table 46 – Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	101,418	28%	183,422	45%
With two selected Conditions	5,558	2%	24,765	6%
With three selected Conditions	407	0%	1,333	0%
With four selected Conditions	32	0%	192	0%
No selected Conditions	250,968	70%	201,772	49%
<i>Total</i>	<i>358,383</i>	<i>100%</i>	<i>411,484</i>	<i>100%</i>

Data Source: 2007-2011 ACS

Year Unit Built

Table 47 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	44,979	13%	63,720	15%
1980-1999	71,512	20%	111,067	27%
1950-1979	198,904	56%	206,287	50%
Before 1950	42,988	12%	30,410	7%
<i>Total</i>	<i>358,383</i>	<i>101%</i>	<i>411,484</i>	<i>99%</i>

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Table 48 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	241,892	67%	236,697	58%
Housing Units build before 1980 with children present	21,405	6%	35,624	9%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

Table 49 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	n/a	n/a	n/a
Abandoned Vacant Units	n/a	n/a	n/a
REO Properties	n/a	n/a	n/a
Abandoned REO Properties	n/a	n/a	n/a

Need for Owner and Rental Rehabilitation

There is a need for both homeowner and rental rehabilitation in Houston. The Community Needs Survey revealed that respondents thought that repairing homeowner housing and repairing existing rental apartments were two of the top three affordable housing activities that are needed in Houston.

There is data commonly used to evaluate the condition of housing that supports the citizen input for the need of rehabilitation of owner and renter units. The age of housing stock provides an indication of its relative condition. Older units are more likely to require repairs, can be more costly to renovate or repair, may not contain desired amenities, and are likely to contain lead paint hazards more than recently constructed units. Approximately 36% of units within Houston are over 45 years old and 62% are over 35 years old. Approximately 31% of homeowner units were built before 1980, of which almost all are one unit structures. Of all the housing units in Houston, 31% are renter units built before 1980, of which 9% are one unit structures and the remaining are two or more units. The table Tenure by Year Structure Built and By Units in Structure shows that there are a similar amount of single family units and multifamily units built before 1980, which may indicate a need for rehabilitation.

The number of vacant units can also serve as a way to measure the need for rehabilitation. With the recent influx of population, there is a very low vacancy rate, 14.5% of the total housing units are vacant according to the 2008-2012 ACS. Of these vacant units all but 31%, or 40,841 units, were for sale, for rent, or sold or rented without occupancy. Some residents are living in housing units with no plumbing or kitchen facilities. According to the 2008-2012 ACS, an estimated 20,236 housing units, or 2% of the total housing units in Houston, lack complete plumbing facilities of which 6,372 of these units are occupied. In addition, an estimated 29,379 housing units, or 3% of the total housing

units in Houston, lack complete kitchen facilities of which 8,780 of these units are occupied. The lack of plumbing and kitchen facilities in a housing unit are two of the selected housing conditions as shown in the preceding table Condition of Units. Many of the units lacking plumbing and/or kitchen facilities are unoccupied.

Another dataset that can be used to describe the need for owner or renter rehabilitation are those data that represent the risk of lead-based paint which will follow.

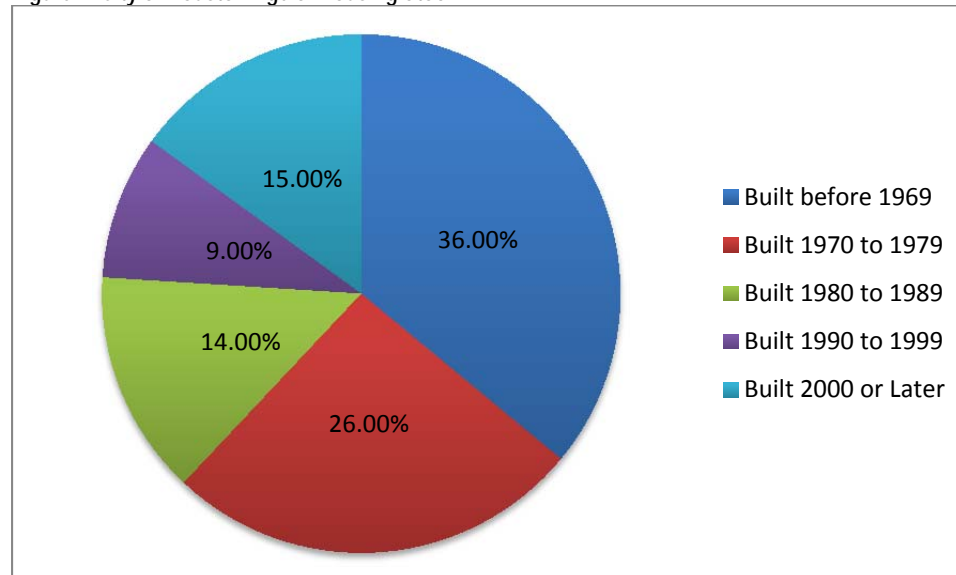
Table 50 – Tenure by Year Structure Built and By Units in Structure

	Owner	%	Renter	%
Built 2000 or later:	47,557	6.1%	69,802	9.0%
1, detached or attached	44,589	5.8%	7,769	1.0%
2 or more units	2,274	0.3%	61,521	8.0%
Built 1980 to 1999:	70,673	9.1%	111,963	14.5%
1, detached or attached	61,444	7.9%	13,675	1.8%
2 or more units	7,199	0.9%	96,277	12.4%
Built 1960 to 1979:	133,892	17.3%	174,280	22.5%
1, detached or attached	122,287	15.8%	31,295	4.0%
2 or more units	10,416	1.3%	141,995	18.4%
Built 1940 to 1959:	82,981	10.7%	47,040	6.1%
1, detached or attached	81,700	10.6%	28,482	3.7%
2 or more units	1,152	0.1%	18,382	2.4%
Built 1939 or earlier:	20,117	2.6%	15,145	2.0%
1, detached or attached	19,340	2.5%	7,297	0.9%
2 or more units	714	0.1%	7,690	1.0%
Total Occupied Housing Units:	355,220	45.9%	418,230	54.1%

% based on total occupied housing units

Data Source: 2008-2012 ACS

Figure 1: City of Houston Age of Housing Stock



Source: 2008-2012 ACS

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The age of a building unit is used to estimate the number of homes with lead-based paint hazards, as lead-based paint was prohibited on residential units after 1978. As an estimate, units built before 1980 are used as a baseline for units that contain lead based paint. Therefore, it is estimated that approximately 67% of the owner-occupied housing stock may have lead-based paint hazards. According to the 2008-2012 ACS, approximately 30% of households have children less than 18 years old present. From this, we can estimate that approximately 30%, or 142,036 units, of the 473,455 units built before 1980 have children under the age of 18.

Lead hazards affect children under 6 years old the greatest and low- and moderate-income families have the least amount of resources to address the costly repairs to remediate for lead hazards. The following table shows that 63% of low- and moderate-income renters are likely to be living in housing units with lead hazards, of which 47,105 units have children at risk of lead poisoning. In addition, 75% of low- and moderate-income renters are likely living in housing units with lead hazards, of which 15,250 have children at risk of lead poisoning.

Table 51 – Low- and Moderate-Income Households with Children Under 6 Years Old at Risk of Lead Hazards

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total Households	96,675	76,380	84,510	257,565	30,440	35,670	54,230	120,340
Built before 1980	62,060	50,730	50,600	163,390	23,755	27,505	39,815	91,075
Built before 1980 with children 6 and under	19,865	16,155	11,085	47,105	3,110	4,895	7,245	15,250

Data CHAS 2007-2011; Table 13

Source:

Discussion

Much of the City's housing stock is old and some dilapidated, unfit for habitation, or in need of repair. There is a clear need as well as desire for the community for the repair of both owner and renter housing units. According to the 2008-2012 ACS the median year residential structures were built in Houston was 1975, meaning half of the structures in Houston are over 40 years old. The median age for homeowner structures was 1972, slightly older than renter occupied structures as 1978.

Children, six years of age and younger, have the highest risk of lead poisoning as they are more likely to come into greater contact with objects that could have lead-based paint dust or flakes and ingest these by placing their hands in their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown earlier in this section approximately 62,355 households live with risk of lead-based paint and contain children age 6 and younger.

HCDD and Houston Department of Health and Human Services' (HDHHS) Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. From 1996, HDHHS has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 25 housing communities with more than 5,500 units for families, elderly persons, persons with disabilities, and other residents. HHA public housing developments include 246 units of accessible housing for persons with disabilities, about 7% of the total public housing units.

HHA also administers the nation's third largest voucher program exclusively serving homeless veterans. The Harris County Housing Authority (HCHA) operates in Harris County outside the City limits of Houston, although HCHA vouchers can be used in Houston. The following will just describe HHA.

Totals Number of Units

Table 52 – Total Number of Units by Program Type

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	411	3,686	16,333	0	16,333	4,021	0	153
# of accessible units			246						

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data PIC (PIH Information Center) and HHA

Source:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public housing sites have maintenance performed regularly if not recently renovated. HUD's Real Estate Assessment Center conducts a program of annual physical inspection of public and assisted multifamily housing. These scores range from 0 to 100. The physical inspection scoring is deficiency based and all properties first start with 100 points. Each deficiency observed reduces the score by an amount dependent on the importance and severity of the deficiency. The following illustrates the most recent inspection scores for public housing properties. Most scored very high.

Table 53 – Public Housing Condition

Public Housing Development	Inspection Score
Clayton Homes	89 c
Cuney Homes	83 c
Ewing Apartments	83 c
Forest Green Townhomes	89
Fulton Village	95
Heatherbrook Apartments	90 b
Historic Oaks of Allen Parkway Village	62
Historic Rental Initiative	90 b
Irvinton Village	61
Kelly Village	93 c
Kennedy Place	97 c
Lincoln Park	95 c
Long Drive Townhomes	90 b
Oxford Place	95 b
The Peninsula	Not available
Victory Place	96 b
Bellerive	94 b
Lyerly	98 b

Source: HHA

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HHA owns 4 developments that were constructed in the 1940's and were modernized in the 1990's: Cuney, Kelly, Irvinton, and Clayton. These are also the largest developments in HHA's inventory totaling over 1,400 units. While the units are in good condition and maintained well, the design of the structures is typical of 1940's development. These developments are the top candidates for revitalization if funds were available for the reconstruction of the units. Unfortunately, funds are limited on the federal level to undertake such large scale revitalization efforts; therefore, there are no plans for a comprehensive restoration or revitalization of these units in the near future. The demand for public housing severely outpaces the supply of housing, and HHA is pursuing any available resources to increase the overall supply of public housing.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In December 2013, the U.S. Departments of Energy and Housing and Urban Development expanded the Better Buildings Challenge (BBC) to multifamily housing. The BBC represents an opportunity for housing providers to reduce their long-term energy costs and help create sustainable healthier communities.

In 2014 HHA was presented with the option and accepted the challenge to join the BBC to gain federal support and technical assistance to enter into performance-based contracts to upgrade the energy efficiency of multifamily developments to assist in saving money and further reducing energy use. The BBC commitment encourages HHA, along with support from federal agencies and other partners to reduce energy consumption by 20 percent portfolio wide in 10 years.

In 2014, HHA partnered with Siemens to develop, finance, and install projects designed to improve energy efficiency and maintenance costs for facilities. HHA paid for a detailed energy and water audit with an accompanying engineering analysis of proposed energy conservation measures (ECMs), their costs, and savings. HHA was motivated to explore an energy performance contract in order to make capital energy improvements while preserving limited budget dollars, reducing utility expenses, and reducing repair and maintenance costs caused by inadequate, aging, or obsolete equipment.

The improvements would be funded through a loan to be paid by HHA. The HHA energy performance contract vision would be to improve the entire portfolio during 2015-16, with savings realized starting in 2016. The energy performance contract is a portfolio wide project, where HHA would be responsible for the debt service, which would be paid with subsidy incentives provided through HUD.

Discussion:

HHA has approximately 3,326 public housing units in the jurisdiction, which are all incorporated into the Public Housing Agency Plan. More than 1,300 of the units were developed since 1990 through an extensive redevelopment effort that started with the 1993 award of a HOPE VI Program, and contain relatively modern amenities. Of the inventory, 410 units are designated for elderly residents, which were modernized since 2010. HHA has included multiple projects planned for improvements across the inventory in its Capital Plan which is posted on the HHA website. The following is a summary of capital improvements planned for the public housing inventory.

APV: Erosion control, gutter and downspout replacement, sod replacement at entrance of apts., jet sewer lines, replace playground equipment in five (5) playgrounds, tree trimming entire property, curb and sidewalk repair, sprinkler repairs, repair replace rotten wood on patio, painting property, golf cart replacement

Clayton: Sidewalk repair, laundry room floor (seamless), paint fence, tree trimming, jet sewer lines, restripe/paint parking lot, W/C ramp, mail box kiosk cameras, foundation repairs

Cuney/Ewing: Sidewalk repair – Cuney, tree trimming, repair/replace wall packs – Cuney, jet sewer lines, replace unit A/Cs – Ewing, contiguous sidewalk for play area, Install/upgrade covered parking for residents vehicles, camera upgrade – Ewing, lighting upgrade- Ewing, paint fence - Ewing, landscape enhancements, professional install of A/C units

Irvinton: Sidewalk repair, camera upgrade, foundation repairs, dumpster enclosure/replacement, fence painting, PM of property HVAC system, landscape enhancement, jet sewer lines

Forest Green: Tree trimming throughout, camera install – admin, office canopy, sidewalk repair, playground mulch, jet sewer lines, lighting upgrade

Lyerly: Repair/replace water tank pending bid approval, vestibule floor upgrade, hall lighting upgrade, building lighting (covers), vanity & faucet replacement, card reader – parking, elevator AC ventilation, unit entry door replacement, monument sign (2 sided), courtyard enhancement (concrete polishing, cover, Bar-B-Q grills), closet door replacement

Bellerive: Water tank replacement, water softening system, canopy enhancement, resurface parking lot and driveways & restripe, curb repair, gutter guards, waterproof building, walking path install, tree trimming, roof replacement, closet door replacement

Kelly: Sidewalk repair, paint perimeter fence, AC drain install, jet sewer lines, laundry room upgrade, tree trimming/removal, foundation repair, golf cart

Heatherbrook: Jet sewer lines, camera installation - mailbox kiosk, lighting upgrade

Fulton: Exterior painting including paint wrought iron fence, roof repairs, playground equipment replacement

Oxford: Tree trimming, jet sewer lines, clean gutter and repair downspouts (gutter guard), parking lot cleaning and restripe, painting of perimeter fence, license plate camera install, property painting

Historic Oaks of Allen Parkway: Upgrade call boxes, administration building reseal and resurface, PM AC rooftop unit, erosion control resurface/seal roofs

Victory: Tree trimming, jet sewer lines, camera installation at all entry points

Lincoln: Camera upgrade, gutter installation, erosion control, jet sewer lines

Kennedy: HVAC PM, jet sewer lines, license plate cameras, exterior painting, fence painting, tree trimming

MA-30 Homeless Facilities and Services – 91.210(c)**Introduction**

A variety of housing facilities and services are offered to homeless individuals by nonprofit and for profit organizations in Houston, including the City, the County, community-based organizations, faith-based organizations, and health service agencies. Housing facilities include emergency shelter, transitional housing, safe havens, and permanent supportive housing options. Homeless support services offered within the city include: outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, and domestic violence support.

Facilities and Housing Targeted to Homeless Households**Table 54 – Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	524	54	1,299	0	0
Households with Only Adults	556	63	998	0	80
Chronically Homeless Households	0	0	0	2,127	0
Veterans	40	0	251	1,574	0
Unaccompanied Youth	22	0	0	0	0

Source: Coalition for the Homeless of Houston/Harris County

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

An array of mainstream resource is used to expand the federally funded CoC and locally funded homeless services. The City of Houston works closely with the Coalition for the Homeless and mainstream and targeted homeless service providers in an effort to limit duplication of services and increase access to mainstream resources. To encourage this coordination of existing services while limiting duplication and overlapping federally funded programs, the Coalition for the Homeless will execute Memorandums of Understanding (MOUs) to streamline entry into programs and promote access to and effective utilization of mainstream programs by homeless individuals and families. The MOUs will vary from setting aside spots within other programs for ESG clients to providing direct access to and eliminating the need for reassessment into other programs.

Effective planning for leveraging mainstream services will include evaluation of project-level use of mainstream services, changes in employment income, analysis of household demographic and characteristics, and special needs to better target potential eligibility for mainstream supports.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following are some, but not all, programs that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

- A Caring Safe Place – transitional housing for persons affected by HIV/AIDS
- AIDS Housing Coalition Houston – services for persons affected by HIV/AIDS
- Bay Area Homeless Services – services for individuals and families
- Bay Area Turning Point – services for women and families who are fleeing domestic violence
- Brentwood Community Foundation – HIV/AIDS support Services
- Bread of Life – services for individuals and families who are homeless and chronically homeless as well as frail elderly, disabled, youth (18-24)
- Brigid's Hope – transitional living
- Catholic Charities – transitional shelter
- Covenant House Texas – health care, counseling, HIV case management and other services for individuals and families
- Depelchin Children's Center – transitional living for youth and young adults
- Familytime Crisis and Counseling Center – emergency shelter for victims of abuse
- Harmony House – shelter for discharged hospital patients, supportive housing, and supportive services
- Houston Area Women's Center - services to all survivors of domestic and sexual violence, including youth and persons with disabilities
- Magnificat Houses – shelter and transitional housing for men and women
- Mission of Yahweh – shelter and outreach services to women and children
- Montrose Counseling Center – services for LGBT individuals and families, including outreach, HIV case management, and housing assistance
- Santa Maria Hostel, Inc. – housing for homeless females
- Salvation Army - Family Residence
- Salvation Army - Red Shield Lodge - shelter and counseling services to individuals with substance abuse issues
- Star of Hope Mission - Men's Development Center – housing and counseling services for men, targeting individuals with substance abuse issues
- Star of Hope Mission - Women & Family Emergency Shelter – shelter and counseling services for women and children
- Stop Turning Entering Prisons – Shay's House – services for women and teens to reduce recidivism
- The Bridge Over Troubled Waters – services for individuals, particularly those impacted by domestic violence
- The Women's Home – transitional housing and treatment services
- U.S. Vets – permanent housing for disabled veterans

MA-35 Special Needs Facilities and Services – 91.210(d)**Introduction**

The City of Houston funds many programs that provide direct housing and social services for low- and moderate-income persons and places high priority on services for persons living with HIV/AIDS, elderly persons, persons with disabilities, and other special needs populations.

HOPWA Assistance Baseline Table

Table 55 – HOPWA Assistance Baseline

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	397
PH in facilities	225
STRMU	776
ST or TH facilities	52
PH placement	61

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Special needs populations have unique needs including unique needs for social and other services to be paired with housing. The following describes some of these supportive housing needs.

Elderly and Frail Elderly

The growing elderly population in Houston is increasing the demand for housing and services for this population. Although there have been many market rate housing developments created because of the growing size of this population, many of these are unaffordable to low- and moderate-income residents. Housing needs for seniors include housing that has smaller units and is made for persons who may have walking difficulty or difficulty climbing steps and has supportive services nearby or in the development. In addition, there are many seniors who are homeowners. Sometimes seniors have problems with maintaining their homes due to mobility or income. This reinforces the need for home repair programs for elderly persons.

Persons with Disabilities

Persons with physical, mental, and development disabilities often require special housing considerations to accommodate their unique conditions. However, not all persons with disabilities need supportive housing. Some may need slight physical modifications to their living environments only. Persons with disabilities who are in need of supportive housing could include those with intellectual disabilities or those with physical disabilities that limit their everyday activities. Supportive housing for these groups could include housing with public services such as employment and transportation, medical services, or persons to help with daily activities.

Persons with Alcohol or Other Drug Addictions

Persons affected by alcohol or other substance abuse addictions may need many different kind of supportive services compared to other persons with disabilities, including counseling and treatment. Some may need supportive services tied to permanent supportive housing activities to ensure progress.

Persons with HIV/AIDS

According to Ryan White Planning Council's 2014 Needs Assessment, Housing ranked the fifth most needed assistance for respondents, behind Primary Care, Case Management, Oral Health Care, and Local Medication

Assistance. Over half (55%) of respondents said they needed housing services in the past 12 months. Housing was ranked last when respondents were asked if it was easy to access the service. Stable housing is very important for persons with HIV/AIDS to enable them to continue medical care. The City places a high priority on programs serving persons with HIV/AIDS, especially when housing and supportive services are combined when needed.

Victims of Domestic Violence

The housing needs of victims fleeing domestic violence can range from shelter, transitional, and long-term housing options. Supportive services for victims of domestic violence could include housing services to find permanent places to live, medical services, financial and employment services, child care services, and counseling services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Houston assists multiple organizations that provide housing support for persons transitioning out of prison, nursing homes, and other mental and physical health institutions. The Coalition for the Homeless coordinates housing and services for these populations. In the last CoC funding cycle, the Coalition for the Homeless prioritized housing for individuals exiting mental and physical health institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.220(2)

HCDD will continue to provide supportive services and housing services that address the needs of various special needs populations who are not homeless.

- Provide services to persons with HIV/AIDS and their families to enhance or maintain their quality of life
- Provide homeless prevention for extremely low- and low-income Houstonians including prioritizing services for victims of domestic violence
- Provide financial assistance to help the development of affordable housing units including those that serve seniors, persons with disabilities, or other special needs populations
- Reach out to various special needs groups, as it has done in the past, to engage them in the consolidated planning process and ensure their needs and views are incorporated into future strategies
- Provide funding for public services for special needs populations including youth, children, elderly, and persons with disabilities

MA-40 Barriers to Affordable Housing – 91.210(e)**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Houston has limited land use restrictions and is the one major city in the nation without a zoning code. Many of the public policies that may negatively affect affordable housing in other cities are not a factor in Houston. The most critical barriers to the production and preservation of affordable housing include the following.

Current market conditions

In the past several years, the residential market in Houston became one of the hottest in the nation. The year 2014 marked the highest annual median and average home sale price in the Houston area. With the continued rise in demand for housing, many older units with affordable rents are being torn down in favor of redevelopment of higher-end housing, especially luxury rentals in high demand areas of the city. As the market booms, affordable housing development becomes more expensive to produce.

Deterioration of housing stock

Houston's housing stock is aging. Many properties built before 1978 may have environmental hazards such as lead-based paint. Due to remediation and other rehabilitation work required to bring units to current code standards, repairs and rehabilitation work may be prohibitively expensive for homeowners or owners of rental properties.

Insufficient availability of current financial resources to address affordable housing needs

There is a lack of available, accessible, and quality affordable housing in Houston. Citizens and stakeholders agreed that the deficiency of affordable housing options precluded people from obtaining housing and was the greatest barrier to finding and maintaining housing and was the greatest barrier to fair housing choice in Houston. It is estimated that federal funding will likely stay constant or decrease as it did during the last five years, which may limit future development without other sources of funding.

Lack of communication between government and residents

The feedback from the Fair Housing Forum noted that the most significant challenge faced by the City to promote fair housing is communicating with residents about housing discrimination, fair housing laws and rights, and available City programs. Opening more avenues of communication between residents and the City will also help to address other impediments such as promoting fair housing understanding.

Lack of regulation

Lack of regulations limits the ways in which the City could potentially require decent, safe, affordable housing. One example of how the lack of regulation may affect quality affordable housing is through community residences, which is housing serving persons with disabilities. Other states have laws regulating community residences. Because Texas does not, cities, including Houston, have enacted regulations to enforce standards of group homes, which are privately run semi-assisted housing for persons with disabilities and the elderly. This has put burden of enforcement of these units and the livelihood its residents onto cities. Another example of the lack of regulation is Houston having no regulatory development tools to require a percentage of affordable units in new developments in designated neighborhoods. Instead of zoning, Houston's greatest tool to promote affordable housing is through the use of incentives.

Regulation

Municipal, State and Federal regulations may, in some instances, increase the cost of or the time to develop affordable housing. For instance, although some of HUD's regulations relating to noise, environmental, or site and neighborhood standards are needed to protect future affordable housing residents and existing neighborhoods, these are additional requirements that affordable housing developers must comply with that developers in the private market do not. Some could view these additional regulations as reasons why developing affordable housing has barriers.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Houston must continue to generate and sustain new opportunities for economic success and stability for families throughout the City. The City will continue to give priority to programs that assist growing local and merging businesses, create and retain living wage jobs, and promote economic and commercial opportunity in all areas of the City. HCDD uses CDBG and Section 108 to fund economic development including making loans to small businesses and larger businesses that can create an economic impact in the area. Job training and education, especially for low- and moderate-income persons, is also very important to creating a strong workforce that may attract businesses in the future.

Economic Development Market Analysis

Business Activity

Table 56 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	25,427	76,438	4	6	2
Arts, Entertainment, Accommodations	81,153	138,698	11	10	-1
Construction	45,302	76,953	6	6	-1
Education and Health Care Services	112,187	197,358	16	14	-1
Finance, Insurance, and Real Estate	49,301	97,346	7	7	0
Information	12,806	25,364	2	2	0
Manufacturing	63,230	105,285	9	8	-1
Other Services	24,481	42,480	3	3	0
Professional, Scientific, Management Services	68,595	151,207	10	11	1
Public Administration	0	0	0	0	0
Retail Trade	88,365	159,172	12	12	-1
Transportation and Warehousing	31,230	70,216	4	5	1
Wholesale Trade	43,440	95,242	6	7	1
Total	645,517	1,235,759	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 57 - Labor Force

Total Population in the Civilian Labor Force	1,092,230
Civilian Employed Population 16 years and over	1,000,486
Unemployment Rate	8.40
Unemployment Rate for Ages 16-24	22.99
Unemployment Rate for Ages 25-65	5.60

Data Source: 2007-2011 ACS

Table 58 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	222,237
Farming, fisheries and forestry occupations	40,883
Service	113,488
Sales and office	233,159
Construction, extraction, maintenance and repair	124,826
Production, transportation and material moving	56,853

Data Source: 2007-2011 ACS

Travel Time

Table 59 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	579,602	61%
30-59 Minutes	306,155	32%
60 or More Minutes	64,131	7%
<i>Total</i>	<i>949,888</i>	<i>100%</i>

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 60 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	180,969	17,833	84,907
High school graduate (includes equivalency)	176,638	17,726	62,611
Some college or Associate's degree	197,780	17,078	49,190
Bachelor's degree or higher	269,852	10,733	45,209

Data Source: 2007-2011 ACS

Educational Attainment by Age

Table 61 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	15,937	43,377	46,226	66,904	34,048
9th to 12th grade, no diploma	42,102	45,771	35,675	45,756	21,025
High school graduate, GED, or alternative	67,451	82,606	66,458	107,967	45,490
Some college, no degree	72,402	70,372	52,170	87,879	34,671
Associate's degree	6,459	16,836	14,717	22,360	5,585
Bachelor's degree	20,126	71,857	48,877	82,996	30,188
Graduate or professional degree	2,187	35,988	32,163	54,127	19,281

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 62 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,490
High school graduate (includes equivalency)	24,800
Some college or Associate's degree	31,650
Bachelor's degree	52,060
Graduate or professional degree	70,423

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity table shows the top four business sectors with the most jobs are

- Education and Health Care Services
- Retail Trade
- Professional, Scientific, Management Services
- Arts, Entertainment, Accommodation

Also, the Business Activity table shows the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector, meaning more workers than jobs available, and a positive number reflects an undersupply of labor, meaning there are more jobs than workers. Of the top four sectors with the most number of jobs, all but Professional, Scientific, Management Services have a slight over supply of labor.

The following are business sectors with an undersupply of labor, with Agriculture, Mining, Oil & Gas Extraction having the greatest need for labor.

- Agriculture, Mining, Oil & Gas Extraction
- Professional, Scientific, Management Services
- Transportation and Warehousing
- Wholesale Trade

Describe the workforce and infrastructure needs of the business community:

The City of Houston is an international city with much of the business community utilizing Houston's connections to the national and international community through the airport system and the port. Houston has two major international airports with 50 million passengers traveling through each year. The Port of Houston was ranked the

number one U.S. port in foreign tonnage in 2014. These are two main economic drivers in the region and require a vast amount of planning and infrastructure. Examining other infrastructure needs, the workforce and the business community have a need for mobility and a transportation system that can most efficiently move people to and from the workplace without high opportunity costs.

As the global economy becomes more competitive, there is a need to create and retain an educated workforce to benefit the business community. At the Fair Housing Forum in January 2015, Dr. Stephen Klineberg outlined the following three needs that will support Houston's continued growth of Houston's business community in the future in his presentation.

- The New Economy - Nurture a far more educated and technically-trained workforce and develop the research centers that will fuel the engines of the new economy
- The Demographic Revolution - Develop into a truly successful multiethnic society, one with equality of opportunity for all communities, where all are encouraged to participate as full partners in shaping the region's future
- Quality of Place – Grow into a much more appealing urban destination, while accommodating an expected 3.5 million additional residents in the next 20 years

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

During the last five years, Houston enjoyed extraordinary growth. According to the Greater Houston Partnership, economic growth, as measured by increases in jobs and Gross Domestic Product (GDP), the value of all goods and services produced within the area, has been consistently strong over time. From 2009 to 2013, the region's gross domestic product grew by \$141.9 billion, exceeding the combined growth of Austin, Dallas-Fort Worth, El Paso, and San Antonio over this same period. With GDP at \$517.4 billion, Houston now ranks as the nation's fourth largest metro economy. The Greater Houston Partnership identified more than 1,500 significant corporate relocations and expansions in the region since 2009. Significant is defined as any project creating 50 or more jobs, leasing or construction 20,000 square feet of office or industrial space, or investing \$1 million or more in capital improvements. Since the bottom of the recession, the Houston metro area has created 463,800 jobs, equaling three jobs for every one lost during the downturn. No other major metro area can make a comparable claim (Greater Houston Partnership, 2015 Houston Employment Forecast, December 11, 2014). With Houston's recent boom, 2015 brings uncertainty of the economy's future as oil prices have drastically fallen.

Historically, much of Houston's economy has been based around energy businesses and this continues today. Houston is home to half of the 52 Texas firms named on the 2014 Fortune 500 companies. All but three of the 26 Fortune 500 companies located in Houston were in the primary business of energy, with the exceptions of Sysco Corp, Waste Management, and Group 1 Automotive (Feser, Katherine, June 2, 2014. Houston is home to half of the Fortune 500 Companies in Texas, *The Houston Chronicle*).

One major development affecting housing and the economy in the Houston area was the newly constructed ExxonMobil campus located on 385 acres in The Woodlands designed to accommodate 10,000 employees. Some construction has already been completed and workers have moved to their new location; however additional construction and build-out on the campus is expected to occur through the next several years.

The METRO Transit Authority of Harris County will implement its System Reimagining, which is a plan to make the bus service simpler and more frequent and to better connect people where they live, work, play, and learn. This also coincides with the opening of two new light rail lines, expanding the METRORail's reach in 2015. The Reimagining Plan also reflects the Board's change of direction to 80% maximum ridership and 20% maximum coverage, meaning

that the new primary goal for METRO will be to maximize the number of people riding instead of bus service that touches every neighborhood. In February 2015, the new bus route system was approved by the METRO Board with implementation of the new system to begin in August 2015. This is a major infrastructure project and change in existing implementation of the public transportation system, which will impact workers and private industry, alike.

Finally, there are many changes that will occur in downtown Houston in the next five years to boost tourism. On the east end of downtown, funding from Houston First, a quasi-governmental agency, will be used to create a landscaped and more walkable pedestrian-friendly area with more retail and less car traffic around the George R. Brown Convention Center. More hotel space and parking space is planned also in the area. Improvements in downtown, with hopes to boost tourism and convention business, may increase jobs in the next five years.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Those with a higher education level are more likely to be employed and may earn higher wages. Residents living in Houston with a bachelor's degree or higher were more likely to be in the labor force and to be employed than residents who did not have a bachelor's degree. According to the 2008-2012 ACS, of the population between 25 and 64, those with a Bachelor's degree or higher had the highest percentage of people in the labor force at 86% and the highest percentage of persons employed (96%) compared to groups with less education. The unemployment rate was higher for residents with some college or associate's degree (9%), with a high school diploma (10%), or with less than a high school diploma (9%) compared to residents with a bachelor's degree or higher who had a 4% unemployment rate. Those with less than a high school diploma have the lowest rate of participation in the labor force compared to other groups. This could be due to the fact that some people drop out of the labor force due to frustrations when they cannot find employment.

As this data illustrates, those with higher educational attainment are more likely to be employed, and therefore, employment opportunities in the jurisdiction are demanding a higher level of skills and education from its workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are many current workforce training initiatives in Houston. Many local community colleges and universities are working together with private industry to educate Houston's workforce. Dr. Stephen Klineberg from Rice University conducts the Houston Area Survey each year. Dr. Klineberg contends that the Houston region needs to nurture a far more educated and technically trained workforce and develop research centers that will fuel the engines of the new economy. Because of his conclusions, many private industry leaders have promoted workforce training and greater education opportunities.

One example of public and private initiative is My Degree Counts lead by the Center for Houston's Future. The goal of My Degree Counts is to increase the number of two-year and four-year college degrees in the Houston region by 1%. This nonprofit lead initiative brings together cross-sector stakeholders essential to addressing the needs of postsecondary education, from policymakers, university chancellors, and city officials. Over the past three years of this collaboration has seen a rise in degree attainment rates for both Bachelor's and Associate's degrees. According to one-year estimates degree attainment rates for Associate's degrees grew from 28.4% in 2010 to 29.6% in 2012 and Bachelor's Degrees grew from 34.4% in 2010 to 35.6% in 2012.

The Gulf Coast Workforce Board is the local board of Directors for Workforce Solutions. Serving the 13 county Houston-Galveston region, the Workforce Board's strategic direction for the regional workforce system works toward four key results: competitive employers, an educated workforce, more and better jobs, and higher incomes.

Workforce Solutions is headquartered at the Houston-Galveston Area Council and partners with businesses, educational institutions, civic organizations and community leaders to work towards finding solutions to labor needs of industries vital to the region and its economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Gulf Coast Economic Development District (GCEDD) is a federally designated economic development planning body for the 13-county Gulf Coast State Planning Region. The Houston-Galveston Area Council provides administrative and operational staff support for GCEDD. The most recent Comprehensive Economic Development Strategy (CEDS) is for the five year period of 2014 to 2018. This CEDS analyzes the regional economy, establishes regional economic goals and strategies, and outlines a plan of action. The CEDS primary focus is to provide a regional economic development framework, but it also provides a vehicle through which federal agencies, particularly the Economic Development Administration (EDA), evaluate request for grant assistance.

HCDD's economic development initiatives planned to pursue in the next five years are somewhat aligned to GCEDD's CEDS. The following are the two of the actions from the CEDS that coordinate with HCDD's priorities

- Support efforts to obtain federal, state, and regional funding to upgrade and maintain aging infrastructure, while supporting the expansion of infrastructure to underserved areas
- Support workforce development that align with high growth areas

Discussion

There are other economic development initiatives, including incentives that the City uses to promote economic growth. The following will discuss a few of these incentives.

Allowed by Section 380.001 of the State of Texas Local Government Code, the City of Houston has chosen to use Chapter 380 agreements to stimulate economic development in Houston. These agreements are between the City of Houston and property owners or developers and are usually a public/private joint venture in which the city agrees to build, loan, or reimburse the funds to build infrastructure such as streets, sidewalks, utilities, and street lighting to support private development of vacant land. Proponents of these recent agreements have said that they have improved infrastructure in areas years sooner than the city would be able to accomplish.

The City was awarded an Economic Development Incentive (EDI) grant in 1995. Along with this came the loan authority from Section 108. The purpose of these funds from EDI and Section 108 is to enhance affordable housing and economic development within the City of Houston. Most recently the City of Houston used Section 108/EDI funds as gap financing for the renovation of a vacant property located at 806 Main Street into a luxury hotel. In addition to the construction jobs provided for the renovation of this building, the hotel is expected to provide over 177 permanent, on-site jobs in downtown Houston. The project also eliminates one of the few remaining blighted areas of the Main Street District and offers needed rooms to support the efforts of the Convention and Visitor's Bureau and the George R. Brown Convention Center.

Finally, Tax Increment Reinvestment Zones (TIRZs) are special zones created by City Council to attract new investment to an area. TIRZs help finance the costs of redevelopment and encourage development in an area that would otherwise not attract sufficient market development in a timely manner. Millions of dollars of TIRZ funding are used each year in areas to create improvements that enhance an area ultimately attracting private development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Houston has many neighborhoods in which residents are more affected by housing problems than the general City population. For instance, households that are lower-income, female-headed, rent-burdened, or overcrowded are more affected by multiple housing problems. Households with multiple housing problems are households with two or more of the following four problems: 1) lack of complete plumbing facilities, 2) lack of complete kitchen facilities, 3) more than one person per room, and 4) housing cost burden greater than 30%. According to 2008-2012 ACS information, 4.3% of all Houston's occupied households had multiple housing problems. Only 1.6% of owner occupied units had multiple housing problems, while 6.5% of renter occupied units had multiple housing problems. Areas with a concentration of households with multiple housing problems are identified as census tracts with greater than 8.6% of households with multiple housing problems, which is equal to twice the citywide percent.

Areas with concentrations of multiple housing problems include the southwest side of Houston in neighborhoods such as Gulfton, Sharpstown, Westwood and Alief. Neighborhoods near downtown also had tracts with concentrated housing problems including neighborhoods such as Near Northside, Kashmere Gardens, Greater Fifth Ward, Denver Harbor, Magnolia Park, and Lawndale/Wayside. A third area of Houston with concentrated areas of households with multiple housing problems is in the northwest side of Houston in neighborhoods such as Spring Branch and Northwest Crossing. In the Appendix of this document, a map titled "Households with Multiple Housing Problems by Census Tract in Houston" illustrates where these concentrations are in the city.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A neighborhood with a racial or Hispanic concentration is one in which the percentage of persons of a racial or ethnic group is at least 20 points higher than that group's percentage in the city as a whole. A minority concentrated neighborhood is one in which the total percentage of minority persons is at least 20 points higher than the total percentage of minorities in the city as a whole. To determine racial and Hispanic concentrations, census tracts were used as a proxy for neighborhood. In addition, racial groups were categorized as non-Hispanic and the Hispanic group included persons of Hispanic or Latino origin of any race.

The map titled "Racial, Hispanic, & Minority Concentrations by Census Tract in Houston" in the Appendix of this document illustrates these areas in the city. Houston is a majority minority city where 75% of the population is minority. Census tracts where 95% or more of its residents are minorities than the city as a whole are considered areas of minority concentration. These areas are mainly located to the east of Interstate 45 on the north side of downtown and east of Highway 288 on the south side of downtown. There is also a minority area in southwest Houston extending into Fort Bend County, which is the nation's most diverse county.

Racial and Hispanic concentrations are described as follows. There were only a few census tracts with racial concentrations of Asian and Pacific Islanders, which were categorized as census tracts with more than 26% of this racial group. These were located in west Houston, near the Texas Medical Center, and in southeast Houston. Some Asian concentrations overlapped with tracts that were also racially concentrated with White residents. Concentrations of Black/African Americans are located mainly near downtown in neighborhoods including the Greater Third Ward, Greater OST/South Union, and Greater Fifth Ward, in south Houston in neighborhoods including Sunnyside, Central Southwest, South Park, and Minnetex; and in north Houston in neighborhoods including Greater Inwood, Acres Homes, Independence Heights, and Houston Gardens/Settegast. Concentrations of Hispanic residents are located in east and southeast Houston in neighborhoods including Greater Eastwood, Magnolia Park, Golfcrest/Bellfort/Reveille, and the Greater Hobby area; areas north of downtown including Near Northside, Northside, and Eastex/Jensen; and in northwest Houston in neighborhoods including Spring Branch and

Fairbanks/Northwest Crossing. Concentrations of White residents are mainly located to the west of downtown in the 610 Loop as well as the west side of Houston including neighborhoods such as Montrose, Upper Kirby, Greater Uptown, and Memorial.

Areas where low-income families are concentrated are slightly less clustered than areas of minority, racial, and Hispanic concentration. Areas with concentrations of low-income families are defined as areas where 80% or more of a census block groups are low-income households. There is a map in the Appendix of this document illustrating these areas as well as areas of racial/ethnic concentrations of poverty. Areas of racial/ethnic concentrations of poverty are areas defined by HUD as census tracts where 40% or more of the residents live in poverty and where more than 50% of the residents are minorities. Some but not all of these areas overlap with concentrations of low-income families.

What are the characteristics of the market in these areas/neighborhoods?

Areas where low-income families are concentrated and where minorities are concentrated tend to have less private investment than areas with wealthier residents. Recently, HCDD with the help of The Reinvestment Fund (TRF) conducted a Market Value Analysis. This analysis studied various components of the market including median sales price, foreclosure filings, vacant properties, new construction, and subsidized rental stock. Census tracts with similar market components were clustered to create a map illustrating areas where the market was stronger and weaker than average in the Houston area. The areas of the city with the strongest market conditions tended to be in areas with low percentages of minorities and low-income families, mainly in areas located west of downtown. The Market Value Analysis is designed as a tool to help show the performance of the local market and show where different kinds of government intervention could be best utilized.

Are there any community assets in these areas/neighborhoods?

There are many community assets located in neighborhoods with low-income and/or minority concentrations. First, many of these areas have unique neighborhood characteristics. Some have important historic characteristics important to Houston and valued by neighborhood residents. Some are areas influenced by the immigrants that have settled in the area. In many of these neighborhoods, there is a strong sense of community with many residents that act as advocates for the neighborhood. A large group of involved residents is an important community asset. In addition, some areas have large educational institutions nearby including University of Houston, Texas Southern University, and Houston Baptist University. Also, many of these neighborhoods have close proximity to job centers.

Are there other strategic opportunities in any of these areas?

In areas close to downtown, there has been infrastructure improvement including the extension and addition of new METRORail lines, Houston's light rail system. This is a new strategic opportunity to create transit-oriented development to better connect minority and low-income neighborhoods to jobs and other assets. Many of these areas have large vacant tracts of land that are ready for new construction or housing stock, both homeowner and renter, that is ready for rehabilitation. In addition, many of these areas have TIRZs, which can help leverage future development with additional funding or complementary infrastructure improvements. These are a few of the strategic opportunities that exist in these neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan objectives represent high priority needs for the City of Houston and serve as the basis for the strategic actions HCDD will use to meet these needs. These goals are listed below in no particular order or ranking

- Improve housing opportunities by creating and preserving decent, safe affordable rental and homeowner housing
- Expand sustainable homeownership opportunities for low- and moderate-income families
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services
- Reduce homelessness by assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing appropriate housing and supportive service solutions
- Enhance quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by investing in infrastructure needs, enforcement of safety codes, and in public facilities that maximize impact by providing access to services
- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic growth to increase the number of jobs or goods and services available
- Ensure fair access to housing for all residents

SP-10 Geographic Priorities – 91.215 (a)(1)**Geographic Area****Table 63 - Geographic Priority Areas**

1	Area Name:	Areas for Community Reinvestment (ACR)
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	ACRs consist of 47 Super Neighborhoods mainly located on the east side of Interstate 45 to the north of downtown and Highway 288 on the south side of downtown. It also includes Super Neighborhoods on the southwest side and northwest side of the City. A map illustrating the boundaries is located in the Appendix of document.
	Include specific housing and commercial characteristics of this target area.	Six demographic and income characteristics of Houston's eighty-eight Super Neighborhoods were considered in the analysis while developing the Areas for Community Reinvestment <ul style="list-style-type: none"> • Low- to Moderate-Income (LMI) Population • The Land Assemblage Redevelopment Authority (LARA) Owned Lots • Commercial Investment (HCDD Funded) Multifamily and Public Facilities • Concentration of Multifamily Housing Stock • Designated Demolition Sites • City of Houston Capital Improvement Plan (CIP Projects)
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was selected using data gathered from consultation with other City Departments. These areas were presented to the public and stakeholders through a comment period before the areas were finalized.
	Identify the needs in this target area.	There are a high number of low- and moderate-income households in the target areas. There are also a high number of multifamily housing stock, most of which are aging, approximately 40 years old. These areas have a need for increased public and private investment and city services compared to other areas of the city.
	What are the opportunities for improvement in this target area?	Opportunities for revitalization include building upon recently funded HCDD multifamily and public facility investments and CIP investments. Increased city services or investment in these areas would help majority low-income and minority residents who live in these areas.
	Are there barriers to improvement in this target area?	Some barriers to improvements may include perceptions of some neighborhoods when attracting outside investment or new residents, the high amount of single family and homeowner rehabilitation needs, and the limited resources to address housing, infrastructure, and service needs.

2	Area Name:	Community Revitalization Area (CRA)
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	The Community Revitalization Areas includes the following Super Neighborhoods: Near Northside (southern portion), Greater Fifth Ward (southern portion), and Greater OST/South Union (eastern portion). The Community Revitalization Outreach Areas include the following Super Neighborhoods: Acres Home, Independence Heights, Near Northside (northern portion), Greater Fifth Ward (northern portion), Greater OST/South Union (western portion), and Sunnyside.
	Include specific housing and commercial characteristics of this target area.	Although each Super Neighborhood has very distinct and unique characteristics, the CRA represents areas of opportunity. Identified through a process for expending CDBG-DR2 funding, these are neighborhoods that have aging housing stock, some affected by Hurricane Ike and are in need of public and private investment, but also have seen recent private and public market investment.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Stakeholder groups that were involved in the process included: HUD, GLO, Houston Mayor's Office, Houston Housing Authority, Texas Organizing Project, Texas Appleseed, and Texas Low Income Housing Information Service. Extensive community engagement was also conducted during this process. The full engagement process is documented in the <i>Disaster Recovery – Round 2 Market Analysis /Areas Selection Planning Study</i> .
	Identify the needs in this target area.	Although these target areas are in close proximity to downtown Houston, there has been historical disinvestment. Each neighborhood has a unique set of needs but some overarching needs can be concluded. Many of the housing units are vacant or in need of repair or reconstruction. Increased investment in commercial development as well as development of new or enhanced public facilities is also needed.
	What are the opportunities for improvement in this target area?	Opportunities for these areas include improved housing stock and increased amenities including infrastructure, public facilities, and economic development. MetroRail has been added to two of these neighborhoods and could present a major opportunity for improvement and promotion of private investment.
	Are there barriers to improvement in this target area?	There are barriers for these target areas. As these areas of opportunity are seeing market investment, it may become more difficult and/or expensive to maintain or introduce new affordable housing to the area.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Establishing target areas helps HCDD direct funding and activities to certain areas of the City to enhance these areas while also preserving affordability. The basis for choosing target areas for investment is to consolidate scarce funding to create major improvements in selected areas of the City in need. Areas of Community Reinvestment and Community Revitalization Areas have been selected for particular activities based on recent data and public involvement. Funding for code enforcement activities will be geographically targeted to only Areas for Community Reinvestment. Other entitlement funds, mostly related to economic development, public facility improvements, and some rental development activities will be prioritized in these target areas because these are neighborhoods that are most in need of public facility and economic development improvements, but some projects may also be funded in other areas of the City because of the great need in neighborhoods throughout the City.

SP-25 Priority Needs - 91.215(a)(2)**Priority Needs**

Table 64 – Priority Needs Summary

1	Priority Need Name	Assistance for Renters
	Priority Level	High
	Population	
	Income Level: Extremely Low, Low, Moderate	
	Family Types: Large Families, Families with Children, Elderly, Public Housing Residents	
	Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth	
	Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and Their Families, Victims of Domestic Violence	
	Geographic Areas Affected	N/A
	Associated Goals	Preserve and expand the supply of affordable housing
	Description	<p>The City of Houston continues to have a majority of renter occupied housing units. In the 2010-2014 Consolidated Plan 53.3% of housing units were identified as renter-occupied (2008 ACS 1-year estimate). This amount has increased slightly since 2008 and according to the 2012 5-year ACS, 54.1% of occupied housing units are renter occupied. One minimum wage income stream per household is not enough to rent a one-bedroom apartment in Houston at fair market rent. In the Houston-area, the number of hours required to afford a one-bedroom unit at fair market rent (\$765) was 82 hours per week and 101 hours for a two-bedroom unit at fair market rent (\$945).</p> <p>Not only is a larger supply of affordable rental units a need in Houston, but addressing the quality of existing rental housing available is also important. Substandard apartments and deteriorating older housing stock in historic neighborhoods have made finding quality rental housing a challenge for some residents. Assistance is needed to help address demand for quality, affordable rental housing. The 2015 Community Needs Survey revealed that repairing existing rental apartments was one of the top affordable housing needs in Houston.</p> <p>Assistance to renters is needed to address the demand for affordable, quality rental housing in Houston. In addition, increasing access to affordable rental housing for persons with special needs, such as persons with disabilities, homeless individuals, and seniors, is also important to address when creating affordable rental housing.</p>
	Basis for Relative Priority	<p>There is a need for quality affordable rental housing in Houston. Renter households can be challenged by fixed or shrinking incomes, ever-increasing housing cost burdens, and aging housing stock. As addressing needs of renters is a high priority, HCDD will continue to help finance the rehabilitation and/or construction of rental units and provide other assistance to renters during the Consolidated Plan period.</p>

2	Priority Need Name	Assistance for Homeowners
	Priority Level	High
	Population Income Level: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly Homeless: Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Physical Disabilities,	
	Geographic Areas Affected	N/A
	Associated Goals	Preserve and expand the supply of affordable housing
	Description Assistance to homeowners to address high cost burdens and deteriorating housing is a need in Houston. According to the Needs Assessment, low- and moderate-income homeowners have high housing burdens and are in need of assistance. The CHAS 2007-2011 data shows that the largest two groups of low- and moderate-income homeowners are elderly households (42,615) and small family (41,735) households followed by large related households (19,110) and all other households (16,890). Elderly and small related households are also the two groups that have the greatest number of households with high cost burden with 10,674 elderly households and 13,325 small related households. High cost burden households pay 50% or more of their household income for housing costs. Also, CHAS data was analyzed to determine the prevalence of housing problems in low- and moderate-income households. Like renter households, the greatest number of households with housing problems is the group of households with incomes at or below 30% of median family income. Substandard and deteriorating older housing stock in many historic or minority neighborhoods has made finding quality housing a challenge for some residents. Programs are needed to help address the hazardous conditions in the existing housing supply, like lead-based paint hazards. There are many low-income households living in areas identified as having high occurrence of lead hazards. These hazards continue to persist. Low- and moderate-income homeowner households face housing problems and high housing cost burdens that may be attributed to aging housing. Assisting homeowners with these issues is important to ensure the continued maintenance of existing housing stock, the health of neighborhoods, and the viability of homeownership for low- and moderate-income households.	
	Basis for Relative Priority In addition, results from the 2015 Community Needs Survey found that repairing homeowner housing was the second highest priority affordable housing need in the community. Data as well as citizen input shows that assistance to homeowners to address housing problems and high cost burdens is a need in Houston. Assistance to homeowners through rehabilitation of single family homes and lead-based paint and lead hazard abatement are high priorities for the next five years.	

3	Priority Need Name	Assistance for Homebuyers
	Priority Level	High
	Population Population: Income Level: Low, Moderate, Middle Family Types: Large Families, Families with Children, Elderly Homeless: Non-homeless Special Needs:	
	Geographic Areas Affected	N/A
	Associated Goals	Preserve and expand the supply of affordable housing
	Description As housing prices rise and inventory decreases in Houston, affordable homeownership choice becomes less available. HCDD will continue to assist homebuyers through various activities. Illustrated in the Housing Market Analysis, since the national housing crisis which led to an overall decline in home sales and number of listings, Houston has emerged as a hot residential real estate market. Average and median sales prices hit an all-time high in 2014. In addition, the inventory of residential real estate has decreased to about an inventory that would last in current market conditions only 2 to 3 months. Rising prices and lower inventory has created less choice for homebuyers of all income groups but has affected low- and moderate-income households most. Although home prices may level off or even decline in some areas due to future market conditions, making it more affordable for buyers to purchase a home, there will always be areas of the city with lower inventory and higher prices due to demand likely created by perceived and actual area opportunity like better schools, improved housing stock, or greater safety. Financially assisting homebuyers can provide low- and moderate-income families with greater housing and neighborhood choice which is needed in Houston.	
	Basis for Relative Priority Providing financial assistance for homeownership ranked as the highest affordable housing need in the 2015 Community Needs Survey. As data illustrates housing prices continue to rise making affordable homeownership less accessible for low- and moderate-income families. Homeownership is one way that families can build assets and create a stable living environment. As HCDD will utilize entitlement funds to address this need during the Consolidated Plan period, assistance to homebuyer is a high priority.	

4	Priority Need Name	Homeless Needs
	Priority Level	High
	Population Population: Income Level: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth Non-homeless Special Needs:	
	Geographic Areas Affected	N/A
	Associated Goals	Eliminate Homelessness Provide housing and services for people with or affected by HIV/AIDS
	Description As Houston has a high rate of homelessness compared to other cities in Texas and the nation, addressing homelessness continues to be a great need in Houston. The Coalition for the Homeless of Houston/Harris County conducts an annual Point-In-Time (PIT) count of homeless persons and facilities using administrative records and the HMIS system. The PIT Count demonstrates the annual need of area homeless by surveying the homeless. As reported in the Needs Assessment section, the 2014 Homeless PIT count estimated that there were 5,351 homeless persons on any given night in the Houston area, including 3,016 (56%) sheltered individuals (staying in emergency shelters, transitional housing, or safe haven) and 2,293 (43%) unsheltered individuals (staying in a place not meant for human habitation). The number of homeless persons counted has been on the decline since 2011 and the number of unsheltered homeless has become less than the number of sheltered homeless. There has been a 37% decrease in homelessness since 2011 and a 16% decrease since 2013. This decline directly correlates to the City's recent focus on ending chronic homelessness and its initiative to create more permanent supportive housing units. There was an increase in the number of permanent supportive housing units available in Houston. There was a 28% increase in the number of permanent supportive housing units available compared to 2013 and an 81% increase compared to 2011. Although there has been a decrease in homelessness over the past few years, still 1 in 910 people in Harris and Fort Bend Counties are homeless, according to the Coalition for the Homeless. HCDD will continue to assist in the coordination of housing and service providers to most efficiently address homelessness through continued collaboration with the Coalition, the CoC, and other local housing and services providers. Housing and services supporting homeless individuals are high priorities for the City of Houston.	
	Basis for Relative Priority Addressing homelessness goes beyond assisting emergency shelters. Instead, it involves a coordinated system which addresses different needs including providing emergency shelter, supporting individuals and families that are already homeless to find housing and supportive services, and preventing homelessness. Since HCDD will fund administrative functions, housing, and supportive services that serve the needs of homeless persons or individuals at risk of becoming homeless during the Consolidated Plan period, addressing homeless needs is a high priority.	

5	Priority Need Name	Public Service Needs
	Priority Level	High
	Population Income Level: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly, Public Housing Residents Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and Their Families, Victims of Domestic Violence, Non-housing Community Development	
	Geographic Areas Affected	N/A
	Associated Goals	Enhance Quality of Life
	Description Providing and maintaining a high quality of life for all citizens is a high priority for the City and HCDD. In past years, HCDD has allocated CDBG funding for public services near the CDBG public services funding cap. Even with this allocation, HCDD continues to receive requests from service agencies in need of funding to address the continued demand for services throughout the city. HCDD plans to continue to allocate the maximum amount of CDBG funding allowed by the regulations in the next five years. The following are the priority community development needs HCDD will address in the next five years: <ul style="list-style-type: none"> • Youth and childcare services • Health services • Homeless services • Job training services • Senior services • General public services that serve low- and moderate-income individuals or individuals with special needs Services needed for special needs populations include serving individuals with disabilities, individuals affected by HIV/AIDS, or homeless families or individuals. Expanding access to and availability of public services supporting low- and moderate-income families as well as serving individuals with special needs is needed in Houston.	
	Basis for Relative Priority Public services are ranked high based on the continued need as demonstrated through the request for proposal process and based on stakeholder participation in the public participation process during the development of the Consolidated Plan. In addition, many citizens ranked supportive services as one of the top three needs in Houston through the Community Needs Survey. The Community Needs Survey also indicated that the top three supportive services needed in Houston were 1) Child care services, 2) Health care services, and 3) Job training. The Survey results also revealed that the groups most in need of supportive services were 1) Homeless, 2) Elderly, and 3) Persons with physical disabilities. Priority public service needs include youth and child care services, health services, homeless services, job training services, senior services, and various public service activities serving low- and moderate-income neighborhoods and populations with special needs.	

6	Priority Need Name	Improvement of Neighborhood Facilities
	Priority Level	High
	Population Income Level: Extremely Low, Low, Moderate, Middle Family Types: Homeless: Non-homeless Special Needs: Non-housing Community Development	
	Geographic Areas Affected	N/A
	Associated Goals	Revitalize Neighborhoods
	Description <p>There continues to be a high need for neighborhood based public and private facilities that provide safe places for communities to convene or individuals to receive services. The need for facilities is shown through the continued demand for assistance from public and private entities submitting proposals through the request for proposal process. The Needs Assessment revealed, through the public participation process, that communities feel it is very important for neighborhood facilities, including amenities for services, to be located near people's homes.</p> <p>In the 2015 Community Needs Survey respondents ranked the top three most needed neighborhood facilities as health facilities and clinics, child care centers, and facilities promoting community safety (fire stations, police stations). In addition, the continued requests from public and private agencies reinforce the demand and need for improving and creating neighborhood facilities.</p> <p>Specific facility needs identified include but are not limited to:</p> <ul style="list-style-type: none"> • Parks, multiservice centers, libraries and other city owned facilities • Facilities that serve special needs populations including homeless, persons with disabilities, and victims of domestic violence • Educational facilities • Health facilities <p>Infrastructure improvements in the City are also very much a high need. However, compared to other public facility needs, infrastructure projects using entitlement funding is a low priority for HCDD than other public facility developments.</p>	
	Basis for Relative Priority <p>Public facilities are ranked high based on the continued need demonstrated through the public participation process. Infrastructure Improvements and Neighborhood Facility Improvements and Services were two of the top three priority needs defined by residents through the Community Needs Survey. The Survey identified the top three Neighborhood Facility needs as 1) Health facilities and clinics, 2) Child care centers, and 3) Facilities for promoting community safety. The top three Infrastructure needs were 1) Street reconstruction, 2) Flood drainage improvements, and 3) Pedestrian improvements. These community needs were for public facilities were reiterated in other citizen participation outreach including in neighborhood discussion groups.</p>	

7	Priority Need Name	Addressing Neighborhood Needs
	Priority Level	High
	Population Income Level: Extremely Low, Low, Moderate, Middle Family Types: Homeless: Non-homeless Special Needs: Non-housing Community Development	
	Geographic Areas Affected	N/A
	Associated Goals	Revitalize Neighborhoods
	Description Addressing neighborhood needs through active code enforcement activities is one way in which HCDD will increase the safety and improve the quality of life in low- and moderate income neighborhoods. During PY 2013, the last completed program year, HCDD funding was used to fund code enforcement inspectors to complete 32,879 site visits in low- and moderate-income neighborhoods. Throughout the years, code enforcement has addressed many issues in designated areas of the city through educating residents during site visits, issuing citations, or performing follow up legal work for properties in violation of city codes. Addressing neighborhood needs, such as substandard structures, disinvestment in properties, and neighborhood safety, continues to be an important need in Houston.	
	Basis for Relative Priority Continued efforts to increase neighborhood stability are important for Houston communities. Enforcement of cleanliness and safety codes was ranked second behind demolition for substandard buildings by more than 2,100 Houstonians in the 2015 Community Needs Survey. HCDD will fund various activities to address neighborhood needs during the 2015-2019 Con Plan period. As entitlement funds will be used to address this need, this need is a high priority.	

8	Priority Need Name	Economic Development Needs
	Priority Level	High
	Population Income Level: Extremely Low, Low, Moderate, Middle Family Types: Homeless: Non-homeless Special Needs: Non-housing Community Development	
	Geographic Areas Affected	N/A
	Associated Goals	Promote Community Economic Development
	Description Economic development is a need in Houston. There is a need for economic development that not only helps to raise incomes of low- and moderate-income families through job training and job creation but also to enhance the living environments in neighborhoods by increasing the availability of businesses assistance. Many neighborhoods are underserved by commercial businesses, such as grocery stores. The City of Houston will work to enhance job education and training opportunities for the city's low- and moderate-income workforce. But it will also work to create higher income jobs and greater access to goods or services in neighborhoods.	
	Basis for Relative Priority Respondents from the 2015 Community Needs Survey ranked job creation and retention, employment training, and small business loans as the highest economic development priority needs. Other public participation, especially the neighborhood discussion groups, revealed that many neighborhoods lack wanted commercial retail and must go outside of their own neighborhood to receive some goods and services. As economic development activities can enhance neighborhoods through making goods and services more accessible in low- and moderate-income communities and providing job opportunities or job training for low-income persons, HCDD will fund economic activities during the 2015-2019 Consolidated Plan period. Economic development continues to be a high priority need in Houston.	

9	Priority Need Name	Fair Housing Needs
	Priority Level	High
	Population Income Level: Extremely Low, Low, Moderate, Middle Family Types: Large Families, Families with Children, Elderly, Public Housing Residents Homeless: Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Persons with HIV/AIDS, Victims of Domestic Violence Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-housing Community Development	
	Geographic Areas Affected	N/A
	Associated Goals	Promote Fair Housing
	Description In the 2015 Analysis of Impediments to Fair Housing Choice, there is extensive data and analysis about fair housing conditions in the City of Houston. While the City of Houston is a very diverse city and is a majority minority city, many communities are segregated by race or ethnicity. Because communities are separated in this way, many minority groups do not have the same access to jobs and amenities as those that live in non-minority areas. In addition, many Houstonians do not understand fair housing and their rights under the law. This may influence the number of people who report fair housing discrimination when it actually occurs in the community.	
	Basis for Relative Priority The need to address fair housing issues in Houston is not only a federal obligation, but was also a need found during the citizen and stakeholder outreach process in preparation for this plan.	

Narrative

Since 1995, four priority categories have driven HCDD programming. These four priority categories are: affordable housing, supportive services, public improvements and infrastructure, and economic development. Within these four priorities, the 2015-2019 Consolidated Plan has developed priority needs that will be addressed by the goals outlined in the Strategic Plan.

- Affordable Housing
 - Assistance for Renters
 - Assistance for Homeowners
 - Assistance for Homebuyers
- Supportive Services
 - Homeless Needs
 - Supportive Service Needs
- Public Improvements and Infrastructure
 - Improvement of Neighborhood Amenities and Infrastructure
 - Neighborhood Needs
- Economic Development
 - Economic Development Needs

Priority needs in this section designated with a “High” priority have funding set-aside to address with entitlement funding during the 2015-2019 Consolidated Plan period. Those designated as “Low” priority will not necessarily be addressed with entitlement funds but instead, are likely to have other funding sources or community stakeholders address these needs during the Consolidated Plan period. All of these identified needs are planned to be addressed in the next five years with entitlement funding and therefore have been designated as “High” priorities.

SP-30 Influence of Market Conditions – 91.215 (b)**Influence of Market Conditions**

Table 65 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, severe cost burden is the greatest predictor of homelessness risk with households that pay more than 50% of their income towards housing costs or having incomes at or below 50% AMI. As many households have a severe cost burden, TBRA is needed to prevent some households from losing their home. Also, illustrative of the market need for rental assistance is the great demand in requests to be added to the Housing Choice Voucher waitlist in 2012. In addition the rental market in Houston has seen a continued increase in rental rates over the past five years.
TBRA for Non-Homeless Special Needs	Similar to market forces that influence the use of TBRA, such as cost burden, many special needs populations may have limited incomes and may only be receiving SSI or disability income, if at all. In addition, some special needs populations incur greater expenses, such as high medical costs for persons affected by HIV/AIDS which could result in less income to spend on housing costs.
New Unit Production	As seen from the Needs Assessment, 50% of the renters in Houston have one or more Housing problems, primarily cost burdens, meaning they are paying more than 30% of their income for housing costs. The 2007-2011 CHAS data shows there are 118,215 low- and moderate-income families with housing problems. Half of the households in Houston are low- and moderate-income and many cannot afford fair market rent. The population of Houston has seen substantial growth in the past five years, and the creation of affordable housing units has not kept up. There is a need for new affordable housing units due to limited availability of safe affordable housing. Many of the low-rent housing available in Houston is aging and may contain hazards or require costly maintenance. In addition, with for-sale housing inventory very low, this also indicates a need for additional units.
Rehabilitation	About half of Houston's housing stock was built between 30 and 40 years ago. There are many aging rental and homeowner housing units. Some aging units may be too expensive for the owner to maintain or improve due to new building codes or environmental regulations. There is a need for rehabilitation in order to maintain the existing units of affordable housing in Houston.
Acquisition, including preservation	As housing prices in Houston have climbed over the past several years, so have land, labor, and material costs for housing developments. Providing funds for acquisition can help lower the total cost of development and leverage limited funding to create much needed affordable housing units.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**Introduction**

The City of Houston uses multiple resources to carry out activities that benefit low- and moderate-income residents. The City of Houston receives entitlement funding of CDBG, HOME, HOPWA, and ESG. HCDD administers the entitlement funding on behalf of the City of Houston. In addition to entitlement grant funds, HCDD receives state and local funding to address community needs as illustrated in the Expected Resources – Priority Table. Many City departments also receive funding that addresses needs listed in the Consolidated Plan, and HCDD works with these departments to leverage entitlement grant funds when possible.

Anticipated Resources**Table 66 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	22,352,814	1,553,553.56	0	23,906,367.56	80,000,000	It was estimated before the program year that HCDD would receive approximately \$194,470. As of February of 2016, HCDD had received an additional \$1,359,083.56 in program income, which has been added to this expected amount available. CDBG funds finance housing, public facilities and improvements, public services, and economic development assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When request for proposals are conducted, proposals that use CDBG funding to leverage other funding are preferred. CDBG funded activities conducted by other City departments use CDBG funding as match for other public funding or combine CDBG funds with federal, local, or private funding to implement programming.
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,507,862	90,943	0	6,598,805	24,000,000	HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable housing. HOME funds are leveraged with private and public funding sources to support homebuyer assistance and multifamily development activities. HCDD's homebuyer assistance funds are leveraged with the homebuyer's private mortgage and equity. The Multifamily Housing Program's activities are funded through a request for proposal process in which greater preference is given to proposals that have other sources of equity and financing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	10,343,492	0	0	10,343,492	32,000,000	Organizations applying for HOPWA funding are selected through a competitive request for proposal process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care, and private funding, such as in-kind resources, foundations, and resident rent payments.
ESG	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,027,628	0	0	2,027,628	7,000,000	Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive request for proposal process.
CDBG-DR Hurricane Ike Round 2 (CDBG-DR2)	public – state	Homeowner rehab Multifamily rental rehab Multifamily rental new construction	0	0	120,000,000	120,000,000	0	CDBG-DR2 will be used to fund development of affordable single family and multifamily rental and repair single family homes to address homes damaged by Hurricane Ike.
Homeless Housing Services Program (HHSP)	public – state	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	1,300,000	0	0	1,300,000	4,000,000	Organizations applying for HHSP funding are selected through a competitive request for proposal process. Funds are used for local homeless initiatives.
TIRZ Affordable Housing Set-Aside	public - local	Housing	14,000,000	0	0	14,000,000	40,000,000	TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low- and moderate-income persons and communities. Housing developments are selected through a competitive request for proposal process.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HCDD will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. HCDD's Homebuyer Assistance Program leverages HOME funding through a deferred, forgivable loan with private funding including equity from the homebuyer and private mortgage loans. Through the Multifamily Housing Program, for-profit and non-profit developers partner with HCDD to build or rehabilitate affordable housing. Developers must use HCDD funding to fill financing gaps. Other development funding must be obtained through additional private and public sources, which may include the following

- Local Tax Incentives and Funding
 - Tax Abatement Ordinance
 - Tax Increment Reinvestment Zones (TIRZ) and TIRZ Affordable Housing Set-Aside
 - Homeless and Housing Bonds
- Federal and State Tax Incentives
- State Funded Bond Programs
- Private Sources

HCDD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR2 and Homeless Housing Services Program (HHSP). HCDD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCDD federal funds to execute the activities identified in the Plan. Public service agencies utilizing CDBG, HOPWA, and ESG funds must provide some level of match. Other City departments funded with entitlement grants leverage these dollars with other resources. For example, HDHHS leverages CDBG funding with other federal grants for lead-based paint testing and remediation activities.

HOME Matching Funds. The City, as a fiscally distressed participating jurisdiction in the HOME Program, must match 12.5 cents for each dollar of HOME funds spent on affordable housing. The match must come from state or local, non-federal sources, and constitutes a permanent contribution to the HOME Program. Since July 2005, the City requires multifamily applicants to help generate this match. Rules regarding what can be counted as a match under the HOME Program are very specific; therefore, HCDD strictly adheres to and maintains compliance with 24 CFR 92.

The HOME match obligation may be met with any of the following sources

- Cash or cash equivalents from a non-federal source
- Value of waived taxes, fees, or charges associated with HOME projects
- Value of donated land or real property
- Cost of infrastructure improvements associated with HOME projects
- Value of donated materials, equipment, labor, and professional services

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside funds, private donations from endowments and non-cash contributions including donated or reduced cost land. As reported in the 2013 CAPER, the excess HOME match carried over to the next federal fiscal year was \$5,344,454.43. Information regarding the match will be updated in the 2014 CAPER, which will be submitted to HUD in September 2015.

ESG Match. The ESG matching requirement is a one to one match and will be satisfied with CDBG funding from HCDD and both “in-kind” and private funding from subrecipients.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Currently, there are no parcels of City owned land or property that will be used to address the needs identified in this plan. The Land Assemblage Redevelopment Authority (LARA) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. LARA performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes.

Discussion

While HCDD is responsible for the provision of services to low- and moderate-income Houstonians using the entitlement funds and one-time grants, HCDD cannot achieve these goals alone. There are many other organizations that carry out the strategies listed in this Plan using other federal, local, and private funding sources. For instance, other City of Houston Departments provide services to low- and moderate-income residents by utilizing funding from various sources. While some projects or actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this Plan and private funds from individuals, non-profit organizations, and private organizations are needed. HCDD continues to work with other City Departments, local non-profit agencies, and various funding providers to develop coordinated strategies leveraging funding to assist low- and moderate-income persons and households. As entitlement fund has been severely cut since 2010, HCDD will research ways in which HCDD can increase the potential for program income. Additional program income is one strategy that can help sustain future community development activities in the community in uncertain times.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 67 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Houston Housing Authority	Public Housing Authority	Public Housing	Jurisdiction
Coalition for the Homeless of Houston/Harris County	Nonprofit Organization	Homelessness Planning	Region
City of Houston Health and Human Services Department	Departments and Agencies	Public Facilities Public Services	Jurisdiction
City of Houston Parks and Recreation Department	Departments and Agencies	Public Facilities Neighborhood Improvements Public Services	Jurisdiction
City of Houston General Services Department	Departments and Agencies	Public Facilities	Jurisdiction
Child Care Council of Greater Houston	Nonprofit Organization	Public Services Homelessness	Jurisdiction
Houston Redevelopment Agency (HRA)	Nonprofit Organization	Economic Development	Jurisdiction
Houston Business Development Inc. (HBDI)	Nonprofit Organization	Economic Development	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City has a substantial and capable housing and community development delivery system. During the prior consolidated planning period, the City of Houston made great strides to implement a coordinated access system for homeless housing and services and increase the number of permanent supportive housing units. Combining homeless services with housing has been a recent strength in the delivery system for homeless persons.

Although there have been recent successes, there are still gaps preventing low- and moderate-income persons and special needs populations from receiving services. The City of Houston covers a large area, and therefore many times it is hard for agencies to provide all services to every neighborhood. Transportation for many residents looking to receive services is a gap that was heard repeatedly during the community and stakeholder outreach when preparing for this plan.

HCDD makes efforts to identify Community Housing Development Organizations (CHDOs) that are capable and can be expected to carry out many of the elements in this plan. CHDOs are certified annually or at the time of a project application. In order for an agency to qualify as a CHDO, they must have staff with housing experience appropriate to their role as a project developer, sponsor or owner.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Because Houston is a large city, there are many existing services that target homeless persons and persons with HIV. HCDD coordinates with other agencies, such as the Coalition for the Homeless and the Ryan White Planning Council, to link housing with services targeted for the homeless and individuals affected by HIV/AIDS.

Effective July 1, 2014, HCDD's HOPWA program migrated from Powersource to using HUD's Homeless Management Information System (HMIS) the client database for HOPWA programming in the region. This will allow HOPWA programming to be part of the coordinated access system.

With this initiation of using HMIS, HCDD is changing the way the weeks for STRMU assistance are counted from four weeks for a client (regardless of the amount of rent received, i.e. full month or half a month) to fractions based on whether a client received rent for a full month, half month, or a quarter of a month. HCDD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

Table 68 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Houston community intends to improve the service delivery system by implementing a single coordinated intake, assessment, triage, and central referral system for all homeless housing interventions. The continuation of the coordinated placement system will soon include triage, assessment, and referral of homeless families and homeless transition-aged youth. The coordinated system will also be connected to rapid rehousing, transitional housing, and other diversion and prevention programs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

From HCDD's community and stakeholder participation process, the following are some identified gaps for special needs populations when trying to access services

- Transportation
- Income limits are low in many federal and state programs
- Long transition times between provider networks for benefits
- Too few services for persons with disabilities who are not elderly

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The institutional structure to carry out the City's strategy to address the priority needs is as follows

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
- Use a high level of communication and project coordination among City departments and support the City's efforts to revitalize and/or stabilize low- and moderate-income neighborhoods.
- Work with and financially support various community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
- Use established partnerships to identify opportunities for joint ventures with agencies that have sources of funding to construct or operate affordable housing.
- Continue to cultivate strong working relationships with local financial institutions to ensure the availability of private funding for housing projects and low- and moderate-income homebuyers.

SP-45 Goals Summary – 91.215(a)(4)**Goals Summary Information****Table 69 – Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2015	2019	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: \$29,000,000 HOME: \$22,538,924	Homeowner units rehabilitated: 250 Household Housing Unit Other: 488 Other – Units Abated/Remediated Rental units constructed: 404 Housing Units Rental units rehabilitated: 390 Housing Units
Expand homeownership opportunities	2015	2019	Affordable Housing	Citywide	Assistance for homebuyers	CDBG: \$1,000,000 HOME: \$5,000,000	Direct Financial Assistance to Homebuyers: 500 Households Assisted
Provide assistance to persons affected by HIV/AIDS	2015	2019	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: \$38,109,142	Tenant-based rental assistance / Rapid Rehousing: 2,325 Households HIV/AIDS Housing Operations: 1,500 Households Other: 9,150 – Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2015	2019	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	CDBG: \$2,625,000 ESG: \$8,350,555	Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted Homelessness Prevention: 950 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 115,500 Persons Assisted
Enhance quality of life through the provision of public services	2015	2019	Non-Housing Community Development	Citywide	Public service needs	CDBG: \$17,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 103,000 Persons Assisted
Revitalize communities	2015	2019	Non-Housing Community Development	Citywide	Improvement of neighborhood facilities Neighborhood needs	CDBG: \$24,412,827	Other: 30 Public facility or infrastructure activities other than low/moderate-income housing benefit Housing Code Enforcement/Foreclosed Property Care: 161,250 Household Housing Units
Foster community economic development	2015	2019	Non-Housing Community Development	Citywide	Economic development needs	CDBG: \$8,000,000	3 Businesses assisted 50 Jobs
Promote fair housing	2015	2019	Non-Housing Community Development	Citywide	Fair housing needs	CDBG: \$400,000	Other: 500,000 Persons Reached with Fair Housing Information

Goal Descriptions

1	Goal Name	Preserve and expand the supply of affordable housing
	Goal Description	The City will provide funding for several Programs that will include single family home repair activities, lead-based paint reduction activities, and new construction and rehabilitation of rental units. These activities will help to preserve and expand the supply of affordable housing in Houston.
2	Goal Name	Expand homeownership opportunities
	Goal Description	The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families.
3	Goal Name	Provide assistance to persons affected by HIV/AIDS
	Goal Description	The City will provide funding for housing and services supporting persons who are affected by HIV/AIDS. This goal will also support the goal of reducing homelessness.
4	Goal Name	Reduce homelessness
	Goal Description	The City will fund activities that will provide homeless prevention and rapid re-housing activities. It will also provide funding for various public service activities to support those in or at risk of becoming homeless.
5	Goal Name	Enhance quality of life
	Goal Description	The City of Houston will provide funding for various public service activities that will expand or make these services more accessible to low and moderate-income or special needs persons.
6	Goal Name	Revitalize communities
	Goal Description	The City will support activities that will enhance and preserve neighborhoods. Activities include code enforcement and public facility improvements.
7	Goal Name	Foster community economic development
	Goal Description	The City will fund activities related to employment training, job creation, and business growth to help increase family's incomes and provide goods in services in low- and moderate-income areas.
8	Goal Name	Promote fair housing
	Goal Description	The City will fund activities related to the promotion of fair housing through education, outreach, research, and other methods.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During PY 2015, the City of Houston expects to provide affordable housing as defined by HOME 91.215(b) in the following ways

- The Homebuyer Assistance Program expects to serve 100 households with downpayment and closing cost assistance in PY 2015. Of the 100 households, HCDD estimates that 15 households (15%) will have a household income between 31-50% AMI and 85 households (85%) will have an income between 51-80% AMI.
- The Multifamily Housing Program will construct and rehabilitate housing predominately for households with an income under 60% AMI. In 2015, the Multifamily Housing Program will likely fund the construction of units for persons with extremely low-incomes to further the Mayor's directive of creating supportive housing to help end chronic and veteran homelessness.
- The Single Family Housing Program is anticipated to assist 50 extremely low-income and low-income households during the next year.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

This question is not applicable to HHA.

Activities to Increase Resident Involvement

HHA employs various strategies to promote public housing resident involvement in HHA's policy development and strategic decision-making processes. HHA encourages residents to become involved through participation in Resident Councils, which operate at most public housing developments. Staff from HHA's Client Services Department provides technical assistance to Resident Council members and help to ensure that third party (League of Women Voters) oversight is in place for the annual election of officers. Each Resident Council meets on a monthly basis to address general and property-specific issues.

Resident Council officers meet as a group with HHA staff quarterly. These meetings provide an opportunity for resident leaders to hear updates on major issues taking place at HHA and within the affordable housing industry nationally. Time is allotted for resident leaders to raise issues or ask questions, which often become the basis for further dialogue. Discussions typically cover issues related to resident participation in governance, safety and security, community service requirements, summer programs, development plans, and job readiness. Also, residents and Resident Council officers actively participate in the PHA planning process to annually review and revise management process.

**Is the public housing agency designated as troubled under 24 CFR part 902?
Plan to remove the 'troubled' designation**

HHA does not have a troubled designation; therefore, it is not necessary for HCDD to provide financial or other assistance to HHA to remove such a designation during the next year.

SP-55 Barriers to affordable housing – 91.215(h)**Barriers to Affordable Housing**

Houston has limited land use restrictions and is the one major city in the nation without a zoning code. Many of the public policies that may negatively affect affordable housing in other cities are not a factor in Houston. The most critical barriers to the production and preservation of affordable housing include the following.

Current market conditions

In the past several years, the residential market in Houston became one of the hottest in the nation. The year 2014 marked the highest annual median and average home sale price in the Houston area. With the continued rise in demand for housing, many older units with affordable rents are being torn down in favor of redevelopment of higher-end housing, especially luxury rentals in high demand areas of the city. As the market booms, affordable housing development becomes more expensive to produce.

Deterioration of housing stock

Houston's housing stock is aging. Many properties built before 1978 may have environmental hazards such as lead-based paint. Due to remediation and other rehabilitation work required to bring units to current code standards, repairs and rehabilitation work may be prohibitively expensive for homeowners or owners of rental properties.

Insufficient availability of current financial resources to address affordable housing needs

There is a lack of available, accessible, and quality affordable housing in Houston. Citizens and stakeholders agreed that the deficiency of affordable housing options precluded people from obtaining housing and was the greatest barrier to finding and maintaining housing and was the greatest barrier to fair housing choice in Houston. It is estimated that federal funding will likely stay constant or decrease as it did during the last five years, which may limit future development without other sources of funding.

Lack of communication between government and residents

The feedback from the Fair Housing Forum noted that the most significant challenge faced by the City to promote fair housing is communicating with residents about housing discrimination, fair housing laws and rights, and available City programs. Opening more avenues of communication between residents and the City will also help to address other impediments such as promoting fair housing understanding.

Lack of regulation

Lack of regulations limits the ways in which the City could potentially require decent, safe, affordable housing. One example of how the lack of regulation may affect quality affordable housing is through community residences, which is housing serving persons with disabilities. Other states have laws regulating community residences. Because Texas does not, cities, including Houston, have enacted regulations to enforce standards of group homes, which are privately run semi-assisted housing for persons with disabilities and the elderly. This has put burden of enforcement of these units and the livelihood its residents onto cities. Another example of the lack of regulation is Houston having no regulatory development tools to require a percentage of affordable units in new developments in designated neighborhoods. Instead of zoning, Houston's greatest tool to promote affordable housing is through the use of incentives.

Regulation

Municipal, State and Federal regulations may, in some instances, increase the cost of or the time to develop affordable housing. For instance, although some of HUD's regulations relating to noise, environmental, or site and neighborhood standards are needed to protect future affordable housing residents and existing neighborhoods, these are additional requirements that affordable housing developers must comply with that developers in the private market do not. Some could view these additional regulations as reasons why developing affordable housing has barriers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The proposed strategies and actions to address barriers over the next five years are described in more detail below, and other actions to overcome impediments to fair housing are located in the Appendix and titled *Affirmatively Furthering Fair Housing*.

Address housing market conditions that inhibit low- and moderate-income persons from obtaining decent housing

- Increase affordable housing supply by funding rehabilitation and new construction of affordable rental housing
- Lower the cost for low- and moderate-income families to achieve homeownership by assisting with downpayment and closing cost assistance
- Continue housing repair activities to lower the cost of home maintenance and improve housing stock
- Work with lending institutions to provide services for underserved populations

Invest in building code enforcement and lead hazard remediation to abate deterioration of housing stock

- Provide lead hazard testing and/or remediation for households participating in the Single Family Home Repair Program
- Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HDHHS and providing matching funding for federal grants
- Engage in code enforcement activities carried out by the City's Department of Neighborhoods to address single family and multifamily property owners' code violations
- Improve housing stock for low- and moderate-income homeowners through the Single Family Home Repair Program

Strengthen intergovernmental relationships to resolve regulatory issues

- Inform and communicate to TDHCA requests for updates to the QAP
- Coordinate with local HUD officials and request waivers to certain HUD standards, as needed
- Continually improve HCDD's monitoring and compliance function to detect and address inconsistencies or conflicts among federal, state, and local grant and regulatory requirements
- Continue to provide technical assistance to nonprofit and for profit affordable housing developers and public service agencies regarding new or changing requirements
- Continue to refer fair housing complaints to substantially equivalent agencies and the regional HUD office which are equipped and trained to manage such complaints effectively and efficiently

Use education to encourage policy decisions and public support that positively impact affordable housing

- Educate city officials and staff about fair housing issues to improve understanding of and the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCDD staff
- Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCDD staff for stakeholders and community groups
- Engage fair housing and affordable housing advocates to elevate affordable housing issues in the public

SP-60 Homelessness Strategy – 91.215(d)**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

HCDD will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCDD provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons.

The Coalition for the Homeless Houston/Harris County (Coalition) collaborates with service agencies and others in the public sector to analyze existing needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count and the Community Needs Assessment, organized by the Coalition, annually assesses the characteristics of the homeless population in and around Houston. This is important data used by the Coalition and its stakeholders to track the changing needs of the homeless. In PY 2015, HCDD will continue to financially support the Coalition's preparation for the 2016 PIT Count. Additionally, the CoC hosts a minimum of two Consumer Input Forums annually to obtain input on the action plan from current and formerly homeless individuals and families.

In 2014, the CoC implemented a coordinated assessment system ensuring standardized assessment for any homeless individual at a variety of access points. This system functions to triage, assess, match and refer homeless individuals to the most appropriate permanent housing option across the continuum. This is now the primary referral method for most homeless beds and functions as the sole referral source for PSH. This system will continue to be expanded in 2015 and will optimize access for both sheltered and unsheltered homeless individuals seeking support across the City. Outreach workers are trained as assessors and navigators ensuring unsheltered homeless

Addressing the emergency and transitional housing needs of homeless persons

HCDD continues to fund social service agencies providing emergency shelter or transitional housing for homeless individuals and families. Services will include case management, direct rent or utility assistance, and operations costs associated with overnight shelter. HCDD's ESG funding will address emergency shelter and transitional housing needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG implementation and the restructuring of the CoC funding process, the CoC is collaborating with local ESG recipients to right-size the system of emergency shelter, transitional housing, and rapid re-housing ultimately shifting resources toward permanent housing options. This coupled with enhanced diversion and prevention resources will dramatically reduce demand for emergency shelter and transitional housing and ultimately allow the system to reach equilibrium and end homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

HCDD prioritizes multifamily housing activity for homeless and populations with special needs. Housing with supportive services increases assistance (e.g., medical, educational, counseling, etc.) available to residents to help them remain in permanent housing. In PY 2015 HCDD's Multifamily Housing Program anticipates continuing funding units that will support the Mayor's homeless initiative to creation of 2,500 new permanent supportive housing units.

HCDD is also committed to braiding federal, state, and local resources in partnership with Harris County and the CoC to expand rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists households to rapidly return to permanent housing by offering short-term case management and financial assistance.

This intervention has proven to be more than 80% effective in returning families to housing stabilization. A recent system mapping exercise performed under HUD technical assistance revealed that approximately 30% (8,100 households in a given year) of Houston's homeless population will require rapid rehousing to stabilize. Currently the system is capable of serving less than 1,000 households. A plan has been developed to braid resources across the CoC and more than double the number of households to be served with rapid rehousing with the intent to leverage the public investment and attract resources for 1,500 households.

The coordinated assessment system, described previously in this section, will act as the process for identifying people who are homeless and most in need of PSH or rapid rehousing, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

HCDD will fund several agencies that deliver homelessness prevention assistance from various federal and state grants, which include

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices or are experiencing a hardship that may lead to homelessness
- Security deposits and first month's rent to permit homeless families to move into their own apartment
- Mortgage payments

Preventing homelessness, especially family homelessness, is a priority for the City and its partner, the Coalition. The Coalition assists Houston's homeless service providers, many of which are also CDBG and/or ESG subrecipients, to help families implement strategies that keep them stabilized and resolve their financial issues before being identified as "homeless". While local nonprofit and faith-based organizations provide basic needs and rent/utility assistance that divert families at imminent risk, the Coalition's 24/7 homeless services hotline refers and connects families to providers with immediate help and mainstream resources.

As part of the planning process for community-wide coordination of ESG implementation and restructuring of the CoC funding process, the Coalition is collaborating with local ESG recipients. The CoC plans to develop a homelessness prevention eligibility standard to target those most at-risk of becoming literally homeless. This standard will be developed using HUD's ESG eligibility criteria and local data regarding characteristics common among people who are literally homeless. Depending on the level of need of potential clients, the agency initially conducting intake will either admit the person to their program or will conduct a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing.

The CoC also plans to execute memorandum of understanding (MOU) with mainstream and other homeless service providers on the behalf of the homelessness prevention system in order to help clients link to mainstream and homeless supportive services outside of the ESG programs. The purpose of developing MOUs is to help clients easily access mainstream services that might have a cumbersome application process or lengthy waitlist. This includes developing protocols for warm handoffs to United Way's THRIVE programs to enhance family self-sufficiency and financial mobility. Mainstream services will include those listed in 24 CFR 576.400 (c), as well as those in the SOAR program, and locally-funded programs to assist with increasing income and improving health.

The Coalition, along with local public funding jurisdictions and publicly funded institutions and systems of care that discharge people into homelessness, will create or modify discharge plans to prevent discharging into homelessness by

- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning process

The CoC has several discharge policies to coordinate community-wide assistance to address youths aging out of foster care, persons exiting health care and mental health institutions, and persons discharged from correctional institutions. With the introduction of the coordinated placement system, these institutions are being invited to coordinate discharge planning activities to prevent homelessness. Protocols have been developed to connect with Harris County Jail and several emergency rooms and hospitals across the jurisdiction.

SP-65 Lead based paint Hazards – 91.215(i)**Actions to address LBP hazards and increase access to housing without LBP hazards**

HCDD plans to address lead-based paint hazards in Houston in several ways during the next five years. First, HCDD will continue its relationship with the Lead-Based Paint Hazard Control Program managed by the City of Houston Department of Health and Human Services (HDHHS). Second, HCDD will conduct rehabilitation of homes, including those with lead hazards, through the Single Family Home Repair Program.

Lead-Based Paint Hazard Control Program (LBPHC). HCDD and HDHHS's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. From 1996, HDHHS has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston. The BCCEH's Lead Program is funded by federal grants, including the Lead Hazard Reduction Demonstration (LHRD) Grant. HCDD will continue to provide HDHHS with CDBG funds to meet the matching requirement for grants that support lead-based paint reduction activities.

Single Family Home Repair Program Lead Activities. In previous years, the Single Family Home Repair Program contracted with HDHHS to conduct lead-based paint testing on housing units that qualified for rehabilitation under HCDD's single family home repair activities. Recently, the Single Family Home Program has ended the contractual relationship with HDHHS, and now HCDD staff will now presume that all homes built before 1978 have lead hazards. This change in process will help ensure that the delivery of repair services will be provided in a timely manner and in the most efficient and healthful way possible. HCDD staff members are certified as Lead Supervisors and ensure that construction is abated properly.

How are the actions listed above related to the extent of lead poisoning and hazards?

The LHRD program has decreased the number of pre-1978 built homes with lead hazards and will over the next five years continue to reduce and remove lead hazards from pre-1978 built homes. The LHRD expects to establish higher goals related to education, number of children, and adults protected from lead poisoning.

The LHRD program is a citywide program. The rationale for allocating funds on a citywide basis is due to the fact that pre-1978 homes are not concentrated in any one geographic area. These homes are dispersed throughout the city. The citywide approach allows the LHRD program to address and eliminate lead hazards in any identified pre-1978 built home thus having a positive impact on the quality of life of the residents and community at large.

The LHRD priority is to increase Houston's ability to achieve the goal of eliminating childhood lead poisoning by performing lead hazard reduction in housing units that qualify under the program. The LHRD program targets inner city, pre-1978 built housing units of low- and moderate-income families where children under six (6) years of age reside or visit 60 hours/year. The LHRD does not plan to change the priorities in the next five years. To achieve this priority the following activities will be performed

- Identification & qualification of inner-city, pre-1978 built housing units of low & moderate income families where children under the age of six (6) resides or visit 60 hours/year
- Conducting lead inspections & risk assessments
- Temporary relocation of families residing in selected housing units when necessary to protect the occupants during the lead hazard reduction activities
- Provide lead hazard education & training
- Final clearance to ensure the removal of the lead hazards has been completed

How are the actions listed above integrated into housing policies and procedures?

For over twenty years, HDHHS has been has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston. Policy and procedures for this program are in place and may be revised as needed. As HCDD's Single Family Home Repair Program transitions from using CDBG-DR2 to CDBG funding, lead procedures may be rewritten or revised to most efficiently address lead-based paint hazards within the new program guidelines.

SP-70 Anti-Poverty Strategy – 91.215(j)**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the Center for Public Policy Priorities' recently published information, "Building Financial Resilience in Houston: A Data Profile", the following describes Houston households

- 52% don't have enough savings to live above the poverty line for three months – liquid asset poverty
- 33% don't have enough net worth to live above the poverty line for three months – asset poverty
- 18% are unbanked – do not have a checking or savings account
- 25% are underbanked – have a bank account but still use check cashing or pay day loans

Liquid asset poverty includes households that do not have much savings and so they may have to borrow money when faced with unforeseen expenses such as medical bills or car maintenance. Liquid asset poverty may also mean that families defer future financial security which could include saving for retirement or investing in a home or college education. Half of Houston households are liquid asset poor, and those most likely to be affected are households of color, low-income households, single parents, households with children, and those with less than a college degree. The households that are liquid asset poor are at great risk of becoming impoverished.

HCDD provides many services for persons who are in poverty. These efforts are intended to help lift people out of poverty. HCDD will carry out three strategies to help families achieve financial stability

- Increasing income through education, workforce readiness, employment services, and small business development
- Building savings through financial education and homebuyer counseling
- Acquiring assets through small business development and homeownership assistance

HCDD will also explore ways to partner with other organizations in the community who work to promote financial literacy and reduce the number of persons in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The strategies mentioned above directly coordinate with the activities in this Plan and also support the 2015 AI. HCDD plans to assist with repairs on homes so that low- and moderate-income homeowners may maintain and enhance their assets. Also, HCDD plans to increase the supply of affordable housing, especially for those families that are considered liquid asset poor, like families with children. Providing these families with affordable housing options can help increase their financial stability and help them out of poverty as well as lowering the housing burden for those in need.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HCDD's Compliance Division is comprised of three sections: Contract Monitoring, Contract Compliance, and Real Estate Compliance. All sections ensure funding recipients including subrecipients, developers, contract service providers, and all contracted agencies adhere to city, state, and federal regulations and requirements when operating, facilitating, or developing HCDD administered programs and activities. The following illustrates how HCDD will use monitoring activities to carry out activities in the plan and ensure long-term compliance with program requirements.

Contract Monitoring Section

This section conducts annual compliance and monitoring reviews of its clients. Typically, long-term monitoring reviews conducted by CMS staff include HOME-funded housing development reviews or CDBG 24 CFR §570.505, Use of Real Property reviews. This section utilizes HCDD's monitoring plan, which includes monitoring procedures scheduling, and standards, to provide HUD-funded activity compliance and performance reviews for all funding recipients, including internal HCDD program operations. To ensure timely monitoring of recipients, staff conducts monitoring and compliance reviews based on predetermined scheduling. However, at times staff may use circumstantial monitoring, which is the monitoring of programs and projects related to an acute or chronic matter uncovered by an external audit or necessitated by the possibility of fraud, waste, or mismanagement. The monitoring process reviews consist of entrance meetings, analysis of documentation, client interviews, exit meetings, development and issuance of compliance review reports, and if necessary, follow-up reviews and letters.

Contract Compliance Section

This section has the primary responsibilities of enforcing the requirements of Section 3 and Davis Bacon and related Acts. HCDD staff promote Section 3 program by conducting various seminars and workshops discussing employment, training, and contracting opportunities for residents and qualified businesses interested in participating in federally assisted projects. Staff ensures that the Minority Business Enterprise (MBE) and Small Business Enterprises (SBE) participation goals are met. Staff enforces Davis Bacon and related Acts through a system of desk reviews, construction site visits, and employee interviews to ensure prescribed payments and the investigation of potential violations. Staff also presents training session providing technical assistance in support of Davis Bacon.

Real Estate Compliance Section

Three groups within this section work to ensure monitoring and compliance in single and multifamily housing developments according to the terms of a project's land use restriction agreements or deed restrictions, HOME regulations, or other funding source restrictions. First, throughout the affordability period of funded developments, assigned staff inspectors conduct on-site property inspections to evaluate compliance with HUD and City approved minimum property standards, Section 504 of the Rehabilitation Act of 1973, and Fair Housing Act accessibility standards. Second, compliance monitors conduct desk reviews of quarterly compliance reports (QCR), submitted by each property and annual reviews of affirmative marketing and Tenant Selection Plans. Compliance monitors also conduct on-site reviews to sample verify tenant eligibility through sampling. Monitors are also available for technical assistance with property partners as requested or necessary. Finally, staff manages the single family homeownership assistance projects through annually by obtaining proof of current homeownership and other lien requirements through the end of affordability periods.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Houston uses multiple resources to carry out activities that benefit low- and moderate-income residents. The City of Houston receives entitlement funding of CDBG, HOME, HOPWA, and ESG. HCDD administers the entitlement funding on behalf of the City of Houston. In addition to entitlement grant funds, HCDD receives state and local funding to address community needs as illustrated in the Expected Resources – Priority Table. Many City departments also receive funding that addresses needs listed in the Consolidated Plan, and HCDD works with these departments to leverage entitlement grant funds when possible.

Anticipated Resources

Table 70 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	22,352,814	1,553,553.56	0	23,906,367.56	80,000,000	<p>It was estimated before the program year that HCDD would receive approximately \$194,470. As of February of 2016, HCDD had received an additional \$1,359,083.56 in program income, which has been added to this expected amount available.</p> <p>CDBG funds finance housing, public facilities and improvements, public services, and economic development assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When request for proposals are conducted, proposals that use CDBG funding to leverage other funding are preferred. CDBG funded activities conducted by other City departments use CDBG funding as match for other public funding or combine CDBG funds with federal, local, or private funding to implement programming.</p>
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,507,862	90,943	0	6,598,805	24,000,000	<p>HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable housing. HOME funds are leveraged with private and public funding sources to support homebuyer assistance and multifamily development activities. HCDD's homebuyer assistance funds are leveraged with the homebuyer's private mortgage and equity. The Multifamily Housing Program's activities are funded through a request for proposal process in which greater preference is given to proposals that have other sources of equity and financing.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	10,343,492	0	0	10,343,492	32,000,000	Organizations applying for HOPWA funding are selected through a competitive request for proposal process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care, and private funding, such as in-kind resources, foundations, and resident rent payments.
ESG	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,027,628	0	0	2,027,628	7,000,000	Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive request for proposal process.
CDBG-DR Hurricane Ike Round 2 (CDBG-DR2)	public – state	Homeowner rehab Multifamily rental rehab Multifamily rental new construction	0	0	50,000,000	50,000,000	0	CDBG-DR2 will be used to fund development of affordable single family and multifamily rental and repair single family homes to address homes damaged by Hurricane Ike.
Homeless Housing Services Program (HHSP)	public – state	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	1,300,000	0	0	1,300,000	4,000,000	Organizations applying for HHSP funding are selected through a competitive request for proposal process. Funds are used for local homeless initiatives.
TIRZ Affordable Housing Set-Aside	public – local	Housing	14,000,000	0	0	14,000,000	40,000,000	TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low- and moderate-income persons and communities. Housing developments are selected through a competitive request for proposal process.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HCDD will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. HCDD's Homebuyer Assistance Program leverages HOME funding through a deferred, forgivable loan with private funding including equity from the homebuyer and private mortgage loans. Through the Multifamily Housing Program, for-profit and non-profit developers partner with HCDD to build or rehabilitate affordable housing. Developers must use HCDD funding to fill financing gaps. Other development funding must be obtained through additional private and public sources, which may include the following

- Local Tax Incentives and Funding
 - Tax Abatement Ordinance
 - Tax Increment Reinvestment Zones (TIRZ) and TIRZ Affordable Housing Set-Aside
 - Homeless and Housing Bonds
- Federal and State Tax Incentives
- State Funded Bond Programs
- Private Sources

HCDD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR2 and Homeless Housing Services Program (HHSP). HCDD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCDD federal funds to execute the activities identified in the Plan. Public service agencies utilizing CDBG, HOPWA, and ESG funds must provide some level of match. Other City departments funded with entitlement grants leverage these dollars with other resources. For example, HDHHS leverages CDBG funding with other federal grants for lead-based paint testing and remediation activities.

HOME Matching Funds. The City, as a fiscally distressed participating jurisdiction in the HOME Program, must match 12.5 cents for each dollar of HOME funds spent on affordable housing. The match must come from state or local, non-federal sources, and constitutes a permanent contribution to the HOME Program. Since July 2005, the City requires multifamily applicants to help generate this match. Rules regarding what can be counted as a match under the HOME Program are very specific; therefore, HCDD strictly adheres to and maintains compliance with 24 CFR 92.

The HOME match obligation may be met with any of the following sources

- Cash or cash equivalents from a non-federal source
- Value of waived taxes, fees, or charges associated with HOME projects
- Value of donated land or real property
- Cost of infrastructure improvements associated with HOME projects
- Value of donated materials, equipment, labor, and professional services

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside funds, private donations from endowments and non-cash contributions including donated or reduced cost land. As reported in the 2012 CAPER, the excess HOME match carried over to the next federal fiscal year was \$5,344,247.43. Information regarding the match will be updated in the 2014 CAPER, which will be submitted to HUD in September 2015.

ESG Match. The ESG matching requirement is a one to one match and will be satisfied with CDBG funding from HCDD and both "in-kind" and private funding from subrecipients.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Currently, there are no parcels of City owned land or property that will be used to address the needs identified in this plan. The Land Assemblage Redevelopment Authority (LARA) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. LARA performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes.

Discussion

While HCDD is responsible for the provision of services to low- and moderate-income Houstonians using the entitlement funds and one-time grants, HCDD cannot achieve these goals alone. There are many other organizations that carry out the strategies listed in this Plan using other federal, local, and private funding sources. For instance, other City of Houston Departments provides services to low- and moderate-income residents by utilizing funding from various sources. While some projects or actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this Plan and private funds from individuals, non-profit organizations, and private organizations are needed. HCDD continues to work with other City Departments, local non-profit agencies, and various funding providers to develop coordinated strategies leveraging funding to assist low- and moderate-income persons and households. As entitlement funding has been severely cut since 2010, HCDD will continue to research ways in which HCDD can increase the potential for program income. Additional program income is one strategy that can help sustain future community development activities in the community in uncertain times.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Table 71 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2015	2019	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: \$3,834,148 HOME:\$5,938,925	Homeowner units rehabilitated: 50 Household Housing Unit Other: 171 Other – Units Abated/Remediated Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 168 Household Housing Unit
Expand homeownership opportunities	2015	2019	Affordable Housing	Citywide	Assistance for homebuyers	CDBG: \$1,192,569.98	Direct Financial Assistance to Homebuyers: 100 Households Assisted
Provide assistance to persons affected by HIV/AIDS	2015	2019	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA \$10,343,492	Tenant-based rental assistance / Rapid Rehousing: 475 Households HIV/AIDS Housing Operations: 300 Households Other: 1,850 – Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2015	2019	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: \$2,027,628 CDBG: \$525,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Homelessness Prevention: 300 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 24,000 Persons Assisted
Enhance quality of life through the provision of public services	2015	2019	Non-Housing Community Development	Citywide	Public service needs	CDBG \$3,484,097.84	Public service activities other than Low/Moderate Income Housing Benefit: 23,965 Persons Assisted
Revitalize communities	2015	2019	Non-Housing Community Development	Areas for Community Reinvestment	Improvement of neighborhood facilities Neighborhood needs	CDBG \$ 10,089,278.23	Other: 6 Public facility or infrastructure activities other than low/moderate-income housing benefit Housing Code Enforcement/Foreclosed Property Care: 32,250
Foster community economic development	2015	2019	Non-Housing Community Development	Community Revitalization Areas	Economic development needs		1 Business assisted 10 Jobs
Promote fair housing	2015	2019	Non-Housing Community Development	Citywide	Fair housing needs	CDBG: 150,000	Other: 50,000 Persons Reached with Fair Housing Information

Goal Descriptions

1	Goal Name	Preserve and expand the supply of affordable housing
	Goal Description	The City will provide funding for several Programs that will include single family home repair activities, lead-based paint reduction activities, and new construction and rehabilitation of rental units. These activities will help to preserve and expand the supply of affordable housing in Houston.
2	Goal Name	Expand homeownership opportunities
	Goal Description	The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families.
3	Goal Name	Provide assistance to persons affected by HIV/AIDS
	Goal Description	The City will provide funding for housing and services supporting persons who are affected by HIV/AIDS. This goal will also support the goal of reducing homelessness.
4	Goal Name	Reduce homelessness
	Goal Description	The City will fund activities that will provide homeless prevention and rapid re-housing activities. It will also provide funding for various public service activities to support those in or at risk of becoming homeless.
5	Goal Name	Enhance quality of life
	Goal Description	The City of Houston will provide funding for various public service activities that will expand or make these services more accessible to low and moderate-income or special needs persons.
6	Goal Name	Revitalize communities
	Goal Description	The City will support activities that will enhance and preserve neighborhoods. Activities include code enforcement and public facility improvements.
7	Goal Name	Foster community economic development
	Goal Description	The City will fund activities related to employment training, job creation, and business growth to help increase family's incomes and provide goods in services in low- and moderate-income areas.
8	Goal Name	Promote fair housing
	Goal Description	The City will fund activities related to the promotion of fair housing through education, outreach, research, and other methods. Although CDBG administration funding will be used to carry out this goal, this goal will not correspond with a project in IDIS.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects have been selected for inclusion in this Plan based on 2015-2019 Consolidated Plan priorities and public input. Projects align directly with HCDD's primary initiatives: Eliminate Chronic Homelessness, Revitalize Communities, Foster Community Economic Development and Enhance the Quality of Life. During PY 2015, HCDD will engage in community development activities through increasing the availability and quality of affordable housing, the delivery of public services, investment in neighborhood facilities, and economic development opportunities.

A complete listing of projects and activities to be funded in PY 2015 can also be found in the Appendix of this document. Request for proposals will be conducted before and during the program year to choose locations and subrecipients for some projects.

Projects

Table 72 – Project Information

#	Project Name
1	Neighborhood Facilities and Improvements
2	Public Services
3	Lead-Based Paint Hazard Reduction
4	Code Enforcement
5	CDBG Administration
6	Multifamily Housing Program
7	Economic Development
8	HOME Program Administration
9	HOPWA Project Sponsor Activity
10	HOPWA Grantee Administration
11	HOPWA Project Sponsor Administration
12	ESG
13	2015-2018 Catholic Charities TXH15F004 (CC)
14	2015-2018 Houston Area Community Services TXH15F004 (HACS)
15	2015-2018 The Housing Corporation TXH15F004 (HouCorp)
16	2015-2018 Brentwood Community Foundation TXH15F004 (BFC)
17	2015-2018 Houston HELP TXH15F004 (HHELP)
18	2015-2018 A Caring Safe Place TXH15F004 (ACSP)
19	2015-2018 Houston Volunteer Lawyers TXH15F004 (HVL)
20	2015-2018 Association for the Advancement of Mexican Americans TXH15F004 (AAMA)
21	2015-2018 Access of Care Coastal Texas TXH15F004 (ACCT)
22	2015-2018 AIDS Foundation Houston TXH15F004 (AFH)
23	2015-2018 Montrose Center TXH15F004 (MontCent)
24	2015-2018 Goodwill Industries of Houston TXH15F004 (Goodwill)
25	Homebuyer Assistance

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

HCDD has made allocations for PY 2015 based upon the priorities set forth in the 2015-2019 Consolidated Plan, citizen and community input, qualified responses to Request for Proposals, an analysis of prior years' budget and expenditures, and City Council direction. Additional factors that contributed to targeting funds to specific activities are

- The stated needs, analysis, and objectives in the 2015-2019 Consolidated Plan
- Priorities stated in each program's solicitation and award guidelines
- Compliance with HUD entitlement grants' (CDBG, HOME, HOPWA, and ESG) rules and regulations

HCDD will continue to partner with the CoC and other organizations in the Houston area. Reducing homelessness is a priority for HCDD. It is expected that in the public services RFP and the multifamily RFP that one of the priorities that will be given to projects will include serving the homeless population, especially in a way that promotes permanent supportive housing.

HCDD strives to serve those most in need of assistance. The three main obstacles to meeting the needs of the underserved in Houston are the lack of resources, the lack of service or housing availability, and the lack of knowledge about programs. HCDD will work to leverage its resources with other agencies, assist families to grow their income and build assets, create and make available housing and service opportunities, and advertise available services in the community. More information about future actions to assist the underserved are included in the AP-85 Other Actions section of this Plan.

AP-38 Project Summary**Project Summary Information****Table 73 – Project Summary**

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Neighborhood Facilities and Improvements	Citywide	Revitalize communities	Improvement of neighborhood facilities	CDBG: \$7,571,067.08
Public Services	Citywide	Reduce homelessness Enhance quality of life	Public service needs	CDBG \$3,484,097.84
Lead-Based Paint Hazard Reduction	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG \$650,000
Code Enforcement	Areas for Community Reinvestment	Revitalize communities	Neighborhood needs	CDBG \$2,518,211.15
CDBG Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities Enhance quality of life Revitalize communities Foster community economic development	Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Neighborhood needs Economic development needs	CDBG \$4,781,273.51
Multifamily Housing Program	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	CDBG: \$3,184,148 HOME \$5,938,925
Economic Development	Community Revitalization Areas	Foster community economic development	Economic development needs	CDBG: \$0
HOME Program Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities	Assistance for renters Assistance for homebuyers	HOME \$659,880
HOPWA Project Sponsor Activity	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$2,640,784.25
HOPWA Grantee Administration	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$310,300
HOPWA Project Sponsor Administration	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$724,044
ESG	Citywide	Reduce Homelessness	Homeless needs	ESG \$2,027,628 CDBG \$525,000
2015-2018 Catholic Charities TXH15F004 (CC)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Public service needs	HOPWA \$325,000

2015-2018 Houston Area Community Services TXH15F004 (HACS)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$1,551,604.22
2015-2018 The Housing Corporation TXH15F004 (HouCorp)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Public service needs	HOPWA \$21,730.04
2015-2018 Brentwood Community Foundation TXH15F004 (BFC)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$116,524.41
2015-2018 Houston HELP TXH15F004 (HHELP)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$116,962.14
2015-2018 A Caring Safe Place TXH15F004 (ACSP)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$347,780.75
2015-2018 Houston Volunteer Lawyers TXH15F004 (HVL)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$139,500
2015-2018 Association for the Advancement of Mexican Americans TXH15F004 (AAMA)	Citywide	Provide assistance to persons affected by HIV/AIDS	Public service needs	HOPWA \$199,950
2015-2018 Access of Care Coastal Texas TXH15F004 (ACCT)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$409,215
2015-2018 AIDS Foundation Houston TXH15F004 (AFH)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$935,194.19
2015-2018 Montrose Center TXH15F004 (MontCent)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$1,110,403
2015-2018 Goodwill Industries of Houston TXH15F004 (Goodwill)	Citywide	Provide assistance to persons affected by HIV/AIDS	Public service needs	HOPWA \$175,000
Homebuyer Assistance	Citywide	Expand homeownership opportunities	Affordable Housing	CDBG \$1,192,569.98

Project Title	Neighborhood Facilities and Improvements
Project ID	1
Target Areas	Citywide
Annual Goals Supported	Revitalize Communities
Priority Need(s) Addressed	Improvement of neighborhood facilities
Description	<p>This project includes rehabilitation and construction of neighborhood facilities, parks, and other improvements to facilities and infrastructure in low- and moderate-income areas or facilities serving populations primarily consisting of low- and moderate-income individuals or populations with special needs. Facilities may be publically or privately owned and may include parks, medical facilities, and community centers.</p> <p>PY 2015 CDBG funds for neighborhood facilities will be awarded to City departments or nonprofit or for-profit organizations selected through an RFP process prior or during the program year. The locations of activities will be determined after subrecipients are selected. The funding includes an estimated \$400,000 in program delivery expenses. The total funding amount includes projected CDBG program income to be expended on Neighborhood Facilities and Improvements. Proposed accomplishments for PY 2015 include the completion of 6 public facilities. The target date for expending these funds is June 30, 2017.</p>
Target Date	6/30/2017
Expected Resources	CDBG: \$7,571,067.08
Estimate the number and types of families that will benefit from the proposed activities	These activities are intended to serve thousands of people primarily living in low- and moderate-income areas or people with disabilities
Location Description	The locations of activities will be determined after subrecipients are selected.
Planned Activities	Eligible activities include rehabilitation and construction of various public facilities.
Goal Outcome Indicator	6 Public facility or infrastructure activities other than low/moderate-income housing benefit

Project Title	Public Services
Project ID	2
Target Areas	Citywide
Annual Goals Supported	Enhance quality of life Reduce Homelessness
Priority Need(s) Addressed	Public service needs
Expected Resources	CDBG: \$3,484,097.84
Description	An RFP was issued in PY 2014 for public service projects, and private non-profit agencies will be selected soon thereafter. Projects from other City Departments will also be selected by the around the beginning of the Program Year. The locations of activities will be determined after subrecipients are selected. These public services will likely fund homeless services, job training, and other public services activities. These activities will primarily serve extremely low- and low-income families. CDBG program income is estimated to be used for public service activities. The target date for expending these funds is December 31, 2016.
Target Date	12/31/2016
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve approximately 20,000 families that are extremely low-income, low-income, and moderate-income.
Location Description	The locations of activities will be determined after subrecipients are selected.
Planned Activities	Eligible activities will be a variety of public service activities which may include employment training, services, elderly services, health services, and homeless services.
Goal Outcome Indicator	23,965 Persons Public service activities other than low/moderate-income housing benefit.

Project Title	HDHHS Community and Children's Environmental and Health Lead Program Grant Match
Project ID	3
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	CDBG: \$650,000
Description	This project funds the City of Houston's Department of Health and Human Services Bureau of Community and Children's Environmental Health lead hazard activities. HCDD provides matching funds for the Lead Hazard Reduction Demonstration (LHRD) and Lead-Based Paint Hazard Control (LBPHC) grants to support the HDHHS's lead hazard activities. Activities include lead inspections and risk assessments. Remediation for single family housing units will be located in the city limits of Houston. During PY 2015, it is estimated that 171 homes occupied by low- and moderate-income families will receive lead hazard reduction/remediation. The target date for completing this activity is June 30, 2016.
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist 171 low- and moderate-income families.
Location Description	Locations will be determined during the program year.
Planned Activities	Eligible activities include lead-based paint/lead hazards testing/abatement.
Goal Outcome Indicator	171 Other – Housing units received reduction/remediation

Project Title	Code Enforcement
Project ID	4
Target Areas	Areas for Community Reinvestment
Priority Need(s) Addressed	Neighborhood needs
Annual Goals Supported	Revitalize Communities
Expected Resources	CDBG: \$2,518,211.15
Description	<p>This project funds code enforcement activity including site visits conducted by the Department of Neighborhoods increasing the safety and security of low- and moderate-income neighborhoods. Using CDBG funding, code enforcement staff will evaluate and assess properties that may have violated the City's building codes and pose a threat to the health and safety of low- and moderate-income neighborhoods. During PY 2015, it is estimated City staff will perform 32,000 site visits in Community Reinvestment Areas. The target date for completing this activity is June 30, 2016.</p> <p>This project also funds title searches associated with the Department of Neighborhoods code enforcement activities to increase the safety and security of low- and moderate-income neighborhoods. During PY 2015, it is estimated that \$188,180 of CDBG will fund title searches on 250 properties located in Areas for Community Reinvestment. The target date for completing this activity is June 30, 2016.</p>
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	This activity will benefit tens of thousands of families living in low- and moderate-income areas.
Location Description	Location of these activities will mainly be in Areas for Community Reinvestment.
Planned Activities	These code enforcement activities include inspection of multiple types of property including housing units.
Goal Outcome Indicator	20,250 Housing code enforcement/Foreclosed property care

Project Title	CDBG Administration
Project ID	6
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Addressing neighborhood needs Economic development needs Fair housing needs
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities Reduce homelessness Enhance quality of life through the provision of public services Revitalize communities Foster community economic development Promote fair housing
Expected Resources	CDBG: \$4,781,273.51
Description	This project will fund HCDD's legal oversight, planning, compliance, and financial activities which ensure proper use of CDBG funds. This includes: \$130,000 for the Coalition for the Homeless of Houston/Harris County to assist in planning the Point-In-Time Count and may include other activities, \$150,000 reserved for fair housing activities and staff costs, \$79,000 for transfer to the City of Houston's Finance Department, \$433,000 for transfer to the City of Houston's Legal Department and \$3,989,273.51 for general planning activities and oversight of projects and organizations funded by CDBG. CDBG program income is estimated to be used for planning and administration activities. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007. The target date for completing this activity is June 30, 2016.
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	This is an administrative activity.
Location Description	This is an administrative activity.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
Goal Outcome Indicator	N/A

Project Title	Multifamily Housing Program
Project ID	7
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: \$5,938,925 and CDBG: \$3,184,148
Description	<p>HCDD's Multifamily Housing Program will expand access to and improve the quality of multifamily rental housing for low- and moderate-income residents through multifamily housing acquisition/rehabilitation and new construction projects. Relocation assistance to households will also be provided as required. It is estimated that 188 rehabilitated or newly constructed affordable, City restricted units will be completed during PY 2015.</p> <p>The Multifamily Housing Program emphasizes creating permanent supportive housing to support the Mayor's initiative to dramatically reduce or end chronic and veterans' homelessness using PY 2015 funds. HCDD will issue an RFP in October 2015 for these funds. The outcome of the RFP will determine the locations of projects. Projects within the Community Reinvestment Areas and projects containing large units (four or more bedrooms) will be given preference during the selection process.</p> <p>HOME and CDBG program income is estimated to be used for the Multifamily Housing Program. The estimated completion date for expending these funds is 2018.</p>
Target Date	12/31/2018
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve hundreds of low- and moderate-income families. Activities will also serve special needs populations including homeless individuals and families, elderly, and persons with disabilities.
Location Description	The outcome of the RFP will determine the locations of projects.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
Planned Activities	Planned activities for the Multifamily Housing Program include acquisition/rehabilitation, new construction, and relocation in support of creating and preserving affordable rental housing units.
Goal Outcome Indicator	20 Rental units constructed 168 Rental units rehabilitated

Project Title	HOME Program Administration
Project ID	8
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homebuyers
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities
Expected Resources	HOME: \$659,880
Description	Planning and administration activities associated with and in support of the HOME Investment Partnerships Program. The allocation for planning and administration activities will be used to ensure compliance with HOME Program requirements. Projected HOME program income in the amount of \$9,094 is estimated to be used for planning and administration activities. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007. The proposed target date for completing this activity will be June 30, 2016.
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
Location Description	This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
Goal Outcome Indicator	N/A

Project Title	HOPWA – Sponsor Activity
Project ID	9
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$2,640,784.25
Description	<p>Funding for organizations and City departments that administer programs and projects that prevent homelessness and increase access to decent, affordable housing to those affected by HIV/AIDS.</p> <p>HCDD will allocate \$1,355,000 for operating costs, \$2,454,148 for supportive services, \$3,500,000 for project or tenant based rental assistance, and \$2,000,000 for short term rent, mortgage and utility subsidies.</p> <p>HCDD will issue an RFP at the end of PY 2014 or beginning of PY 2015 to contract with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 2,625 persons who have or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). The target date for completing these activities is June 30, 2018.</p> <p>As contracts are funded, IDIS projects will be created to replace this project and its funding.</p>
Target Date	6/30/2018
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve at least 2,625 persons who are affected by a disability, HIV/AIDS.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs, supportive services, project or tenant based rental assistance, short-term rent, and mortgage and utility assistance.
Goal Outcome Indicator	

Project Title	HOPWA Grantee Administration
Project ID	10
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$310,300
Description	Grantee administration is funding for HCDD administration and oversight of the HOPWA project sponsors. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007. The target date for completing these activities is June 30, 2016.
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	The eligible activity is administration in the HOPWA Program.
Location Description	Funding will support activities located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	The eligible activity is administration in the HOPWA Program.
Goal Outcome Indicator	N/A

Project Title	HOPWA Project Sponsor Administration
Project ID	11
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$724,044
Description	This is funding for HOPWA Project Sponsor Administration costs associated with providing housing services to people affect by HIV/AIDS. The target date for completing these activities is June 30, 2016.
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	The eligible activity is administration in the HOPWA Program.
Location Description	Funding will support activities located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	The eligible activity is administration in the HOPWA Program.
Goal Outcome Indicator	N/A

Project Title	ESG
Project ID	12
Target Areas	Citywide
Priority Need(s) Addressed	Homeless needs
Annual Goals Supported	Reduce Homelessness
Expected Resources	ESG: \$2,027,628 CDBG: \$525,000
Description	<p>Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing emergency shelter, housing relocation, and stabilization services. HCDD will allocate \$90,000 for HMIS, \$635,558 for Emergency Shelter, \$425,000 for Homeless Prevention, \$725,000 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and \$152,070 for Administration. In addition, \$525,000 in CDBG matching funds will support ESG subrecipients' activities. HCDD will select subrecipients through an RFP process by fall of 2015 for PY 2015 funding. Selected subrecipients will be located throughout Houston area. The estimated number of primarily extremely low-income persons to be served through these activities is approximately 20,000.</p> <p>Funds will be used to support the Homeless Management Information System (HMIS). The Coalition of the Homeless of Houston/Harris County (Coalition) administers the HMIS in the Houston region. This funding will support organizations using the HMIS to increase efficiency and effectiveness of serving homeless individuals. The estimated number of individuals' records maintained via HMIS during PY 2014 is 15,000. HMIS and the agencies utilizing the database serve a majority of individuals that are extremely low-income. HMIS is administered at the Coalition for the Homeless Houston/Harris County located at 600 Jefferson, Suite 2050, 77002.</p> <p>Funds will also be used to support HCDD staff responsible for oversight of nonprofit subrecipients providing ESG funded services. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007.</p> <p>The target date for completing these activities is June 30, 2016.</p>
Target Date	6/30/2016
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist thousands of extremely low-income persons and families.
Location Description	HCDD will select subrecipients through an RFP process by fall of 2015 for PY 2015 funding. Selected subrecipients will be located throughout Houston.
Planned Activities	The eligible activities include Emergency Shelter, Homeless Prevention, Rapid Re-Housing, HMIS, and administration in the ESG Program.
Goal Outcome Indicator	60 Tenant-based rental assistance/Rapid rehousing 300 Homelessness prevention 1,000 Homeless person overnight shelter 15,000 Other – HMIS records maintained 3,500 Other – Persons assisted with ESG match

Project Title	2015-2018 Catholic Charities TXH15F004 (CC)
Project ID	13
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$325,000
Description	Housing assistance and supportive services will be provided to low-income person with HIV/AIDS and their families. This assistance will be provided using funding from PY 2014, up to \$657,627.80, and PY 2015, up to \$325,000. The total contract amount is up to \$982,627.80.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 145 low-income households affected by HIV/AIDS will benefit from various housing assistance and supportive service activities. The total contract amount for this project is up to \$982,627.80. This includes funding from PY 2014 and PY 2015.
Location Description	Catholic Charities of the Arch diocese of Galveston-Houston is located 2900 Louisiana Street. Activities will be undertaken in the EMSA.
Planned Activities	Planned activities include TBRA, STRMU, permanent housing placement services, and supportive services.
Goal Outcome Indicator	40 Households - Tenant-based rental assistance/Rapid rehousing 125 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 Houston Area Community Services TXH15F004 (HACS)
Project ID	14
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$1,551,604.22
Description	TBRA, STRMU, PHPS will be provided to low-income person with HIV/AIDS and their families. The respite care facility will provide housing to homeless individuals with HIV/AIDS and acute medical conditions. The total contract amount for this project is up to \$4,230,750. This includes funding from prior years.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 840 low-income households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	HACS is located at 2150 W. 18 th Street. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs, supportive services, project or tenant based rental assistance, short-term rent, and mortgage and utility assistance.
Goal Outcome Indicator	370 Households - Tenant-based rental assistance/Rapid rehousing 50 Households - HIV/AIDS housing operations 420 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 The Housing Corporation TXH15F004 (HouCorp)
Project ID	15
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$21,730.04
Description	Housing assistance and supportive services will be provided to low-income households affected by HIV/AIDS. The total contract amount for this project is up to \$141,364.49. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 35 low-income households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs and supportive services.
Goal Outcome Indicator	35 Households - HIV/AIDS housing operations

Project Title	2015-2018 Brentwood Community Foundation TXH15F004 (BFC)
Project ID	16
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$116,524.41
Description	STRMU will be provided to low-income persons with HIV/AIDS and their families. The community residence will provide transitional housing to low-income and homeless men with HIV/AIDS. The total contract amount for this project is up to \$503,757.75. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 235 low-income households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs, supportive services, and short-term rent, mortgage and utility assistance.
Goal Outcome Indicator	25 Households - HIV/AIDS housing operations 250 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 Houston HELP TXH15F004 (HHELP)
Project ID	17
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$116,962.14
Description	Housing assistance will be provided to low-income persons with HIV/AIDS and their families. The total contract amount for this project is up to \$348,974.97. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 50 low-income households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs and supportive services.
Goal Outcome Indicator	50 Households - HIV/AIDS housing operations

Project Title	2015-2018 A Caring Safe Place TXH15F004 (ACSP)
Project ID	18
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$347,780.75
Description	Facility-based housing assistance and supportive services will be provided to indigent and low-income men with chemical addiction and alcohol dependency problems who are living with HIV/AIDS. The total contract amount for this project is up to \$728,374. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 45 low-income households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs and supportive services.
Goal Outcome Indicator	45 Households - HIV/AIDS housing operations

Project Title	2015-2018 Houston Volunteer Lawyers TXH15F004 (HVL)
Project ID	19
Target Areas	Citywide
Priority Need(s) Addressed	Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$139,500
Description	Legal services will be provided to low-income individuals living with HIV/AIDS. Clients will receive counsel and advice on a range of civil matters related to housing and their health status. The total contract amount for this project is up to \$150,000. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 150 low-income households affected by HIV/AIDS will benefit from these supportive service activities.
Location Description	HVL is located at 1111 Bagby. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include supportive services.
Goal Outcome Indicator	150 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 Association for the Advancement of Mexican Americans TXH15F004 (AAMA)
Project ID	20
Target Areas	Citywide
Priority Need(s) Addressed	Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$199,950
Description	Case management and other supportive services will be provided to low-income persons and their families living with HIV/AIDS. Services will include linkages to other supportive services including food, transportation, clothing, mental health services, and GED and ESL instruction. The total contract amount for this project is up to \$215,000. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 65 low-income households affected by HIV/AIDS will benefit from these supportive service activities.
Location Description	The AAMA is located at 6001 Gulf Freeway. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include supportive services.
Goal Outcome Indicator	65 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 Access of Care Coastal Texas TXH15F004 (ACCT)
Project ID	21
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$409,215
Description	Housing assistance (TBRA, STRMU, PHPS) and supportive services will be provided to low-income persons with HIV/AIDS and their families. The total contract amount for this project is up to \$440,015. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 65 low-income or homeless households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	ACCT is located at 707 Tremont Street in Galveston. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include supportive services, STRMU, and TBRA.
Goal Outcome Indicator	30 Households - Tenant-based rental assistance/Rapid rehousing 40 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 AIDS Foundation Houston TXH15F004 (AFH)
Project ID	22
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$935,194.19
Description	AIDS Foundation Houston, Inc. provides permanent housing assistance at four facilities. All four provide housing assistance and supportive services to indigent and low-income individuals who are living with HIV/AIDS. The total contract amount for this project is up to \$1,048,229. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 109 low-income or homeless households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include housing operations and supportive services.
Goal Outcome Indicator	109 Households - HIV/AIDS housing operations

Project Title	2015-2018 Montrose Center TXH15F004 (MontCent)
Project ID	23
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$1,110,403
Description	The Montrose Center provides housing assistance through TBRA, STRMU, and PHPS as well as supportive services to low-income persons with HIV/AIDS and their families. The total contract amount for this project is up to \$1,193,982. This includes funding from PY 2014 and 2015.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 300 low-income or homeless households affected by HIV/AIDS will benefit from these housing assistance and supportive service activities.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include TBRA, STRMU, permanent housing placement services, and supportive services.
Goal Outcome Indicator	45 Households - Tenant-based rental assistance/Rapid rehousing 287 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	2015-2018 Goodwill Industries of Houston TXH15F004 (Goodwill)
Project ID	24
Target Areas	Citywide
Priority Need(s) Addressed	Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$175,000
Description	The Montrose Center provides housing assistance through TBRA, STRMU, and PHPS as well as supportive services to low-income persons with HIV/AIDS and their families. The total contract amount for this project is up to \$175,000.
Target Date	6/30/2017
Estimate the number and types of families that will benefit from the proposed activities	Approximately 175 low-income or homeless households affected by HIV/AIDS will benefit from these supportive service activities.
Location Description	Goodwill Inc. is located at 1140 West Loop North. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include supportive services.
Goal Outcome Indicator	175 Other – Households -Supportive services / Housing information and referral/Homeless Prevention

Project Title	Homebuyer Assistance
Project ID	25
Target Areas	Citywide
Priority Need(s) Addressed	Affordable Housing
Annual Goals Supported	Expand homeownership opportunities
Expected Resources	CDBG: \$1,192,569.98
Description	HCDD improves the affordability of homeownership for low- and moderate-income residents by providing deferred, forgivable loans in the form of downpayment, closing cost, and other assistance. The expected activities include program delivery. The proposed target date for completing this activity will be December 31, 2017
Target Date	12/31/2017
Estimate the number and types of families that will benefit from the proposed activities	The Homebuyer Assistance Program is estimated to provide housing assistance for 50 low- and moderate income households buying homes located within the city limits of Houston.
Location Description	Assistance is eligible for homes citywide. Locations of assistance will be determined as eligible applicants apply and receive assistance.
Planned Activities	Planned activities include providing homebuyer assistance, closing costs, principle buydown, and other similar activities.
Goal Outcome Indicator	50 Direct financial assistance to homebuyers

AP-50 Geographic Distribution – 91.220(f)**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Maps in the Appendix illustrate the known locations of proposed federally funded projects and activities for PY 2015 relative to designated low- and moderate-income areas. Locations of the remaining PY 2015 projects and activities will be determined in detail after solicitation processes are completed and all subrecipients are identified. Other maps illustrate areas of minority concentration and target areas. Some maps and boundaries within these areas included in the Appendix may potentially change with the publication of updated data by HUD or other entities.

A December 2012 Substantial Amendment revised the 2012 Action Plan to establish HCDD's Areas for Community Reinvestment, and this target area was recently updated in PY 2014 to include the most recent published HUD information about low- and moderate-income populations. HCDD staff analyzed indicators to create the Areas for Community Reinvestment to provide data-driven recommendations for projects and activities that will foster investment in select geographic areas (Super Neighborhoods) that demonstrate the most need. Six demographic and income characteristics of Houston's eighty-eight Super Neighborhoods were considered in the analysis while developing the Areas for Community Reinvestment

- Low- to Moderate-Income (LMI) Population
- The Land Assemblage Redevelopment Authority (LARA) Owned Lots
- Commercial Investment (HCDD Funded) Multifamily and Public Facilities
- Concentration of Multifamily Housing Stock (2000 Census Data)
- Designated Demolition Sites
- City of Houston Capital Improvement Plan (CIP Projects)

The Community Revitalization Areas were identified through the CDBG-DR2 planning process. This process included an extensive analysis of Houston's physical and social conditions and outreach to stakeholders and the community. Six target neighborhoods were identified as high opportunity areas and labeled Community Revitalization Areas (CRA) and CRA Outreach Areas.

Geographic Distribution

Table 74 - Geographic Distribution

Target Area
Areas for Community Reinvestment
Community Revitalization Areas

Rationale for the priorities for allocating investments geographically

The goal of the target areas is to take the limited funding HCDD receives and leverage it with private investment within these areas. Establishing specific areas allows HCDD to analyze indicators that best help to provide data-driven recommendations for projects and activities that will foster investment in selected geographic areas that demonstrate need and opportunity.

The intent is to ultimately arrest decline and bring about positive outcomes in historically underserved communities as well as to boost the enhancement of areas of opportunity while maintaining housing affordability. These target areas may be applied to activities funded by HOME, CDBG, and the Section 108 Loan Guarantee Program. When reviewing projects for funding, HCDD staff may give special consideration to projects that fall within the boundaries of the Areas for Community Reinvestment or Community Revitalization Areas or leverage additional funding, such as State Housing Tax Credits. Funding for code enforcement activities will be geographically targeted to only Areas for Community Reinvestment. Other entitlement funds, mostly related to economic development, public facility improvements, and some rental development activities will be prioritized in the target areas because these are

neighborhoods that are most in need of public facility and economic development improvements, but some projects may also be funded in other areas of the City because of the great need in neighborhoods throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

HCDD employs a variety of approaches to maintaining, creating, and improving the quality of affordable housing in Houston. In PY 2015, HCDD will administer the following programs to preserve and increase access to affordable housing

- Multifamily Housing Program – new construction and rehabilitation
- Single Family Programs – development, repair, and homebuyer assistance
- CHDO – supporting community organizations to develop affordable housing
- HOPWA – TBRA and STRMU Assistance
- ESG – housing relocation and rapid re-housing

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following tables.

Table 75 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	60
Non-Homeless	170
Special-Needs	1,493
Total	1,723

Table 76 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,385
The Production of New Units	20
Rehab of Existing Units	218
Acquisition of Existing Units	100
Total	1,723

Discussion

Affordable housing continues to be among HCDD's highest priorities. In the past few years, CDBG-DR Hurricane Ike funding has greatly increased the resources available to assist low- and moderate-income families in the City of Houston. Using the foundation of the CDBG funded Single Family Home Repair Program, HCDD continues to build capacity and increase efficiency to best serve citizens. During PY 2015, HCDD expects to start transitioning from using CDBG-DR funding to again using CDBG funding for single family home repair activities. The Single Family Home Repair Program and Homebuyer Assistance Program expect to fully implement new program guidelines in PY 2015 which will help streamline operations and best utilize resources. Pursuant to the Mayor's recent directive on homelessness, HCDD intends to continue to focus multifamily housing resources to provide permanent supportive housing for the homeless, specifically to address chronic and veteran homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 25 housing communities with more than 5,500 units for families, elderly, persons with disabilities, and other residents. HHA also administers the nation's third largest voucher program exclusively serving homeless veterans.

The following highlights HHA's program accomplishments occurring in calendar year 2014.

- Put Residents to Work - HHA enrolled over 850 participants in the Section 3 program resulting in 52 becoming gainfully employed.
- Increased Housing Portfolio - Acquired tax credit properties that added 234 additional units of affordable housing in Houston.
- Housed More Families - Utilized 99.9% of its voucher authority. Received over 100 additional vouchers from HUD.
- Helped Homeless Veterans - Provided housing assistance to 801 homeless veterans through the VASH program.

In 2015, HHA plans to reinvest in Houston communities with the creation of over 800 new units with 2 construction starts.

Actions planned during the next year to address the needs to public housing

Years of federal disinvestment in the Public Housing Capital Fund Program (CFP), coupled with damage caused by Hurricane Ike, have created a significant backlog of capital needs across the Agency's portfolio. A recently completed Physical Needs Assessment values the current capital backlog at approximately \$82 million, or 17 times the funding HHA receives from HUD in a typical year for capital improvements.

While HHA will expend its CFP allocation of \$4.0 million to address the most severe capital needs, without additional funding, HHA will remain significantly short of the support required to adequately address the portfolio's documented capital needs. Additionally, as the need to rehabilitate existing housing stock grows, so too does the need for affordable housing, with over 19,000 families currently on HHA's waiting list for a public housing unit.

Fortunately, the coming year may present HHA and City of Houston with an opportunity to substantially address both the public housing capital needs backlog and the City's unmet demand for affordable housing. HHA and HCDD received awards of CDBG-DR2 funds. The goal is to leverage these dollars so it will be possible for HHA to address the capital needs at several hurricane-damaged public sites while adding upwards of 800 units of new affordable housing.

HHA will pursue transfer of assistance under the Rental Assistance Demonstration at the current existing properties

- Mansions at Turkey Creek
- Sweetwater
- Villa's at Winkler

HHA will pursue Choice Neighborhoods Planning or Implementation grant for Grants and JOBSPLUS Grant for the following property

- Cuney Homes

HHA will pursue a number of new mixed finance development activities using CDBG Disaster Recovery funds and Capital Funds including acquisition of sites for new housing development at

- Crosstimbers and N. Main
- Metro owned site on North Shepherd
- Lyons Avenue in the 5th Ward
- 2640 Fountain View

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Resident Involvement. HHA employs various strategies to promote public housing resident involvement in HHA's policy development and strategic decision-making processes. HHA encourages residents to become involved through participation in Resident Councils, which operate at most public housing developments. Staff from HHA's Client Services Department provides technical assistance to Resident Council members and help to ensure that third party (League of Women Voters) oversight is in place for the annual election of officers. Each Resident Council meets on a monthly basis to address general and property-specific issues.

Resident Council officers meet as a group with HHA staff quarterly. These meetings provide an opportunity for resident leaders to hear updates on major issues taking place at HHA and within the affordable housing industry nationally. Time is allotted for resident leaders to raise issues or ask questions, which often become the basis for further dialogue. Discussions typically cover issues related to resident participation in governance, safety and security, community service requirements, summer programs, development plans, and job readiness. Also, residents and Resident Council officers actively participate in the PHA planning process to annually review and revise management process.

Participation in Homeownership. HHA staff work to promote the Family Self-Sufficiency (FSS) Program to public housing and voucher participants. The FSS Program allows participants to establish an interest-bearing escrow account during the five-year program which includes job training, employment counseling, case management services, household skill training, and homeownership counseling. Upon fulfillment of the program, families receive the funds in the escrow account which may be used to purchase housing through the Housing Choice Voucher Homeownership Program.

The Housing Choice Voucher Homeownership Program is a federally funded program that allows families with a Housing Choice Voucher to use the voucher as part of their monthly mortgage payment to purchase a home rather than rent. The Homeownership Program is for first time homebuyers, a person who does not own a home or has not owned a home during the past three years. Through the FSS program HHA successfully housed its 100th homeowner during the 2014 year.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HHA does not have a troubled designation; therefore, it is not necessary for HCDD to provide financial or other assistance to HHA to remove such a designation during the next year.

Discussion

HHA implemented two new policy changes to improve the lives of housing choice voucher residents. First, HHA expanded its efforts to address homelessness in Houston by creating a demonstration program to support and house Transition Age Youth Aging out of Foster Care (TAY) in collaboration with Harris County Protective Services for Children and Adults (HCPS). In order to do this HHA amended the Administrative Plan for Section 8 to include a preference for 100 Youth Aging out of foster care over the next four years. Second, HHA is responsible for adopting a payment standard schedule that establishes voucher payment standard amounts for each Fair Market Rent (FMR) area in HHA's jurisdiction. HHA staff proposed to set payment increase payment standards for High opportunity areas to 110% of the 50th percentile FMR's. The mid-range gross dollar amount is proposed to increase while the percentage relative to the area FMR will be lowered to 100%. The mid-range percentage was at 100% in 2013, and due to the reduction in the FMR in 2014, HHA implemented a policy not to reduce the payment standard dollar amount because of the recent implementation of cost savings measures due to sequestration, raising the percentage to 103% for the year while holding the payment standard amount constant. This Low payment standard amount will remain the same creating a greater incentive to move to higher opportunity areas.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)**Introduction**

The Houston/Harris County CoC has updated their strategic plan to outline the goals and strategies for the coming years.

Goal 1: End Chronic Homelessness by 2015

Goal 2: Prevent and End Veteran Homelessness by 2015

Goal 3: Prevent and End Family and Youth Homelessness by 2020

Goal 4: Set a Path to End All Types of Homelessness

The CoC's annual action plans details activities and goals for the coming year. The goals for the next year focus on strategies to end chronic and veteran homelessness as well as expanding rapid rehousing programs to end family homelessness. Additional activities include improving rapid rehousing outcomes, generating system-wide performance expectations, and planning for a response to youth homelessness particularly underage/runaway youth as well as youth aging out of foster care. Major activities are outlined below.

Continued oversight and development of 605 units of PSH and other targeted affordable housing development linked to system-wide homeless prevention and diversion activities

- Host a pipeline committee comprised of major funders to coordinate funding and guide new development and turnover of existing PSH units
- Prioritize public and private capital, operating, and service resources to support PSH development and targeted affordable housing development, including SRO or pay by day facilities and inclusion of restricted 30% AMI units in mainstream affordable housing development
- Increase capital investments for targeted affordable housing development in support of diversion and prevention activities, particularly for non-chronically homeless single individuals

Continued implementation of the integrated care service delivery model for PSH units in the pipeline

- Nurture new partnerships between Federally Qualified Health Centers, Mental Healthcare Providers, and Homeless Service Providers
- Explore new funding to support integrated care and fully leverage mainstream resources like Medicaid
- Connect integrated care teams to new and existing PSH units as they become operational

Implement a single coordinated intake, assessment, triage, and central referral system for all homeless housing interventions

- Continue implementation and expansion of the coordinated placement system to include triage, assessment, and referral for homeless families and homeless transition-aged youth
- Connect the system to rapid rehousing, transitional housing, and other diversion and prevention programs

Standardize and expand Rapid Rehousing

- Combine federal, state, and local resources to create a single standardized rapid rehousing model across the CoC and ensure implementation and expansion in 2015 and beyond
- Continue to prioritize resources for rapid rehousing and linked prevention activities to build a safety net system for homeless and at-risk families

Implement performance expectations for the entire CoC

- Apply performance standards to all programs operating in the CoC and use performance to determine future funding awards and possible reallocation or repurposing of existing resources in support of the CoC strategic plan

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including (narrative for the following 1-4):

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

HCDD will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCDD provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons.

The Coalition for the Homeless Houston/Harris County (Coalition) collaborates with service agencies and others in the public sector to analyze existing needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count and the Community Needs Assessment, organized by the Coalition, annually assesses the characteristics of the homeless population in and around Houston. This is important data used by the Coalition and its stakeholders to track the changing needs of the homeless. In PY 2015, HCDD will continue to financially support the Coalition's preparation for the 2016 PIT Count. Additionally, the CoC hosts a minimum of two Consumer Input Forums annually to obtain input on the action plan from current and formerly homeless individuals and families.

In 2014, the CoC implemented a coordinated assessment system ensuring standardized assessment for any homeless individual at a variety of access points. This system functions to triage, assess, match and refer homeless individuals to the most appropriate permanent housing option across the continuum. This is now the primary referral method for most homeless beds and functions as the sole referral source for PSH. This system will continue to be expanded in 2015 and will optimize access for both sheltered and unsheltered homeless individuals seeking support across the City. Outreach workers are trained as assessors and navigators ensuring unsheltered homeless.

2. Addressing the emergency shelter and transitional housing needs of homeless persons

HCDD continues to fund social service agencies providing emergency shelter or transitional housing for homeless individuals and families. Services will include case management, direct rent or utility assistance, and operations costs associated with overnight shelter. HCDD's ESG funding will address emergency shelter and transitional housing needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG implementation and the restructuring of the CoC funding process, the CoC is collaborating with local ESG recipients to right-size the system of emergency shelter, transitional housing, and rapid re-housing ultimately shifting resources toward permanent housing options. This coupled with enhanced diversion and prevention resources will dramatically reduce demand for emergency shelter and transitional housing and ultimately allow the system to reach equilibrium and end homelessness.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

HCDD prioritizes multifamily housing activity for homeless and populations with special needs. Housing with supportive services increases assistance (e.g., medical, educational, counseling, etc.) available to residents to help them remain in permanent housing. HCDD's Multifamily Housing Program will continue funding units that support the Mayor's homeless initiative to creation of 2,500 new permanent supportive housing units.

HCDD is also committed to braiding federal, state, and local resources in partnership with Harris County and the CoC to expand rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists households to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be more than 80% effective in returning families to housing stabilization. A recent system mapping exercise performed under HUD technical assistance revealed that approximately 30% (8,100 households in a given year) of Houston's homeless population will require rapid rehousing to stabilize. Currently the system is capable of serving less than 1,000 households. A plan has been developed to braid resources across the CoC and more than double the number of households to be served with rapid rehousing with the intent to leverage the public investment and attract resources for 1,500 households.

The coordinated assessment system, described previously in this section, will act as the process for identifying people who are homeless and most in need of PSH or rapid rehousing, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

HCDD will fund several agencies that deliver homelessness prevention assistance from various federal and state grants, which include

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices or are experiencing a hardship that may lead to homelessness
- Security deposits and first month's rent to permit homeless families to move into their own apartment
- Mortgage payments

Preventing homelessness, especially family homelessness, is a priority for the City and its partner, the Coalition. The Coalition assists Houston's homeless service providers, many of whom are CDBG and/or ESG subrecipients, to help families implement strategies that keep them stabilized and resolve their financial issues before being identified as "homeless". While local nonprofit and faith-based organizations provide basic needs and rent/utility assistance that divert families at imminent risk, the Coalition's 24/7 homeless services hotline refers and connects families to providers with immediate help and mainstream resources.

As part of the planning process for community-wide coordination of ESG implementation and restructuring of the CoC funding process, the Coalition is collaborating with local ESG recipients. The CoC plans to develop a homelessness prevention eligibility standard to target those most at-risk of becoming literally homeless. This standard will be developed using HUD's ESG eligibility criteria and local data regarding characteristics common among people who are literally homeless. Depending on the level of need of potential clients, the agency initially conducting intake will either admit the person to their program or will conduct a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing.

The CoC also plans to execute memorandum of understanding (MOU) with mainstream and other homeless service providers on the behalf of the homelessness prevention system in order to help clients link to mainstream and homeless supportive services outside of the ESG programs. The purpose of developing MOUs is to help clients easily access mainstream services that might have a cumbersome application process or lengthy waitlist. This includes developing protocols for warm-handoffs to United Way's THRIVE programs to enhance family self-sufficiency and financial mobility. Mainstream services will include those listed in 24 CFR 576.400 (c), as well as those in the SOAR program, and locally-funded programs to assist with increasing income and improving health.

The Coalition, along with local public funding jurisdictions and publicly funded institutions and systems of care that discharge people into homelessness, will create or modify discharge plans to prevent discharging into homelessness by

- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning process

The CoC has several discharge policies to coordinate community-wide assistance to address youths aging out of foster care, persons exiting health care and mental health institutions, and persons discharged from correctional institutions. With the introduction of the coordinated placement system, these institutions are being invited to coordinate discharge planning activities to prevent homelessness. Protocols have been developed to connect with Harris County Jail and several emergency rooms and hospitals across the jurisdiction.

Discussion

HCDD has established a contractual relationship with the Coalition for the Homeless of Houston/Harris County, Inc. (Coalition) to manage efforts related to addressing chronic homelessness. The City continues to support the Coalition's efforts by providing HCDD staff assistance and CDBG, ESG, HHSP, and Homeless and Housing Bond funding for

- Implementing and operating the Homeless Management Information System (HMIS)
- Developing and implementing a Strategic Plan to End Chronic Homelessness
- Planning and prevention activities
- Homeless Point in Time Count
- Annual Needs Assessment and Gaps Analysis
- Continuum of Care Collaborative Grant Application
- Performance Measurement of CoC funded programs and projects
- Developing Coordinated Access for CoC system
- CoC Steering Committee and work groups

The Coalition for the Homeless of Houston/Harris County continues to administer the Homeless Management Information System (HMIS) for contributing homeless organizations within Houston/Harris County Continuum of Care (CoC). Since its initial implementation in 2004, HMIS has grown to become the major repository of homeless assistance and homelessness prevention data in the community. An increasing number of federal and local funders now require HMIS participation, and its data is regularly used for various aggregated reports and analyses.

At the end of 2014, there were 209 programs and 579 individual users actively participating in the HMIS. The database consisted of 201,667 unique client records. A majority of clients served before 2010 were literally homeless individuals, but a large segment now includes the at-risk population assisted by homelessness prevention programs, including those funded by VA SSVF, HUD ESG and HOPWA. Of the 40,481 clients enrolled in any HMIS programs during 2014, there were 25,724 literally homeless individuals.

The HMIS software is provided by ClientTrack Inc., a privately held company. The Coalition HMIS support team includes six staff members. As part of their daily activities, the support team continues to implement a number of proactive data quality measures and it monitors the HMIS to ensure completeness, accuracy, and standardization of data collection processes. Support specialists work with the CoC agencies by offering ongoing training and technical assistance, both individually and in groups. The team also issues a monthly newsletter, and hosts quarterly HMIS forums with the provider community to share recent developments, discuss data quality obstacles, and plan for any future changes.

During 2014, two Houston initiatives relied primarily on the HMIS data for outcome measurement: the 100,000 Homes Campaign – an effort to identify and help chronically homeless people obtain and maintain permanent housing, and Housing Houston’s Heroes – an initiative to connect homeless veterans to social services and help them find homes and jobs in Houston. All HOPWA-funded programs administered by the City of Houston adopted the HMIS as the primary client database, soon to be followed by the Runaway and Homeless Youth (RHY) programs. Finally, the HMIS is now part of the Coordinated Access system in several important ways:

- To deploy the screening tool based on the housing history and the Vulnerability Index (VI) assessment
- To create the common client-housing registry with priority information
- To enable the housing eligibility module that matches clients with the appropriate residential programs
- To facilitate the Coordinated Access referral and feedback process between the assessors, housing providers, and case managers

The Coalition is currently working to expand the Coordinated Access assessments and placement tools to include transitional, rapid re-housing, and homelessness prevention programs.

AP-70 HOPWA Goals - 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	850
Tenant-based rental assistance	475
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	235
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	65
Total	1,625

AP-75 Barriers to affordable housing – 91.220(j)**Introduction:**

The barriers to affordable housing are listed in two earlier sections of this report, MA-40 and SP-55.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The proposed actions to address barriers in PY 2015 are described in more detail below, and other actions to overcome impediments to fair housing are located in the Appendix and titled *Affirmatively Furthering Fair Housing*.

Address housing market conditions that inhibit low- and moderate-income persons from obtaining decent housing

- Increase affordable housing supply by funding rehabilitation and new construction of affordable rental housing
- Lower the cost for low- and moderate-income families to achieve homeownership by assisting with downpayment and closing cost assistance
- Continue housing repair activities to lower the cost of home maintenance and improve housing stock
- Work with lending institutions to provide services for underserved populations

Invest in building code enforcement and lead hazard remediation to abate deterioration of housing stock

- Provide lead hazard testing and/or remediation for households participating in the Single Family Home Repair Program
- Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HDHHS and providing matching funding for federal grants
- Engage in code enforcement activities carried out by the City's Department of Neighborhoods to address single family and multifamily property owners' code violations
- Improve housing stock for low- and moderate-income homeowners through the Single Family Home Repair Program

Strengthen intergovernmental relationships to resolve regulatory issues

- Inform and communicate to TDHCA requests for updates to the QAP
- Coordinate with local HUD officials and request waivers to certain HUD standards, as needed
- Continually improve HCDD's monitoring and compliance function to detect and address inconsistencies or conflicts among federal, state, and local grant and regulatory requirements
- Continue to provide technical assistance to nonprofit and for profit affordable housing developers and public service agencies regarding new or changing requirements
- Continue to refer fair housing complaints to substantially equivalent agencies and the regional HUD office which are equipped and trained to manage such complaints effectively and efficiently

Use education to encourage policy decisions and public support that positively impact affordable housing

- Educate city officials and staff about fair housing issues to improve understanding of and the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCDD staff
- Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCDD staff for stakeholders and community groups
- Engage fair housing and affordable housing advocates to elevate affordable housing issues in the public

Discussion:

HCDD will continue to pursue innovative partnerships, locate additional funding sources, and engage in comprehensive planning efforts with regional entities to reduce and remove barriers to affordable housing and fair housing. In preparation of this Plan, HCDD undertook an extensive citizen participation effort, and HCDD will continue to use partnerships to reach out to citizens.

HCDD will continue to pursue other funding to benefit citizens, like the recently completed Amy Young Barrier Removal Program. Also, HCDD will continue to foster collaboration with housing and service providers to enhance existing strategies and implement new strategies to address affordable housing barriers.

The City of Houston is committed to improving communities by continuously performing research and analysis, collecting citizen input, and exploring best practices to inform programs and activities and to remove barriers to affordable housing.

AP-85 Other Actions – 91.220(k)**Introduction:**

The following describes the planned actions or strategies that the City of Houston will pursue in the next year to

- Address underserved needs
- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

Actions planned to address obstacles to meeting underserved needs

The underserved are LMI households that have a member that is elderly, is a child, has a disability, or has a quality of life limiting medical condition. The underserved also include individuals experiencing homelessness or victims of domestic violence. Characteristics of the underserved population may include fixed incomes, unemployment or underemployment, living in aging housing stock, language barriers, and physical limitations to access services.

In PY 2015 HCDD will strive to overcome the three main obstacles of the underserved by
Leveraging its resources

- HCDD will continue to implement programs through special grants and to support funding applications for various non-profit agencies. HCDD will continue partnering with housing and service organizations to create supportive housing units for the chronically homeless.
- HCDD will continue to work with HHA to efficiently utilize CDBG-DR2 and entitlement funds to provide housing for extremely low- and low-income residents.
- HCDD staff will continue to research, apply for, and manage competitive grant opportunities to fund and enhance community development activities in Houston, as appropriate.
- HCDD will research ways in which HCDD activities can receive program income to sustain future community development programming. Programs like the Municipal, Public and Private Facilities Program will implement a new RFP to ensure that projects chosen have leveraged other funding sources with entitlement funds.

Assisting households increase their income and assets

- HCDD will continue to fund public services including job training programs and other assistance programs, like childcare, to help individuals secure a job to increase their family income.
- HCDD's Compliance Division facilitates training and monitors routinely for contractual compliance to ensure that contractors are adhering to Section 3 guidelines to provide job training and employment and contract opportunities to low-income residents.
- Helping families build assets, the Homebuyer Assistance Program provides financial assistance to income eligible households that otherwise could not afford to purchase a home due to the lack of funds for downpayment and other fees associated with a home purchase.
- HCDD will continue to look for new ways to create job opportunities for low- and moderate-income persons through existing funding resources, like Section 108 and EDI funds.

Making housing and services available for the underserved

- HCDD will prioritize housing and services to those in most need including populations with special needs. Rapid re-housing activities using ESG funds will target homeless individuals and those who are victims of domestic violence.
- HCDD will continue to address rental housing needs of the underserved by giving preference to developments that serve the elderly, persons with a disability, or persons who have experienced

homelessness in the selection process. Housing developments assisted with entitlement funds will continue to comply with Section 504 requirements to make housing available for persons with disabilities.

Advertising available services to the underserved

- HCDD will continue to develop translated materials to reach non-English speaking residents in regards to available programming and general entitlement information.
- HCDD will explore different methods of outreach to enhance communication with residents who have a disability.
- HCDD will strive to hold public hearings in low-income neighborhoods and conduct meetings at agencies that serve special needs populations.

Actions planned to foster and maintain affordable housing

The City of Houston's compliance portfolio includes 14,000 housing units in over 75 developments, and as a result of federal and local funding sources, over 6,500 of these units are income-restricted. Effective relationships with developers of affordable housing, potential buyers of at-risk housing, advocacy groups, lenders, community groups, and other stakeholders helps to ensure that the number of restricted units is maintained. The City of Houston will continue to lead an effort to develop permanent supportive housing to help end chronic homelessness in Houston. By providing analysis of homeless needs, coordinating with other agencies and funding this effort, the City will encourage affordable housing development with supportive services. The City of Houston will continue to collaborate and partner with public and private housing developers, builders, and finance agencies to foster decent, safe, and affordable housing.

HCDD continuously works to solicit and finance new housing developments that maximize the use of available funds through leveraging, to not only create new affordable rental housing, but also to ensure the preservation of existing rental housing. Leveraging of HCDD's funds will become increasingly important as HCDD's allocation of federal funds continues to decline. During PY 2015 HCDD will complete an extensive renovation of the 223-unit Heights Tower, which will significantly extend the life of this property, reduce operating costs, and provide updated apartment units for its residents. HCDD intends to begin funding during the program year for similar renovations to Woodland Christian Tower (127 units), Pleasant Hill Village (165 units), and Cleme Manor (284 units). Light Rail Lofts (53 units) entails converting an existing office building into residential use. Of the total 629 units, these renovation projects will collectively contribute 172 restricted units and will be completed in PY 2016 or 2017.

HCDD will also create new affordable housing opportunities in Houston. During PY 2015 HCDD will begin funding the construction of three new housing developments that will contain a total of 371 new units, of which 201 units will be specifically restricted to low-income residents. Supportive services consistent with Permanent Supportive Housing will also be provided to the residents of these units.

HCDD intends to issue a new RFP during the Program year to solicit new proposals for both new and renovated housing developments.

Actions planned to reduce lead-based paint hazards

In PY 2015, HCDD will allocate CDBG funds to lead-based paint related programs, the Lead-Based Paint Hazard Control Program managed by the City of Houston Department of Health and Human Services (HDHHS). A description of the activity follows.

Lead-Based Paint Hazard Control Program (LBPHC). HCDD and HDHHS's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. From 1996, HDHHS has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint

hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston. The BCCEH's Lead Program is funded by federal grants, including the Lead Hazard Reduction Demonstration (LHRD) Grant. HCDD will continue to provide HDHHS with CDBG funds to meet the matching requirement for grants that support lead-based paint reduction activities in PY 2015. With the help of HCDD's CDBG funds as match, BCCEH performs hazard reduction and remediation on approximately 171 units annually.

Single Family Home Repair Program Lead Activities. HCDD staff presumes that all homes built before 1978 have lead hazards. HCDD staff members have been certified as Lead Supervisors and ensure that construction is abated properly. HCDD staff ensures the delivery of repair services will be provided in a timely manner and in the most efficient and healthful way possible.

Actions planned to reduce the number of poverty-level families

HCDD provides many services for persons who are in poverty. However, HCDD's efforts are also intended to help reduce the number of persons in poverty. HCDD will carry the following strategies and actions over the next year to help families achieve financial stability

Increasing income

- Fund job training and educational programs to increase a person's potential income
- Work with businesses to increase the number of jobs available, especially higher waged jobs, to low- and moderate-income persons

Building Savings

- Work with other local organizations to increase financial education, homebuyer counseling, and general financial literacy concerns

Acquiring Assets

- Provide direct homeownership assistance to potential homebuyers to help increase a household's assets
- Partner with HBDI to make small business loans available to increase assets of small business owners

Actions planned to develop institutional structure

Internally, HCDD is comprised of four major functions: Program Areas (Multifamily and Commercial, Single Family, Neighborhood Facilities and Improvements, and Public Services), Financial Services and Administration, Planning and Grants Management, and Compliance Divisions. The current structure highlights HCDD's commitment to ensuring that all functions perform in a concerted manner to guarantee an efficient use of public and private resources with maximum output in the form of accomplishments. Underlying this effort is the recognized need to maintain a high level of coordination on projects involving other City departments and/or outside agencies.

HCDD will address gaps and improve institutional structure using the following strategies

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
 - The Special Assistant to the Mayor for Homeless Initiatives will continue to lead planning efforts related to ending homelessness and to advance PSH.
 - HCDD staff expects to evaluate and implement new guidelines for single family home repair activities to upgrade its building standards and create greater efficiencies.
 - The Homebuyer Assistance Program recently updated its guidelines and will provide an easy to understand message to introduce the updated guidelines to the public and those working in the homebuyer industry, such as realtors, brokers, and lenders.

- Use high level of communication and project coordination among City departments and support the City's efforts to revitalize and/or stabilize low- and moderate-income neighborhoods.
 - HCDD is currently in partnership with Health and Human Services, Library, and Parks and Recreations departments, Public Works and Engineering, as well as the Mayor's Office on a variety of community improvement projects in low- and moderate-income neighborhoods. HCDD will further refine ways to communicate regulations to other city departments which may include additional meetings and desk reviews.
 - HCDD will continue to host interdepartmental meetings on fair housing to enhance the communication between City departments.
- Work with and financially support various community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
 - HCDD will continue to provide technical to local housing development organizations.
- Use established partnerships to identify opportunities for joint ventures with agencies that have sources of funding to construct or operate affordable housing.
 - HCDD and HHA will continue to plan joint initiatives in PY 2015 including the deployment of CDBG-DR2 funding and the creation of new permanent supportive housing units to increase the number of housing with available supportive services.
- Continue to cultivate strong working relationships with local financial institutions to ensure the availability of private funding for housing and other projects and low- and moderate income homebuyers.
 - HCDD will continue to work with the Houston Housing Finance Corporation to develop future housing financing opportunities.
 - HCDD will continue to reach out to realtors associations, including those representing minorities and realtors working in low-income areas of the city, to advertise HCDD's Homebuyer Assistance Program.
 - HCDD will work with finance agencies to further economic development initiatives including address food deserts.

Actions planned to enhance coordination between public and private housing and social service agencies

As the lead agency in the Annual Action Plan (Plan) development process, HCDD continues to share a common vision with its partners in the public and private housing and social service sectors. That vision promotes community development and the leveraging of resources to maximize program outcomes.

HCDD will continue to enhance coordination efforts between housing and social service agencies. Some of these efforts are described in the following section

- *Coalition for the Homeless Houston/Harris County.* HCDD funds HMIS, the primary data system maintained by the Coalition used to track information related to the region's homeless population. Such data informs efforts to address the needs of the chronically homeless in the region in cooperation with agencies across several counties. HCDD will support the Coalition's efforts to analyze HMIS data to enhance coordination between service providers and homeless housing providers through the continued development of a coordinated access system. Recently added to the HMIS system is the HOPWA Program which will help to coordinate housing and services between homeless and HOPWA providers. In addition, HCDD financially supports the Coalition's administrative efforts including the coordination of the Point-In-Time Count each year which serves as a basis for federal homeless funding allocations for the CoC.
- *Continuum of Care (CoC).* The CoC brings together local units of government, housing providers, and service providers to strategize and plan for future activities to address homelessness in the Houston area. As a member of the CoC Steering Committee and various CoC workgroups, HCDD will work to fully implement a new integrated care service delivery model for permanent supportive housing units by

partnering with federally qualified health centers, mental healthcare providers, and homeless service providers.

- *Addressing Homelessness.* HCDD will work to enhance coordination between housing and service providers while leading the effort to implement strategies to end chronic homelessness. As a part of the pipeline committee, HCDD will work with and fund housing providers creating or rehabilitating units that would incorporate services, sometimes on-site of the housing development. With Houston's leadership, HHA has committed to provide rental assistance vouchers for PSH units developed by HCDD, and HDHHS has committed to providing "1115 Waivers" by Medicaid to fund the support services attached to developed PSH units.
- *Economic Development.* The Business Improvement Program (BIP) is one way HCDD carries out its economic development activities through subrecipients and contractors. As Houston's only Community Based Development Organization (CBDO), HCDD will coordinate with Houston Business Development Inc. (HBDI) to enhance its capacity to provide funding and technical assistance to small businesses owned by or that create jobs for low- and moderate-income persons. HCDD will explore new partnerships with other agencies, like the Houston Redevelopment Authority, to create new opportunities for businesses to provide services in low-income neighborhoods.
- *Community Development Advisory Council (CDAC).* HCDD will enhance coordination between housing and social service providers by hosting members from a variety of public and private housing and social service agencies to discuss ways to most effectively carryout the strategies in the consolidated plan.
- *City Departments.* HCDD will continue to host interdepartmental meetings to plan future City actions that affirmatively further fair housing.

The activities and partnerships with some of the aforementioned organizations span multiple counties (Harris, Fort Bend) and cities (Missouri City, Pasadena). More details about the organizations consulted throughout the planning process are included in the Consultation section of this Plan.

Discussion:

The City of Houston is continuously refining its strategies to foster affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop institutional structure, and enhance coordination. By enhancing coordination and developing greater collaboration, the City of Houston will work to create an environment in which affordable housing including supportive housing is supported and encouraged.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG, HOME, HOPWA, and ESG.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Table 77 – CDBG Program Income

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	194,470
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	194,470

Other CDBG Requirements

Table 78 – CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Houston does not use other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

As established in §92.254(a)(5)(ii), HCDD uses recapture provisions for the Homebuyer Assistance Program including when assistance is provided for homebuyer units developed or rehabilitated by CHDOs. The following bullets outline the required minimum affordability period for homebuyers receiving a direct HOME subsidy through HCDD program

- Direct HOME subsidy under \$15,000 has a minimum period of affordability of 5 years
- Direct HOME subsidy between \$15,000 and \$40,000 has a minimum period of affordability of 10 years
- Direct HOME subsidy over \$40,000 has a minimum period of affordability of 15 years

The direct HOME subsidy is the amount of HOME assistance that enabled the homebuyer to buy the unit and may include downpayment, closing cost, interest subsidies, settlement charges, or other direct subsidy that reduced the purchase price from fair market value to an affordable price.

Homebuyer Assistance Program. HCDD's Homebuyer Assistance Program provides downpayment and closing cost assistance to eligible low- and moderate-income homebuyers. Assistance, which is a direct HOME subsidy, is provided as a deferred, forgivable loan. The assisted homebuyer must occupy the property as his/her principal residence through the affordability period. Once the affordability period ends, no recapture restrictions will apply. If the property is sold during the affordability period, HCDD will recapture the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return on the sale. The homebuyer may sell to any willing buyer. HCDD's recapture amount is limited to the net proceeds available from the sale.

If the homebuyer vacates or rents the property during the affordability period, the full amount of the direct HOME subsidy will be immediately due and payable to the City, unless the homebuyer re-establishes his/her actual residency pursuant to evidence acceptable to the Director.

In the case of default during the affordability period, the City may pursue all remedies available to the City under the loan promissory note, the deed of trust, or other program loan documents. In the development of home purchase agreements, HCDD will utilize the recapture provision, as discussed above: recapture of entire direct HOME subsidy (see HOME Program regulations at 24 CFR 92.254(a)(5)(ii)).

CHDO Program. For homes developed or rehabilitated and sold under the CHDO Program as homeowner housing, HCDD will require homebuyers to participate in HCDD's Homebuyer Assistance Program, as appropriate. All recapture requirements under the Homebuyer Assistance Program will apply. HCDD may also use below market rate mortgage loans for homebuyers purchasing CHDO homes. The interest rate subsidy is subject to the same recapture provisions as the Homebuyer Assistance Program as recorded in the promissory note, deed of trust and any other mortgage documents. The recapture amount is also limited to the net proceeds available from the sale.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The period of affordability is based upon the direct HOME subsidy to the homebuyer as described in the previous section. The period of affordability is stated in the loan and program documents which include the Loan Note, the Lien, the Statement of Terms and Conditions, and Land Use Restriction. All four of these documents are signed by the homebuyer to ensure compliance during the affordability period.

Recapture is triggered when a default occurs. Each of the following constitutes a default as defined by the loan documents

- Homeowner fails to owner-occupy the property as their principle residence.
- Homeowner transfers any interest in the property through a voluntary or involuntary sale.
- Homeowner fails to follow terms of loan agreements.

Annually, HCDD confirms homeowner compliance by requiring each homeowner to confirm their primary occupancy of the home purchased with federal funds that are still within the affordability period. The default and recapture process is initiated when residency cannot be established.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

In accordance with 24 CFR 92.206(b) and 24 CFR 91.220(c), HCDD may permit refinancing of existing HOME financed projects under specific conditions and circumstances.

Applicants must demonstrate that

- Rehabilitation is the primary eligible activity
 - A rehab in which HOME funds are used to reduce any dollars in the capital structure, is considered rehabilitation and refinancing
 - Applicants can demonstrate compliance by reporting a minimum of \$5,000 of rehabilitation per unit
- Property will meet the extended 15-year affordability period
- The project, based on the included feasibility analysis, can reasonably service the targeted population over the affordability period
- The rehabilitated property will have at least 5 percent of its units designated as disability accessible and 2 percent designated, as appropriate, for use by the visually and hearing impaired
- The new investment being made
 - Maintains current affordable units; creates additional affordable units, or both
 - Funds a project which lies within the limits of the City of Houston
 - Is on a site and within a neighborhood suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and implementing HUD regulations

A rehabilitation project in which all HOME funds are used for construction costs is not considered a refinancing. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Goals

HCDD solicits proposals for HOPWA sponsors through an RFP process that usually occurs every two years. Selected sponsors are contracted for a one-year period and may include a one-year extension if all contract requirements are met. The most recent RFP occurred in fall of 2013 where several agencies were selected as project sponsors for PY 2013 and 2014 allocations. A new RFP will be conducted during the calendar year 2015.

In PY 2015 HCDD will allocate

- \$1,355,000 for operating costs to provide 300 individuals with permanent and transitional facility-based housing
- \$2,454,148 for supportive services serving 1,000 individuals
- \$3,500,000 for project or tenant-based rental assistance for 475 individuals
- \$2,000,000 for short-term rent, mortgage and utility subsidies for 850 individuals

Discussion

HOPWA activities in PY 2015 are expected to serve 2,625 persons who have or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). HCDD continues to serve as a member of the Ryan White Planning Council (Ryan White), and an HCDD staff member also serves as co-chair of the Priorities and Allocation Committee under the Council. In addition to receiving critical community health needs information from Ryan White, HCDD staff also meet with HOPWA providers at least twice a year to receive information about the implementation and needs of the current providers. When HCDD receives information from stakeholders like Ryan White and from HOPWA providers, HCDD can adjust future funding decisions. For instance, with information from HOPWA providers, HCDD will target funding more to tenant-based rental assistance and less on short-term rent, mortgage and utility assistance.

The Office of Management and Budget (OMB) issued revisions to metropolitan statistical areas (Bulletin 13-01) which reconfigured many of the HOPWA Eligible Metropolitan Statistical Areas (EMSAs). As a result of these revisions San Jacinto County was removed from the City of Houston HOPWA formula jurisdiction for PY 2014. San Jacinto County will now be under the State of Texas HOPWA grant.

Effective July 1, 2014, HCDD's HOPWA program migrated from Powersource to using HUD's Homeless Management Information System (HMIS) the client database for HOPWA programming in the region. This will allow HOPWA programming to be part of the coordinated access system.

With this initiation of using HMIS, HCDD is changing the way the weeks for STRMU assistance are counted from four weeks for a client (regardless of the amount of rent received, i.e. full month or half a month) to fractions based on whether a client received rent for a full month, half month, or a quarter of a month. HCDD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

In addition, the HOPWA Program is changing its rent standard. The HOPWA Program will move from using Fair Market Rent as the rent standard to adopting the public housing authority's rent standard.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards for providing ESG assistance are included in the Appendix and have been updated since PY 2014.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care (CoC) in the Houston area has established a centralized and coordinated assessment system that meets HUD requirements and is in the process of fully implementing the system. In January 2014, a soft roll out or Phase One of this system was implemented. The system is expecting to begin full implementation by the end of summer 2014. In February 2013, the four local jurisdictions, the Coalition, and the Corporation for Supportive Housing gathered together to discuss strategies around the ESG program and Coordinated Access integration. Plans continue to develop around implementation of Coordinated Access and specifically the utilization of Rapid Rehousing.

Although the CoC's full-scale coordinated assessment system is beginning in stages, ESG homelessness prevention and rapid re-housing programs use common assessments and eligibility criteria, and clients may access homelessness prevention or rapid re-housing services at any point in the system. In order to target the system's limited homelessness prevention resources to those most at-risk of homelessness, in addition to HUD's eligibility criteria, local risk factors for homelessness were used to develop a common assessment. In order to monitor the tool's effectiveness, the CoC tracks clients who are deemed ineligible for homelessness prevention services to see if they access shelter or homeless services. Rapid re-housing programs target four high need population groups that would benefit from the model. As coordinated assessment is fully implemented, all ESG recipients and subrecipients will be integrated and special planning initiative is underway with domestic violence providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HCDD selects projects for funding based on the greatest community need as well as the effectiveness of the organizations assisting the community. The City of Houston awarded funding through a competitive request for proposal process (RFP) in February of 2013. Awards resulted in a 12-month contract with several private non-profit organizations with a renewal option. As it came time to renew applications, several factors were taken into consideration. The ESG program was cut by 25% for the City of Houston. This cut meant that not every program would continue at level funding nor would every program continue to receive funding. Allocations for the renewals were determined based on productivity of the program, utilization rate, and need for service. The City of Houston, despite cuts in funding, continues to allocate more resources to Rapid Rehousing.

Approximately 15% of ESG resources may go to organizations located outside of the City limits of Houston. Funds will be used for activities that benefit residents of the City of Houston and may include emergency shelter, homeless prevention, and rapid re-housing.

HMIS services continue to be funded out of the ESG program, and the Coalition continues to receive funding for the local HMIS.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Houston meets the homeless participation requirement. The CoC consults with the four ESG jurisdictions bi-monthly. As a part of the planning role of the group, funding recommendations are taken from providers in the CoC's Homelessness Prevention and Rapid Re-Housing Planning and Service Coordination workgroup, Consumer Advisory Council, CoC's Action Plan, and data analysis from HMIS. With this information, ESG jurisdictions, including HCDD, form strategies for funding program types and certain priorities. The Coalition for the Homeless' Consumer Advisory Council is comprised of people who are currently or formerly homeless. In addition, two places on the CoC Steering Committee, which consists of 17 members, are designated for consumer representatives, individuals who have experienced homelessness. Also, the Coalition's Board of Directors, which the City of Houston is a part of, is required to have a representative from the Homeless Services Coordinating Council.

5. Describe performance standards for evaluating ESG.

In consultation with the Coalition and other Emergency Solutions Grants grantees within the CoC, HCDD has developed program standards for Emergency Shelters, Homelessness Prevention, Rapid Re-Housing, and HMIS activities. HCDD is not including performance standards for Street Outreach at this time because members of the CoC are not currently, and will not for PY 2015, fund activities related to Street Outreach. As with the other standards, grantee members of the CoC will refine the performance standards to include those for Street Outreach, if necessary, in the proceeding program years.

For these standards, the initial data collection will be used to create baseline data. Grantees within the CoC have been working to establish community wide standards so that the community as a whole will have common goals. The CoC will measure progress toward those goals on a community level, as well as individual grantee level. HCDD will use the data collected on these outcomes over the following program years to analyze effective programs and establish more measurable standards. The progress toward outcomes will later be used to establish the community standard for achieving those outcomes. The City has completed the first year of funding with the newly established ESG Written Standards. We anticipate more conversation and a thorough examination of performance and outcomes.

ESG standards for performance continue to be based on the outcomes below.

Number and percentage of people exiting to a known place

This outcome will be measured by evaluating HMIS data for client exit. The measure will help improve data quality and provide better information on client outcomes for shelter programs. The goal of this standard is to help the CoC measure and reduce the time people spend homeless by providing a big picture of which program models are successful in reducing and eliminating returns to homelessness for clients. The data will also help the community to better target resources to clients who are returning to homelessness and have the highest needs.

Number and percentage of people assisted in overcoming a specific barrier to obtaining housing

This outcome will be measured by detailing the types of barriers addressed and the steps to decreasing barriers so that clients using emergency shelter have more opportunities to access permanent and transitional housing and rapid re-housing services. HCDD endeavors to reduce the number of people living both on the street and in emergency shelters by reducing barriers. In addition, reducing the barriers will increase the likelihood of positive housing outcomes for clients that are accessing emergency shelter.

Number and percent of people who increase income from entry to exit in emergency housing programs

This outcome will help the community measure the reduction in barriers to housing for clients in emergency shelter. For Homelessness Prevention and Rapid Re-housing, the CoC will to use the same performance standards to help measure the success of these interventions for the community. HCDD recognizes that clients who receive Rapid Re-Housing assistance will have a separate set of needs and likely higher barriers to maintaining permanent housing, so the outcome goals will be different, even though the measures for both programs are the same.

Discussion:

The City of Houston continues to work together with the CoC and other ESG grantees to review and revise standards of performance and service delivery as needed.

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Appendix # 1: Affirmatively Further Fair Housing

Affirmatively Further Fair Housing

During the 2015 Program Year, HCDD staff will carry out the following activities of the selected impediments to fair housing as identified in the City of Houston's Draft 2015 AI. HCDD's listing of activities to address some of the identified impediments to fair housing choice is a fluid document. HCDD staff reserves the right to make changes to these impediments, objectives, and actions when deemed necessary due to the final revisions to 2015 AI, budgeting concerns, and unforeseen circumstances that would impede progress.

Below is a list of the impediments with the objectives and actions that are planned to take place during PY 2015.

Impediment #1: Discrimination in housing

- 1.A. Continually analyze and monitor area trends in housing discrimination to better understand discrimination in the community
 - Post HUD complaint data on HCDD's website and include data in fair housing presentations, as needed
 - Post lending data on HCDD's website and include data in fair housing presentations, as needed
 - Establish two partnerships with organizations to develop datasets describing housing discrimination among the persons with disabilities
- 1.B. Decrease discriminatory housing practices against protected classes
 - Fund testing to investigate discrimination
 - Initiate discussions of lending analysis with the banking leadership community
- 1.C. Provide resources to citizens who may have been discriminated against
 - Counsel 1,500 callers through the City's Landlord/Tenant Hotline
 - Promote the City of Houston's Landlord/Tenant hotline to apartment complex property management and renters in the Houston area through direct mail

Impediment #2: Lack of Knowledge about Fair Housing

- 2.A. Increase the fair housing knowledge of government staff, subrecipients, and citizens
 - Hold four Interdepartmental Fair Housing meetings with City of Houston staff to review internal department policies and process to ensure compliance with Affirmatively Furthering Fair Housing requirements
 - Contract with a reputable organization to design fair housing training modules for City of Houston government employees and/or the public at large; Modules will include online training of the fair housing law and area expertise training for HCDD providers, partners and select city employees
 - Continue to advertise information about the consolidated planning process in languages other than English
 - Continue to seek appropriate approval to institute training of executive level city staff including the Mayor, City Council members, City Council aides, Planning Commissioners, and City Department Directors, during first 12 months of employment

Impediment #3 Lack of Affordable Housing Options

- 3.A. Preserve the supply of affordable housing for low- and moderate income households
 - Fund the preservation of 168 affordable housing rental units
- 3.B. Expand the supply of affordable housing for low- and moderate income households
 - Fund the creation of 20 affordable housing rental units
- 3.C. Increase availability of accessible units for low- and moderate income households
 - Fund the creation or preservation of 8 units of Section 504 accessible rental housing

Impediment #5: Affordability

- 5.A. Increase housing choice for the workforce population
 - Fund downpayment assistance loans through the Workforce Development Program
- 5.B. Decrease economic stratification
 - Present a resolution to City Council to support process improvement and density bonuses for development of affordable housing units in high opportunity areas

Impediment #6: Imbalanced Distributions of Amenities, Services, and Infrastructure between Neighborhoods

- 6.A. Improve neighborhoods lacking quality amenities
 - Fund 6 public infrastructure and facilities improvements in low- and moderate-income neighborhoods
 - Fund economic development activities to create new services benefiting low- and moderate-income neighborhoods
- 6.B. Promote balanced code enforcement services
 - Conduct 32,000 code enforcement site visits

Impediment #7: Lack of Income / Lack of funding

- 7.A. Assist LMI residents secure quality housing
 - Provide downpayment assistance funds for 100 low- and moderate-income families to purchase a home
 - Provide home repair assistance for 50 low-income families
- 7.C. Promote ways for LMI individuals including individuals of protected classes to become employed or retain employment
 - Carry out various economic development activities to create or retain 20 jobs
 - Support programs that provide job training to 205 LMI individuals and individuals from protected classes
 - Review Section 3 Program to identify opportunities to increase job creation for applicants earning less than 60% of the area median income

Impediment #8: Lack of Financial Education

- 8.A. Promote financial education
 - Promote HCDD's Homebuyer Assistance Program (HAP)

Impediment #9: NIMBY Resistance

- 9.a. Provide education and outreach activities about affordable housing for LMI households
 - Conduct presentations and/or distribute information about City of Houston affordable housing projects at meetings and workshops hosted by City of Houston departments and other agencies including non-profits, county and local governments in the 13 county region to spread the word about the number of people HCDD assists and how housing programs work
 - Develop an Anti-NIMBYism policy and/or action statement for the City of Houston

Impediment #10: Lack of Transportation Options

- 10.A. Promote alternative modes of transportation including bicycling
 - The City of Houston will complete the update of the Bicycle Master Plan
- 10.B. Promote greater access to transportation options
 - Prioritize affordable housing proposals near transit option in request for proposal
- 10.C. Promote equitable transportation options
 - Provide input on fair housing implications on planned actions by METRO during appropriate public comment process

Impediment #11: Low educational attainment among African Americans and Hispanics

- 11.A. Increase the number of activities for youth available in the city geared toward keeping youth in school and improving school outcomes
 - Fund youth enrichment and afterschool programs to children in low- and moderate-income areas
- 11.B. Increase workforce development opportunities and other job training programs
 - Fund workforce development programs

Impediment #12: Increased Health Hazard Exposure in certain areas

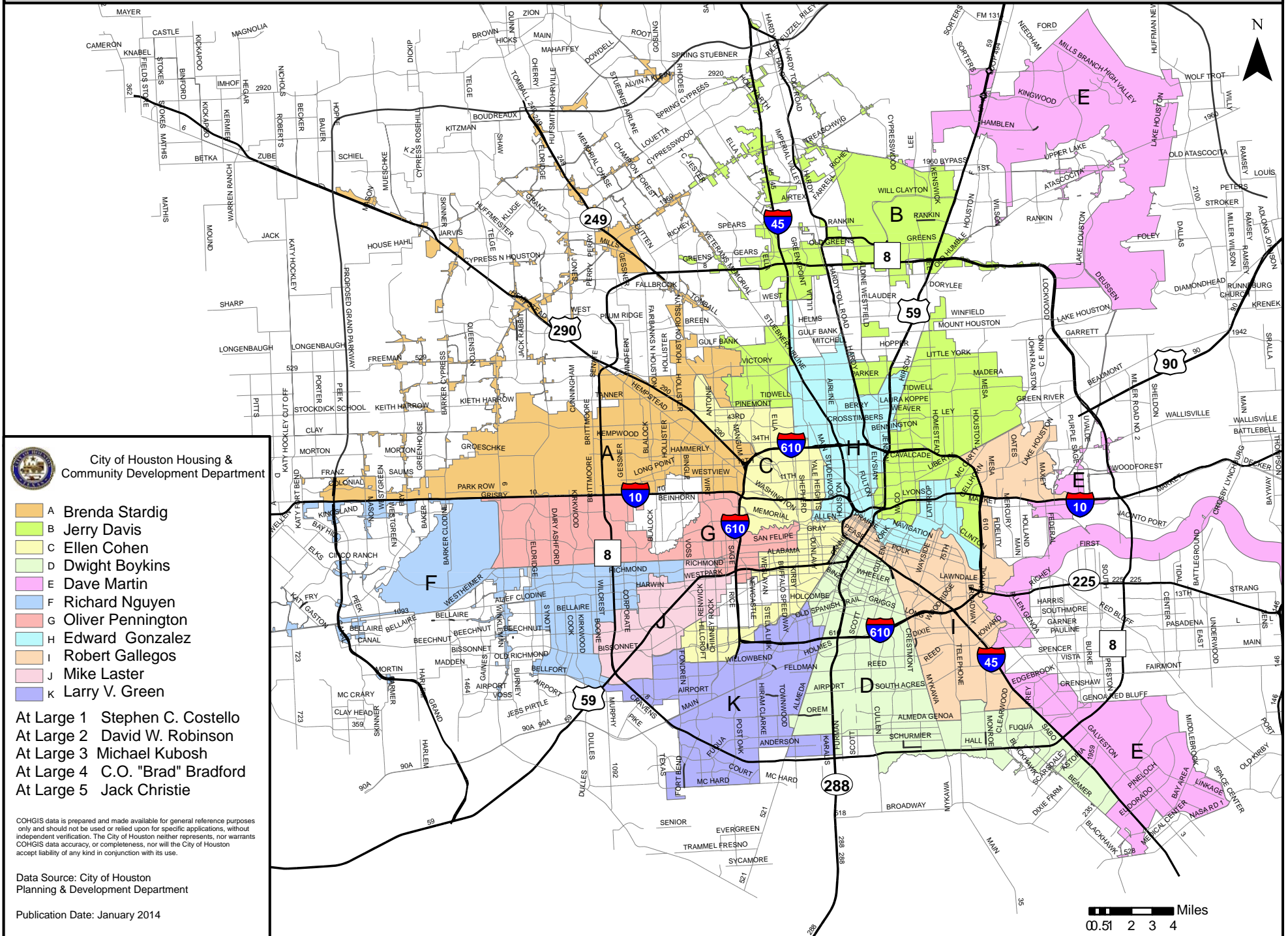
- 12.A. Increase knowledge of public exposure to health hazards
 - Provide lead-based paint information to families who might be at risk lead poisoning

Impediment #13: Lack of communication between government and residents

- 13.A. Provide ways in which citizens can be updated on AI progress
 - Review fair housing impediments and strategies annually and report on the progress in the CAPER
- 13.B. Increase resident knowledge about HCDD programs
 - Create a quarterly Citizen Resource newsletter for Houston area residents and HCDD partners and providers with updated information on programs (HCDD and citywide) and trends. The newsletter will be made available online and by mail

Appendix # 2: Maps

City of Houston City Council Districts



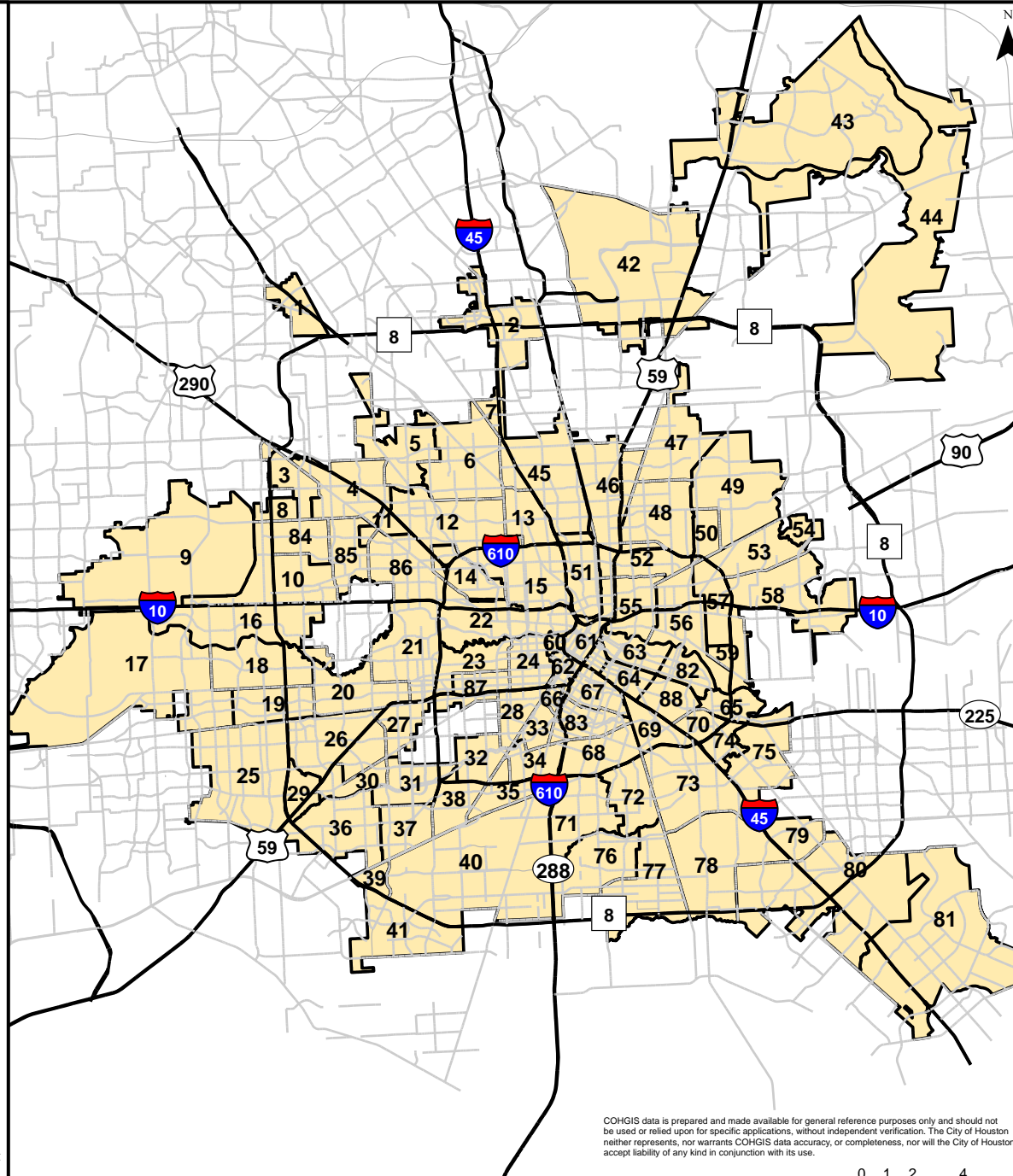
Super Neighborhoods in City of Houston

- 1 Willowbrook
- 2 Greater Greenspoint
- 3 Carverdale
- 4 Fairbank
- 5 Greater Inwood
- 6 Acres home
- 7 Hidden Valley
- 8 Westbranch
- 9 Addicks Park Ten
- 10 Spring Branch West
- 11 Langwood
- 12 Oak Forest / Garden Oaks
- 13 Independence Heights
- 14 Lazy Brook / Timbergrove
- 15 Greater Heights
- 16 Memorial
- 17 Eldridge / West Oaks
- 18 Briarforest Area
- 19 Westchase
- 20 Woodlake / Briar meadow
- 21 Greater Uptown
- 22 Washington Avenue / Memorial
- 23 Afton Oaks / River Oaks Area
- 24 Neartown - Montrose
- 25 Alief
- 26 Sharpstown
- 27 Gulfton
- 28 University Place
- 29 Westwood
- 30 Braeburn
- 31 Myerland Area
- 32 Braeswood Place
- 33 Medical Center Area
- 34 Astrodome Area
- 35 South Main
- 36 Greater Fondren SW
- 37 Westbury
- 38 Willowmeadows / Willowbend Area
- 39 Fondren Gardens
- 40 Central Southwest
- 41 Fort Bend / Houston
- 42 IAH / Airport
- 43 Kingwood Area
- 44 Lake Houston

 Super Neighborhoods

Data Source: COH Planning & Development Department

Publication Date: May 2004

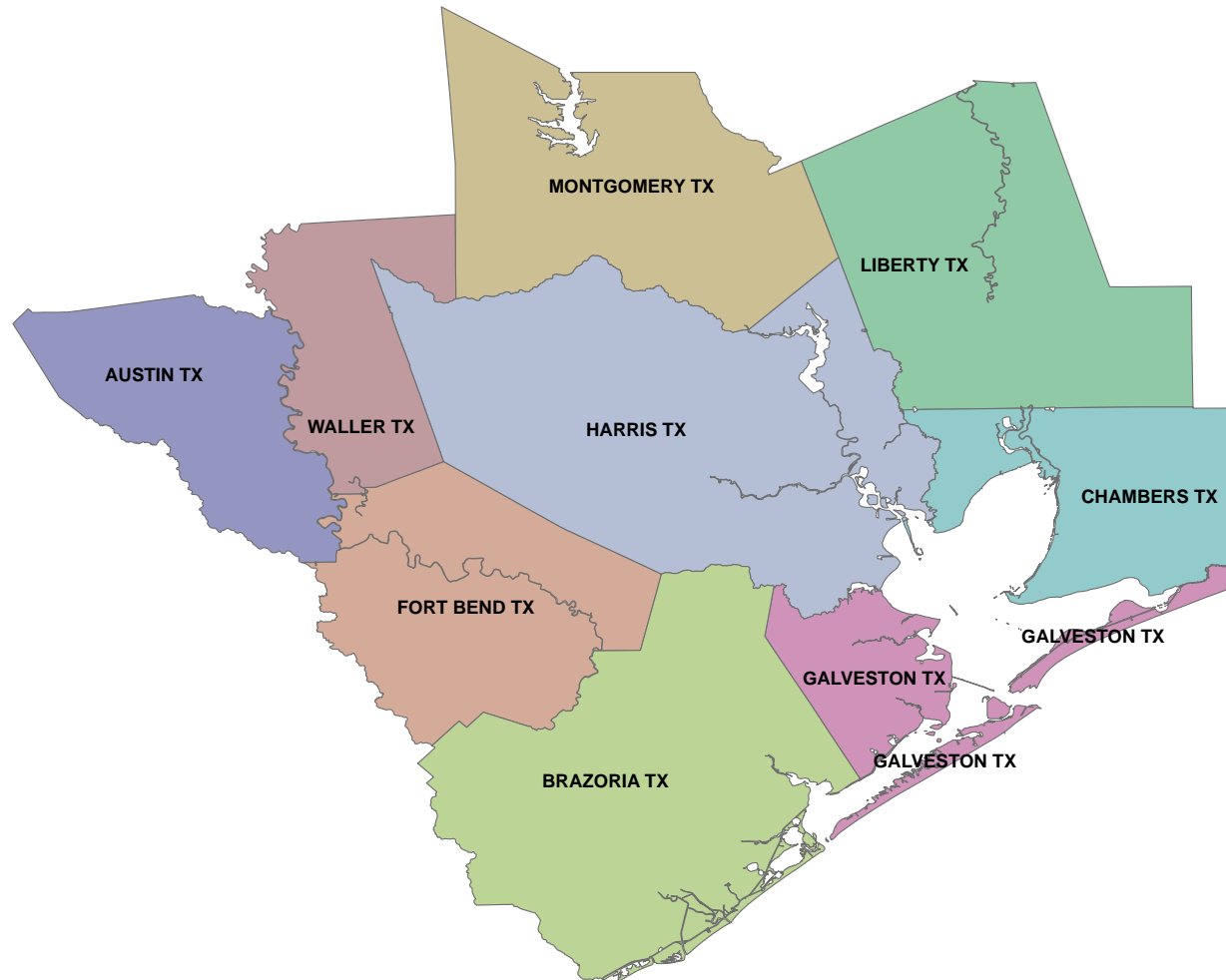


COHGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

0 1 2 4
Miles

- 45 Northside / Northline
- 46 Eastex / Jensen Area
- 47 East Little York / Homestead
- 48 Trinity / Houston Gardens
- 49 East Houston
- 50 Settegast
- 51 Northside
- 52 Kashmere Gardens
- 53 El Dorado / Oates Prairie
- 54 Hunterwood
- 55 Greater Fifth Ward
- 56 Denver Harbor / Port Houston
- 57 Pleasantville Area
- 58 Northshore
- 59 Clinton Park Tri-Community
- 60 Fourth Ward
- 61 Downtown
- 62 Midtown
- 63 Second ward
- 64 Greater Eastwood
- 65 Harrisburg / Manchester
- 66 Binz
- 67 Greater Third Ward
- 68 OST / South Union
- 69 Gulfway / Pine Valley
- 70 Pecan Park
- 71 Sunnyside
- 72 South Park
- 73 Golfcrest / Bellfort / Reveille
- 74 Park Place
- 75 Meadow Brook / Allendale
- 76 South Acres / Crestmont Park
- 77 Minnetex
- 78 Greater Hobby Area
- 79 Edgebrook Area
- 80 South Belt / Ellington
- 81 Clear Lake
- 82 Magnolia Park
- 83 Macgregor
- 84 Spring Shadows
- 85 Spring Branch Central
- 86 Spring Branch East
- 87 Greenway / Upper Kirby Area
- 88 Lawndale / Wayside

Housing Opportunity for People with AIDS (HOPWA) Eligible Metropolitan Statistical Areas



COHGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Source: HUD/Office of Management and Budget (OMB) Bulletin 13-01

Publication Date: 02/28/2013

0 5 10 20
Miles

Households with Multiple Housing Problems by Census Tract in Houston



**Housing & Community
Development Department**

Percent with Multiple Housing Problems

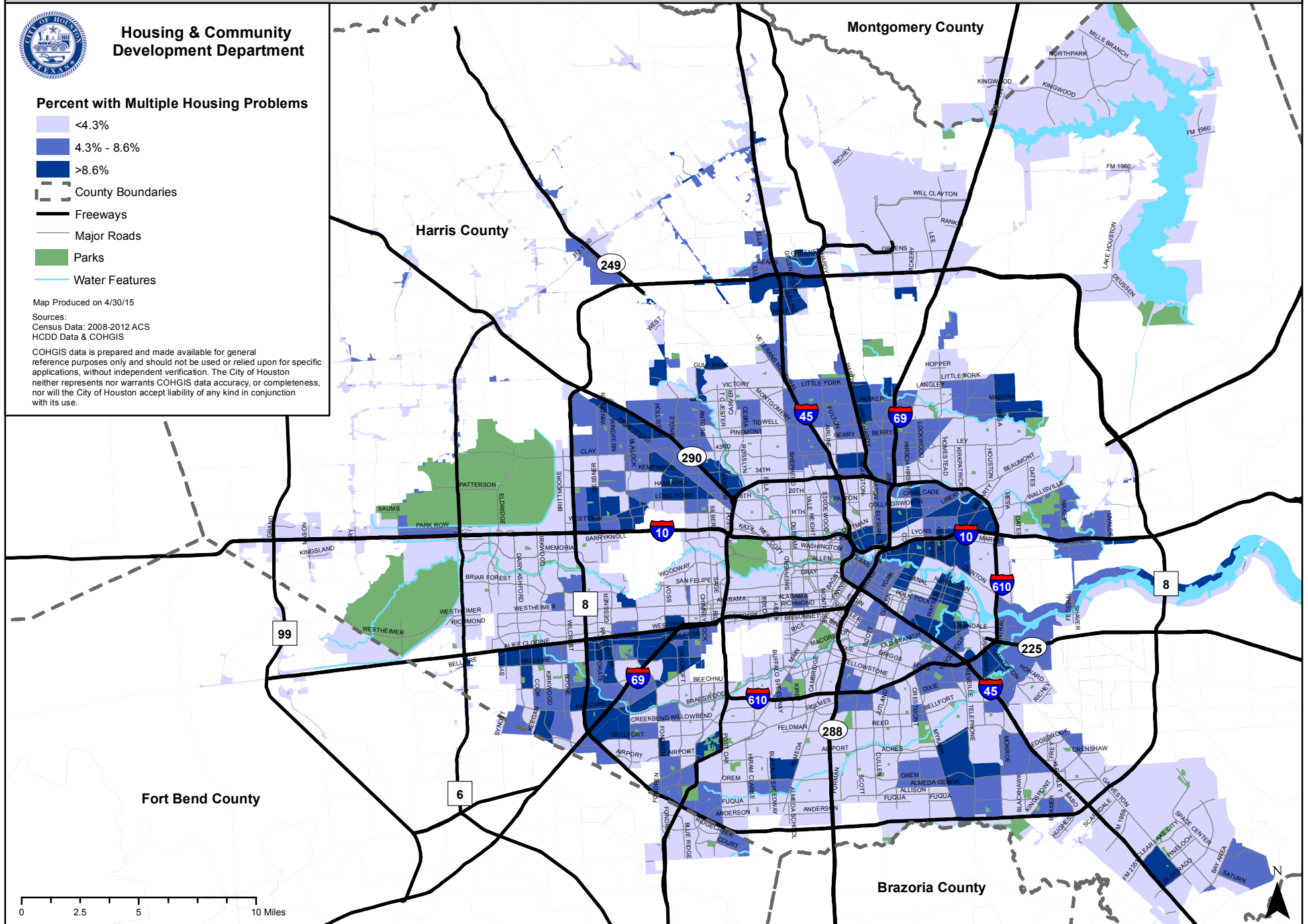
- <4.3%
- 4.3% - 8.6%
- >8.6%

- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HCDD Data & COHGIS

COHGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.



Racial, Hispanic, & Minority Concentrations by Census Tract in Houston



Housing & Community
Development Department

Minority Concentration

/// >95%

Asian and Pacific Islander Concentration

/// >26%

Black/African American Concentration

■ >43%

Hispanic Concentration

■ >64%

White Concentration

■ >46%

■ Tracts in Houston with No Concentration

— Freeways

— Major Roads

--- County Boundaries

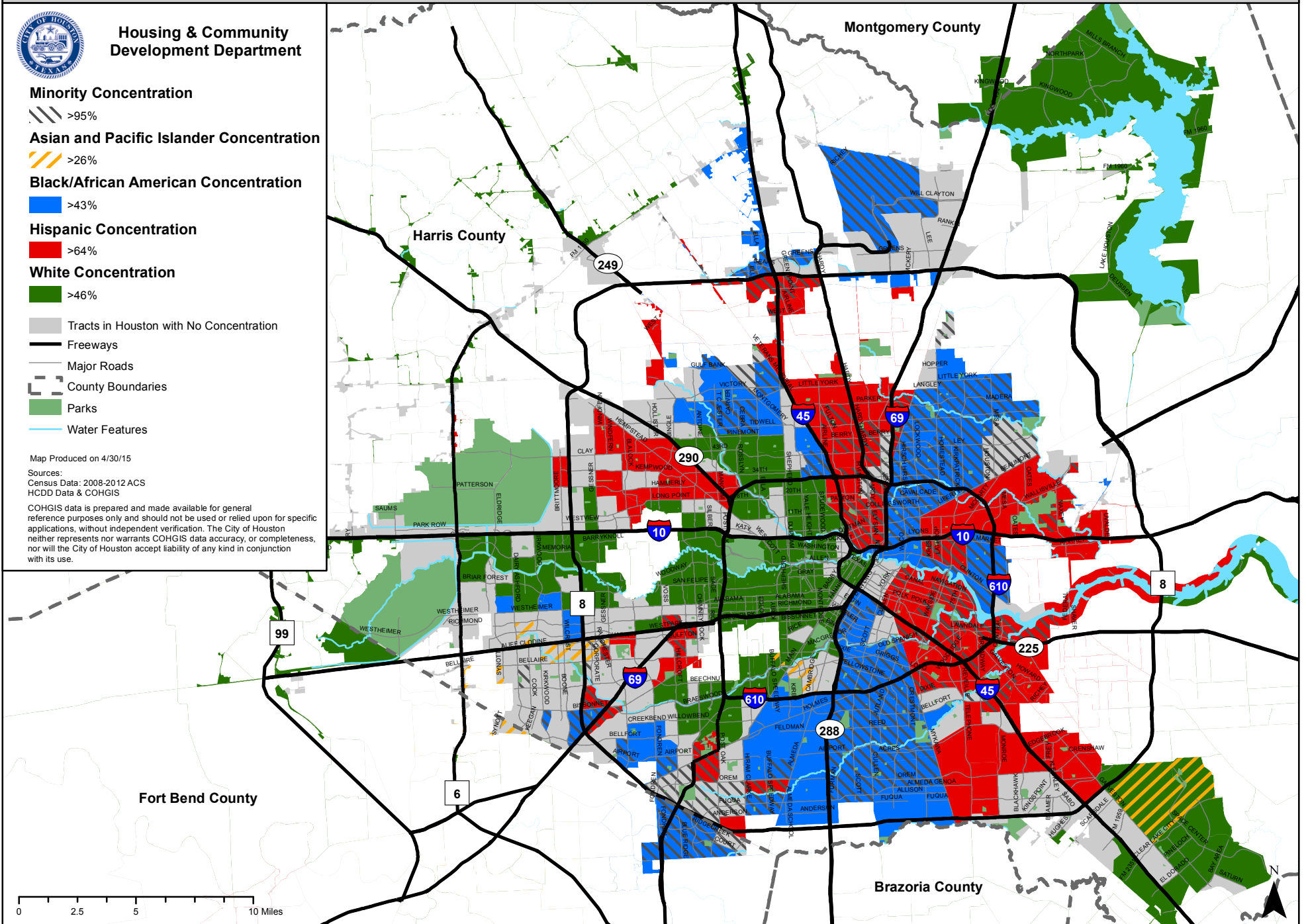
■ Parks

— Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HCDD Data & COGIS

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Concentrations of Low- and Moderate-Income Households in Houston



Housing & Community Development Department

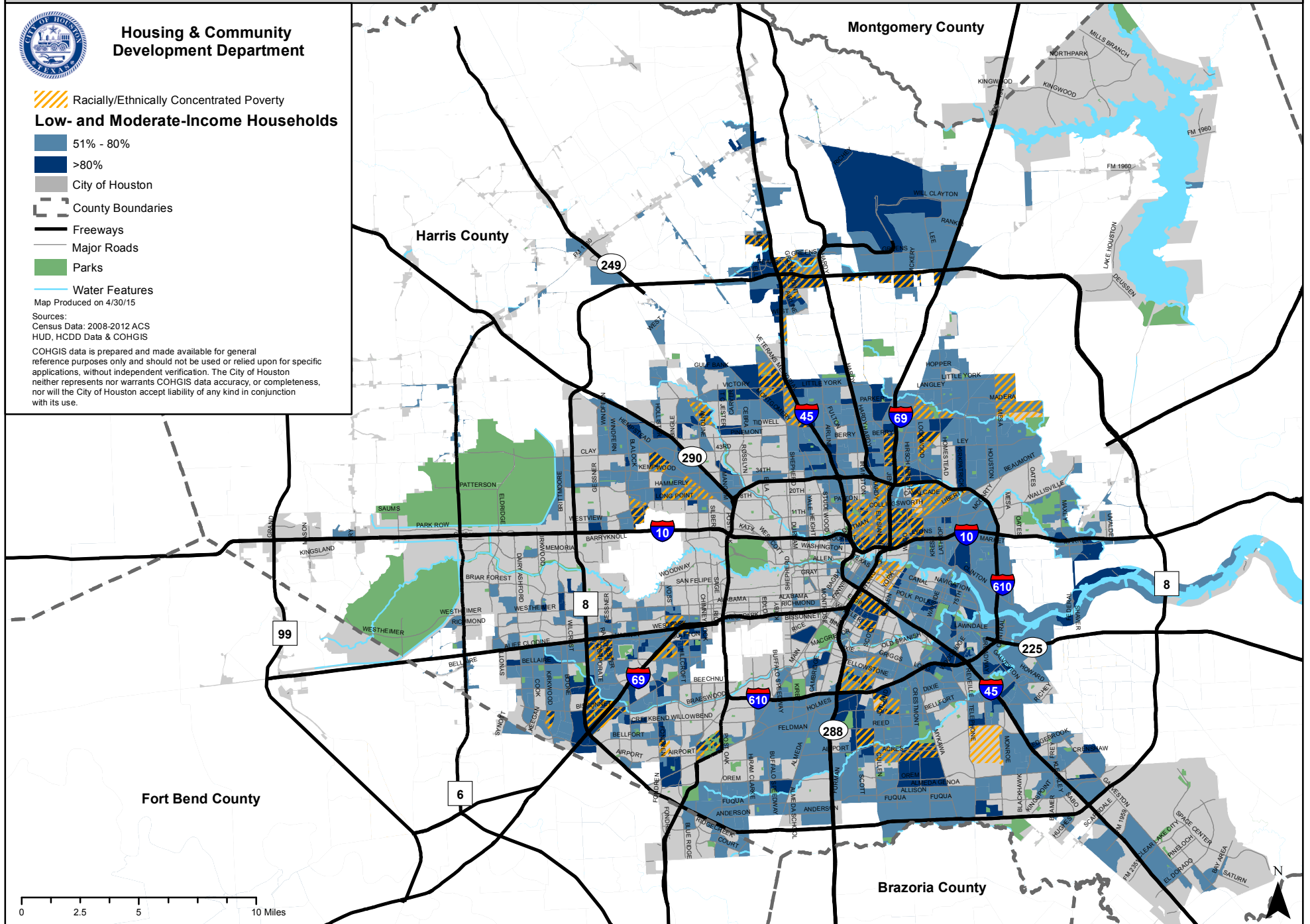
Racially/Ethnically Concentrated Poverty Low- and Moderate-Income Households

- 51% - 80%
- >80%
- City of Houston
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD Data & COHGIS

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Areas for Community Reinvestment (ACR)



Housing & Community Development Department

Areas for Community Reinvestment

2. Greater Greenspoint
4. Fairbanks / Northwest Crossing
5. Greater Inwood
6. Acres Home
11. Langwood
13. Independence Heights
19. Westchase
25. Alief
26. Sharpstown
27. Gulfton
29. Westwood
30. Braeburn
35. South Main
36. Brays Oaks
39. Fondren Gardens
40. Central Southwest
42. IAH / Airport Area
45. Northside / Northline
46. Eastex - Jensen Area
47. East Little York / Homestead
48. Trinity / Houston Gardens
49. East Houston
50. Settegast
51. Near Northside
52. Kashmere Gardens
55. Greater Fifth Ward
56. Denver Harbor / Port Houston
58. Northshore
59. Clinton Park Tri-Community
63. Second Ward
64. Greater Eastwood
65. Harrisburg / Manchester
67. Greater Third Ward
68. Greater OST / South Union
69. Gulfgate Riverview / Pine Valley
70. Pecan Park
71. Sunnyside
73. Golfcrest / Belfort / Reveille
75. Meadowbrook / Allendale
76. Minnetex
78. Greater Hobby Area
79. Edgebrook Area
82. Magnolia Park
83. Macgregor
85. Spring Branch Central
86. Spring Branch East
88. Lawndale / Wayside

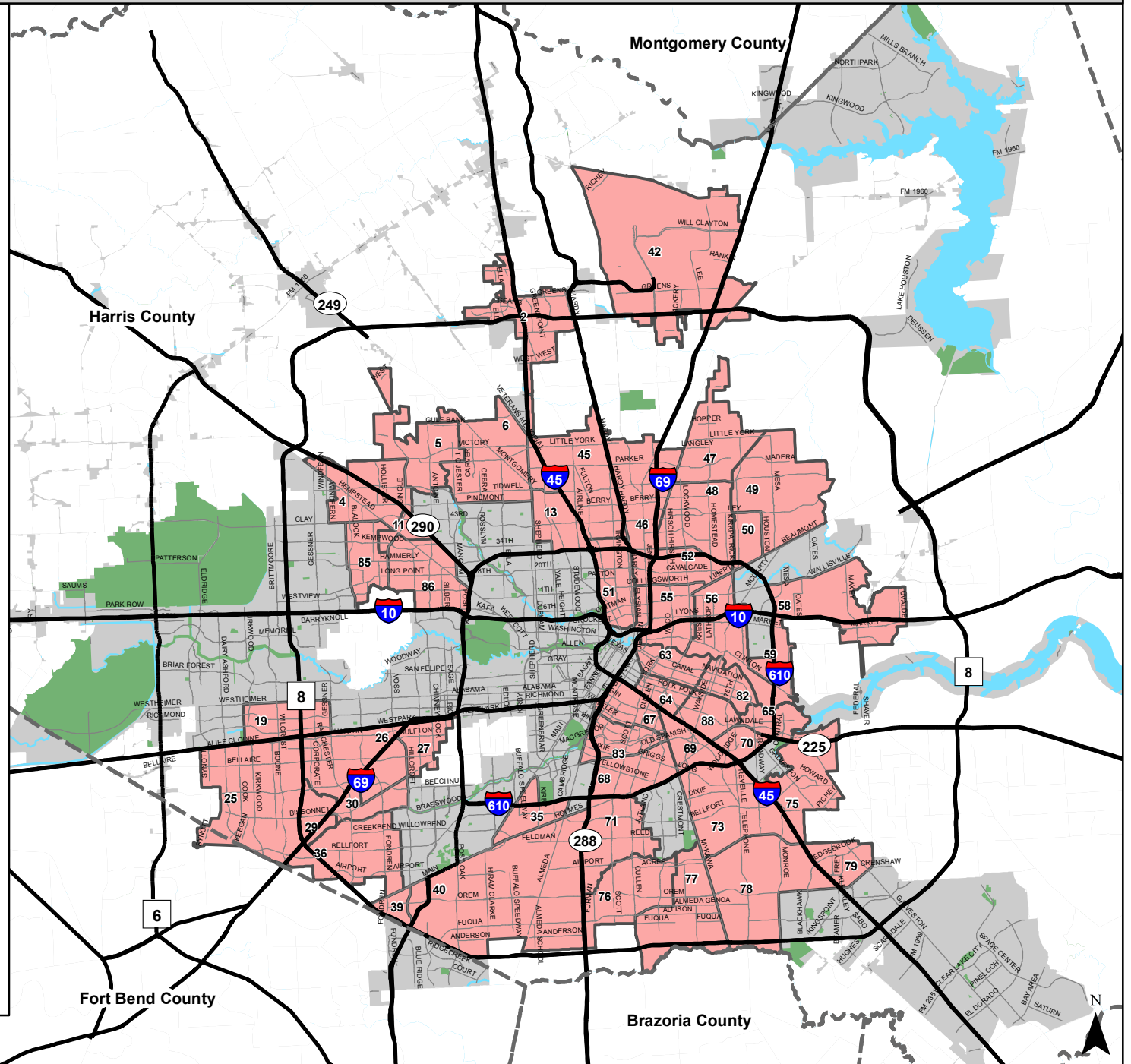
- City of Houston
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COHGIS

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0 2.75 5.5 11 Miles



Community Revitalization Areas (CRA) and CRA Outreach Areas



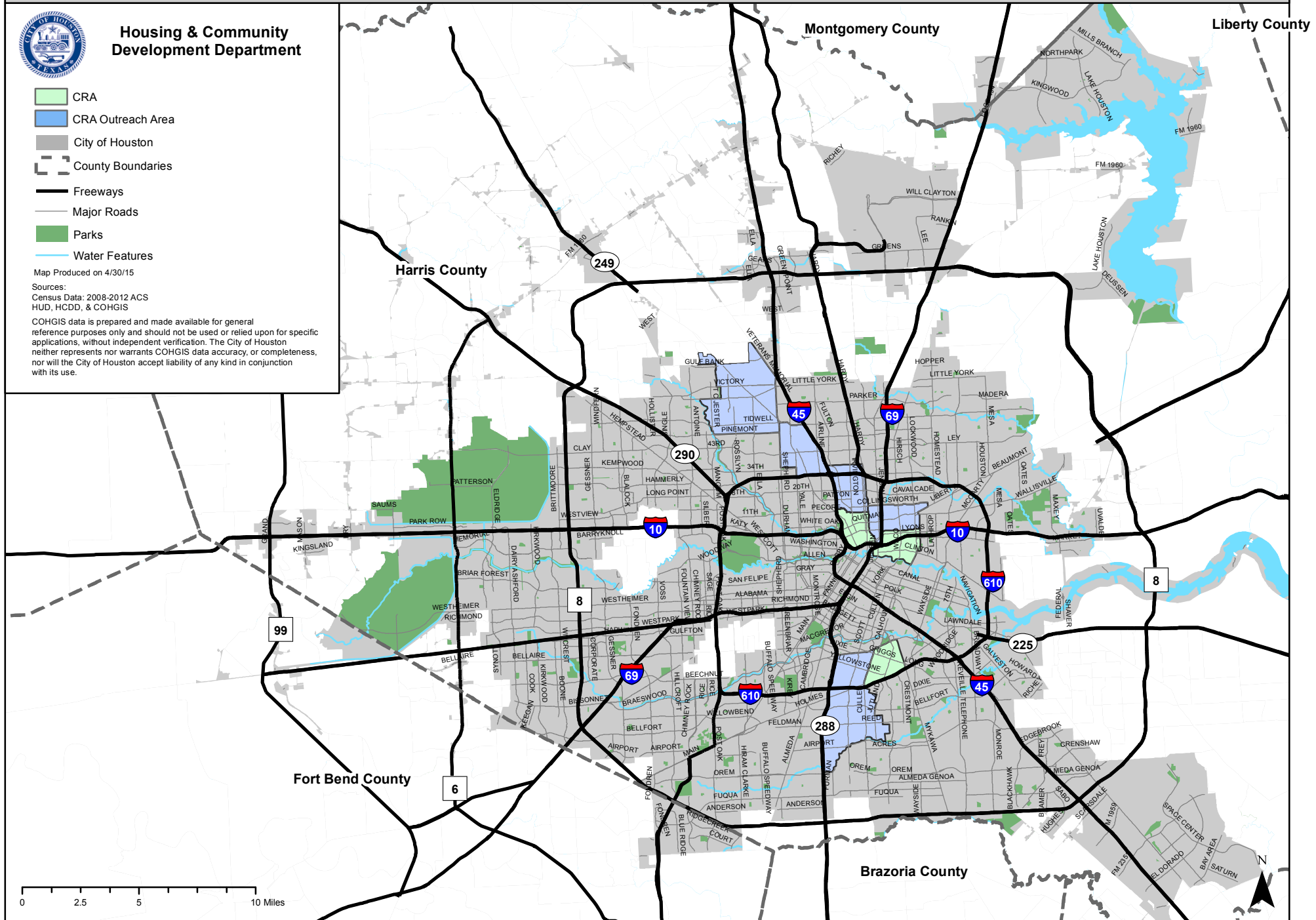
Housing & Community Development Department

- CRA
- CRA Outreach Area
- City of Houston
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COHGIS

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Day Care Program - CDBG Program Year 2014



Housing & Community Development Department

Day Care Program

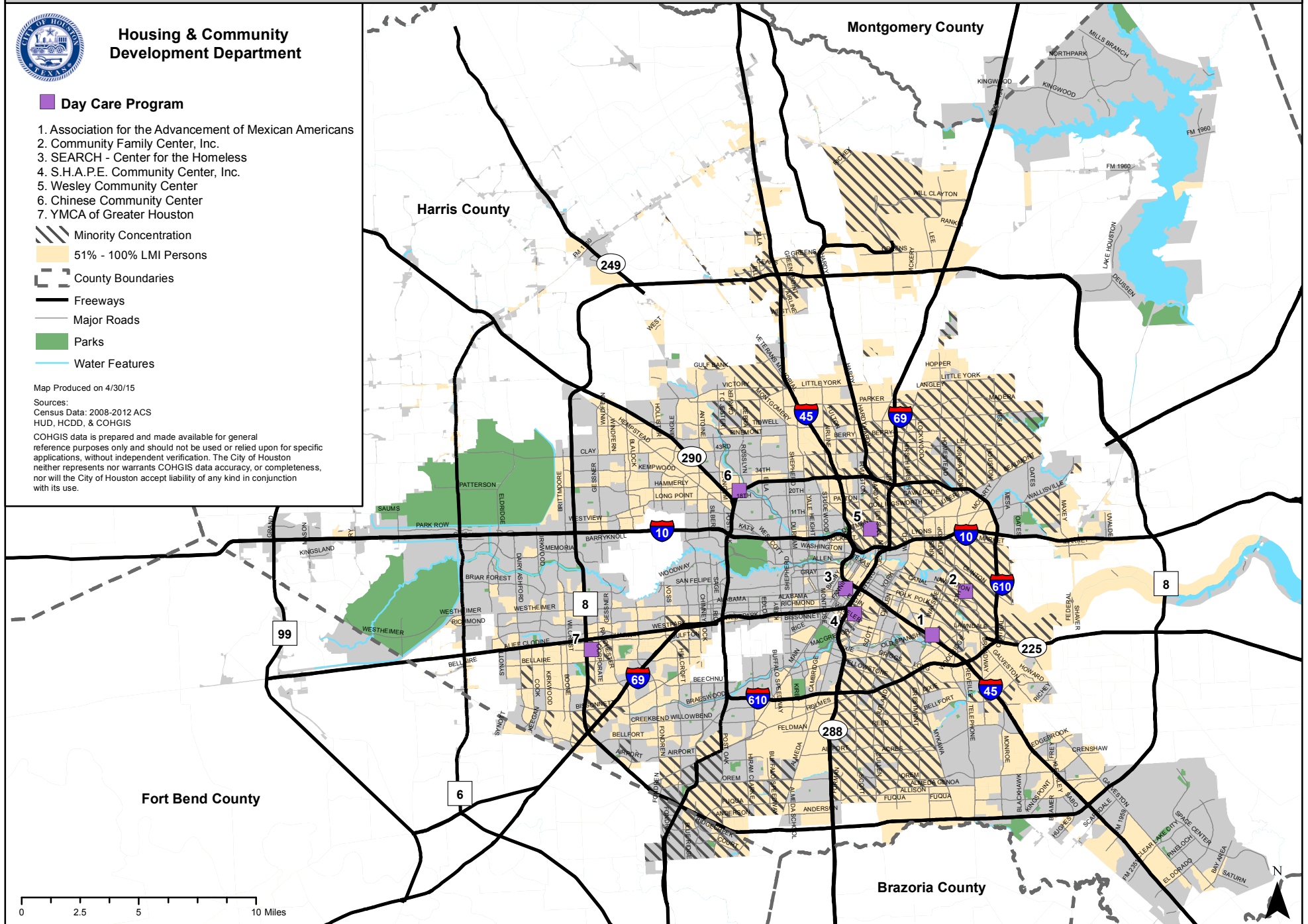
1. Association for the Advancement of Mexican Americans
2. Community Family Center, Inc.
3. SEARCH - Center for the Homeless
4. S.H.A.P.E. Community Center, Inc.
5. Wesley Community Center
6. Chinese Community Center
7. YMCA of Greater Houston

- Minority Concentration
- 51% - 100% LMI Persons
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COHGIS

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Youth Enrichment Program - CDBG Program Year 2014



Housing & Community Development Department

Youth Enrichment Program

1. Alief
2. Burnett Bayland
3. Charlton
4. Clark
5. Clinton
6. Crestmont
7. Eastwood
8. Edgewood
9. Emancipation
10. Finnigan
11. Garden Villas
12. Hartman
13. Highland
14. Hobart Taylor
15. Independence Heights
16. Ingrando
17. Judson Robinson Sr.
18. Lakewood
19. Lincoln
20. Mason
21. Melrose
22. Montie Beach
23. Moody
24. Selena - Denver Harbor
25. Settlegast
26. Shady Lane
27. Sharpstown
28. Sunnyside
29. Swindle-Cloverland
30. Tidwell
31. Townwood
32. Tuffly
33. R L & Cora Johnson
34. Marian

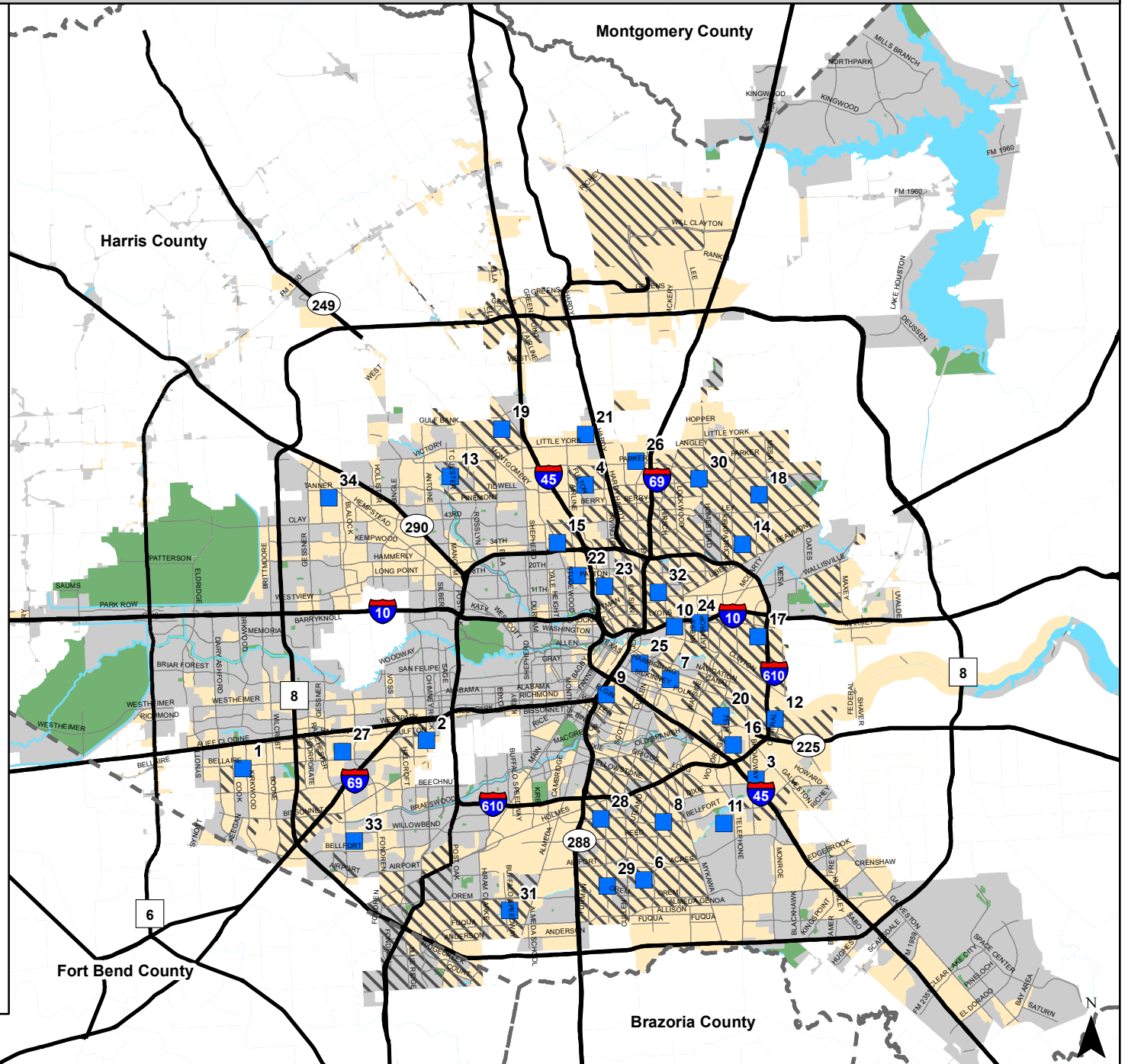
- Minority Concentration
- 51% - 100% LMI Persons
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COGIS

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0 2.5 5 10 Miles



Juvenile Delinquency Prevention Program - CDBG Program Year 2014



Housing & Community Development Department

Juvenile Delinquency Prevention Program

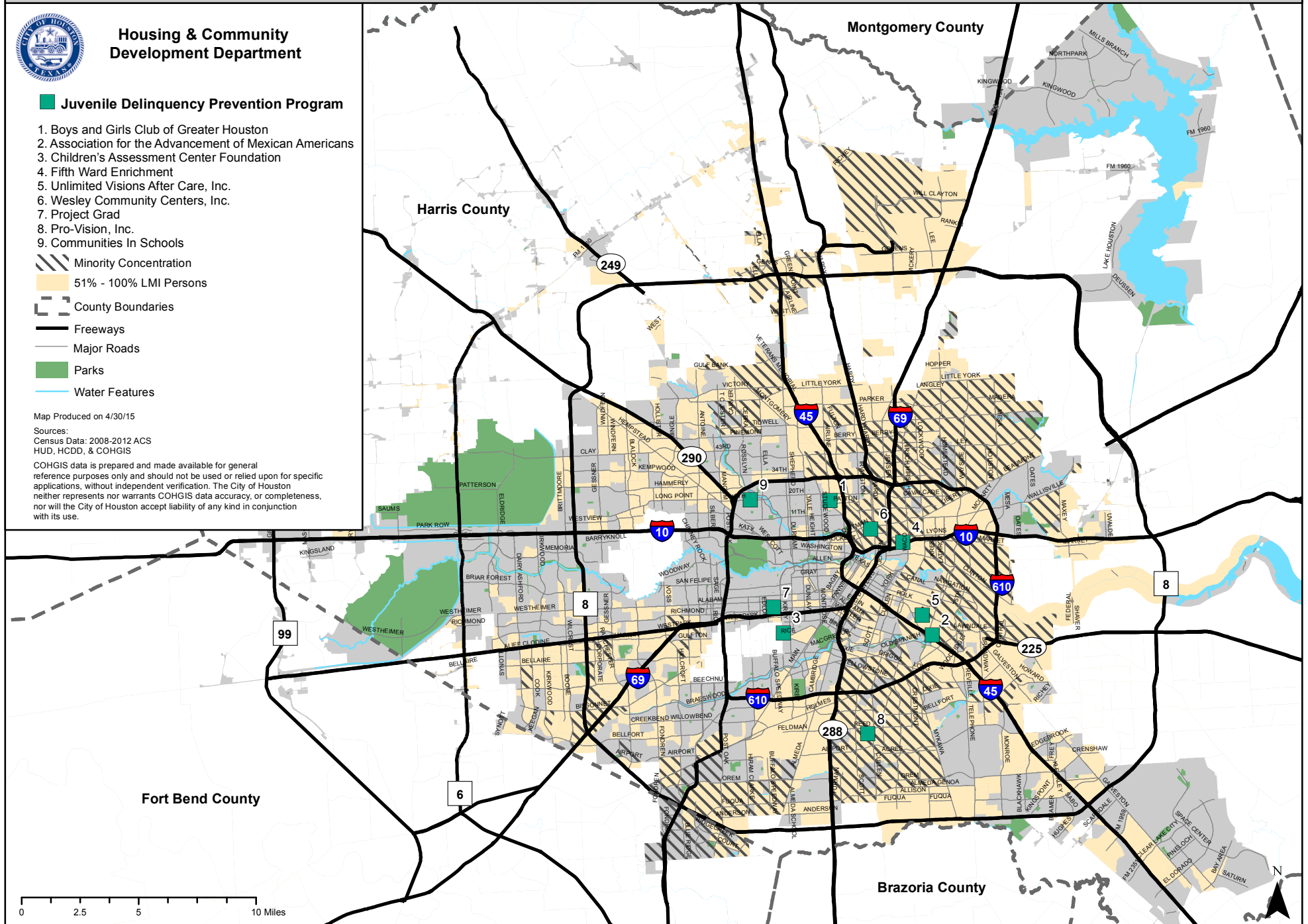
1. Boys and Girls Club of Greater Houston
2. Association for the Advancement of Mexican Americans
3. Children's Assessment Center Foundation
4. Fifth Ward Enrichment
5. Unlimited Visions After Care, Inc.
6. Wesley Community Centers, Inc.
7. Project Grad
8. Pro-Vision, Inc.
9. Communities In Schools

- Minority Concentration
- 51% - 100% LMI Persons
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COHGIS

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Direct Funded Public Service Activities - CDBG Program Year 2014



Housing & Community Development Department

Public Service Agency

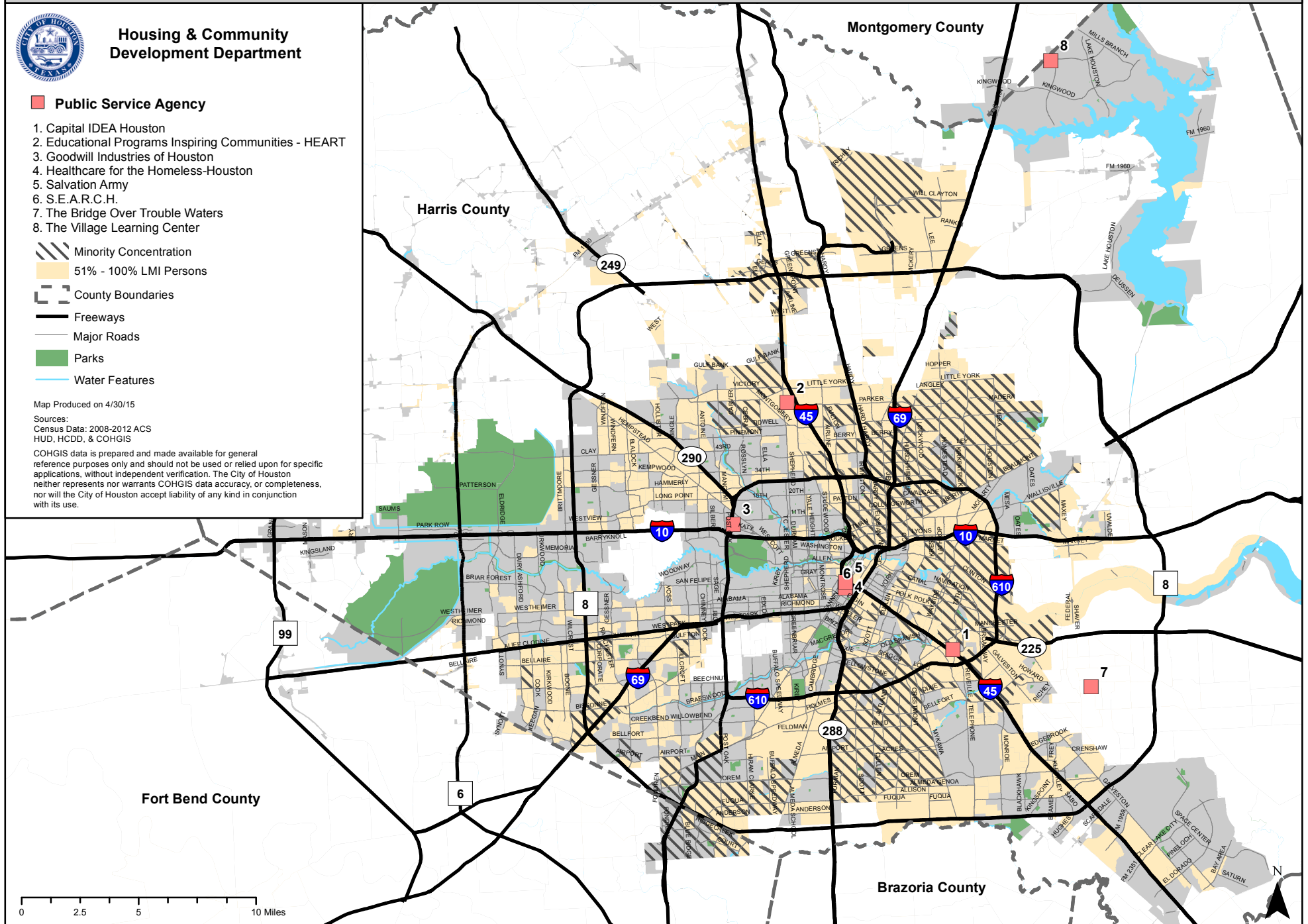
1. Capital IDEA Houston
2. Educational Programs Inspiring Communities - HEART
3. Goodwill Industries of Houston
4. Healthcare for the Homeless-Houston
5. Salvation Army
6. S.E.A.R.C.H.
7. The Bridge Over Troubled Waters
8. The Village Learning Center

- Minority Concentration
- 51% - 100% LMI Persons
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COHGIS

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Homeless Activities - ESG Program Year 2014



Housing & Community Development Department

▲ ESG Homeless Activities

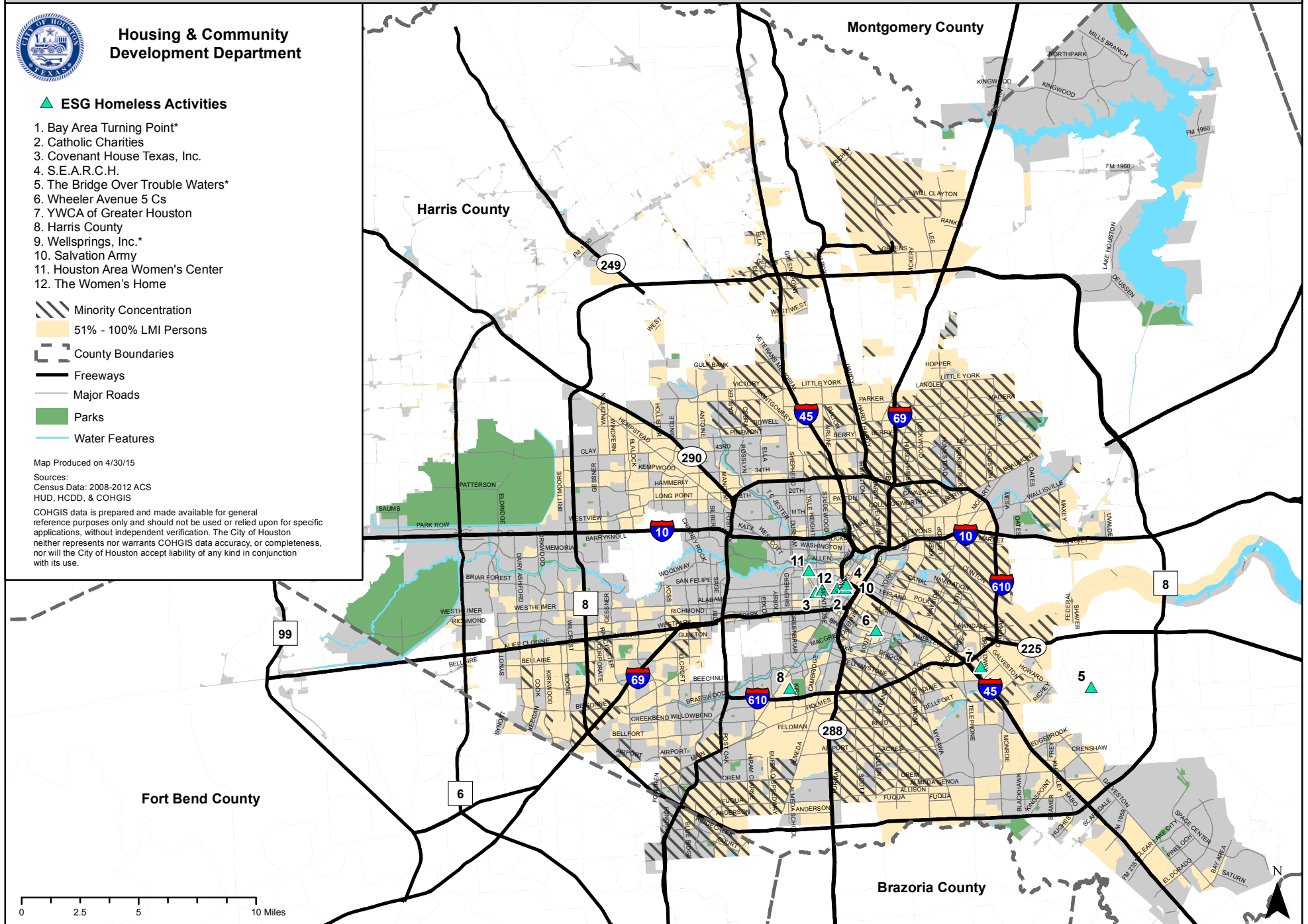
1. Bay Area Turning Point*
2. Catholic Charities
3. Covenant House Texas, Inc.
4. S.E.A.R.C.H.
5. The Bridge Over Trouble Waters*
6. Wheeler Avenue 5 Cs
7. YWCA of Greater Houston
8. Harris County
9. Wellsprings, Inc.*
10. Salvation Army
11. Houston Area Women's Center
12. The Women's Home

- Minority Concentration
- 51% - 100% LMI Persons
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COHGIS

COHGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.



Public Facility Investments

1. Deluxe Theater*
2. Bering Omega Community Services*
3. Houston Community College
4. Johnson and Johnson Adult Daycare
5. Shifa Foundation Abused Women and Children's Center**

*Anticipated to be completed in PY 2015

**Facility not mapped

 Minority Concentration

51% - 100% LMI Persons

City of Houston

 County Boundaries

— Freeways

—— Major Roads

 Parks

— Water Features

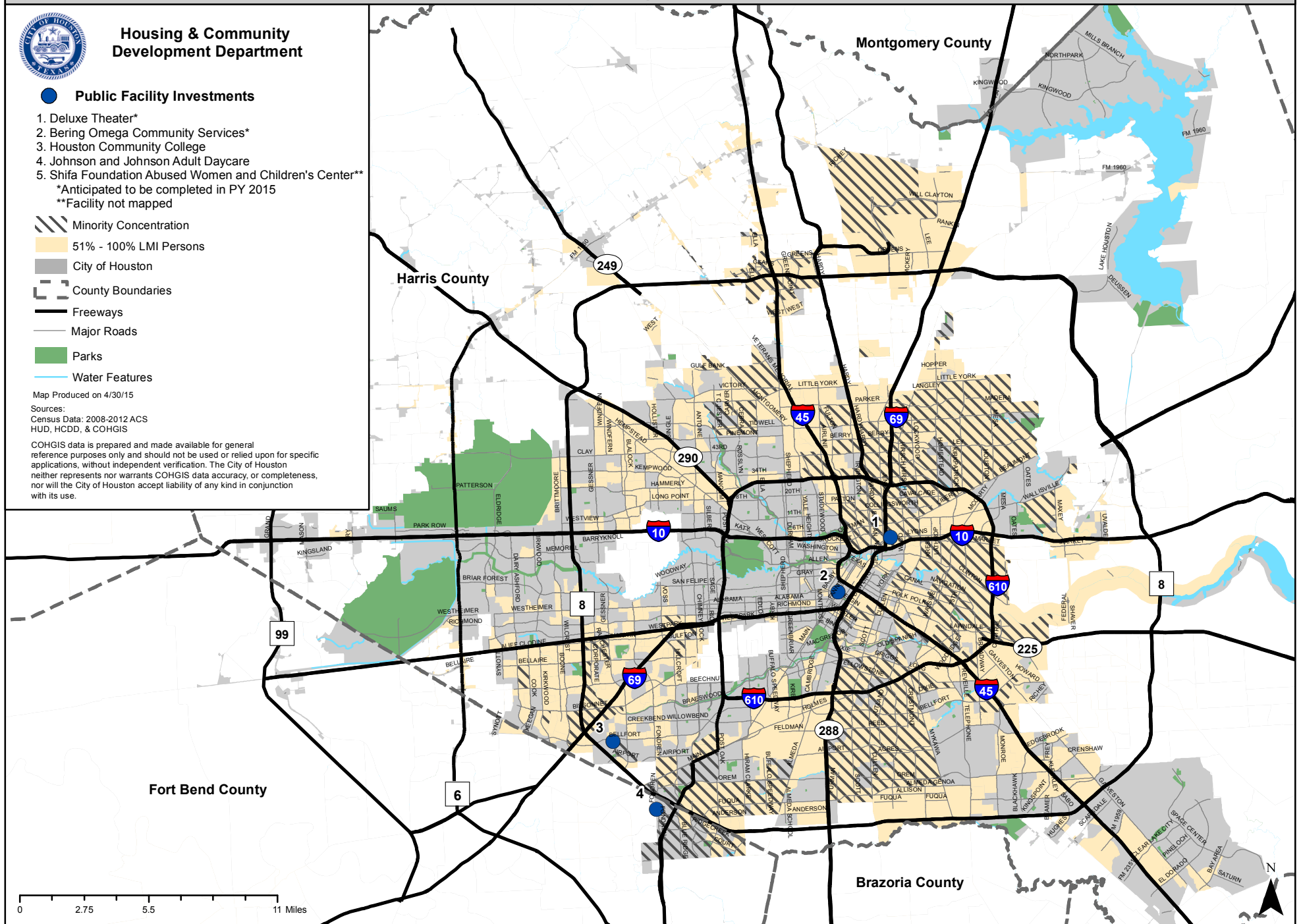
Map Produced on 4/30/15

Sources:

Census Data: 2008-2012 ACS

HUD, HCDD, & COHGIS

COHGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.



PY 2015 Multifamily Housing Investments - CDBG, CDBG-DR, & HOME



Housing & Community Development Department

★ Multifamily Investments

1. Houston Heights Tower Apartments*
2. Women's Home II
3. NHH Harrisburg
4. 4600 Main Street*
5. Kissito Riverside Center for Healthy Living
6. Village at Palm Center**
7. Cottages of South Acres*

*Anticipated to be completed in PY 2015

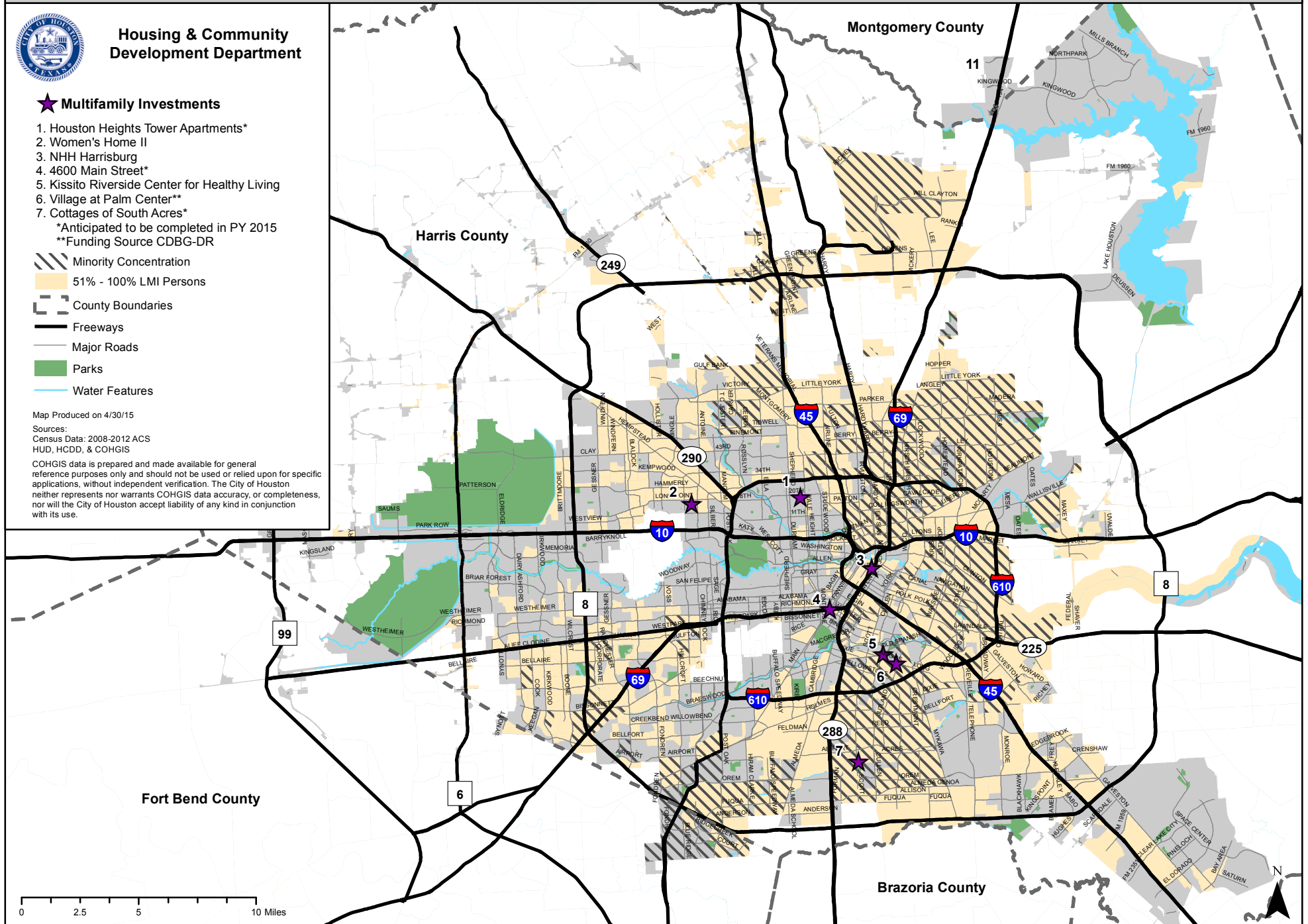
**Funding Source CDBG-DR

- Minority Concentration
- 51% - 100% LMI Persons
- County Boundaries
- Freeways
- Major Roads
- Parks
- Water Features

Map Produced on 4/30/15

Sources:
Census Data: 2008-2012 ACS
HUD, HCDD, & COGIS

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Appendix # 3: Applications and Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

CDBG - B15-MC-48-0018

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Houston

* b. Employer/Taxpayer Identification Number (EIN/TIN):

746001164

* c. Organizational DUNS:

832431985

d. Address:

* Street1:

601 Sawyer

Street2:

P.O. Box 1562

* City:

Houston

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

77251

e. Organizational Unit:

Department Name:

Housing and Community Development Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Neal

Middle Name:

* Last Name:

Rackleff

Suffix:

Title:

Director

Organizational Affiliation:

* Telephone Number:

832-394-6159

Fax Number:

713-865-4135

* Email:

Neal.Rackleff@houstontx.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Houston

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

CDBG Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="22,352,814.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="194,470.00"/>
* g. TOTAL	<input type="text" value="22,547,284.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

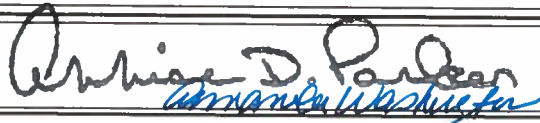
Middle Name:

* Last Name:

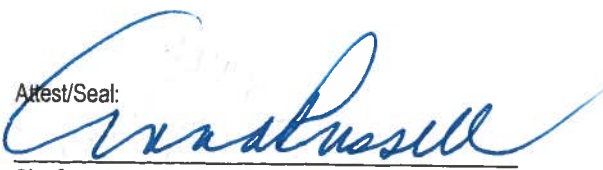
Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

Attest/Seal:


City Secretary

Countersigned:

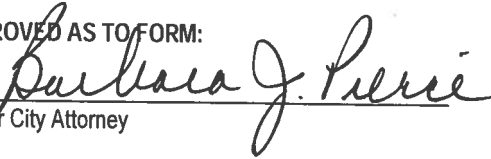

City Controller 

DATE OF COUNTERSIGNATURE: 5-12-15, 2015

APPROVED:


Director
Housing and Community Development Department

APPROVED AS TO FORM:


Senior City Attorney

CDBG Budget Page

CDBG Funds	Estimated Allocation (PY 2015 / FY 2016)
Sources	
Projected CDBG Grant Award	\$ 22,352,814
Projected Program Income	\$ 194,470
Projected CDBG Funding	\$ 22,547,284
Uses	
Program Administration*	\$ 4,509,456
Public Services**	\$ 3,256,179
ESG Match (1:1 - Includes In-Kind)**	\$ 525,000
Public Facilities and Improvements (Public/Private)	\$ 6,461,500
Lead-Based Paint	\$ 650,000
Multifamily Housing	\$ 2,547,319
Economic Development	\$ 2,000,000
Code Enforcement	\$ 2,597,830
Total	\$22,547,284

**Program Administration up to 20% of Grant Amount + Projected Program Income*

***The City has been grandfathered with a rate of 16.77% instead of 15%*

CDBG Estimated Program Income

CDBG Estimated Program Income	Estimated Program Income (PY 2015 / FY 2016)
Sources	
Multifamily Housing Loan Repayments/Fees	\$ 194,470
Projected CDBG Funding	\$ 194,470
Uses	
Program Administration	\$ 38,894
Public Services	\$ 32,612
Public Facilities and Improvements (Public/Private)	\$ 122,964

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: HOME - M15-MC-46-0206			
5a. Federal Entity Identifier: <input type="text"/>			5b. Federal Award Identifier: <input type="text"/>		
State Use Only:					
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>			
8. APPLICANT INFORMATION:					
* a. Legal Name: City of Houston					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 746001164			* c. Organizational DUNS: 832431985		
d. Address:					
* Street1: 601 Sawyer		<input type="text"/>			
Street2: P.O. Box 1562		<input type="text"/>			
* City: Houston		<input type="text"/>			
County/Parish:		<input type="text"/>			
* State:		TX: Texas			
Province:		<input type="text"/>			
* Country:		USA: UNITED STATES			
* Zip / Postal Code: 77251		<input type="text"/>			
e. Organizational Unit:					
Department Name: Housing and Community Development Department			Division Name: <input type="text"/>		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix: <input type="text"/>		* First Name: Neal			
Middle Name: <input type="text"/>		<input type="text"/>			
* Last Name: Rackleff		<input type="text"/>			
Suffix: <input type="text"/>		<input type="text"/>			
Title: Director					
Organizational Affiliation: <input type="text"/>					
* Telephone Number: 832-394-6159			Fax Number: 713-865-4135		
* Email: Neal.Rackleff@houstontx.gov					

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.): City of Houston

City of Houston

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="6,507,862.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="90,943.00"/>
* g. TOTAL	<input type="text" value="6,598,805.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

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Authorized Representative:

Prefix: * First Name:

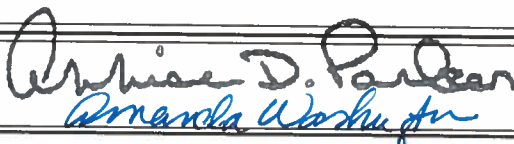
Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:


Annise D. Parker* Date Signed:

Attest/Seal:


City Secretary

Countersigned:


City Controller *Jerald Pelt*

DATE OF COUNTERSIGNATURE: 5-12-15, 2015

APPROVED:


Director
Housing and Community Development Department

APPROVED AS TO FORM:


Senior City Attorney

HOME Budget Page

HOME Funds	Estimated Allocation (PY 2015 / FY 2016)
Sources	
Projected HOME Grant Award	\$ 6,507,862
Projected Program Income	\$ 90,943
Projected HOME Funding	\$ 6,598,805
Uses	
Planning and Administration*	\$ 659,880
Multifamily Development**	\$ 5,938,925
Total	\$ 6,598,805

**Planning and Administration up to 10% of Grant Amount + Projected Program Income*

***15% CHDO set aside included*

HOME Estimated Program Income

HOME Estimated Program Income	Estimated Program Income (PY 2015 / FY 2016)
Sources	
Multifamily Housing Loan Repayments/Fees	\$ 90,943
Projected HOME Funding	\$ 90,943
Uses	
Program Administration	\$ 9,094
Multifamily Development	\$ 81,849

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

HOPWA - TXH15-F004

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Houston

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

746001164

*** c. Organizational DUNS:**

832431985

d. Address:

*** Street1:**

601 Sawyer

Street2:

P.O. Box 1562

*** City:**

Houston

County/Parish:

*** State:**

TX: Texas

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

77251

e. Organizational Unit:

Department Name:

Housing and Community Development Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Neal

Middle Name:

*** Last Name:**

Rackleff

Suffix:

Title:

Director

Organizational Affiliation:

*** Telephone Number:**

832-394-6159

Fax Number:

713-865-4135

*** Email:**

Neal.Rackleff@houstontx.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.241

CFDA Title:

Housing Opportunities for Persons with AIDS

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Cities of Houston, Pasadena, and Baytown; Counties of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto, and Waller

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOPWA Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant 18,22,29,36* b. Program/Project 18,22,29,36

Attach an additional list of Program/Project Congressional Districts if needed.

 Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="10,343,492.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="10,343,492.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

 Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

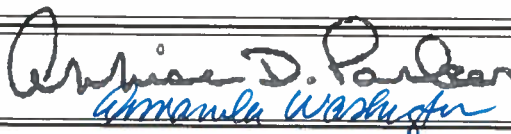
Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:


Annise D. Parker
Annalise Washington* Date Signed:

Attest/Seal:



City Secretary

Countersigned:



City Controller

DATE OF COUNTERSIGNATURE: 5-12, 2015

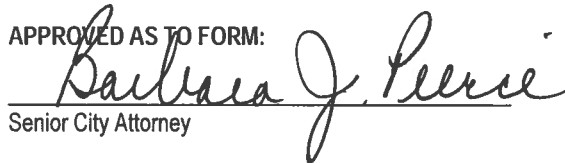
APPROVED:



Director

Housing and Community Development Department

APPROVED AS TO FORM:



Senior City Attorney

HOPWA Budget Page

HOPWA Funds	Estimated Allocation (PY 2015 / FY 2016)
Sources	
Projected HOPWA Grant Award	\$ 10,343,492
Uses	
Operating Costs	\$ 1,355,000
Supportive Services	\$ 2,454,148
Project or Tenant Based Rental Assistance	\$ 3,500,000
Short-term Rent, Mortgage, & Utility Subsidies	\$ 2,000,000
Grantee Administration (3% of Estimated Grant Amount) – HCDD	\$ 310,300
Sponsor Administration (7% of Estimated Grant Amount) – Subgrantees	\$ 724,044
Total	\$ 10,343,492

Application for Federal Assistance SF-424

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- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

ESG - S15-MC48-0003

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

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8. APPLICANT INFORMATION:

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*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

746001164

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832431985

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*** Zip / Postal Code:** 77251

e. Organizational Unit:

Department Name:

Housing and Community Development Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Neal

Middle Name:

*** Last Name:**

Rackleff

Suffix:

Title: Director

Organizational Affiliation:

*** Telephone Number:** 832-394-6159

Fax Number: 713-865-4135

*** Email:** Neal.Rackleff@houstontx.gov

Application for Federal Assistance SF-424

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C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Houston

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

ESG Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,027,628.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="2,027,628.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
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Prefix: * First Name:

Middle Name:

* Last Name:


Suffix:

* Title: * Telephone Number: Fax Number: * Email:

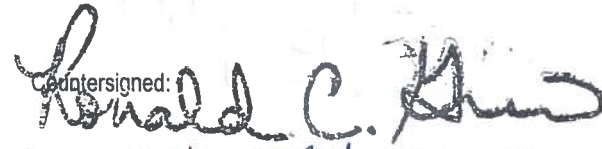

* Signature of Authorized Representative:

* Date Signed:

Attest/Seal:


City Secretary

Countersigned:

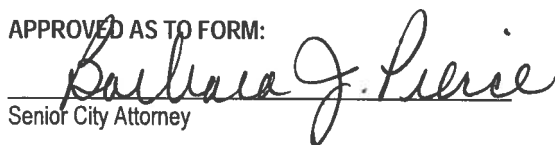

City Controller 

DATE OF COUNTERSIGNATURE: 5-12, 2015

APPROVED:


Director
Housing and Community Development Department

APPROVED AS TO FORM:


Senior City Attorney

ESG Budget Page

ESG Funds	Estimated Allocation (PY 2015 / FY 2014)
Sources	
Projected ESG Grant Award	\$ 2,027,628
Uses	
HMIS* (Emergency Solutions Grant)	\$ 90,000
Emergency Shelter** (Emergency Solutions Grant)	\$ 635,558
Homeless Prevention (Emergency Solutions Grant)	\$ 425,000
Rapid Rehousing (Emergency Solutions Grant)	\$ 725,000
Administration (5% cap for Shelter and 7.5% cap for Solutions)	\$ 152,070
Total	\$ 2,027,628

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date 5/12/15

Amanda Washington

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014, 2015, 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its


jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

 5/12/15

Signature/Authorized Official

Date



Mayor

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official Date 5/12/15

Mayor
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official



Mayor

Title

5/12/15

Date

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.


Signature/Authorized Official Date 5/12/15

Armin D. Parker

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix # 4: ESG Written Standards

CITY OF HOUSTON

EMERGENCY SOLUTIONS GRANTS

PROGRAM

WRITTEN STANDARDS

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INTRODUCTION

City of Houston has developed the following standards for providing assistance with Emergency Solutions Grants (ESG) funds as required by 24 CFR 576.400 (e). These standards were created in coordination with the Houston/Harris County Continuum of Care which includes Harris County, the City of Houston, Fort Bend County and the City of Pasadena, and Texas Department of Housing and Community Affairs funding within the CoC geographic area. They are in accordance with the interim rule for the Emergency Solutions Grants Program released by the U.S. Department of Housing and Urban Development on December 4, 2011 and the final rule for the definition of homelessness also released by the U.S. Department of Housing and Urban Development on December 4, 2011.

City of Houston expects that the standards will adjust as the City of Houston gains more experience with and collects more data from services provided with the Emergency Solutions Grants program. The Standards serve as the guiding principles for funding programs. The Business Rules outline the operations and process for carrying out each program component.

STANDARDS APPLICABLE TO ALL PROGRAM COMPONENTS

ELIGIBLE ESG PROGRAM COMPONENTS

There are four (4) ESG Program Components:

1. Rapid Re-Housing,
2. Emergency Shelter,
3. Homelessness Prevention and
4. Street Outreach.

Funds for ESG can be used to support any of the eligible components. The CoC gives priority to funding that supports securing housing options for homeless households and to support the expansion of rapid re-housing.

COORDINATING ASSESSMENT & SERVICES AMONG PROVIDERS

- City of Houston expects that all providers participate in the coordinated assessment system. Coordinated assessment uses a common housing assessment and triage tool to ensure that all homeless individuals are referred to the appropriate housing intervention. Coordinated assessment will be used as each housing intervention

supported by ESG is fully integrated into the system referral process. Prior to full implementation of coordinate assessment, agencies can continue to accept direct referrals from individuals and other agencies.

Designate staff members for CoC Provider Input forum: Each agency will assign three representatives to the input forum, where at least one member has decision making capacity for the program. CoC Provider Input Forums will meet quarterly, or more often as required by current CoC policies, where providers give and receive information regarding CoC strategies and policies.

Participate in any standardized training as designated by ESG funders and offered through CoC. The CoC will provide a vetted and standardize training curriculum for all housing stability case managers that will be available for all agencies providing case management for housing based services. The curriculum and standards will be developed as a part of and in partnership with the Continuum of Care Technical Assistance from the Department of Housing and Urban Development. This will focus on the requirements of maintaining stable housing and ensure access to mainstream resources that will provide ongoing, continued and necessary support for households to gain and maintain stable housing.

COORDINATING WITH MAINSTREAM AND TARGETED HOMELESS PROVIDERS

City of Houston expects that every agency that is funded through ESG will coordinate with and access mainstream and other targeted homeless resources. City of Houston will evaluate performance of each provider based on the outcomes achieved toward housing models adopted through the CoC Steering committee. These outcome measures will be used to evaluate program success annually. City of Houston will use this and other performance metrics to guide funding decisions for ESG funded programs. Required outcomes for each intervention around accessing mainstream resources will match the outcomes approved by the CoC Steering Committee annually.

STANDARDS SPECIFIC TO EMERGENCY SHELTER

ELIGIBILITY: HOMELESS STATUS

Homeless clients entering into the shelter system must meet the HUD criteria for homelessness as either literally homeless (Homeless Category 1), at imminent risk of homelessness (Homeless

Category 2), homeless under another federal statute (Homeless Category 3), or fleeing/attempting to flee domestic violence (DV) (Homeless Category 4).

For additional details related to the HUD definition of Homeless and applicability to each program component, see Appendix A and Appendix C.

ELIGIBILITY: INTAKE AND ASSESSMENT

As already indicated above under Coordinating Assessment & Services, case managers will use the Continuum wide assessment tool to review client situation, understand eligibility, and begin the process of determining length of assistance. The tool will include an assessment form for diversion that providers are currently testing. Once testing has been finalized, the diversion assessment will be required for all providers, including DV providers.

Specific to Emergency Shelter,

- Any new client entering into shelter must also undergo a complete assessment to understand client needs and barriers and match the client to the most appropriate services provider.
- Clients will be prioritized within the emergency shelter system based on need, available resources and geographic area.

ELIGIBILITY: PRIORITIZATION & REFERRAL POLICIES

Emergency shelters will prioritize individuals/families that:

- Cannot be diverted; and
- Are literally homeless; and
- Can be safely accommodated in the shelter; and
- Not in need of emergency medical or psychiatric services or danger to self or others.

Also note the following:

- Emergency Shelters cannot discriminate per HUD regulations.
- There are no requirements related to ID, income or employment;
- Transgender placement based on gender self-identification.

STANDARDS SPECIFIC TO HOMELESSNESS PREVENTION AND RAPID RE-HOUSING

ELIGIBILITY: STATUS AS HOMELESS OR AT-RISK OF HOMELESSNESS

HOMELESSNESS PREVENTION

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Homelessness Prevention assistance:

- At Risk of Homelessness
- Homeless Category 2: Imminently at-risk of homelessness
- Homeless Category 3: Homeless under other federal statute and
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **not** also literally homeless. If the individuals/families are also literally homeless they would actually qualify for rapid re-housing instead. See below.)

Additional eligibility requirements related to Homelessness Prevention include:

- **Proof of residence** within the City of Houston service area. A map for reference is included on page 21.
- **Total household income below 30 percent of Area Family Income (AFI)** for the area at initial assessment. Clients must provide documentation of household income, including documentation of unemployment and zero income affidavit for clients without income.

RAPID RE-HOUSING

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Rapid Re-Housing assistance:

- Homeless Category 1: Literally homeless
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **also** literally homeless).

For additional details related to the HUD definition of Homeless and At Risk of Homelessness and applicability of these definitions to each program component, see Appendix A, B and C.

ELIGIBILITY: INTAKE AND ASSESSMENT

Once coordinated access is available for all housing interventions, all clients must have an initial eligibility assessment and triage for appropriate housing by a specially trained housing assessor. All clients come through coordinated access and are assessed using housing triage tool in HMIS. Housing triage will identify, based on the standard assessment, individuals best suited for rapid re-housing. The standard assessment accounts for length and frequency of homelessness, physical and mental health status, criminal history, veteran status, domestic violence experience, substance abuse conditions and employment history.

TARGETED POPULATIONS: CLIENT PRIORITIZATION

HOMELESSNESS PREVENTION

Note that all targeted individuals and families described below have to meet the minimum HUD requirements for eligibility to Homeless Prevention.

City of Houston will use a shared assessment form that will target those clients with the most barriers to housing. Each barrier will have an allotment of points, and the higher score (and more barriers) the more likely the client will receive services. The assessment of barriers is based on an objective review of each client's current situation using the tool rather than the subjective opinion of a case manager assessing each client's needs. All clients must have a minimum score of 20 points to receive assistance. See Appendix D for a copy of the assessment form.

Additionally, City of Houston prioritizes clients who are currently in their own housing, especially families with young children who have limited housing options but high needs for homelessness prevention funding.

RAPID RE-HOUSING

Coordinated access will prioritize individuals who are currently homeless but not in need of permanent supportive housing as eligible for rapid re-housing. This can include, but is not limited to individuals and households who,

- are first time homeless;
- have few recent episodes of homelessness; or
- are part of a family that is homeless.

It should be noted, rapid re-housing funds are directed to individuals with income or work history and skills that indicate employability.

FINANCIAL ASSISTANCE

DURATION AND AMOUNT OF ASSISTANCE

City of Houston, as part of the Houston/Harris County/Ft. Bend County CoC, has adopted the CoC approved Housing Models to measure community outcomes for all housing interventions. The CoC requires that all subrecipients for ESG Rapid Re-Housing funds use the CoC-wide assessment tools to determine the duration and amount of assistance. The tools do not dictate the amount of assistance that each household receives, but guides the case manager and client to determine the appropriate amount of assistance for each household.

- All clients are assessed to determine initial need and create a budget to outline planned need for assistance.
- Agencies cannot set organizational maximums or minimums but must rely on the CoC wide tools to determine household need.
- Through case management, client files are reviewed monthly to ensure that planned expenditures for the month validate financial assistance request.
- City of Houston expects that households will receive the minimum amount of assistance necessary to stabilize in housing.

Clients cannot exceed 24 months of assistance in a 36 month period. The Rapid Re-Housing Business Rules outline the processes that require supervisory approval.

PARTICIPANT SHARE

Participant share will be determined by use of common assessment and budgeting tools approved through the Continuum of Care. These tools will determine the monthly assistance amount and client contribution. Clients will participate in the development of their individual housing plan with a case manager based on client goals and shared goals for achieving housing stability. Case managers will use the housing plan to determine the client contribution based on monthly income. Clients are expected to contribute a portion of their income based on budgeting to ensure housing stability. Financial assistance is available for households with zero

income. Details of when clients are terminated or redirected to a more appropriate intervention are outlined in the business rules.

HOUSING STABILIZATION AND RELOCATION RELATED ASSISTANCE AND SERVICES

REQUIRED SERVICES: CASE MANAGEMENT & CASE LOADS

The Continuum of Care requires that all clients are referred to a case manager through the coordinated assessment system. Coordinated assessment will triage homeless clients to rapid re-housing that are in need of short to medium term assistance based on individual experience and vulnerability. Coordinated Access Assessors will then directly refer to a rapid re-housing case manager based on client preference and program availability and vacancy. Case managers will perform an individual assessment to create a housing plan using the common assessment tools. This begins the process to rapidly re-house the homeless household as quickly and efficiently as possible.

Homelessness prevention clients must have an initial home visit when first approved for assistance and subsequent house visits with each recertification every three months. It is expected that case managers will conduct office visits with homelessness prevention clients between home visits, at least once per month. Case managers and program managers are encouraged to provide more than the minimum required services through case management.

Rapid re-housing case managers should maintain an average case load of 35 clients. This will allow case managers to provide quality case management and ensure that services are targeted to individuals most likely to be successful with rapid re-housing assistance. As the rapid re-housing program for the continuum expands, this number may increase.

Case management includes home and office visits determined by client need and supported by the housing plan.

As required by the Continuum of Care Housing Models, case managers are expected to follow up with clients that have successfully exited rapid re-housing case management at a minimum of 30 days after exiting the program. Clients who remain in housing for 90 days after exiting rapid re-housing, identified through HMIS, are categorized as stably housed.

Case management staff must have an updated copy of the Rental Assistance Agreement and ensure that the fiscal agent is informed of any changes to the participant rent share as indicated in the Housing Stabilization Plan.

REQUIRED SERVICES: HOUSING LOCATION SERVICES

Any subrecipient of ESG assistance must also have a dedicated housing navigation and location specialist for households receiving rapid re-housing, rather than the expectation that clients must navigate the system on their own. This specialized position will be dedicated to finding appropriate housing and developing relationships with affordable housing providers. This process facilitated by this position ensures ESG clients have greater housing choice. Housing navigators for rapid re-housing may have expertise based on location and type of housing.

REQUIRED SERVICES: INSPECTION AND LANDLORD AGREEMENT

Any unit that receives financial assistance through rapid re-housing must pass a Housing Quality Standards Inspection as outlined in the ESG regulations. The inspections will be conducted by a qualified agency with expertise in inspection. The process for scheduling and conducting an inspection is outlined in the rapid re-housing business rules.

Any unit that receives rental assistance payments through rapid re-housing must have an agreement in place between the financial assistance fiscal intermediary and the property. The rental assistance agreement details the terms under which rental assistance will be provided. A copy of the rental assistance template is included in the rapid re-housing business rules and outlines the requirements for rental payment as well as any notice to vacate or eviction by the owner.

INELIGIBLE SERVICES: CREDIT REPAIR AND LEGAL SERVICES

City of Houston will not allow ESG funds to be used for credit repair and legal services as eligible activities. City of Houston has found limited access to this resource by clients and providers and will instead encourage the use of mainstream service providers and establish them as part of the system of providers with formal relationship.

OPTIONAL SERVICES: SECURITY/UTILITY DEPOSITS

Rental and utility deposits can be included in housing stabilization services as dictated by the housing stabilization plan. Rental and utility deposits can be included in lieu of or in combination with rental assistance for a unit. Requirements for inspections and rental assistance agreements for units with only security deposits are outlined in the rapid re-housing business rules.

- Security deposits can cover up to two months of rent.

OPTIONAL SERVICES: RENTAL APPLICATION FEES

City of Houston expects that rapid re-housing navigation and location specialists will work closely with housing providers and establish trusting relationships among landlords in a way that will encourage property owners and managers to waive application fees for rental properties. To that end, application fees can only be provided for one application at a time; but note that this only limits the number of applications that require application fees. Case managers and housing specialists can and should work with clients and landlords to process as many free applications as possible.

ELIGIBILITY: PERIODIC RE-CERTIFICATION

All case managers are required to re-certify clients based on the following schedule. At that time, a case manager may decide to extend, decrease or discontinue providing assistance.

Program Component	Schedule	Re-certification Criteria
Homelessness Prevention	Every 3 months	For both HP and RRH, to continue to receive assistance, clients must <ul style="list-style-type: none"> • be at or below 30% AFI AND • lack sufficient resources and support networks necessary to retain housing without ESG assistance. Families are required to provide information on income, assets greater than \$5,000, deductions, and family composition during the annual recertification process.
Rapid Re-Housing	Annually	

APPENDIX A: HUD DEFINITION FOR HOMELESS

HUD CRITERIA FOR DEFINING HOMELESS	Category 1	Literally Homeless	<p>Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:</p> <ul style="list-style-type: none"> • Has a primary nighttime residence that is a public or private place not meant for human habitation; • Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); <u>or</u> • Is exiting an institution where (s)he has resided for 90 days or less <u>and</u> who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
	Category 2	Imminent Risk of Homelessness	<p>Individual or family who will imminently lose their primary nighttime residence, provided that:</p> <ul style="list-style-type: none"> • Residence will be lost within 14 days of the date of application for homeless assistance; • No subsequent residence has been identified; <u>and</u> • The individual or family lacks the resources or support networks needed to obtain other permanent housing
	Category 3	Homeless under other Federal statutes	<p>Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:</p> <ul style="list-style-type: none"> • Are defined as homeless under the other listed federal statutes; • Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application; • Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; <u>and</u> • Can be expected to continue in such status for an extended period of time due to special needs or barriers
	Category 4	Fleeing/ Attempting to Flee DV	<p>Any individual or family who:</p> <ul style="list-style-type: none"> • Is fleeing, or is attempting to flee, domestic violence; • Has no other residence; <u>and</u> • Lacks the resources or support networks to obtain other permanent housing

APPENDIX B: HUD DEFINITION FOR AT RISK OF HOMELESSNESS

HUD CRITERIA FOR DEFINING AT RISK OF HOMELESSNESS	Category 1	Individuals and Families	<p>An individual or family who:</p> <ul style="list-style-type: none"> (i) Has an annual income below <u>30%</u> of median family income for the area; <u>AND</u> (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; <u>AND</u> (iii) Meets one of the following conditions: <ul style="list-style-type: none"> A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; <u>OR</u> B. Is living in the home of another because of economic hardship; <u>OR</u> C. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; <u>OR</u> D. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; <u>OR</u> E. Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; <u>OR</u> F. Is exiting a publicly funded institution or system of care; <u>OR</u> G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Con Plan
	Category 2	Unaccompanied Children and Youth	A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
	Category 3	Families with Children and Youth	An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

**APPENDIX C: CROSS WALK OF HUD HOMELESS AND AT RISK DEFINITIONS AND
ELIGIBILITY TO ESG PROGRAM COMPONENTS**

Eligibility by Component	Emergency Shelter	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in ES projects:</p> <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 2: Imminent Risk of Homeless • Category 3: Homeless Under Other Federal Statutes • Category 4: Fleeing/Attempting to Flee DV
	Rapid Re-Housing	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in RRH projects:</p> <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)
	Homelessness Prevention	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in HP projects:</p> <ul style="list-style-type: none"> • Category 2: Imminent Risk of Homeless • Category 3: Homeless Under Other Federal Statutes • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is NOT also literally homeless) <p>Individuals and families who are defined as At Risk of Homelessness</p> <p>Additionally, HP projects must only serve individuals and families that have an annual income BELOW 30% AMI</p>

APPENDIX D: ELIGIBILITY CRITERIA AND PRIORITIZATION TOOL FOR HOMELESSNESS PREVENTION SYSTEM

Eligibility Requirements

All potential clients will be screened for the following:

Income – Only households with income below 30% of the Area Median Income are eligible for Homelessness Prevention services (see Attachment A for income limits)

PLUS

Trigger Crisis – An event has occurred which is expected to result in housing loss within 30 days due to one of the listed reasons (see Attachment B for qualifying trigger crises)

PLUS

No resources or support network to prevent homelessness –No other options are possible for resolving this crisis. “But for this assistance” this household would become literally homeless—staying in a shelter, a car, or another place not meant for human habitation

OR

Unaccompanied children and youth who qualify as homeless under another Federal statute – See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment C for other definitions of homelessness)

OR

Families with children or youth who qualify as homeless under another Federal statute –See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment C for other definitions of homelessness)

PLUS

Score of at least 20 points—or 15 – 19 points with override sign-off (see Attachment D for score sheet)

Attachment A

30% Area Median Income (2014)

1 Person Household	\$14,000	(\$1,167/month)
2 Person Household	\$16,000	(\$1,333/month)
3 Person Household	\$18,000	(\$1,500/month)
4 Person Household	\$20,000	(\$1,667/month)
5 Person Household	\$21,600	(\$1,800/month)
6 Person Household	\$23,200	(\$1,933/month)
7 Person Household	\$24,800	(\$2,067/month)
8 Person Household	\$26,400	(\$2,200/month)

<http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn>

Attachment B

Trigger Crisis

Will lose housing within 30 days due to one of the following:

- ___ Moved twice or more in the past 60 days
- ___ Living in the home of another person because of economic hardship
- ___ Notified that right to occupy their current housing or living situation will be terminated within 21 days after date of application
- ___ Living in hotel or motel and cost is not paid for by charitable organization or government program for low-income people
- ___ Living in SRO or efficiency where more than 2 people live; or in a larger housing unit with more than 2 people per room
- ___ Exiting a publicly funded institution or system of care
- ___ Exiting a publicly or privately funded inpatient substance abuse treatment program or transitional housing program
- ___ Living in rental housing that is being condemned by a government agency and tenants are being forced to move out

Attachment C

Other Definitions of Homelessness

- **Runaway and Homeless Youth Act (42 U.S.C 5701 et seq.)**

Runaway and Homeless Youth funding is administered by the Family and Youth Services Bureau within the Administration for Children & Families (ACF) of the U.S. Department of Health and Human Services (HHS). Information about Runaway and Homeless Youth program grantees is available online at <http://www2.ncfy.com/locate/index.htm>.

- **Head Start Act (42 U.S.C. 9831 et seq.)**

Head Start funding is administered by the Office of Head Start (OHS) within ACF/HHS. A listing of Head Start programs, centers, and grantees is available online at <http://eclkc.ohs.acf.hhs.gov/hslc/HeadStartOffices>

- **Violence Against Women Act of 1994; subtitle N (42 U.S.C. 14043e et seq.)**

Violence Against Women Act established the Office on Violence Against Women (OVW) within the U.S. Department of Justice (DOJ). OVW administers financial and technical assistance to communities across the country that are developing programs, policies, and practices aimed at ending domestic violence, dating violence, sexual assault, and stalking. Currently, OVW administers one formula grant program and eleven discretionary grant programs, all of which were established under VAWA and subsequent legislation. More information about OVW is available online at <http://www.ovw.usdoj.gov/>.

- **Public Health Service Act; section 330 (42 U.S.C. 254b)**

The Public Health Service Act authorized the Health Center Program, which is administered by the Bureau of Primary Health Care within the Health Resources and Services Administration (HRSA) of HHS. Information about local Health Centers can be found online at <http://bphc.hrsa.gov/index.html>

- **Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.)**

Food and Nutrition Act of 2008 relates to the Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps. SNAP is administered by the U.S. Department of Agriculture (USDA). More information about SNAP can be found online at <http://www.fns.usda.gov/snap/>

- **Child Nutrition Act of 1966; section 17 (42 U.S.C. 1786)**

Child Nutrition Act of 1966 authorized numerous programs related to school lunches and breakfasts and funds for meals for needy students. For more information about these programs, contact the local School Department.

- **McKinney-Vento Act; subtitle B of title VII (42 U.S.C. 11431 et seq.)**

McKinney-Vento Act authorized the McKinney-Vento Education for Homeless Children and Youths Program, which is administered via the Office of Elementary and Secondary Education within the U.S. Department of Education. More information about this program is available online at <http://www2.ed.gov/programs/homeless/index.html>. Also, contact the local School Department.

Attachment D

Prioritization Scoring

Income Scoring

- ___ Rent burden at 66 – 80% of income.... 5 points
- ___ Income at or below 15% AMI.... 20 points OR
- ___ Income 16 – 29% AMI.... 10 points

15% Area Median Income (2012)

1 Person Household	\$7,250	(\$604/month)
2 Person Household	\$8,025	(\$669/month)
3 Person Household	\$9,025	(\$752/month)
4 Person Household	\$10,025	(\$835/month)
5 Person Household	\$10,850	(\$904/month)
6 Person Household	\$11,650	(\$970/month)
7 Person Household	\$12,450	(\$1,038/month)
8 Person Household	\$13,250	(\$1,104/month)

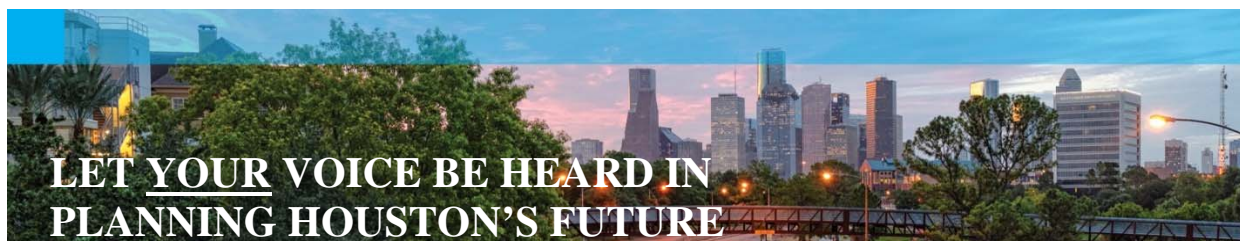
Tenant Barriers/Risk Factors Scoring

Tally	Screening Barrier	Points for Barrier
_____	Eviction history	1 point
_____	No credit references: has no credit history	1 point
_____	Lack of rental history: has not rented in the past	1 point
_____	Unpaid rent or broken lease in the past (separate from current unpaid rent)	1 point
_____	Poor credit history: late or unpaid bills, excessive debt, etc	1 point
_____	Past Misdemeanors	1 point
_____	Past Felony other than critical Felonies listed below	1 point
_____	Exiting criminal justice system where incarcerated for less than 90 days	1 point
_____	Critical Felony (drugs, sex crime, arson, crimes against other people)	5 points
_____	Pregnant or has at least one child 0 – 6	5 points
_____	Head of household under 30 years old	5 points
_____	Family experienced literal homelessness in the past 3 years	5 points
_____	Only 1 adult in household	5 points
_____	TOTAL (Tally of Income & Tenant Barriers Scoring)	

Override

If a household has 15 to 19 points but the agency believes there is a compelling reason to provide homelessness prevention services, the program can document reasons for overriding the score. The override must be signed off by an agency representative at a higher level of authority than direct service staff.

Appendix # 5: Public Participation Summaries



Results for 2015 Consolidated Plan Community Needs Survey

Description: The Housing and Community Development Department's (HCDD) 5-year Consolidated Plan and Annual Action Plan serve as a community development strategy and an application to the U.S. Department of Housing and Urban Development (HUD) for Houston's CDBG, HOME, HOPWA, and ESG grants. When developing these plans, HCDD collects views from citizens on housing and community development needs. In addition, HUD encourages HCDD to explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods.

HCDD made a Community Needs Survey available online and in print from October 1, 2014 to December 15, 2014. The survey was available online through www.surveymonkey.com and PDFs were available for download and print through HCDD's website. Paper copies of the survey were available during the two fall public hearings, at other events HCDD staff participated in, and by asking HCDD staff for paper copies. The survey was available in English, Spanish, Vietnamese, and Chinese. HCDD staff was available during this time period to promote and administer the survey at neighborhood, community, and agency meetings. When administering the survey, HCDD staff used an audience response system technology.

A total of 2,120 respondents participated in the survey. The survey was completed online through SurveyMonkey by 1,529, of which 47 were in Spanish, 13 were in Vietnamese, and 11 were in Chinese. HCDD received 466 paper copies of the Community Needs Survey which included 21 surveys in Vietnamese and 15 surveys in Chinese. One hundred twenty-five (125) respondents participated in the Survey through the audience response system conducted by HCDD staff.

The survey consisted of 27 questions and some questions allowed for multiple responses. The following are the results from the survey responses.

Summary of Results

Although the Community Needs Survey is not a scientific survey, general conclusions can be made from the surveys received about the respondents. The results illustrate that affordable housing is very important to those that responded to the Community Needs Survey. Affordable housing ranked as the highest priority need in Houston. Almost all respondents agreed that more affordable housing was needed in Houston (83%) and that affordable housing should be available in all areas of the city (80%). Two out of three respondents (68%) thought that homeowner affordable housing was a greater need than rental affordable housing in Houston.



In particular, needs for homeowners and the need for repair of existing housing in the city ranked highly and included financial assistance for homeownership, repair of homeowner housing, and repair of existing rental apartments. Housing and supportive services for the elderly and homeless also ranked high. Child care services, health services, and job training ranked as the highest supportive service needs, while health facilities, child care centers, and facilities promoting community safety ranked as the three highest neighborhood facility needs. Job creation/retention, employment training, and small business lending ranked highest in the economic development needs category. The top three ranked neighborhood service needs were demolition of substandard buildings, enforcement of cleanliness and safety codes, and neighborhood crime awareness/prevention.

A large percentage of respondents were homeowners (62%), identified as female (63%), identified as White (51%), and worked fulltime (53%). More than one third of respondents were low- and moderate-income with 30% earning below \$35,000. One in six respondents considered themselves to be community advocates (16%).

Priority Needs

Respondents were asked to rank the top three priority needs in a variety of community development categories. Greatest weight was placed on the first priority selected and least weight given to the respondent's third selection. The following are the results of the priority ranking scores. On some written surveys, respondents did not prioritize their selection and instead used check marks. Therefore their answers were not calculated in the priority ranking score but were only included in the frequency count of the top three selections. Approximately two out of three respondents chose Affordable Housing and Neighborhood Facility Improvements and Services as one of three top priority needs from five broad categories.

Table 1. HCDD Priority Needs (A: 1,728)

	Priority Ranking Score	Frequency in Top 3
Affordable Housing	8,811	1,165
Infrastructure Improvements	6,708	973
Neighborhood Facility Improvements and Services	5,877	1,086
Economic Development	5,256	948
Supportive Services	4,567	877

The following are the top three needs as ranked by the respondents in the following categories:

- Affordable Housing: 1) Providing financial assistance for homeownership, 2) Repairing homeowner housing, and 3) Repairing existing rental apartments
- Groups in Most Need of Affordable Housing: 1) Elderly, 2) Low- and Moderate-Income Persons, and 3) Homeless
- Supportive Services: 1) Child care services, 2) Health services, and 3) Job training
- Groups in Most Need of Supportive Services: 1) Homeless, 2) Elderly, and 3) Persons with physical disabilities
- Neighborhood Facilities: 1) Health facilities and clinics, 2) Child care centers, and 3) Facilities promoting community safety (fire stations, police stations)

- **Neighborhood Services:** 1) Demolition of substandard buildings, 2) Enforcement of cleanliness and safety codes, and 3) Neighborhood crime awareness / prevention
- **Infrastructure Needs:** 1) Street reconstruction, 2) Flood drainage improvements, and 3) Pedestrian improvements
- **Economic Development Needs:** 1) Job creation and retention, 2) Employment training, and 3) Small business loans

The following are results from affordable housing and neighborhood questions:

- 83% of respondents thought that Houston needed more affordable housing.
- 68% of respondents thought that Houston needed more affordable homeowner housing and 32% of respondents thought that more affordable rental housing was needed.
- 80% of respondents thought that affordable housing should be available in neighborhoods throughout Houston.
- Over one third of the respondents reported being dissatisfied (28%) or very dissatisfied (10%) with the overall conditions of their neighborhood. Other respondents reported being very satisfied (8%), satisfied (33%), or neutral (21%) about the overall conditions of their neighborhood.

Demographics of Survey Respondents

- Over one in six respondents identified themselves as a community advocate (16%). Respondents also identified themselves as a business owner (12%), social service provider (11%), healthcare provider (7%), landlord (6%), housing provider (3%), and commercial property owner (2%). Almost two-thirds of respondents (61%) did not identify themselves with any of these categories.
- Respondents lived in the following sections of Houston: Inner 610 loop (34%), Southwest (25%), Southeast (21%), Northwest (10%), and Northeast (6%). The remaining respondents (4%) live outside of the Houston city limits.
- Almost two-thirds (62%) of the respondents owned their home, while 25% rented, 10% stayed with a friend or family member, 2% had other living arrangements, and 1% considered themselves homeless.
- Primary English speakers made up the majority of respondents (85%). Other respondents reported speaking the following languages at home: Spanish (10%), Vietnamese (2%), Chinese (2%), and another language (1%).
- Well over half (63%) of the respondents identified themselves as female.
- 25% respondents identified themselves as Hispanic or Latino.
- Twenty-eight percent (29%) of respondents identified as African American or Black; 51% identified as White, 18% identified as Multiracial, 6% identified as Asian, 2% identified as American Indian/Alaskan Native, and 1% identified as Native Hawaiian/Other Pacific Islander.
- Over half of the respondents (53%) were employed full time while one sixth (16%) of the respondents were retired. The remaining respondents were employed part time (11%), unemployed (6%), or do not participate in the workforce (Never worked/Do not work 15%).

Demographics of Respondents' Households

- 13% of respondents' households had incomes at \$15,000 or below and 8% had a household income of \$15,001 to \$25,000 and 9% had a household income of \$25,001 to \$35,000. The remainder of

respondents had household incomes \$35,001 or above with two in five respondents having household incomes at or above \$75,000 (39%).

- Over half of the respondents' households consisted of one member (19%) or two member households (33%).
- Most respondents reported that their households were adults only (57%). The next most reported household make up was two adults plus children (28%).
- Almost one-fifth (19%) of the respondents reported that a member of their household is physically, mentally, or developmentally disabled.
- Approximately one in six respondents (14%) reported that they or a member of their household is a Veteran.
- Respondents reported having the following problems with buying or renting property in Houston in the past two years: Limited Income (19%), Credit Issues (16%), Could not get a loan (9%) or Discrimination based on a protected class (3%). Over two-thirds (69%) of respondents reported not having these issues in the past two years.

CITY OF HOUSTON FAIR HOUSING FORUM REPORT

ABOUT THE FAIR HOUSING FORUM

The City of Houston Housing and Community Development Department (HCDD) hosted its first ever Fair Housing Forum on January 29, 2015. The Forum was held at the Federal Reserve Bank – Houston Branch building near downtown Houston from 9 am to 4 pm. The Forum was free to participants, and a boxed lunch was provided. The Forum agenda was organized around three panel discussions with experts in a variety of disciplines who provided information relevant to the issue of fair housing. A keynote speaker provided demographic information about Houston during lunch. Small group discussions were held twice during the day, one in the morning and one in the afternoon. Appendix A includes the Forum agenda.

The goals of the Fair Housing Forum were to bring together citizens and stakeholders to discuss fair housing needs and strategies for the 2015 Analysis of Impediments to Fair Housing Choice and to inform the community about relevant fair housing issues. In order to create a neutral environment and foster discussion during the Forum, HCDD hired a third-party facilitator with expertise in citizen participation and community development. HCDD procured Morningside Research Consulting, Inc. to facilitate and document the participant discussions of the Forum. This report serves as a record and summary of the citizen input gathered.

INVITING PARTICIPANTS. HCDD sent 975 email invitations to the Forum. Invitations were also mailed to 320 Houston area churches. HCDD's executive team disseminated the invitation to their contacts and counterparts in county and state government agencies. HCDD also worked with the Houston Housing Authority (HHA) to invite the representatives of all the resident councils so public housing residents could participate. HHA provided transportation for some residents who could attend. The invitation was also posted on HCDD's Facebook page and Twitter page.

PARTICIPATION. A total of 173 individuals attended the Forum, representing 83 organizations. The organizations represented are listed in Appendix B.

DISCUSSION GROUPS. Each participant was assigned to a table in the morning and a different table in the afternoon. Each table seated up to nine people and care was given to assign people so that the table groupings represented the diversity of stakeholders. Each table was tasked with responding to the questions shown on the agenda in Appendix A. The small groups discussed each question around their table, recorded their responses, and then indicated the response for each question that they determined to be a priority. All responses recorded at each table (including priority and non-priority responses) were collected.

METHODOLOGY FOR DEVELOPING THE REPORT. The response sheets from each table during the morning and afternoon discussion groups were collected and transcribed. The responses were sorted into groups of similar responses and categorized. Priority responses were noted. This report provides a summary narrative of the responses provided by attendees of the Forum.

PUBLIC INPUT

The input from Forum attendees is organized by theme under each of the six questions posed on the agenda shown in Appendix A. **The responses are shown in descending order of frequency and prioritization by each discussion group.** Discussion groups covered some issues multiple times in response to the different questions.

1. WHAT ARE THE CHALLENGES THAT PEOPLE FACE WHEN FINDING AND MAINTAINING HOUSING?

1.A. SUPPLY OF AFFORDABLE HOUSING. The most frequently mentioned challenge faced by Houston residents when seeking housing is finding housing that they can afford; about one-third of the discussion groups listed this as the most significant challenge. The supply of affordable housing is insufficient to meet the demand and finding good quality affordable housing in desirable locations is especially difficult. The continuing increase in housing costs exacerbates this challenge.

1.B. HOUSING LITERACY. The next most frequently mentioned challenge was the financial and housing literacy of people seeking housing. Due at least in part to education disparities, many residents lack the knowledge needed to find affordable housing, finance their housing needs, identify financial resources to assist with home ownership, and manage and maintain housing. In particular, residents need information about the value of owning a home and what home ownership entails. Residents need information about whether they should rent or purchase, the laws and their housing rights, and responsibilities for tax and insurance. Discussion groups frequently mentioned the need for new and prospective homeowners to understand maintenance needs and costs. Assistance is needed to help people, particularly individuals who are elderly or disabled, maintain and make repairs to older or damaged homes.

1.C. INCOME. While the supply of affordable housing was the most frequently mentioned challenge, economic issues including insufficient income to pay for and maintain housing was another significant challenge. One discussion group noted that “income disparities are at the root” of housing issues. The use of payday loans, high student loans, and bad credit make it difficult to find housing. Even with assistance, finding housing is difficult; Section 8 voucher amounts are not keeping pace with expenses.

1.D. ACCESS TO AMENITIES. Areas with affordable housing are lacking many amenities. The two most frequently mentioned needs were sufficient transportation options (mentioned by three-quarters of the discussion groups) and good schools, including childcare (mentioned by half of the discussion groups). Areas where affordable housing is located are also lacking City services such as police and emergency services. Service needs in areas with affordable housing include grocery stores, dry cleaners, health care, and social services. Infrastructure needs include flood control, road maintenance, and lighting. Access to employment and cross-town transportation routes are also lacking.

1. E. PROPERTY TAXES. Property taxes drive out low-income households and will affect mixed income developments. Gentrification causes property values to increase, increasing taxes.

1.F. QUALITY. Discussion groups noted that affordable housing is typically older, in poor condition, and difficult to maintain. The safety and security of the neighborhoods in which affordable housing is located is also a concern. Accessibility for individuals with disabilities is an issue. Housing sufficient for larger families is even more difficult to find.

1.G. DISCRIMINATION. While discrimination based on race, family size, and voucher holders was noted as a significant challenge by some of the discussion groups, one group cautioned against focusing on race discrimination.

1.H. SCREENING. The paperwork and screening requirements for low-income residents create significant challenges. In particular, credit histories are a barrier. The number of forms and rules related to affordable housing can be overwhelming. Criminal background checks are also a barrier for residents with a criminal history.

1.I. SUPPORTIVE SERVICES. Nearly half of the discussion groups indicated that supportive services are needed, particularly case management, to “keep people stabilized in their homes.” Individuals with behavioral health issues and the elderly especially need supportive services. Two discussion groups indicated that “long-term support” and “permanent support” were needed.

2. WHAT ARE THE BARRIERS TO FAIR HOUSING CHOICE IN HOUSTON?

2.A. SUPPLY OF AFFORDABLE HOUSING. Responses to this question were similar to the previous question. The supply of affordable housing was again the most significant barrier listed. Discussion groups noted the lack of income, loan products, and not enough down payment assistance from the City as concerns related to affordability.

2.B. HOUSING LITERACY. The second most frequently mentioned barrier was the lack of residents’ knowledge about housing rights; residents do not know what information exists or how to identify opportunities for assistance.

2.C. DISCRIMINATION. Discussion groups noted considerably more concern about discrimination in response to this question than the previous question. Specific areas of discrimination mentioned include race, gender, source of income, age, disability, and religion. Language and cultural barriers were also noted. Two discussion groups suggested that many stereotypes are based on fear and assistance is needed to overcome those fears. “Steering” and “predatory lending” are two specific ways in which discrimination is practiced. Discussion groups noted that landlords have a lack of knowledge about fair housing laws and how to properly screen tenants and are not held accountable.

2.D. GOVERNMENT REGULATIONS AND PRACTICES. The most significant barrier indicated by one discussion group was that the “City of Houston doesn’t have policies/enforcement ordinances to counteract” the barriers to fair housing. Other groups indicated that the City “does not communicate well with the neighborhoods,” is unnecessarily spending money on other priorities, and that nothing happens when residents call 311 unless they live in a wealthy neighborhood. Others noted a lack of leadership and expressed a desire for strong leadership.

2.E. SCREENING. Screening was discussed in this question as well as in the previous question. Credit and criminal background checks were again mentioned frequently as barriers. Other barriers include receiving past assistance and the lack of uniformity of standards for personal data on applications.

2.F. AMENITIES AND INFRASTRUCTURE. Transportation is a significant barrier. Other amenities needed include good schools, job opportunities, the proximity of local services and resources, parking issues and costs, the “quality of public features”, and police presence in high crime areas.

2.G. SPECIAL NEEDS POPULATIONS. Barriers to fair housing include having mental health and substance abuse issues, being the victim of domestic violence, families with children, mixed families, and individuals who are transgender. For individuals with physical disabilities, accessibility is a barrier.

2.H. PRIVATE DEVELOPMENT. A number of issues related to development were raised by the discussion groups. Barriers include “community backlash to development” and the “not in my backyard” mentality, finding affordable land in areas of high opportunity, lack of incentives and support in certain communities, limited neighborhood revitalization efforts, and lack of land use controls. One discussion group noted that segregated housing practices continue and another suggested encouraging private developers to create more “fair housing”.

3. WHAT ARE THE CHALLENGES THAT THE CITY FACES TO DECREASE HOUSING DISCRIMINATION?

3.A. COMMUNITY CHALLENGES. The most significant challenge faced by the City is communicating with residents about housing discrimination, about fair housing laws and rights, and promoting City programs. Discussion groups noted a lack of community organization and citizen engagement on these issues. However, discussion groups noted that the community in general is resistant to affordable housing in their neighborhoods (“not in my backyard”). The most frequently mentioned challenge is getting information to residents about how to recognize discrimination, what their rights are, and what protections are available. The “stigma attached to fair housing” was noted as was tenants’ fears of retaliation if they report a fair housing violation. As a result, tenants are not reporting discrimination.

Landlords also are not knowledgeable of fair housing laws. Discussion groups noted that landlords engage in racial profiling and hold general biases, with one discussion group noting as their top barrier that “most discrimination is not overt”.

3.B. POLICIES, REGULATIONS, AND ENFORCEMENT. In the second most frequently cited challenges, discussion groups noted that the City needs to better educate the public about discrimination and reporting, dedicate staff to addressing and resolving fair housing complaints, and enforce current protections, including the Community Reinvestment Act and the City of Houston Fair Housing Ordinance. One discussion group noted that although the City should not ignore poor living conditions, the City should acknowledge that repairs create higher rental costs. One discussion group indicated that the city does not have “robust fair housing testing”. Two discussion groups were concerned about the complicated and unclear processes for resolving fair housing complaints.

Sufficient staffing is needed for training of property managers and all should be held accountable for the same rules and procedures. Another discussion group indicated they want the City to prevent excessive gentrification. One discussion group questioned whether housing would ever be really fair.

3.C. INSUFFICIENT RESOURCES. Discussion groups noted that resources are insufficient (both public and private) and City funds have not been prioritized to meet housing needs. One group is concerned that financial resources are not used efficiently.

3.D. PLANNING. Several significant challenges were noted related to planning. A lack of planning leadership was the top challenge cited by one discussion group. Another noted that public input into plans is inadequate. Other comments include a “lack of creativity”, a need to integrate all master plans, keeping programs up-to-date, and insufficient dialogue with the Metropolitan Transit Authority of Harris County (METRO) and school districts in the area. Two discussion groups noted disparities in the ways that Council districts are treated. One comment stated that “Unequal TIRZ distribution between districts” is a concern. It is unclear whether the discussion group was offering feedback on TIRZ funded programs or the Citywide TIRZ process.

3.E. PRIVATE INVESTMENT AND DEVELOPMENT. Some of the challenges noted by discussion groups include discrimination by private developers, lack of private investment in certain communities, and the need to “change minds” of developers by communicating the incentives for creating fair housing.

3.F. POLITICS. Politics is a challenge to reducing discrimination, particularly government “red tape”, negative perceptions, and lack of awareness among policy makers of what fair housing is.

3.G. LOCATION AND TYPES OF HOUSING. Challenges to reducing discrimination include the diverse geographic location of housing, older housing stock in many areas, lack of diversity in the types of affordable housing (multi-

family vs. single-family), and the types of housing being built (one group indicated that accessibility is limited in townhouses, for example).

3.H. GOVERNMENT SERVICES. Some of the challenges to discrimination are related to transportation issues, particularly the location of bus stops and overall inadequate transportation. Other issues with City services are preferred treatment in public works and not making areas of affordable housing safer.

3.I. CITY TRANSPARENCY. Some discussion groups noted that the City could be more transparent in providing access to housing assistance options, standardizing processes, providing open records access to 311 calls and responses, and providing open records access to studies and City reports.

4. WHAT CAN THE CITY DO TO DECREASE HOUSING DISCRIMINATION AND PROMOTE HOUSING CHOICE?

4.A. COMMUNICATION AND EDUCATION. Housing Forum participants suggested that the City's primary role is to communicate with and educate the public about discrimination and housing choice. Half of the discussion groups indicated that this was their priority for the City. Some of the specific suggestions made are for the City to:

- Be more visible in the neighborhoods and make people aware of current choices
- Target neighborhoods and educate residents about housing discrimination and choice
- Partner with community agencies to exchange information and assistance
- Create a form regarding fair housing that is given to tenants when they sign a lease
- Require landlord certification so they are required to know and understand fair housing compliance

The City should use a variety of methods to educate residents about their rights, encourage reporting, and communicate in a variety of languages. The City should also address property tax issues by providing tax relief seminars or loans so homeowners can stay in their homes.

4.B. EXPAND RESOURCES TO INCREASE AFFORDABLE HOUSING STOCK. Another important role for the City is to increase the public investment in subsidized housing and ensure that affordable housing options are available in more locations. The City should also partner with private developers and make an effort to engage in public/private investments. Other suggestions were to ensure diversity of housing types, attempt to get more vouchers, make changes to the down payment program to increase opportunities for home ownership, and expand the number of accessible units available for the elderly and individuals with disabilities.

4.C. ADDRESS COMPLAINTS. One discussion group had a priority for the City to encourage and make it easy for residents to communicate when their rights have been violated. Others wanted the City to encourage complainants to report potential discrimination and assess "stiff" penalties.

4.D. REGULATIONS AND ENFORCEMENT. Two discussion groups had regulations and enforcement as their top priorities for the City, including the following:

- Put more ordinances in place at the local level with enforceable penalties
- Developers should be mandated to supply affordable housing when using federal funds

Other discussion groups echoed the need to enforce policies and regulations and noted that the City should hold absentee landlords accountable for the condition of their property and not allow property to be rented when it does not meet code.

4.E. EXPAND INFRASTRUCTURE AND SERVICES. Another way that the City can promote housing choice is by providing better infrastructure in low-income neighborhoods, making sure services are available (child care,

transportation, health care, and schools), making sure the elderly can age in place, and take on more responsibility for expanding public transportation.

4.F. LEADERSHIP. Because these issues are multi-faceted, the City should take a leadership role and ensure that different city, county, private, and community entities are communicating and working together for maximum impact.

5. WHAT CAN NONPROFIT ORGANIZATIONS AND BUSINESSES DO TO DECREASE HOUSING DISCRIMINATION AND PROMOTE HOUSING CHOICE?

5.A. NON-PROFITS CAN ADVOCATE AND EDUCATE. Housing Forum participants identified two primary roles for nonprofit organizations: advocacy and educating the public. Specific advocacy activities include encouraging clients to have a voice, organizing individuals, partnering with the City, holding the City accountable, and “challenging the current mindset.” Non-profits also need to educate themselves and their employees about fair housing laws in order to be better advocates.

Education and outreach activities that nonprofits can engage in include:

- Train nonprofit organizations that are not a part of the main network
- Work closely with down payment assistance entities
- Teach people about the value of integrated communities
- Provide homebuyer classes
- Educate landlords
- Collaborate with City and the community to identify needs and develop strategies
- Continue to distribute marketing materials

Organizations working with immigrants should help with understanding of the laws and their rights in the United States.

5.B. NON-PROFITS CAN SEEK FUNDING. Two discussion groups thought nonprofits should find grants for supportive services and engage in land trusts.

5.C. BUSINESSES HAVE SEVERAL ROLES. One discussion group prioritized the development of Community Benefits Agreements and noted that businesses should “provide services to neighborhoods and make specific commitments to communities.” Other discussion groups thought businesses should build affordable housing and take risks in lower income neighborhoods. Affordable housing developers need to “affirmatively market.” More sizes of units are needed, from efficiencies to four or more bedrooms.

Non-developer businesses should be aware of the impact businesses have on communities, bring investments to areas of opportunity, and invest in communities of need. Businesses should put pressure on political leadership to create incentives for businesses to move into low-income or high minority areas. Realtors should do more marketing to members of protected classes.

6. WHAT IS A CITIZENS’ ROLE TO HELP DECREASE HOUSING DISCRIMINATION?

6.A. ADVOCATE AND PARTICIPATE. Housing Forum participants thought that the primary role of citizens is to get organized, get involved, participate in fair housing issues, and advocate for change. Citizens can establish neighborhood associations, volunteer, increase charitable contributions and engagement with nonprofits, actively participate in community forums, reach out to elected officials, and organize with other residents. In addition,

citizens should put pressure on political leaders to find solutions to housing discrimination. In particular, more organization and empowerment is needed in Latino and other non-Black minority groups.

6.B. SEEK EDUCATION AND EDUCATE OTHERS. The second most significant role for citizens is to become educated about fair housing rules and regulations, learn more about their rights, become familiar with the different forms of discrimination, provide education for youth and young adults, share stories of discrimination with others, educate neighbors and friends, and attend fair housing meetings. One idea posed is to appoint a block captain or building captain who will be the liaison to the City and help educate neighbors. Another idea was to have a citizen-staffed call center for reporting incidences and providing information.

6.C. INCREASE ACCOUNTABILITY. A third role for citizens, mentioned by more than half of the discussion groups, is to increase accountability by reporting discrimination.

APPENDIX A: AGENDA FOR THE HOUSTON FAIR HOUSING FORUM

JANUARY 29, 2014 AT FEDERAL RESERVE BANK – HOUSTON BRANCH

Registration	8:30 a.m.
Forum Call to Order and Acknowledgments Brenda Scott, Deputy Assistant Director, City of Houston Housing and Community Development Department	9:00 a.m.
Welcome and Opening Remarks Donald N. Bowers II, Vice President, Federal Reserve Bank – Houston Jackie Hoyer, Senior Community Development Advisor, Federal Reserve Bank - Houston Neal Rackleff, Director, City of Houston Housing and Community Development Department	9:05 a.m.
Panel Discussion: Defining the Problem: The impact of housing discrimination Al Henson, PhD, Staff Analyst, City of Houston Housing and Community Development Department Susan Rogers, Professor, University of Houston Community Design Resource Center Lester King, PhD, Sustainability Planner, Rice University Shell Center for Sustainability	9:20 a.m. - 10:10 a.m.
Break (10 minutes)	10:10 a.m. – 10:20 a.m.
Small Group Discussion <ul style="list-style-type: none"> What are the challenges that people face when finding and maintaining housing? What are the barriers to fair housing choice in Houston? What are the challenges that the City faces to decrease housing discrimination? 	10:20 a.m. – 11:35 a.m.
Break for Lunch	11:35 a.m. – 11:45 a.m.
Keynote Speaker: Stephen Klineberg, PhD, Rice University Kinder Institute of Urban Research	11:45 a.m. - 12:15 p.m.
Panel Discussion: Legal Trends in Fair Housing Cynthia Bast, Partner, Locke Lord Scott Marks, Director, Coats Rose	12:30 p.m. - 1:30 p.m.
Break (10 minutes)	1:30 p.m. – 1:40 p.m.
Panel Discussion: Fair Housing Perspectives: Addressing Discrimination and Promoting Choice Daniel Bustamante, Director, Greater Houston Fair Housing Center John Henneberger, Co-Director, Texas Low Income Housing Information Service Neal Rackleff, Director, City of Houston Housing and Community Development Department	1:40 p.m. – 2: 40 p.m.
Small Group Discussion <ul style="list-style-type: none"> What can the City do to decrease housing discrimination and promote housing choice? What can nonprofit organizations and businesses do to decrease housing discrimination and promote housing choice? What is a citizens' role to help decrease housing discrimination? 	2:40 p.m. – 3:50 p.m.
Closing Remarks Brenda Scott, Deputy Assistant Director, City of Houston Housing and Community Development Department Veronica Chapa, Deputy Director, City of Houston Housing and Community Development Department	3:50 p.m. – 4:00 p.m.
Adjourn	4:00 p.m.

APPENDIX B: ORGANIZATIONS AND INDIVIDUALS REPRESENTED AT THE JANUARY 29, 2015, HOUSTON FAIR HOUSING FORUM

Amerifirst Home Loans, LLC	I Am Pleased Development Center
Private Attorney at Law	ICARE CMM
Avenue CDC	ITEX Group
BBVA Compass	Jackson Hinds Gardens
Capital One Bank	Kelly Village Resident Council Board
Chinese Community Center	KEW Learning Academy
City of Houston Citizens	Kimble Senior Living
City of Houston Housing and Community Development Department	Kinder Institute of Urban Research
City of Houston HTV	Knowles Temenos Apartments
City of Houston Legal Department	Locke Lord LLP
City of Houston Mayor's Office for People With Disabilities	Mason Sweeney and Company
City of Houston Planning and Development Department	MHMRA of Harris County
Cloudbreak Communities	MKP Consulting
Coalition for the Homeless of Houston/Harris County	Montgomery County Community Development
Coats Rose	Morningside Research and Consulting
Covenant Community Capital	National Association of Hispanic Real Estate Professionals
Credit Coalition	New Hope Housing, Inc.
Cuney Homes	New Penn Financial, LLC
Cuney Homes Residential Council	North Star Title
Family Houston	Oxford Place Houston Housing Authority
Family Service of Greater Houston	Pilgrim Place I Inc.
Federal Reserve Bank	Pilgrim Place II Inc.
Fidelity National Title	Pilgrim Place Management Agency Apostil
Fifth Ward Community Redevelopment Corporation	Rice University Shell Center for Sustainability
Fort Bend County Community Services Department	Salvation Army Social Services
Greater First Missionary Baptist Church	SEARCH Homeless Services
Greater Houston Fair Housing Center	Southwest ADA Center at ILRU
Greater Southeast Management District	Tejano Center for Community Concerns
Harris County Area Agency on Aging	Texas Low Income Housing Information Service
Harris County Community Services Department	Texas Organizing Project
Harris County Housing Authority	The Fifth Ward Stakeholder Partnerships
Harris County Public Health and Environmental Services	The Housing Corporation
Houston Area Community Services	The Salvation Army
Houston Area Urban League	University of Houston
Houston Habitat for Humanity	University of Houston Community Design Resource Center
Houston Housing Authority	Uplift 4th Ward
Houston Housing Authority Commissioner	Vaughan Nelson Investments
HUD - Houston Field Office	W. Leo Daniels Towers
HUD - Legal Division	Wells Fargo Home Mortgage
HUD - Office of Fair Housing and Equal Opportunity	Womack Development & Investment Realtors
	Zardenta Agency
	Zions Bancorporation

Findings from Public Participation Discussion Groups 2015-2019 Consolidated Plan (Con Plan) & 2015 Analysis of Impediments (AI) to Fair Housing Choice

Background:

In preparation for the planning of the Con Plan and AI, HCDD staff established goals and strategies to work towards over a 6-month period in a Public Participation Plan (Public Participation). Public Participation for both the Con Plan and the AI was carried out in 3 phases. Discussion groups occurred in phase 2 of the planning process for the purposes of devising strategies to address the priority needs for Houston's unique communities. The established goals for Public Participation are: Goal 1) to expand upon the outreach efforts of existing planning processes; Goal 2) to engage all citizens when gathering input on community needs, proposed strategies, and review of proposed plans; Goal 3) to increase citizen feedback, buy-in, and support of Con Plan; and Goal 4) to incorporate local data into planning process and validate the accuracy of this data. The Public Participation discussion groups allowed HCDD to achieve its four goals by creating a mechanism for citizen involvement in the development of strategies to address priority needs. Additionally, citizens were educated and informed about the Con Plan and AI process. HCDD reached out to and engaged citizens from diverse social, economic, and professional backgrounds in the planning process. This ensured that citizens held buy-in to the planning process of both the Con Plan and the AI. The comments and recommendations of the citizens will be included with the final plan submissions to the U.S. Department of Housing and Urban Development (HUD).

The Process:

Beginning in October of 2014, HCDD staff engaged in discussion group meetings for the development of the 2015-2019 Con Plan and the 2015 AI. Staff met and talked with residents from the local housing authority, area residents whom reside in the central, north, south, and east locales of Houston, persons with disabilities, interdepartmental city staff, partners and stakeholders, elder care service providers, and public service providers for low- to moderate-income persons. HCDD's purpose for holding the discussion group meetings was: 1) to determine local needs; 2) to discuss possible impediments to fair housing choice; 3) to formulate strategies to address needs; and 4) to strategize on ways to eliminate discriminatory practices in housing and city services. Although the presentations and the subsequent discussions that followed mirrored a similar format, the discussion questions were structured in a way to determine the specific needs, observations and recommendations from the personal and/or professional experiences of the group participants that happened to be engaged in dialogue with HCDD staff at the given time.

The Findings:

The participant responses from the nine (9) discussion groups totaling 239 participants have been characterized for this report based on the associations and similarities of the discussions groups. Neighborhood and community discussion responses are itemized by areas, unless otherwise noted. Discussion questions about the possible impediments to fair housing choice and strategies for the City of Houston to employ to address discrimination in housing were asked of all discussion groups. Discussions with interdepartmental city staff and HCDD partners and stakeholders concentrated exclusively on identifying impediments to fair housing choice and devising plans for the City to Affirmatively Further Fair Housing. The discussion groups' responses to questions are presented in either a narrative or bullet point format. HCDD staff then combined responses from each discussion questions into a general theme. The themes from the discussion groups participants' responses are identified in bold at the end of each question.

Neighborhood and Community Discussions: Total of 63 participants

For the Neighborhood and Community discussions, HCDD staff held four group discussions with the east, central, north, and south area residents of Houston. Participants were either neighborhood residents or members of Civic Clubs, Super Neighborhoods and/or affiliated with the Texas Organizing Project (TOP). A super neighborhood is a geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. TOP works to improve the lives of low-income and working class Texas families through community organizing, and civic and electoral engagement. TOP is a membership-based organization that conducts direct action organizing, grassroots lobbying and electoral organizing led by working families.

The discussion questions and each area's response are summarized below.

1. What do you like most about where you live?

Central Area:

Residents value the location and the existence of single family homes and the history of the neighborhood. The churches and the new community gardens are needed and welcomed.

East Area:

Residents like the location because it has less traffic than other communities. They have friendly neighbors. Good access to amenities, a grocery store is within walking distance. The Metro (Metropolitan Transit Authority) bus services are great.

North Area:

Residents like that the area is not overdeveloped with plenty of trees and large lots. The area is quiet area, neighbors are friendly. The schools are close and there is a health clinic nearby in case of an emergency.

South Area:

Residents like the close location to freeways and the new construction of the Metro Rail that is being developed. The area's land cost is low and housing is affordable.

Theme: Good location; single family homes; friendly neighbors

2. What don't you like about where you live?

Central Area:

Infrastructure improvements are needed, basic city services are missing, and the community's public health and safety are at risk with poor air quality and lack of healthcare clinics. Residents need recreational opportunities (parks) and economic development (grocery stores, jobs).

East Area:

Residents need improvements to the infrastructure, more sidewalks and complete sidewalks. Residents believe that they are missing basic city services such as fixing potholes, more street lights and accessibility services and infrastructure for the disabled. Public health and safety is a major concern due to the poor air quality.

North Area:

Streets are too narrow making it difficult to park, and the roads are in need of improvements. Residents believe that the City needs to educate people on calling 311 to report problems. Residents are unaware that the more calls that the City receives on a specific problem in an area raises its priority. Resident would like more community engagement with the city in the form of workshops to discuss needs and educate residents on land rights and wills to eliminate information gaps.

South Area:

Infrastructure improvements are needed for the roads and streets in the area. Residents need more basic city services to make their community attractive and suggest that the city concentrate funds within the area by serving as a catalyst to bring in market forces to improve the condition of the area and the quality of housing.

Theme: Infrastructure improvements; lack of basic city services and amenities; public health compromised

3. How can where you live be maintained/preserved/improved?

Central Area:

Residents recommend that the City, Community and Developers enter into a Community Benefits Agreement, where economic development partnerships are a provision of the proposals. For instance, a multifamily developer will partner with a chain grocer to open a store in the community if there is not a grocery store within a 2 to 3 miles radius. The community needs to sustain neighborhood engagement and civic involvement with the City government, and demand more investment in education.

East Area:

Residents recommend that the City implement and enforce a fine for businesses that have repeatedly polluted the air – and the money to be reinvested in the community. This is similar to implementing a community benefits agreement. Public Health and safety is also compromised by the amount of abandoned/foreclosed apartment complexes. The City needs to do a better job of removing these crime magnets and eyesores.

North Area:

Residents need more sidewalks and street lights for pedestrians to be safe while walking (infrastructure improvements). The north area is overrun with illegal dumping, which occurs heavily in the ditches. This is a major cause of flooding in the area during storms and the City needs to do a better job of maintaining ditches (basic services). There are overgrown lots that are breeding grounds for crime (public health and safety). The junk yards along West Montgomery and Wheatley Road are eyesores and is impeding residential development (improve the quality of the area).

South Area:

Higher fines or stricter laws for certain communities to inhibit illegal dumping were suggested by residents. Residents complained about pollution from refineries and the rock quarry located in their community that affect public health and safety and make the area undesirable for new housing and economic development.

Theme: Improve the condition of the area; provide more city services; improve the quality of existing housing stock, improve public health and safety

4. What are your feelings about subsidized housing?

Central Area:

Residents recommend that the City improve the condition of existing housing stock for both rental and single family housing. The community believes that they have their fair share of subsidized multifamily developments. The City should form and enforce a policy to prohibit developers from selling the property before a certain time period (10 years of the affordability period). The City must investigate code violations and enforce occupancy codes, especially for single family and multifamily rental housing. The area needs housing – specifically elderly housing.

East Area:

The east area has a large population of renters. Residents believe that landlords are engaging in rent speculation especially in the Houston Housing Authority voucher program. The City must do a better job of monitoring rents so that the cost to rent a single family home or apartment unit falls within the market value of the area rental rates. The City needs to fill information gaps by offering more assistance in credit counseling, financial literacy, and homeowner counseling. Residents believe that low rental rates impede the maintenance and upkeep of single family and multifamily rental housing. A consequence of low rents is that landlords cannot meet the needs of tenants and address the structural wear and tear of property.

North Area:

Both single and multifamily existing housing stock is in disrepair and needs to be improved. Government funding for programs is inadequate and does not meet the housing needs of the area. There is not enough good quality housing and the housing that exists is in poor quality. The City's single family home repair activities should not restrict assistance for only persons with disabilities and the elderly but be open to all that are in need.

South Area:

While residents feel that subsidized housing is needed, they would like for their area to have more mixed-income housing. The south area has been inundated with low-income housing that has, over time, devolved into disrepair. They suggested that the City offer more incentives to developers to improve quality of the existing subsidized housing stock instead of constructing more. In addition, the residents of low-income housing do not feel connected with the community and fail to maintain the appearance. Residents suggested entering into an agreement between the tenant associations and civic associations to foster a better sense of community and shared purpose.

Theme: Poor quality housing; poor maintenance; over concentration of low-income housing in minority neighborhoods; limited financial resources to improve housing

5. What are the challenges for people to find and maintain housing?

Central Area:

Residents believe that people do not know about the availability of financial assistance. There is limited availability of housing. Discriminatory lending practices, low income and wages, maintenance cost, and property taxes are challenges for residents to find and maintain housing.

East Area:

Residents believe poor credit and financial literacy are challenges. People are unaware of the assistance for credit, financial literacy, and homeowner counseling that is available.

North Area:

Residents believe that low earnings/income/salaries are impediments to fair housing choice. Loans are difficult to obtain from banks to buy a home or improve an existing home.

South Area:

Residents believe that discriminatory lending practices, such as redlining by mortgage lenders, are an impediment to building and improving housing developments. Discrimination exists in city services based on inequitable services, including programmatic parameters that weed out residents that are in need of assistance and long, confusing processes to receive assistance.

Theme: Discriminatory practices in housing; lack of income for persons; lack of financial education; lack of knowledge about affordable housing options

6. What can the City do to decrease housing discrimination?

Central Area:

Residents recommend that the City increase the minimum wage and provide basic services to protect public health and safety, improve the condition and quality of housing stock, and provide fair housing education, outreach and enforcement.

East Area:

Residents recommend that the City actively provide fair housing education and outreach, produce fair housing PSAs, and engage in more dialogue with citizens about the impediments to fair housing choice.

North Area:

Residents recommend that the City conduct more neighborhood discussions to educate people about their rights. Residents want the City to meet with community residents through Super Neighborhoods and civic clubs to educate them on how to report and file fair housing complaints.

South Area:

Residents recommend that the City to do a better job of monitoring subrecipients of federal funds. Residents request that the City create a Citizens Review board or commission to evaluate the city's process in providing services.

Theme: Educate communities about fair housing; enforce fair housing law; provide basic city services, improve the quality of affordable housing and existing housing stock; provide financial literacy education

7. What is the citizens' role to help decrease housing discrimination?

Central Area:

Citizens must identify and report problems and take action. Citizens must hold City accountable for educating citizens on the fair housing law and enforcing the fair housing law by going after violators.

East Area:

Citizens should have a way to become more involved in the reinvestment or maintenance of the community – teach others to upkeep and care for their home.

North Area:

Citizens must be better informed about the fair housing law and share information with family and friends by filling information gaps.

South Area:

Citizens should become more informed by joining Super Neighborhoods groups and civic clubs to advocate for their communities.

Theme: Be involved; be aware of fair housing rights; take action

Houston Housing Authority Resident Council Discussion: Total of 40 participants

HCDD held one group discussion with the Houston Housing Authority (HHA) Residential Council. Members of the HHA Residential Council are elected by residents to perform a number of tasks, including planning events and activities, fundraising, addressing resident concerns and coordination with Houston Housing Authority staff and community service providers. Discussion questions and attendee responses are provided below in bullet format.

1. What do you like most about where you live?

- Location
- Proximity to downtown, freeways, nice university
- Bus service
- Amenities (Shopping)
- Proximity to schools, community center, neighborhood gathering places
- Village like/feeling of community

Theme: Good location; good transportation, has amenities

2. What don't you like about where you live?

- No stores like grocery store, retail/clothing stores
- Location is too far out
- Vacant lots
- Lack of transportation
- Condemned Buildings
- Odor
- Issue with rats/other rodents
- No close jobs for young people
- Bus does not go where I want to go
- Lighting
- Exercise/recreation facilities are not close

Theme: Poor housing conditions, poor maintenance, limited transportation, depressed area

3. How can where you live be improved?

- More grocery stores/economic development
- Keep historic nature of neighborhood
- More opportunities for community to be at the table/involvement to improve community/advise future development
- More free children's activities/afterschool care
- More police substations
- Enforce rules of affordable housing complexes for tenants
- More training/workforce programs/mentor programs/Increase entrepreneurship
- Gentrification/new expensive development is pushing people out/need more mixed-income new housing
- More security at bus stops

Theme: Economic development; workforce programs; mixed-income development; public safety

4. What are your feelings about living in affordable housing?

- Stigma about housing authority residents not working which is not true
- Proud of where I am
- Others think that other housing is better than public housing
- Others think they can treat public housing poorly when they come to visit
- The community of Houston should be educated about the face of public housing
- Positive thinking = positive lifestyle
- Not where you live, it's how you live
- Proud to be in public housing/it's been a blessing

Theme: Stigma; should be proud; should be positive

5. Do you know of any difficulties to building and maintaining affordable housing?

- Relocation is hard when landlords need to do maintenance/upgrades to units
- People don't want affordable housing in their community/NIMBYism
- Contractors don't understand Houston
- Hire people in town/in the local community

Theme: Community resistance; high maintenance costs

6. What are some strategies to promote affordable housing?

- Make the public aware of programs (Radio Stations targeting certain demographics such as other languages)
- Work with school districts – Career day
- Signage at the housing authority (represent the housing authority at tax credit properties) – show that affordable housing is nice
- Libraries
- Pay church representatives to advise the community
- Radio and TV commercials in different languages to represent different programs
- Offer classes to explain what affordable housing is in order to combat the negative stigma
- Spread the word that affordable housing is safe
- Partner with big business

Theme: Fair housing education; public services announcements; partnerships to promote fair housing; educate the public on the true face and value of affordable housing

Interdepartmental City of Houston Staff, HCDD Partners and Stakeholders Discussions:

Total of 11 participants

HCDD staff met and engaged in discussion with the appointed members of the HCDD Community Development Advisory Committee (CDAC). CDAC membership represents a broad spectrum of organizations in the fields of housing, community and economic development, and social services. In addition, HCDD staff engaged in a group discussion with an interdepartmental working group formed after the submission of the Fair Housing Action Statement – Texas (FHAAT). The FHAAT Interdepartmental Working Group holds quarterly meetings to review projects and activities to ensure compliance with the Fair Housing Law including the City's Affirmatively Furthering Fair Housing obligations.

CDAC Discussion:

1. What are some of the reasons that denial rates are higher and application rates are lower for minorities?

The area housing market value may be contributing to the high denial rates among the minority population. The City should compare denial rates in high opportunity and low opportunity areas to determine the cause. There may also be a high rate of homes purchased with cash that is contributing to the low application rate among minorities. In addition the condition or lack of infrastructure in certain communities is not conducive for development.

Theme: High and low area housing market and the conditions or lack of infrastructure

2. What are some strategies to promote homeownership among minorities?

Promote housing option programs to minority population, such as Federal Housing Administration and Veterans Administration loans. Promote areas of opportunity for downpayment assistance programs. Promote homeownership marketing campaign by targeting governmental and agencies staff.

Theme: Promotion of housing financial assistance and options

FHAST Interdepartmental Working Group Discussion:

1. What are some barriers to fair housing choice in Houston?

Lack of education on fair housing rights is the major barrier to fair housing choice in Houston. Following that is the imbalance of basic city services and amenities. Basic city services consist of alternative transportation (bike routes, public transportation); limited insurance choices; cost of housing vs quality of schools; gentrification of a neighborhood by increases in land costs and property taxes.

Theme: Lack of education on fair housing; imbalance of basic city services; limited options in housing amenities by neighborhoods

2. What does your Department currently do to Affirmatively Further Fair Housing (AFFH)?

By ensuring that appropriate city services are available in every area:

- Library branches offer the same level of services
- Parks reviews and up keeps equipment, recreation centers within the city
- Public Works uses findings from the recent ditch study that analyzes the condition and performance of ditches in comparison to storm sewers pipes
- Rebuild Houston process makes sure that infrastructure in the worse areas of Houston are made a priority
- Minimum lot size and building line program to offer a 20 year protection on lot size to preserve the character structure of a neighborhood.

Theme: Equitable city services; assist in the preservation of neighborhoods

3. What are the challenges your Department finds when AFFH?

Cost to maintain city services and infrastructure does not compete well with other needed services and infrastructure needs and wants; therefore maintenance can be neglected. Limited funding and unfunded mandates leads to the perception that areas are being neglected. Competing interest among communities reinforces the belief that more affluent areas are getting all the services, and the affluent areas believing that the poor areas are getting all the services. Political pressure exacerbates this.

Theme: Limited funding

4. How can the City, organizations, and citizens protect people from discrimination in housing?

The City could better inform the public about available services. Improve the 311 process and response times. Cross training of City department staff to identify problems. Provide general public with more education and outreach on fair housing, homeowner counseling and city budget process. Encourage citizens and citizen groups to get involved to protect their rights.

Theme: Inform public about available City services; fair housing education and outreach; provide equitable city services

Special Needs Population and Service Providers' Discussion: Total of 125 participants

HCDD staff engaged in three (3) group discussions with members of the disability community, members of a network of financial assistance providers and elderly services providers. Representing the disability community, the Houston Center for Independent Living (HCIL) promotes the full inclusion, equal opportunity and participation of persons with disabilities in every aspect of community life. HCIL's mission is to advocate on behalf of the disabled community for the right to make choices affecting their lives, a right to take risks, a right to fail, and a right to succeed. The United Way THRIVE is a network of financial assistance providers that helps families build stronger financial futures by acquiring skills and education, obtaining better jobs, developing good financial habits and building savings. And the United Way Care for Elders Access Network partnership between 211 and social service agencies that provides a one-stop referral source for older adults in need.

HCIL Discussion:

1. What are the obstacles for persons with disabilities living in Houston?

- Finding accessibility and affordable housing for persons with physical disabilities
- Discrimination
 - Landlords not providing reasonable accommodations or charging more to persons with physical disabilities
- Public transportation
- Infrastructure
 - Crossing lights that speak are great but only in a few places
 - More street and infrastructure for persons with disabilities is needed
- Public safety

Theme: Lack of accessible and affordable housing; discrimination; public transportation; poor infrastructure; public safety

2. Are there any gaps in the provider system/social service system in Houston?

- Long transition period between provider networks for benefits
 - Paperwork in transition from another state
- Income limits are too low
- Services for the disabled are difficult to obtain if you are not a senior citizen

Theme: Unattainable services; program income limits; lengthy transition periods

3. What are the challenges for persons with disabilities to find and maintain housing?

- Income
 - Affording the deposit and first month's rent
- Affordable accessible rental housing
- High maintenance costs
- Housing or services income limits are too low
- Discrimination against persons with disabilities

- Limited legal services
- Inaccessible infrastructure
 - Sidewalks, curbs, street signs
- Mold exposure remediation too expensive and is needed

Theme: Upfront costs; accessible housing; maintenance costs; inaccessible infrastructure

4. What can the City do to decrease housing discrimination and promote housing choice?

- Build accessible in residential areas (complete sidewalks)
- Increase training for people providing services
- Fair housing training for all staff of housing providers that receive funds from CoH
- CoH should pass a substantially equivalent fair housing ordinance with enforcement actions
- CoH should provide financial resources for fair housing education and enforcement
- CoH should monitor all recipients of funds to ensure that the needs of people with disabilities are met

Theme: Fair housing enforcement; monitor providers; complete sidewalks; provide financial resources

THRIVE Discussion:

1. What are some obstacles for low-income Houstonians to build wealth?

Participants list personal finances as obstacles for low-income Houstonians. Unemployment coupled with the high cost of living is an impediment to building wealth. Many low-income Houstonians lack education and do not have marketable skills to be competitive in the workforce. The high cost of maintaining personal transportation and inadequate public transportation limit employment options. These impediments lead to a high dependency on social services programs.

Theme: Unemployment; high cost of living; limited transportation options

2. What are the challenges for organizations that provide services to low-income Houstonians?

Participants list social services programs not adequately addressing the multi-faceted needs of low-income Houstonians, such as providing affordable childcare for clients. Limited funding and programmatic funding restrictions is a challenge due to the large number of people in need of assistance. There is also a lack of awareness about available resources because of cultural differences or language barriers.

Theme: Inadequate services; limited funding; program restrictions; lack of knowledge about resources

3. Are there any service gaps in the current provider system to assist low-income Houstonians?

Participants list the lack of client support while trying to obtain training/certifications for employment. Job placement for ex-offenders is extremely difficult to find. There is not enough flexibility in service programs; too many restrictions especially with government funded programs. Most service provider hours of operation are during traditional working hours and the application process for assistance is long, confusing and constantly changing. In addition, the limited availability of affordable housing units and financial assistance for rent, utility and mortgage payments leaves many eligible clients without assistance. Providers have difficulty assisting clients in need of medical care especially for the persons with mental illness.

Theme: Lack of client support; government services inflexibility and restrictions; limited availability of affordable housing units and financial assistance

4. What are the challenges for Houstonians to find and maintain housing?

Participants list the lack of income and low wages as challenges to finding and maintaining housing. Retention in employment, bad credit and financial history are challenges for low-income persons. Factors that affect housing stability are the lack of knowledge about personal finance and the home buying application process. In addition to the high cost of housing – property taxes and insurance are contributors to housing instability. Low-income persons are subjected to discriminatory lending practices and are unaware about the City's downpayment assistance program. Another contributing factor is the inability to find and maintain housing in areas with good schools job opportunities and affordable housing options.

Theme: lack of income; lack of knowledge about personal finance; lack of knowledge about the home buying process and available resources; the availability of affordable housing in areas with good schools and job opportunities

5. What can the City do to decrease housing discrimination and promote housing choice?

Provide public information about fair housing rights. Enforcement of the fair housing law and holds violators accountable. Promote and fund more financial education. Create incentives for developers to build more affordable housing throughout Houston.

Theme: Fair housing education and enforcement; financial education; more incentives for affordable housing developers

Care of Elders Discussion:

1. What are the challenges for organizations that provide housing and services to elderly persons?

Seniors have limited income to get into and/or maintain housing:

- Lack of funding/resources for senior housing providers and agencies.
- Lack of knowledge concerning options for home ownership (exemptions they might qualify for, loan modifications options etc.)

High cost of housing

- Includes deposits and maintenance and assisted living facilities.

Seniors lack of affordable housing options as demonstrated through long waiting lists and affordable senior housing located outside the city limits

Seniors have limited transportation options

Theme: Limited income; limited affordable housing options; limited transportation

2. Are there any service gaps in the current system to assist elderly persons?

Gaps in transportation service:

- Short trip transportation

Financial gaps:

- High costs to get into housing and/or stay in housing
- Seniors need financial assistance or waived these fees

No connection of senior services:

- Difficult identifying those in need
- Not enough awareness on how to access services
- Resources for elderly could be including in the water bills

Not enough housing or housing options:

- Waiting lists for Section 8, HUD Housing, Public Housing, etc. are too long
- Not enough shelters for seniors
- Landlords refuse to provide reasonable modifications

Theme: Gaps in transportation services; limited financial capacity; fragmented services; limited housing options

3. What are the challenges for seniors to find and maintain housing?

High cost to find and maintain housing:

- Rental increase
- Repairs maintenance
- Moving expenses/logistics

Limited knowledge of available resources for seniors:

- Knowing where to start to look for housing/resources Lack of knowledge of their rights
- No computer skills poor credit or no credit history/identify theft

Lack of safe, accessible, affordable housing:

- No amenities (like washer/dryer)
- Modifications for persons with disabilities

Unresponsive landlords:

- Landlords not making needed repairs

- Pest control
- Refusing to make reasonable accommodations (ex: accepting pets)

Limited assistance available for seniors:

- Not enough home repair assistance

Theme: High cost of housing; lack of accessible housing; unresponsive landlords; limited assistance

4. What can the city do to decrease housing discrimination for elderly persons?

Educate public about their rights:

- Public education to make elderly aware of discrimination and homestead exemptions information at senior centers, through case managers, meals on wheels, etc.
- Do more outreach at senior apartment complexes to educate the residents about their rights

Enforcement of codes/laws to ensure safety of residents:

- Do random inspections
- Conduct investigations at senior apartments to make sure seniors are being treated okay and the premises are well kept
- Senior apartment ombudsman program/corps
- Offer apartment managers incentives to streamline number of trips required to rent/waitlist (online applications/wait list registration)
- Fair housing testing

Rental Deposit Revolving Fund:

- Program that provides rental deposits/guarantees – starting a revolving fund for deposits would be great and is needed

Legal Assistance Expansion:

- Expand legal services for seniors – specifically regarding tenant landlord issues

Real Time Housing Availability:

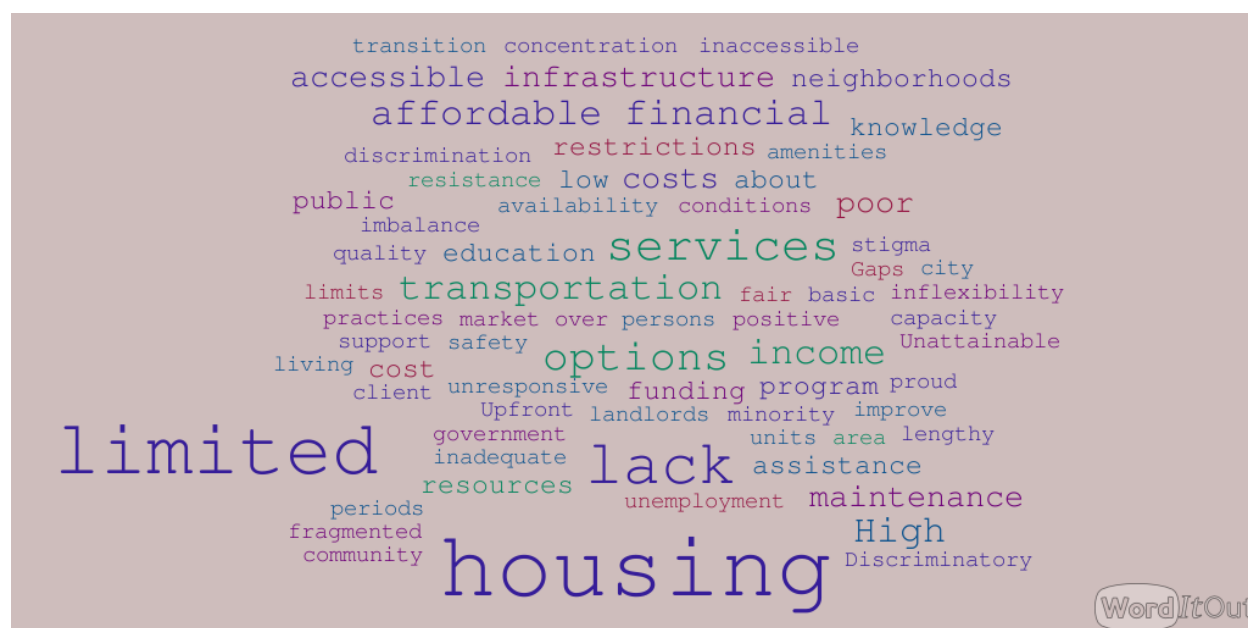
- Routine updates of available senior housing

Theme: Educate public about fair housing, enforcement of fair law; create rental deposit fund; expand legal assistance for seniors; develop senior resource database

Impediments to Fair Housing Choice:

- What are the challenges for people to find and maintain housing?
- What are some barriers to fair housing choice in Houston?
- What can the City do to decrease housing discrimination and promote housing choice?
- What are the challenges for persons with disabilities to find and maintain housing?
- What are your feelings about subsidized housing?
- What are some of the reasons that denial rates are higher and application rates are lower for minorities?
- What are the challenges your Department finds when AFFH?
- Are there any gaps in the provider system/social service system in Houston?
- What are some obstacles for low-income Houstonians to build wealth?
- What are the challenges for organizations that provide services to low-income Houstonians?
- Are there any service gaps in the current provider system to assist low-income Houstonians?
- What are the challenges for organizations that provide housing and services to elderly persons?
- Are there any service gaps in the current system to assist elderly persons?

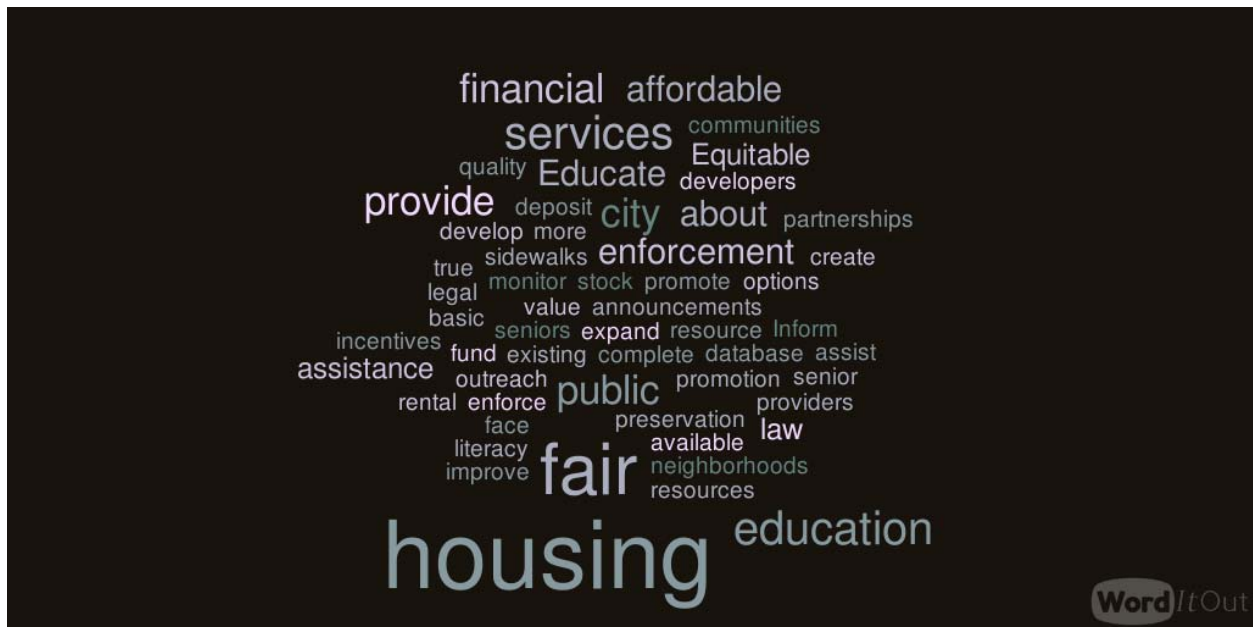
Themes: Poor quality housing; poor maintenance; over concentration of low income housing in minority neighborhoods; limited financial resources to improve housing; Discriminatory practices in housing; lack of income for persons; lack of financial education; lack of knowledge about affordable housing options; Stigma; should be proud; should be positive; community resistance; high maintenance costs; High and low area housing market and the conditions or lack of infrastructure; Lack of education on fair housing; imbalance of basic city services; limited options in housing amenities by neighborhoods; Limited funding; Lack of accessible and affordable housing; discrimination; public transportation; poor infrastructure; public safety; Unattainable services; program income limits; lengthy transition periods; Upfront costs; accessible housing; maintenance costs; inaccessible infrastructure; unemployment; high cost of living; limited transportation options; inadequate services; limited funding; program restrictions; lack of knowledge about resources; Lack of client support; government services inflexibility and restrictions; limited availability of affordable housing units and financial assistance; Limited income; limited affordable housing options; limited transportation; Gaps in transportation services; limited financial capacity; fragmented services; limited housing options; High cost of housing; lack of accessible housing; unresponsive landlords; limited assistance



Strategies to address needs and eliminate impediments to fair housing choice:

- What can the City do to decrease housing discrimination?
- Strategies to promote affordable housing.
- What can the city do to decrease housing discrimination for elderly persons?
- How can the City, organizations, and citizens protect people from discrimination in housing?
- What are some strategies to promote homeownership among minorities?
- What does your Department currently do to Affirmatively Further Fair Housing (AFFH)?

Themes: Educate communities about fair housing; enforce fair housing law; provide basic city services, improve the quality of affordable housing and existing housing stock; provide financial literacy education; fair housing education; public services announcements; partnerships to promote fair housing; educate the public on the true face and value of affordable housing; promotion of housing financial assistance and options; Equitable city services; assist in the preservation of neighborhoods; Inform public about available City services; fair housing education and outreach; provide equitable city services; Fair housing enforcement; monitor providers; complete sidewalks; provide financial resources; Fair housing education and enforcement; financial education; more incentives for affordable housing developers; Educate public about fair housing, enforcement of fair law; create rental deposit fund; expand legal assistance for seniors; develop senior resource database



Overview

The Key Stakeholder Interview process is a new public outreach method conducted by HCDD to collect input for the 2015-2019 Consolidated Plan (Con Plan) and 2015 Analysis of Impediments to Fair Housing Choice (AI). Face-to-face and telephone interviews were conducted to solicit input from local housing advocates, business owners, developers, and nonprofit and faith-based organizations.

The stakeholders selected serve low- and moderate-income persons and low- and moderate-income neighborhoods. The purpose of these interviews was to reach out to stakeholders to obtain information relevant to the issue of fair housing and affordable housing and needs of low- and moderate-income citizens. Additionally, this report will supplement the other citizen and stakeholder engagement activities associated with the Con Plan and AI preparation.

Methodology For Developing The Report

HCDD staff identified stakeholders to interview based on the consultation requirements set forth by the U.S. Department of Housing and Urban Development (HUD) in 24 CFR 91.100. The stakeholder selection process supplemented the areas not covered in other public outreach activities. Staff contacted 20 stakeholders by e-mail to invite them to participate in an interview. Each e-mail included eight open-ended questions designed to elicit the stakeholder's perspective on community needs and potential strategies that HCDD could undertake in the next five years to address community needs. If stakeholders did not respond, HCDD staff followed up a number of times by telephone or email.

HCDD staff conducted eight interviews with key stakeholders from December 2014 to January 2015. During each interview, HCDD staff used the eight questions originally e-mailed to guide the conversation and posed additional questions or clarifications as needed to encourage stakeholders to share their opinions and experiences with fair housing and affordable housing issues.

Interview responses were recorded during each interview. The responses were sorted into groups of similar responses and categorized. This report provides a summary of the responses provided by stakeholders. The primary method utilized to collect input included: face-to-face and telephone interviews.

Key Stakeholders

Key stakeholders included directors, board members, and key staff members from the following agencies and organizations:

- Mary Lawler - *Avenue Community Development Corporation*
- Ralph Cooper - *Cloudbreak Communities, Incorporated*
- Dwight Jefferson - *Metropolitan Transit Authority Board of Directors*
- Daniel Bustamante - *Greater Houston Fair Housing Center*
- Allison Hay - *Houston Habitat for Humanity*
- Assata-Nicole Richards - *Houston Housing Authority Board of Commissioners*
- Theola Petteway - *OST/Alameda Corridors Redevelopment Authority*
- L. David Punch - *Re-Ward Third Ward Community Development Corporation*

Key Stakeholder Input

The following questions were emailed to the key stakeholders. Their input is organized by consistent themes under each of the eight questions. The responses are shown in order of the questions posed and slightly edited and condensed for clarity.

1. What are the key issues to fair housing choice in the City or the surrounding area?

- The funding decisions made by mortgage companies and banking institutions about housing excludes and limits opportunities:
 - For citizens of color
 - For families with children
 - For citizens with disabilities
 - For neighborhoods to be considered in city-wide plans
- Lack of quality affordable housing in desired geographical areas
- Lack of sustainable integrated communities that provide the amenities necessary for good quality of life
- Citizens on fixed income cannot meet all of their financial obligations needed to sustain decent, safe and sanitary housing

2. What are the barriers to affordable housing? What can the City do to remove these barriers?

BARRIERS	POTENTIAL STRATEGIES
<ul style="list-style-type: none"> Lack of knowledge of programs offered by the City Lack of housing literacy 	<ul style="list-style-type: none"> Develop and/or monitor a comprehensive curriculum to provide essential workshops for income eligible homebuyers emphasizing financial planning, mortgage qualification, debt reduction and maintenance
<ul style="list-style-type: none"> Lack of detailed guidance on the how affordable housing policies will be implemented 	<ul style="list-style-type: none"> Ensure the housing market offers enough decent homes at a price which citizens can afford
<ul style="list-style-type: none"> Lack of information about affordable housing activities and projects The characteristics of neighborhoods are not being maintained Lack of sufficient amount of supportive services for homeless and near homeless veterans 	<ul style="list-style-type: none"> Ensure a sustained supply of new affordable homes are being developed in areas that attract young professionals to maintain the cultural connections and characteristics of historical neighborhoods Case management ratio needs to be lessened
<ul style="list-style-type: none"> Land costs and construction costs have continued to increase Getting a private developer to buy into building affordable housing Private developers are challenged with leveraging resources and funds to build affordable housing 	<ul style="list-style-type: none"> City can provide additional subsidies to defray the costs of developing and purchasing affordable housing City fees should be waived for affordable housing (including multi-family housing) for CHDO's and nonprofit developers. These fees include the \$700/unit park fee, water and sewer impact fees, and permitting fees

3. What are the strengths and gaps of the service delivery system for special needs (elderly, frail elderly, severe mental illness, physical disability, developmental disability, alcohol/drug abuse, HIV/AIDS, victims of domestic violence) populations? How can the gaps identified be addressed?

Strengths of Service Delivery	Gaps in Service Delivery	Potential Strategies to Address Gaps
<ul style="list-style-type: none"> City's proactive position of providing both financial and technical assistance to residential service providers Funding resource centers for aging, disability and mental health services where citizens may access information and referral to services Case Managers are big advocates for serving special needs populations 	<ul style="list-style-type: none"> Housing rehabilitation particularly for the elderly, frail elderly and citizens with physical disabilities Lack of sidewalks in economically distressed neighborhoods Rising housing cost presents a struggle for the elderly who are living on a fixed income – A strategy is needed to keep elderly and aging veterans in housing Funding for intensive case management 	<ul style="list-style-type: none"> More resources are needed to provide quality supportive services A greater subsidy to supplement agencies that provide services for special needs population Agencies that develop affordable housing need additional technical assistance

4. Do the skills and education of the City's workforce correspond to employment opportunities? Are there any sectors where there are surpluses of workers who cannot find work and/or sectors where there is a shortage of qualified workers?

- Veterans and citizens who have criminal backgrounds are faced with many barriers to employment opportunities. Two main concerns:
 - The training that this population receives does not correspond to the jobs they are most qualified for or in the areas they are actually employed in
 - The criminal background history is a barrier to opportunities in private sector housing and employment. It is recommended the City research bonding programs (like Galveston County) that can assist citizens to remove this barrier
- Many sources attest that educational achievement and living wages provide opportunities for a better quality of life, yet there is a lack of employment opportunities for college graduates
- Many Houstonians do not receive livable wages – better, more reliable transportation will enhance economic growth
- Provide trade experience in high schools and free community college (with emphasis on trades training), which will go a long way in addressing what is needed as Houstonians move forward

5. What impact has transit-oriented development (TOD) had on communities?

- More communities need bus/rail system to give citizens access to opportunities
 - Meet the needs of residents in economically depressed communities
 - Help more working citizens get to their jobs – better and more reliable transportation will enhance economic growth
 - To empower citizens to be less dependent on owning and maintaining a vehicle therefore, supplying them more money to address housing needs
 - To reduce pollution and promote better health
- Rail development, economic development and affordable housing development should take place simultaneously
- A transit system that offers multiple modes of commuting is needed to connect citizens to work and the institutions needed to have a better quality of life

6. What are the barriers to infrastructure development?

- The amount of City investment for infrastructure development in areas of opportunity heavily out way the amount of investment for infrastructure development in neighborhoods that are economically distressed
- Lack of projects that promote sustainable and equitable growth in all communities
- Houston has a massive backlog of deteriorating buildings
- Inadequate monitoring of areas the City has neglected to invest in for years
- There is a lack of input from citizens who reside in economically distressed neighborhoods in strategic plans that address the City's inadequate infrastructure
- Lack of convenient platforms that allows low-income citizens and special needs populations to have a voice in the City's decision making process
- Accommodations for special needs populations must be considered as part of any infrastructure plan

7. What tools, resources or strategies do you recommend the City employ to attract business owners to your TIRZ corridor and/or impacted areas?

- The creation of new sources or avenues of funding
- Coordinate efforts to leverage current resources
- Upgrade streets and parks
- Address chronic infrastructure shortfalls
- The City should share the burden of job creation and business development and not leave this responsibility solely on residents and developers

8. What strategies would you recommend the City employ to:

I. Prevent Overt Housing Discrimination

1. Implement a comprehensive effort to educate the public of the need to work in collaboration with government, neighborhood and faith-based organizations
2. Realtors and non- and for-profit developers should promote reasonably priced quality housing for income eligible citizens in our communities

II. Revitalize Communities

1. Use a comprehensive approach to affordable housing by supporting developers, students, tenants and homeowners with a variety of educational programs, training and services
2. Engaging citizens in early dialogue with planning efforts
3. Local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled

III. Foster Community Economic Development and Promote Quality of Life

1. Host webinars or other training engagements to assist citizens to define their role and responsibility to their community
2. The City should invest in learning solutions to increase educational achievement
3. The City can learn from best practices of other US cities that have increased minimum wage resulting in a more viable city

IV. Eliminate Chronic Homelessness

1. Provide greater access to affordable housing units (temporary and permanent) for homeless individuals and families
2. Increase supportive services by encouraging all providers to collaborate and share resources
3. Develop creative processes to increase facilities homeless citizens can use for productive living in order to reduce loitering/congregating in neighborhoods, shopping centers and parks
4. Create tax incentives for affordable housing developments

Summary

Twelve out of twenty key stakeholders responded to a request to participate in the interview process. Eight out of the twelve commented on their perspective of community needs and potential strategies to address the needs. HCDD was able to glean key insights from a variety of partners. These efforts resulted in a formalized structure of garnering input from stakeholders for the Con Plan and AI.

Appendix # 6: Public Hearing Notices

CITY | STATE

★ ★ Houston Chronicle | HoustonChronicle.com and chron.com | Thursday, November 20, 2014 | B3

PUBLIC NOTICE

The City of Houston's Housing and Community Development Department (HCDD) has initiated work on the 2015-2019 Consolidated Plan (Con Plan), 2015 Action Plan (Action Plan), and the Analysis of Impediments to Fair Housing Choice (AI) and has scheduled its Fall Housing Hearings on the Con Plan, Action Plan and AI for Thursday, December 4, 2014 at 6:30 p.m. in the Southwest Multi-Service Center (6400 High Star, Houston, TX 77074) and for Tuesday, December 9, 2014 at 6:30 p.m. in the Neighborhood Resource Center (815 Crosby Street, Houston, TX 77019). The purpose of these two (2) hearings is to present preliminary findings for the Needs Assessment, including information from the Community Needs Survey and the existing housing and economic data for Houston in the development of the 2015-2019 Con Plan, Action Plan and AI, due to the U.S. Department of Housing and Urban Development in May 2015.

To make special arrangements (Interpreter, Captioning, Sign Language, or Other) and for more information on the Public Hearings, please contact Andrea Young Jones at (832) 394-6200 or TTY/TDD: (713) 864-2734 or access HCDD's website at www.houstonhousing.org.

CITY | STATE



He's got some monster moves

What better way to conquer your fears than to dance with a monster on one of the unluckiest days of the year? The Children's Museum of Houston's Freak Out Friday the 13th celebration featured several events for kids, including hanger trampolines, two human hamster balls and several contests, complete with prizes.

Filing deadline ends, brings clarity to work at hand

Filing from page B1

tailored, such as a bill relating the use of a golf cart on a public highway in a county that borders the Guadalupe River, while still others focus on even narrower issues, such as one that would allow next of kin to request that utilities continue to be provided to a property for up to 90 days after the owner has died. And a few are downright obscure, such as a bill "relating to persons or laboratories that conduct official equine infectious anemia testing." Only a fraction will earn approval.

Lawmakers still can file bills with the permission of their colleagues, and policy proposals often are inserted as amendments to existing legislation if favored by leadership, but the deadline on the 60th day of the session typically shifts the focus from filing to getting measures through committee.

'You're in the mix'
"It means you're in the mix," Miller said of the filed bills. "If you're not, you're waiting for that amendment; you're waiting for the hearing; you're waiting around for other people."

Rep. Dennis Bonnen went even further, calling the day a milestone for lawmakers.

"It's very significant because it brings an end to the filing of bills, short of local matters," which have another week, said Bonnen, R-Angleton, chairman of the House Ways & Means Committee, who filed three bills Friday. "It kind of brings clarity."

If Friday was any indication, lawmakers will have their hands full debating ethics rules, tax policy, health care access, marijuana regulation, abortion restrictions, gun laws and much more.

Lucio, Jr., D-Brownsville, and a proposal by Bedford Republican Rep. Jonathan Stickland to cut off water and electricity to National Security Agency facilities in the state.

"It is my duty to protect the people of Texas against all tyranny and violations of their right to privacy, even if it is coming from the federal government," Stickland said in a statement, referring to recent scandals about excessive surveillance.

Other lawmakers got creative. Rep. Garnett Coleman, D-Houston, for example, tried to entice conservatives to consider negotiating with the federal government on a way to expand Medicaid by proposing that the state suggest it be tied to a distribution of funding for the program through a block grant, which Republicans long have sought.

Jose Rodriguez, D-El Paso, also proposed a version of Medicaid expansion, titled the "Texas Way."

Medical marijuana
Another El Paso Democrat, Maria Hargues, filed legislation that would allow individuals with designated medical conditions and a doctor recommendation to receive a license allowing them to possess up to 2.5 ounces of marijuana. It also would call on the Department of State Health Services to issue licenses to marijuana dispensaries.

"The law currently does not reflect marijuana's legitimate medical use and denies access to patients, such as veterans with post-traumatic stress disorder, citizens suffering with cancer and neurological conditions of the aging," Hargues said in a statement. "We should create paths, and not obstacles, to allowing doctors to recommend medicine that has been shown to work."

Despite the range of topics covered by the bills, they were only a portion of those under consideration. Asked Friday if he had seen any patterns in the bills filed, Bonnen

laughed. "When there are 4,000 of them, there are no patterns," he said, adding, "other than there's just a bunch and they cover everything from A to Z."

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THE WOODLANDS

Crews work on sewer line

By John D. Harden

The San Jacinto River Authority worked Friday to repair a broken sewer line in The Woodlands that caused more than 50,000 gallons of untreated wastewater to flow into a nearby creek.

A spokeswoman said it should take a few days to complete and will require the closure of one lane on West Branch Crossing.

Work crews will use an excavator to dig up a 20-foot-deep line to facilitate the repair.

Sewer overflows in The Woodlands aren't too common, data obtained from the Texas Commission on Environmental Quality shows. Since 2002, there have been at least 23 spills.

Wednesday's sewer line break and subsequent spillage was the largest to date.

Last year, a dogged collection line cause about 4,500 gallons to overflow from the sewer onto an adjacent roadway.

Excluding Wednesday's incident, the state commission reports that more than 700,000 gallons have spilled from broken sewer lines and overflowing manhole covers since 2002. The

reasons for the overflows vary. They include mechanical failures, collapsed lines, sewer blockage, operator errors and heavy rain overloading systems.

Rainfall has soaked the Houston region in the past week, though the forecast Saturday is for clear skies and a high in the 70s.

The spill was reported Wednesday and was initially thought to be a sinkhole at the intersection of West Branch Crossing Drive and North Eggen Road.

When crews arrived, they discovered that gushing water caused a void in the ground by pushing loose sand into the water line. A spokeswoman said the overflow was caused by the failure of a force main that connects to a manhole.

Bypass pumping equipment was installed so that there would be no interruptions to residential wastewater service while the repairs were conducted.

Workers cleaned the spill by applying granular chlorine to mitigate bacterial impacts in the immediate area. The 50,000 gallons ultimately drained into Spring Creek.

john.harden@chron.com

NOTICE OF PUBLIC HEARING
SUMMARY OF 2015-2019 CONSOLIDATED PLAN
AND 2015 ANNUAL ACTION PLAN

Please join the City of Houston's Housing and Community Development Department (HCCDD) for the Spring Public Hearing to present and receive comments on its proposed 2015-2019 Consolidated Plan (Con Plan), 2015 Annual Action Plan, and 2015 Analysis of Impediments to Fair Housing Choice (AI). Hearings will be held on Tuesday, April 7, 2015 at 6:20 p.m. at City Hall Annex, Council Chambers, 900 Bagby Street and on Thursday, April 9, 2015 at 6:20 p.m. at Manassas Multi-Service Center, 7027 Capital Street.

Purpose and Summary of the Consolidated Plan

The Consolidated Plan includes the 2015 Annual Action Plan and constitutes the grant application for federal funds. The application is submitted to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and the Emergency Solutions Grant (ESG). The Con Plan provides a quantitative way for HCCDD to measure its efforts to increase and preserve affordable housing through rehabilitation and homeownership assistance; assist those with special needs and provide public improvements to low- and moderate-income neighborhoods.

Throughout the Con Plan development process HCCDD collaborated with various community stakeholders, residents, neighborhood-based organizations, local housing advocates and non- and for-profit agencies to determine which improvement strategies benefit low- and moderate-income Houstonians. Information about the planning process is made available at the public hearings. The Fall Public Hearings were held on Thursday, December 4, 2014 and Tuesday, December 9, 2014. The Spring Public Hearings are scheduled for Tuesday, April 7, 2015 and Thursday, April 9, 2015.

Funding priorities are housing, supportive services, infrastructure/neighborhood facilities, and economic development. The goal of the Con Plan is to promote housing and community development strategies for the (1) targeted revitalization of communities, (2) elimination of chronic homelessness, (3) improvement of quality of life, and (4) fostering of community economic development opportunities. The formal and informal information presented in the Con Plan are based on HUD requirements.

The 2015 Annual Action Plan outlines priorities and describes how the estimated \$1,217,796 in federal funds and \$283,413 in program income will be used to benefit income-eligible residents during the 4th Program Year (July 1, 2015 – June 30, 2016).

Program Year 2015 Estimated Sources of Federal Funds

Community Development Block Grant - \$22,547,284	
Public Facilities and Improvements	\$6,461,560
Public Services	\$3,254,179
ESG Match	\$855,000
Lead-Based Paint	\$460,000
Multifamily Housing	\$2,547,319
Economic Development	\$2,000,000
Code Enforcement	\$2,997,430
Program Administration	\$4,509,456

HOME Investment Partnerships Grant - \$6,595,308

Multifamily Acquisition/Rehabilitation/ New Construction/Relocation	\$5,938,925
Program Administration	\$656,383

Housing Opportunities for Persons with AIDS Grant - \$10,242,092

Operating Costs	\$1,385,000
Supportive Services	\$2,454,146
Project or Tenant-Based Rental Assistance	\$2,500,000
Short-Term, Rent, Mortgage & Utility Assistance	\$2,000,000
Grantee Administration	\$210,309
Sponsor Administration	\$754,644

Emergency Solutions Grant - \$2,007,628

ESG Match	\$90,000
Emergency Shelter	\$435,581
Homeless Prevention	\$465,000
Rapid Rehousing	\$755,000
Administration	\$152,039

Public Review and Comment Period

View the Drafts of the 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and 2015 AI at the following locations:

- Online at www.houston.gov/housing
- City Hall Annex (City Secretary's Office) - 900 Bagby Street, Houston, TX 77002
- Main Public Library - 5900 McGowen, Houston, TX 77062
- HCCDD - 601 Sawyer, Suite 400, Houston, TX 77002 (copies may also be obtained at this location)

The general public may comment on this Draft Summary, the Draft 2015 - 2019 Consolidated Plan and Annual Action Plan, and the Draft 2015 AI during the 30-day review period extending from Saturday, March 14, 2015, through Monday, April 13, 2015. HCCDD encourages public input and participation in the development process of these Plans. Public comments may be submitted by email to publicinput@houston.gov or by mail: HCCDD, ATTN: Mike Walker, 601 Sawyer, Suite 400, Houston, Texas 77002. Responses to public comments will be available upon completion of the 2015-2019 Consolidated Plan and 2015 Annual Action Plan.

For additional information or to request special arrangements at the public hearings (interpreter, sign language, captioning for the hearing impaired) contact Mike Walker at 832-394-4396. Special arrangements must be requested by Monday, March 30, 2015.

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Appendix # 7: Public Hearing Summaries

Synopsis of the Fall Public Hearings

In conformity with the City of Houston Housing and Community Development Department's (HCDD) Citizens Participation Plan (CPP), HCDD held two (2) Public Hearings in the fall for the 2015 – 2019 Consolidated Plan (Plan) development.

The first of two (2) public hearings, which occurred in the fall of 2014, was held on Thursday, December 4, 2014 at the Southwest Multi-Service Center from 6:00 p.m. – 8:00 p.m.; and the second fall hearing was held on Tuesday, December 9, 2014 at the Neighborhood Resource Center from 6:00 p.m. – 8:00 p.m. Both public hearing venues were easily accessible using METRO, the City's public transportation system, and handicapped accessible. Captioning services were made available for the hearing impaired. HCDD publicized that special accommodations, i.e. Interpreter, Sign Language, or Other, were available with prior notice in all advertising materials for the hearings.

December 4, 2014

The December 4th public hearing was brought to order by Mr. Keith Bynam, Assistant Director for HCDD's Contract Compliance Section, and the first presenter on the agenda. Mr. Bynam opened the hearing with welcoming remarks and acknowledged the attendance of Houston City Council Member Mike Laster, Chair of the City Council Housing Committee. Council Member Laster thanked HCDD for holding the Public Hearing in District J and welcomed those in attendance. Mr. Bynam then introduced Mrs. Melody Barr, Administration Manager in charge of public services for HCDD. Mrs. Barr addressed the purpose of the Public Hearing and presented and provided a detailed review of the four (4) entitlement grants HCDD administers for low- to moderate- income persons. Mrs. Barr was followed by Ms. Brenda Scott, Deputy Assistant Director of Grants Management for HCDD. Ms. Scott presented information on the Consolidated Plan planning process, emphasizing the importance of citizen participation in the development of the 5-year Consolidated Plan. Ms. Scott then provided pertinent information on the Analysis of Impediments to Fair Housing Choice, which is the identification of and a review of the actions, both private and public, that affects persons in their choice of housing. Ms. Scott also presented findings from the Community Needs Survey HCDD staff administered from October 1, 2014 until December 15, 2014. Next on the agenda was Ms. Mary Itz, Staff Analyst in HCDD's Planning and Grants Management Section, who presented data on the demographic statistics for Houston and special needs population statistics on the healthcare uninsured, homeless, and persons living with HIV/AIDS. Mrs. Andrea Jones, Senior Staff Analyst in HCDD's Grants Management Section presented data on housing costs and the availability and conditions of affordable housing, both single family and multi-family in Houston. Mrs. Jones was followed by Mary Itz, who presented fair housing data sets that included information on fair housing complaints, mortgage disclosure data, and mortgage application denial rates based on race. The hearing was then opened for public comment by Assistant Director, Keith Bynam, who served as the Public Hearing Officer.

December 9, 2014

The December 9th public hearing agenda followed the same format as the December 4th with a few minor changes. Deputy Director Veronica Chapa replaced Mrs. Melody Barr, Administrative Manager for Public Services and presented the purpose of the public hearing and a detailed accounting of the entitlement grants HCDD administers. Dr. Alfred Henson, Staff Analyst in HCDD's Grants Management Section, replaced Mary Itz to present data on the demographic statistics for Houston and special needs population statistics on the healthcare uninsured, homeless, and persons living with HIV/AIDS. And Mrs. Andrea Jones, Senior Staff Analyst in HCDD's Grants Management Section, included data sets on fair housing complaints, mortgage disclosure data and mortgage application denial rates based on race in her presentation on housing statistics.

A combined total of 41 people attended the December 4th and December 9th fall public hearings and a total of 20 people offered public comments about the presentation. Fall public hearing attendees received an agenda and HCDD's Public Hearing Guidelines. Attendees were also offered a handout that detailed HCDD's Consolidated Planning process. In support of HCDD's fair housing education efforts, information on where to file a complaint for housing discrimination claims was also made available.

Public comments received from the fall public hearings and HCDDs official response have been summarized below. All commenters received a written response by mail; a copy of the written responses is included in the Appendix Section.

Summary of Public Comments (Fall Hearings):

1. The first commenter thanked HCDD for past support of the SPARK program. And informed HCDD of their success in leveraging CDBG funds with other funding sources to expand services in low to moderate income areas of Houston. The commenter offered calendars to attendees with pictures of the parks that received improvements in the current program year. Nine of the twelve parks featured in the calendar received CDGB funds.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

2. The second commenter serves as the Deputy Director of the Chinese Community Center, a United Way agency that serves a diverse community. The commenter thanked HCDD for providing support in past years. They encouraged HCDD staff as the Con Plan is drafted to be mindful of how diverse the city of Houston is, with many people who speak different languages and the aging population, and to prioritize the funding services that assist the broad community.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

3. The third commenter serves as the Executive Director of Educational Programs Inspiring Communities, and administers the H.E.A.R.T program that provides employment opportunities for adults with intellectual disabilities. The commenter shared that there are hundreds of thousands of people with disabilities in our communities and the number of organizations serving the disability community is very, very small. H.E.A.R.T has been able to provide job training to over 200 people with cognitive disabilities and that has resulted in jobs for those individuals where they're all earning minimum wage or higher. In this program year over \$100,000 will be earned. It was requested that HCDD continue to make programs such as H.E.A.R.T a priority.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

4. The fourth commenter was a City of Houston employee with the Houston Public Library Mobile Express. The Mobile Express travels throughout the City of Houston providing services to people that would not be able to receive computer and literacy training if it were not for the Mobile Express. The commenter thanked HCDD for the financial support and requested for the Mobile Express to remain a funding priority.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

5. The fifth commenter represented MHMRA, the Mental Health and Mental Retardation Authority and offered their support to organization seeking funding to provide supportive services for persons with disabilities.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

6. The sixth commenter was concerned about the poor conditions of the roads, streets and sidewalks and expressed how hard it is for senior citizens and the disabled to get around in Houston. The commenter requested that improving the areas with poor infrastructure be priority in the City's plans for the future.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

7. The seventh commenter represented SEARCH Homeless Services and has been a partner with the City and the County to end chronic homelessness. The commenter requested that the City prioritize wrap around supportive services to provide case management and support for housing, rent and utility assistance for clients. The commenter expressed that the housing statistics in Houston are alarming and the current housing market does not support the development of affordable housing units. SEARCH clients, even the ones with housing choice vouchers, are not able to find units that are accessible to jobs and transportation.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

8. The eighth commenter discussed the lack of quality parks and green space in their neighborhood. Stating that they believe their community is often overlooked for investment. Many low-income neighborhoods have a large number of absentee landowners that have neglected their properties and vacant properties attract crime. The commenter suggested that the vacant properties could become parkland or new residences. They asked the City to consult the neighborhood organizations to determine their need for parks and recreational spaces and identify clusters of vacant properties that can be acquired for parkland.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

9. The ninth commenter discussed the lack of investment in low income areas that provides residents with decent amenities and services. They commented that there must be a balance between community investment and housing affordability. Commercial development rarely invests in areas where there is a concentration of low-income housing. The commenter requested that the City design land corridors and attract commercial and mixed-use development through neighborhood corridor plans. Require that new residential development include desperately needed affordable housing units so existing residents can enjoy the benefits of new infrastructure and investment.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

10. The tenth commenter discussed the poor conditions of the streets and drainage in their neighborhood. They asked that the City conduct a street assessment throughout Houston and to include the sidewalks in all infrastructure improvement projects.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

11. The eleventh commenter discussed the older housing stock in Houston neighborhoods that is in serious need of repairs. They requested for the City to seek additional funding that goes beyond CDBG for senior housing repair assistance.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

12. The twelfth commenter discussed the need for sidewalks in neighborhoods for those who are disabled and who do not own cars. The City does not have a sidewalk mobility program and the current process of petitioning residents to garner support for sidewalks is hard to navigate. The commenter requested that the City conduct complete sidewalk inventory of neighborhoods instead of utilizing the petition process. The City should then implement a pedestrian mobility program to construction new and improve existing sidewalks funded by a local bond issue.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

13. The thirteenth commenter is the Director of the Greater Houston Fair Housing Center. They discussed the Fair Housing Act and expressed how the Act not only protects persons in the rental and purchasing of a home, but also protects the finance and insurance and appraisal of homes. The commenter stated that where you live is really the most critical decision a person makes and the most important determination of one's future. Affordable housing is not being developed in areas of opportunity for better schools, amenities and infrastructure. The commenter linked food deserts (areas with no grocery store within a mile radius) to the increase in poor health diagnosis, such as obesity in children. The commenter requests for the City to focus on where affordable housing is placed.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

14. The fourteenth commenter serves as the Executive Director of Educational Programs Inspiring Communities, and administers the H.E.A.R.T program that provides employment opportunities for adults with intellectual disabilities. The commenter stated that there are 77,000 in the City of Houston that have cognitive difficulties and 40,000 of that 77,000 are low-income. They request that HCDD reference this statistic in its Consolidated Plan due to its significance. There are not enough organizations serving the disabled population and there are not enough resources available. Anything that can be done to improve the quality of life for disabled Houstonians is very important to the commenter. They ask that the City make this one of its priorities in the Consolidated Plan.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

15. The fifteenth commenter requested for the City to provide financial assistance or financial incentives for the development of affordable housing. An incentivized program facilitating the financing of the construction or land in areas where affordable housing is acutely needed would entice developers to build more affordable housing.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

16. The sixteenth commenter serves as the Executive Director of Houston Office of LISC, the Local Initiative Support Corporation. The commenter urged the City to create a housing policy that require developers to include affordable units with their market rate developments, provide incentives to make the development of affordable housing less difficult and cumbersome and include requirements and incentives for affordable housing and mix-income housing development near transit hubs and employment centers. The commenter also urged consideration of single-family rental opportunities and rehabilitation of owner-occupied housing units.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

17. The seventeenth is the Program Director for Care for Elders, Houston's largest senior support provider. As the City develops its Consolidated Plan, the commenter requested that the City keep in mind that 90 percent of older adults want to age in place. 80 percent believe that their home is where they will live the rest of their lives. It is far less expensive to help seniors stay in place than to move them somewhere else. The highest needs are transportation and home repair. The commenter stated that these two issues are the gaps in services that the City needs to fill.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

18. The eighteenth commenter is the Veteran Service Coordinator for Cloudbreak Houston. The commenter discussed the importance of providing veterans with housing and employment once they have served their country. Investing in Veterans benefits the greater community because as homeless Veterans get stabilized with employment, they become tax payers. The commenter requested for the City to make investing in Veterans a priority.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

19. The nineteenth commenter represented Cloudbreak, which is the largest provider of housing for Veterans in the nation. The commenter requested additional information on the number of affordable housing units in the 9,030 multi-family housing developments permitted by the City. The commenter also requested a map that identifies where affordable multi-family units are located in the City of Houston. They requested that this information be provided at the next hearing or posted on HCDD's website.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.

20. The twentieth commenter believes that Houston needs more low-income housing in diverse locations. The commenter recommended that the City provide tax rebates for permeable paving for all parking and driveway areas. Also rain barrels that store flash flood waters and provide some water for use during hot, drought periods was also recommended by the commenter. In addition the commenter recommended 21st Century building with USB electrical outlets, solar panels and wind turbines to reduce grid power use.

Response: HCDD responded in writing to the commenter. The written response is included in the Appendix section of the 2015-2019 Consolidated Plan.



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Ms. Jane Cummins, Executive Director
The H.E.A.R.T. Program



Dear Ms. Cummins,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Thursday, December 4th and the Tuesday, December 9th Public Hearings for the 2015-2019 Consolidated Plan (Con Plan).

As required by the U.S. Department of Housing and Urban Development (HUD), HCDD develops a Con Plan every five years detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs. Public input is an essential part of the City's planning process. Your comments will be taken under consideration and guide us in prioritizing the funding of programs and projects over the next five years. All public comments will be included in the Citizens Participation section of the Con Plan, which will be submitted to HUD May 15, 2015.

Additional information on upcoming public engagement events for the development of the Con Plan is listed at: <http://www.houstontx.gov/housing/2015-consolidated-plan>. You may also download the PowerPoint presentation from the Fall Public Hearings at: <http://houstontx.gov/housing/Fall%20Public%20Hearing%20Presentation%202014.pdf>.

Sincerely,

Andrea Jones

Andrea Young Jones
Public Hearing Coordinator

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez
Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie
Controller: Ronald C. Green



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Mr. Steve Mikelman, Ph.D., Deputy Executive Director
Chinese Community Center
9800 Town Park
Houston, Texas 77036

Dear Mr. Mikelman

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Thursday, December 4th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

As required by the U.S. Department of Housing and Urban Development (HUD), HCDD develops a Con Plan every five years detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs. Public input is an essential part of the City's planning process. Your comments will be taken under consideration and guide us in prioritizing the funding of programs and projects over the next five years. All public comments will be included in the Citizens Participation section of the Con Plan, which will be submitted to HUD May 15, 2015.

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Sincerely,

A handwritten signature in cursive script that reads "Andrea Young Jones".

Andrea Young Jones
Public Hearing Coordinator



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Ms. Kathleen Ownby, Executive Director
SPARK School Park Program
P.O. Box 1562
Houston, Texas 77251

Dear Ms. Ownby,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Thursday, December 4th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

As required by the U.S. Department of Housing and Urban Development (HUD), HCDD develops a Con Plan every five years detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs. Public input is an essential part of the City's planning process. Your comments will be taken under consideration and guide us in prioritizing the funding of programs and projects over the next five years. All public comments will be included in the Citizens Participation section of the Con Plan, which will be submitted to HUD May 15, 2015.

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Sincerely,

A handwritten signature in cursive script that reads "Andrea Young Jones".

Andrea Young Jones
Public Hearing Coordinator



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Ms. MyTasha Tate, Staff Analyst
Houston Public Library
820 Marston
Houston, Texas 77019

Dear Ms. Tate,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Thursday, December 4th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

As required by the U.S. Department of Housing and Urban Development (HUD), HCDD develops a Con Plan every five years detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs. Public input is an essential part of the City's planning process. Your comments will be taken under consideration and guide us in prioritizing the funding of programs and projects over the next five years. All public comments will be included in the Citizens Participation section of the Con Plan, which will be submitted to HUD May 15, 2015.

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Sincerely,

Andrea Young Jones

Andrea Young Jones
Public Hearing Coordinator



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Mr. Samuel Hom
Director of Housing Development
MHMRA Harris County
7011 Southwest Freeway
Houston, Texas 77074

Dear Mr. Hom,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Thursday, December 4th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

As required by the U.S. Department of Housing and Urban Development (HUD), HCDD develops a Con Plan every five years detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs. Public input is an essential part of the City's planning process. Your comments will be taken under consideration and guide us in prioritizing the funding of programs and projects over the next five years. All public comments will be included in the Citizens Participation section of the Con Plan, which will be submitted to HUD May 15, 2015.

Additional information on upcoming public engagement events for the development of the Con Plan is listed at: <http://www.houstontx.gov/housing/2015-consolidated-plan>. You may also download the PowerPoint presentation from the Fall Public Hearings at: <http://houstontx.gov/housing/Fall%20Public%20Hearing%20Presentation%202014.pdf>.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Young Jones".

Andrea Young Jones
Public Hearing Coordinator



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Ms. Cecilia Fontenot



Dear Ms. Fontenot,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

As required by the U.S. Department of Housing and Urban Development (HUD), HCDD develops a Con Plan every five years detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs. Public input is an essential part of the City's planning process. Your comments will be taken under consideration and guide us in prioritizing the funding of programs and projects over the next five years. All public comments will be included in the Citizens Participation section of the Con Plan, which will be submitted to HUD May 15, 2015.

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www.houstonhousing.org

January 6, 2015

Mr. Thao Costis
Search Homeless Services
2505 Fannin
Houston, Texas 77002

Dear Mr. Costis,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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January 6, 2015

Ms. Roselyn Johnson
Texas Organizing Project



Dear Ms. Johnson,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Andrea Jones

Andrea Young Jones
Public Hearing Coordinator



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Annise D. Parker

Mayor

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Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

January 6, 2015

Ms. Debra Walker
Texas Organizing Project
[REDACTED]
[REDACTED]

Dear Ms. Walker,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Andrea Jones

Andrea Young Jones
Public Hearing Coordinator



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January 6, 2015

Ms. Kathy Buford Daniels
Texas Organizing Project



Dear Ms. Daniels,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Public Hearing Coordinator



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January 6, 2015

Ms. LaToya White
Texas Organizing Project



Dear Ms. White,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Sincerely,

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Andrea Young Jones
Public Hearing Coordinator



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January 6, 2015

Ms. Mary Gottschalk
Texas Organizing Project



Dear Ms. Gottschalk,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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www.houstonhousing.org

January 6, 2015

Mr. Daniel Bustamante, Director
Greater Houston Fair Housing Center



Dear Mr. Bustamante,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Public Hearing Coordinator



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Houston, Texas 77007

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January 6, 2015

Mr. Tom Jones
Texas Organizing Project
Ambassadors for the Homeless



Dear Mr. Jones,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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January 6, 2015

Mr. Justin McMurtry



Dear McMurtry,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Public Hearing Coordinator



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January 6, 2015

Ms. Nicole Newsome



Dear Ms. Newsome,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Sincerely,

Andrea Jones

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Public Hearing Coordinator



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Houston, Texas 77007

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www.houstonhousing.org

January 6, 2015

Ms. Amanda Timm
LISC



Dear Ms. Timm,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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January 6, 2015

Ms. Tammy Mermelstein
United Way Care for Elders



Dear Mermelstein,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Public Hearing Coordinator



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January 6, 2015

Mr. Ralph Cooper
Cloud Break Houston
4500 Travis
Houston, Texas 77002

Dear Mr. Cooper,

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Public Hearing Coordinator



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January 6, 2015

Mr. Alan Alan Apurim
HCGP.org



Dear

On behalf of the City of Houston's Housing and Community Development Department (HCDD), I thank you for your comments at the Tuesday, December 9th Public Hearing for the 2015-2019 Consolidated Plan (Con Plan).

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Sincerely,

Andrea Jones

Andrea Young Jones
Public Hearing Coordinator

Synopsis of the Spring Public Hearings

In conformity with HCDD's Citizens Participation Plan, HCDD held two (2) Public Hearings in the spring for the Plan development. The public hearing dates were announced on HCDD's Facebook page, Twitter page, and www.houstonhousing.org. Flyers announcing the public hearings were sent electronically by e-mail to over 600 addresses of stakeholders. Additionally, flyers announcing the public hearings' dates and locations were emailed to the City's 11 Multi-Service Center directors, forwarded to the centers' network of Health and Human Service Providers and posted in each center. A community outreach team also distributed over 1,000 flyers to citizens in 6 Super Neighborhoods near the public hearing venues. An advertisement banner for the public hearings was also shown between April 2 – 9, 2015 on www.forwardtimesonline.com and linked to HCDD's webpage.

The spring public hearings were held on Tuesday, April 7, 2015 at the City Hall Annex Building from 6:30 p.m. – 8:30 p.m. and Thursday, April 9, 2015 at the Magnolia Multi-Service Center from 6:30 p.m. – 8:30 p.m. Both public hearing venues were easily accessible using METRO, the City's public transportation system. The venues were also handicapped accessible. Captioning services for the hearing impaired and a Spanish interpreter were made available. HCDD publicized that special accommodations, i.e. Interpreter, Sign Language, or Other, were available with prior notice in all advertising materials for the public hearings.

April 7, 2015

The April 7th public hearing was brought to order by Mr. Keith Bynam, Assistant Director for HCDD's Contract Compliance Division. Mr. Bynam opened the hearing with welcoming remarks and acknowledged HCDD's other presenters, Ms. Brenda Scott, Deputy Assistant Director and Ms. Mary Itz, Staff Analyst, both of the Planning and Grants Management Division. Mr. Bynam addressed the purpose of the Public Hearing and presented an overview of CDBG, HOME, HOPWA and ESG funds, the four (4) entitlement grants HCDD administers for low- to moderate- income persons.

Second on the agenda, Ms. Itz provided a detailed review of the Con Plan planning process and the entitlement grants. She also emphasized citizen participation being vital for the development of the 5-year Con Plan, the Annual Action Plan, and the 2015 AI. She continued by defining the development of the community participation plan resulted in extensive feedback from many citizens, including stakeholders and community advocates. Ms. Itz concluded by explaining some of the methods that HCDD staff undertook to solicit feedback.

Ms. Scott then provided pertinent information outlining the development of the five-year strategic plan, which includes the following strategic goals: 1) preserve and expand the supply of affordable housing, 2) expand home ownership opportunities, 3) provide assistance to persons affected by HIV/AIDS, 4) reduce homelessness, 5) enhance quality of life and 6) revitalize communities and foster community economic development. She followed up by defining how HCDD will measure these goals. Ms. Scott concluded by highlighting the projected accomplishments described in the Annual Action Plan.

Next on the agenda, Ms. Itz presented a detailed description of the AI noting that the document is required by HUD. She explained how the AI informs the Con Plan and the Annual Action Plan. Ms. Itz defined the AI as a document that reviews issues that affect fair housing choice in our communities; it also reviews public policies and practices that affect housing choice. Ms. Itz then shared the purpose of HCDD's analysis is to identify barriers/impediments to fair housing choice. These barriers/impediments are defined as any actions that directly or indirectly restrict the availability of housing choices based on the protected class. These steps are the process to developing the fair housing plan which outlines the actions that the city expects to undertake to enhance fair housing choice and combat discrimination within the next five years.

The hearing concluded with public comment facilitated by Ms. Scott.

April 9, 2015

The April 9th public hearing agenda followed the same format as the April 7th with a few minor changes. Ms. Melody Barr, Administration Manager for Public Services, opened the hearing with a welcome and introduced the presenters and the interpreter. Steven Rawlinson, Finance Division Manager, presented the purpose of the public hearing, defining the Con Plan and Action Plan. He concluded with an overview of the entitlement grants. Third on the agenda was Ms. Itz who provided pertinent information about the development of the community participation plan. She also discussed HCDD's community outreach efforts and public participation activities. Next Ms. Barr explained how HCDD uses community participation for the development of the five-year strategic plan and followed with detailed definition of the Annual Action Plan. Ms. Itz followed Ms. Barr offering additional information about the AI, highlighting how the AI informs the Con Plan and the Action Plan.

The hearing concluded with public comment facilitated by Ms. Brenda Scott, Deputy Assistant Director

A total of 48 people attended the April 7th and April 9th spring public hearings and 8 people offered public comments regarding the information presented. Spring public hearing attendees received an agenda and HCDD's Public Hearing Guidelines in both English and Spanish. Attendees were also offered a handout that detailed HCDD's Consolidated Planning process. In support of HCDD's fair housing education efforts, literature was made available.

Public comments received from the spring public hearings and HCDD's official responses have been summarized below. All commenters received a written response via mail or email; a copy of the written responses is included in the Appendix Section.

Summary of Public Comments (April 7, 2015):

1. The first commenter serves as the Executive Director of Educational Programs Inspiring Communities, and administers the H.E.A.R.T program that provides educational, job training and employment opportunities for low income adults with intellectual and developmental disabilities. There is still a great stigma in our society and many people who believe that individuals with these disabilities cannot learn a job or maintain employment. The H.E.A.R.T. program is demonstrating that individuals with special needs can learn jobs and maintain employment. The commenter thanked HCDD for the CDBG funding that currently supports the H.E.A.R.T program. She highlighted some of the program successes, sharing the trainees will work at the NBA playoff games in Houston, as well as a newly formed partnership with the Shell Houston Open.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

2. The second commenter is the residential services coordinator for Cloudbreak Houston, LLC, a 500-unit housing facility for veteran men and women who were previously homeless, and added the facility has a waiting list. The commenter shared he was glad to see the reduction of homelessness is a strategic goal in the five-year plan. He expressed his interest in the rapid rehousing funding being used in a more comprehensive manner to equip service providers to do a better job at preventing homelessness and preventing men and women who come back from the military from being homeless. The commenter added that many homeless veterans are living in unsuitable quarters because of their ability to adapt and survive all kinds of circumstances. He requested a continued partnership with HCDD to enable Cloudbreak to provide quality housing. The commenter concluded that the rapid rehousing program is the empowerment needed to develop a sincere homeless prevention program.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

3. The third commenter, a veteran redeployed from Afghanistan two years ago, moved to Houston and found herself homeless. She testified that the programs that Cloudbreak and other service providers offered got her off the street. She is currently a case manager at Cloudbreak analyzing efforts and effects of generational poverty and the inherent behaviors that are a result of this environment. The commenter added she is implementing additional peer support and in-house classes to enhance the current rapid rehousing and wrap around service and to help increase the self-determination of participants thereby increasing the likelihood of keeping people housed.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

4. The fourth commenter is the chairperson for the Harmony Enrichment Community Development Corporation which has been operating in Third Ward for countless years, by providing services to youth and seniors in those areas. He thanked HCDD for presenting information and sharing resources that could be used to assist citizens. The commenter concluded with a request to partner with the City through HCDD.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

Summary of Public Comments (April 9, 2015):

5. The fifth commenter, a member of the Texas Organizing Project expressed sentiments of the groups' participation in the Fair Housing Forum presented by HCDD in January 2015. She stated great information was provided, yet many people left the Forum feeling their voices were not fully heard; although they provided comments and asked that HCDD take their comments into consideration. The commenter then directed a question to Ms. Barr about the ESG program. She cited a proposed project in the area of 288 and Reed Road. Her main concern was the lack of grocery stores in that area. She offered a suggestion that HCDD could partner with the homeless and other area providers and ESG grant funding could be used to construct a store. The commenter added the lack of grocery stores in the Sunnyside area is also a major concern.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

6. The sixth commenter is the program manager for Denver Harbor and Magnolia Multi-Service Centers. She offered an open door for HCDD to partner with the Multi-Service Centers so they can assist in informing the surrounding communities about the resources that were presented during the hearing. The commenter shared she was unaware of the resources discussed and know that the community could benefit. She committed her staff and the service providers that occupy offices in the Multi-Service Centers would be a great resource to reach out to citizens because the community trusts the people that are working with them every day.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

7. The seventh commenter signed up to be a speaker but left the hearing prior to the public comment period.
8. The eighth commenter spoke on behalf of the H.E.A.R.T. program, expressed her gratitude for funding under the public services program. She added she spoke at the public hearing on April 7th, sharing some success stories about the program and program participants. The commenter explained she wanted to specifically talk about the Consolidated Plan and the Annual Action Plan and thank HCDD for including services to people with special needs in both of the Plans and making it a high priority. She recognized through outreach efforts, the City and HCDD has identified housing, transportation and jobs as the top three needs among people with intellectual and developmental disabilities and urged HCDD to continue to keep this population as a high priority.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

9. The ninth commenter is the CEO of Hope for U.S. Veterans, a program recently moved from Florida to Houston and Dallas. He began discussing data and statistics about the homeless veterans in Houston and went on to share best practices he knew other cities had implemented. The commenter explained Hope for U.S. Veterans instituted a program called Project Hope-- that is Home, Opportunity, Progress, and Empowerment. He added veterans have to be empowered to support and sustain themselves. The commenter expressed the need of working together as a community, not as individuals, but partnering with everybody that's around in order to make sure programs are successful. In conclusion he recognized the grant funds presented an opportunity to help people and urged HCDD to expand it, open it up.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

10. Ms. Scott, HCDD Deputy Assistant Director closed out the public comment with words of appreciation to all in attendance. She also reiterated the HCDD staff employed various methods of public engagement to collect data for the Con Plan and AI. Key stakeholder interviews, four public hearings, a Fair Housing Forum facilitated by HCDD in January 2015, a Community Needs Survey and all of the data that we have collected from these different methods have been incorporated in some way in our plans; these documents are currently in draft form.

When verbal or written comments are submitted, HCDD has a legal obligation to include all comments in the Consolidated Plan; and we're also required to respond. That period does not end until April 13th, which is why; if you go online you may not see the comments in the draft at this time because we're still collecting them. This is our fourth and final public hearing for this process. Our goal is to have the Plan on Council's agenda by April 15th. Our new Consolidated Plan period begins July 1, 2015.

Again, in order for your voices to be heard, we encourage you to take advantage of the 30-day review period. It ends on April 13th, 2015. You can send an e-mail to millie.walker@houstontx.gov. We have documents at the sign-in table with this information on it. Write us a letter about anything that you wish us to know, and we will respond to you.



CITY OF HOUSTON
Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

May 7, 2015

Ms. Jane Cummins
Executive Director, Educational Programs Inspiring Communities
H.E.A.R.T
[REDACTED]

Re: Comments on the City of Houston's 2015-2019 Consolidated Plan and the 2015 Annual Action Plan

Dear Ms. Cummins:

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston (City) Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your words of appreciation recognizing H.E.A.R.T.'s years of collaboration with HCDD will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The allocation of Community Development Block Grant funds has enabled H.E.A.R.T. to demonstrate that individuals with special needs can learn jobs and maintain employment. Congratulations to your team and the program participants for being chosen to work at the NBA playoff games as well as a newly formed partnership with the Shell Houston Open. We appreciate being a partner in this great work. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,


Brenda Scott
Deputy Assistant Director
Planning and Grants Management Division

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez
Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie
Controller: Ronald C. Green



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker
Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

May 7, 2015

Mr. Ralph Cooper
Cloudbreak Houston, LLC.
4500 Travis Street
Houston, TX 77002

Re: Comments on the City of Houston's 2015-2019 Consolidated Plan and the 2015 Annual Action Plan

Dear Mr. Cooper:

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston (City) Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your words of appreciation recognizing Cloudbreak Houston's years of collaboration with HCDD will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. Congratulations for your innovative work as a homeless advocate. The allocation of Community Development Block Grant funds has enabled Cloudbreak to provide housing and supportive services for homeless or near homeless veterans. We appreciate being a partner in this great work. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

Brenda Scott
Deputy Assistant Director
Planning and Grants Management Division



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

May 7, 2015

Ms. Valerie James
Cloudbreak Houston, LLC
4500 Travis Street
Houston, TX 77002

Re: Comments on the City of Houston's 2015-2019 Consolidated Plan and the 2015 Annual Action Plan

Dear Ms. James:

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston (City) Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your words of appreciation recognizing Cloudbreak Houston's years of collaboration with HCDD will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The allocation of Community Development Block Grant funds has enabled Cloudbreak to provide housing and supportive services for homeless or near homeless veterans. Congratulations for your innovative work in case management. We appreciate being a partner in this great work. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

Brenda Scott
Deputy Assistant Director
Planning and Grants Management Division

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez
Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie
Controller: Ronald C. Green

Walker, Millie - HCD

To: [REDACTED]
Cc: Sellers, Derek - HCD; Itz, Mary - HCD
Subject: 2015-2019 Consolidated Plan Response - Harmony CDC

Dear Mr. Baldwin,

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City of Houston's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and 2015 Annual Action Plan (Plan). Your letter expressing gratitude for the information presented during the Tuesday, April 7th Public Hearing will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The Plan will be submitted to HUD and published online at www.houstonhousing.org May 2015.

HCDD's Planning and Grants Management Division also encourages you to periodically check our website at www.houstonhousing.org for new investment solicitations.

Sincerely,

Millie Walker
Public Hearing Coordinator



601 Sawyer, Suite 400 ~ Houston, Texas 77007



CITY OF HOUSTON

Housing and Community Development Department

Annise D. Parker
Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (832) 394-6200
www.houstonhousing.org

May 7, 2015

Ms. Debra Walker
Texas Organizing Project
[REDACTED]

Re: Comments on the City of Houston's 2015-2019 Consolidated Plan and the 2015 Annual Action Plan

Dear Ms. Walker:

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston (City) Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your comments will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. As you are aware, TOP was an integral part of HCDD's public engagement process. Congratulations for your innovative work as a community advocate. We appreciate being a partner in this great work. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

A handwritten signature in blue ink that reads "Brenda Scott".

Brenda Scott
Deputy Assistant Director
Planning and Grants Management Division

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez
Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie
Controller: Ronald C. Green

Walker, Millie - HCD

To: Montes, Maria - HHS
Cc: Sellers, Derek - HCD; Itz, Mary - HCD
Subject: Comments on the City of Houston's 2015-2019 Consolidated Plan and the 2015 Annual Action Plan

Dear Ms. Montes:

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston (City) Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your comments expressing the need for citizens in the communities surrounding Denver Harbor and Magnolia Multi-Service Centers will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. HCDD appreciates your offer to collaborate with the Multi-Service Centers so they can assist in informing the surrounding communities about the resources that were presented during the hearing. As stated during the presentation HCDD's staff employed various methods of public engagement to collect data for the Con Plan and AI.

Staff emailed flyers and made telephone calls to the directors and/or outreach staff of the 11 Multi-Service Centers, announcing the Public Hearings' dates and locations. The email also included a request that the flyers be posted in each center and forwarded to the Centers' network of Health and Human Service Providers as well as their professional and personal network. A community outreach team also distributed over 1000 flyers to citizens in 6 Super Neighborhoods near the public hearing venues. We are always looking for new ways to ensure communities are aware of HCDD's resources, we welcome any suggestions you want to share and look forward to a fruitful partnership. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

Millie Walker
Planning & Grants Management



601 Sawyer, Suite 400 ~ Houston, Texas 77007

Walker, Millie - HCD

To: [REDACTED]
Cc: Sellers, Derek - HCD; Itz, Mary - HCD
Subject: Comments on the City of Houston's 2015-2019 Consolidated Plan and the 2015 Annual Action Plan

Dear Dr. Johnson:

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston (City) Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your comments will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. Congratulations on your move to Houston. We welcome the Hope for U.S. Veterans programs. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

Millie Walker
Planning & Grants Management



601 Sawyer, Suite 400 ~ Houston, Texas 77007
Office (713) 868-8300 ~ Fax (713) 868-8415

Appendix # 8: Written Comments and Responses

Summary of Comments to the 2015-2019 Consolidated Plan Public Notice

Comment Period from March 14 to April 13, 2015

A notice of the spring public hearings, the 30-day public comment period, and the availability of the Draft Consolidated Plan (Con Plan), Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI) was published on HCDD's website and in the Houston Chronicle on March 14, 2015. Advertisements also appeared in Spanish in Houston Chronicle La Voz on March 22, 2015; in Vietnamese in Saigon Tex News on April 3, 2015; in Chinese in the Chinese Daily News on April 3, 2015; and in English in African American News and Issues March 30 – April 5, 2015. On April 2, 2015, a CitizensNet email announcing the spring public hearings and the comment period was sent to emails that are part of City of Houston's CitizensNet database. An advertisement banner for the public hearings was shown from April 2 – 9, 2015 on www.forwardtimesonline.com and linked to HCDD's webpage. A total of fifteen (15) written comments were received by e-mail. The comments below were received via email during the Public Notice comment period with the exception of Texas Organizing Project (TOP). TOP provided feedback about the Forum and requested comments to be considered in HCDD's Con Plan. HCDD provided a written response to each of the commenters.

1. The first commenter, a member of the Texas Organizing Project offers feedback for the Fair Housing Forum held in January 2015 and requested comments be considered in the Con Plan. Ms. Jackson had 9 comments about the forum that primarily centered on audience representation; and 12 comments related to steps to take to affirmatively further fair housing in Houston.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

2. The second commenter is the Director of the Disaster Recovery and Fair Housing Project for Texas Appleseed and Texas Low-Income Housing Information Service (TxLIHIS) submits a joint letter with the Co-Director of TxLIHIS. The commenter submits a 10 page letter providing comments on the Con Plan, Action Plan, and Analysis of Impediments. She addresses 13 topics—(1) lack of involvement and investment by other City departments, (2) low educational attainment, (3) myth of self-segregation, (4) familial status discrimination, public transportation, (5) employment, (6) population growth and new housing construction, (7) failure to address location of affordable and assisted housing, (8) the Houston Housing Authority, (9) community asset indicators and neighborhood inequity, (10) environmental hazards, (11) inadequate review of City policies and processes, (12) fair housing enforcement and (13) Houston's equal opportunity ordinance.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

3. The third commenter is the Co-Director of TxLIHIS submits joint comments with Texas Appleseed and the Texas Organizing Project. The commenter's overall concern in his eight page document holds that the City will need to commit to more "specific actions" to address impediments. While he states that he supports many of the City's proposed actions, he offers that the City does not adequately address the identified impediments in that they are not actionable. He asks that his group meet with HCDD before completing the final AI document.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

4. The fourth commenter is the chairperson for the Harmony Enrichment Community Development Corporation which has been operating in Third Ward for countless years, by providing services to youth and seniors in those areas. He thanked HCDD for presenting information and sharing resources that could be used to assist citizens. The commenter concluded with a request to partner with the City through HCDD.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

5. The fifth commenter's letter represents six (6) signatures of officers and directors--(1) LISC, (2) Avenue CDC, (3) Neighborhood Recovery CDC, and (4) Tejano Center for Community Concerns, (5) New Hope Housing, and (6) Covenant Community Capital. The letter requests the City to support the capacity of CDC's, particularly in light of the affordable housing shortage in Houston. The City is also requested to track net number of single and multifamily housing units; and support more multifamily development by non-profits.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

6. The sixth commenter submits a letter of appreciation recognizing a 29-year SPARK and City of Houston collaboration. She informed HCDD the allocation of CDBG funds has enabled SPARK to create over 200 parks in 12 school districts in low- and moderate- income communities.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

7. The seventh commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

8. The eighth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

9. The ninth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

10. The tenth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

11. The eleventh commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

12. The twelfth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

13. The thirteenth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

14. The fourteenth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.

15. The fifteenth commenter's email addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont has been directed to HHA. The Pinemont project is not included in the 2015-2019 Con Plan.

Response: HCDD provided a written response to the commenter and a copy is included in the Appendix section of the 2015-2019 Consolidated Plan.



February 10, 2015

City of Houston Housing & Community
Development Department
601 Sawyer St.
Houston, TX 77007

Dear Neal Rackleff:

Texas Organizing Project (TOP) would like to thank the Houston Housing & Community Development Department (HCDD) for hosting the Fair Housing Forum held January 29, 2015. We were pleased that HCDD provided an unconventional platform to receive feedback from the general public regarding upcoming plans. Although Q&A opportunities were scheduled at the end of each panel discussion, there was not sufficient time for TOP and other community members to ask questions and receive feedback. We want to make sure our comments regarding fair housing impediments and practices are directly communicated to HCDD. TOP has provided feedback about the Forum and comments to be considered as HCDD drafts its Consolidated Plan.

Forum Feedback:

1. All of the information was beneficial, however it was not presented in a way that community participants could interpret much of it. Although community members can appreciate the technical information, it should be relayed in a way that is accessible and comprehensible to all audience members.
2. Impacted community representation in the audience was disproportionate. There was a strong presence of housing industry professionals and city & county government.
3. There was not enough time after each presentation for sufficient Q&A from the audience. On 2 occasions HCDD staff posed questions to the panel, which took time away from the audience to ask questions.
4. The legal panel was not diverse. There was no representation of Civil Rights attorneys or community members that may have filed fair housing complaints that could provide insight from a community perspective.
5. The forum ended much earlier than scheduled, yet insufficient time was provided for proper questions and answers.
6. Feedback from each group was collected during the breakout sessions, but each table did not have an opportunity to report on the outcomes of their discussions. It also remains unclear as to how and if the collected information will be shared with the public. Voting on the most critical vote did not best represent some of the community representatives' needs. In some cases, table participants simply voted for points that had the most votes. This process was disproportionate and community representatives' votes were suppressed.
7. Though the venue was nice, the location was not conducive for optimal community participation.



8. No community members were invited to participate on the panel discussions. While its great to get expert information, its equally important for the general public to hear how fair housing affects impacted populations.
9. In an effort to provide a better balance in audience representation, HCDD should endeavor to set attendance and participation goals aiming to get 60% community involvement and 40% agency, City and County participation,

Consolidated Plan Comments:

1. Low income and minority populations' options for housing choice are very limited across the City. Subsidized housing is largely located in low-income and heavily concentrated minority areas with poor quality services.
2. Currently there are no routinely funded City programs in place for low income family or senior single family home repair.
3. Non disaster CDBG funds have been allocated for a housing repair program for Fort Bend area/west of 288, but not for the rest of the City. RFP was released by HCDD, but only 1 responding organization qualified to carry out the program. The organization has only has the capacity to serve this small area of Houston. How will the needs for housing repair be met for the rest of Houston? How many people are aware of this resource?
4. City seems to have a lack of communication and coordination within its departments; ex: Metro realignment, school closings occurring in CRAs where private investment is encouraged, not discouraged.
5. Segregated housing leads to segregated schools, which results in inequality among Houston ISD students. Both racial and income segregation leads to this inequity.
6. The strongest markets, according to the HCDD commissioned MVA, have the fewest environmental hazards, little to no subsidized housing, and a very white, non-Hispanic population. Low-income minorities are being excluded from accessing the higher quality services in these areas. (Refer to attached racial dot map)
7. There's currently no robust Fair Housing complaint process and the City has not proven to be proactive about addressing fair housing violation. A 1-800 number has been established to report fair housing complaints, but the follow up process is unclear. What happens to the data collected regarding fair housing complaints?
8. The City should partner with organizations such as Greater Houston Fair Housing Center and Houston Area Urban League to engage in a proactive anti-discrimination campaign through matched-pairs testing.
9. City should self evaluate their current policies that may cause unintentional housing discrimination. i.e. look at the siting of environmental hazards, nuisance-prone land uses.
10. The City should consider utilizing the large amount of sociological research performed on Houston as a guide for how to shape future polices and ordinances.
11. City must acknowledge and embrace their responsibility to Affirmatively Further Fair Housing in everything that they do.
12. The City should not incentivize low-income housing developments in already low-income, low-opportunity neighborhoods, especially when substantial public and private investments are not simultaneously being made in these areas. Further concentrating poverty discourages other investment that these areas urgently need such as quality grocery stores, sidewalks, and other services.



13. City should send at least 1 mailing per year, to every household regarding Houston residents' fair housing rights and the navigation of the process when reporting violations.
14. All provided community recommendations should be included and considered as collected data to inform the Consolidated Plan.

We thank you again for the open communication that we have established over the last few years in the interest of our communities. We are confident that you will receive this letter as TOP's attempt to provide significant feedback that may not otherwise be received from low income and minority communities. Upon receipt, we anticipate the City providing a response to our observations and concerns. Please let us know if you have questions or would like for us to elaborate on some of our noted issues.

Sincerely,

Texas Organizing Project

Enclosure

cc: Christina Lewis, Director Houston Field Office, Fair Housing & Equal Opportunity,
U.S. Department of Housing and Urban Development



CITY OF HOUSTON
Housing and Community Development

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street
Suite 400
Houston, Texas 77007

T. (713) 868-8300
F. (713) 868-8414
www.houstonhousing.org

April 29, 2015

Texas Organizing Project
1609 Shoal Creek Blvd.
STE 201
Austin, TX 78701

Subject: Comments on the City of Houston's (City) 2010 Amended Analysis of Impediments (AI) to Fair Housing Choice

Attn: Tarsha Jackson

Ladies and Gentlemen:

This letter is written in response to your letter dated February 10, 2015, wherein you commented on the Fair Housing Forum that was held on January 29, 2015. In your comments, you make specific mention of the location and audience; recommend impediments that should be included in the City's AI; and request comments to be included in the 2015 – 2019 Consolidated Plan (Con Plan). The comment period ended on April 13, 2015. All comments and responses received during the public comment period will now be included in the Con Plan.

We would like to reiterate that we used various methods of public engagement to collect data for the AI and Con Plan. TOP played an integral part in our neighborhood discussion groups, which included reviewing HCDD's presentations, identifying neighborhood outreach, and bringing people to the table through TOP's own advertisement. Also, we solicited and received input from Mr. Henneberger's office regarding the Fair Housing Forum, sought suggestions on invitees, and used all feedback given.

As you are aware, the Fair Housing Act of 1968 prohibits discrimination in housing because of: (1) race, (2) color, (3) national origin, (4) religion, (5) sex, (6) familial status (including children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18), and (7) disability. Thus, the aim for the Fair Housing Forum was to integrate the broader community of residents, businesses, representatives of public and private agencies, government staff, and persons of all incomes levels. This wide range of attendees was able to suggest impediments and recommend strategies based on their personal experiences or through their work in environments where data and research inform their knowledge of certain impediments. Further, we wanted to present an environment where participants could work together, could discuss and dialogue among themselves, and where they could prepare and submit identified impediments, in writing. These impediments were then synthesized by consultants who presented them in a report that has been used to inform the AI. A testimony-styled forum would have made it more difficult to provide this kind of succinct documentation to support the AI.

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez
Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie
Controller: Ronald C. Green

We appreciate TOP's participation and continue to review your information to determine where we might incorporate your data and recommendations. We will contact you shortly to schedule a meeting as we work toward completing the final 2015 AI. We look forward to continued collaboration with our community partners, including the Texas Organizing Project, to identify and eliminate barriers to fair housing choice in Houston.

Sincerely,



Neal Rackleff
Director

Walker, Millie - HCD

From: Maddie Sloan <msloan@texasappleseed.net>
Sent: Monday, April 13, 2015 11:15 PM
To: Walker, Millie - HCD
Cc: Rackleff, Neal - HCD; John Henneberger; Chrishelle Palay
Subject: Additional Comments of TxLIHIS and Appleseed on the Draft AI and Con Plan
Attachments: Appleseed-TxLIHIS Comments on Houston's 2015 Con Plan and AI.pdf

Dear Ms. Walker:

Attached please find our additional comments on the City of Houston's Draft 2015-2019 AI and Con Plan.

Thank you,
Maddie

Madison Sloan
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**Texas Low Income Housing
Information Service**

April 13, 2015

Ms. Millie Walker
Planning and Grants Management Division
City of Houston, Department of Housing
and Community Development
601 Sawyer Street, Suite 400
Houston, TX 77007

**Comments on the City of Houston Draft 2015–2019 Consolidated Plan, Draft 2015 Annual Action Plan,
and Draft 2015 Analysis of Impediments**

Dear Ms. Walker:

Following please find the additional comments of Texas Appleseed and Texas Low-Income Housing Information Service (TxLIHIS) on the City of Houston's 2015-2019 Consolidated Plan (Con Plan), Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI). We provide these to supplement the comments previously submitted by John Henneberger on behalf of our organizations and the Texas Organizing Project.

The City of Houston receives a substantial amount of money from HUD and engages in actions that are related to housing and community development and, therefore, is required to affirmatively further fair housing in all its activities. As part of the obligation to affirmatively further fair housing, the city is required to prepare an Analysis of Impediments (AI) to fair housing choice; take actions to overcome impediments; and maintain records of actions taken. The Con Plan and Action Plan should reflect the City's commitment to taking meaningful action to overcome the impediments identified in the AI and contain programs and actions that address the impediments.

The City's obligations to affirmatively further fair housing fall into two categories: ensuring the availability of free housing choice in all areas of the City; and addressing the neighborhood inequity produced by decades of failure to redress the effects of government-sponsored segregation. The Analysis of Impediments to Fair Housing (AI) is a critically important document that will coordinate the City of Houston's efforts, through its Con Plan, Action Plan, and other actions, to comply with fair housing requirements and to achieve the dual goals of the Fair Housing Act: ending housing discrimination and achieving integrated communities with equal access to opportunity.

I. Draft Analysis of Impediments

The Draft 2015-2019 AI is a substantive and well documented examination of a set of impediments to fair housing in Houston, and the Department of Housing and Community Development (HCDD) has identified several areas in which it is conducting ongoing and valuable research, including a Free Market Analysis of segregation. HCDD has addressed many of the deficiencies in its 2010 AI, including a detailed analysis of segregation, and included data suggested by HUD, including data on transportation, school quality, and environmental hazards. The Draft AI also identifies specific actions with measurable outcomes.

While we appreciate these significant improvements, there are some remaining, and substantial, deficiencies in the Draft and the associated Con Plan and Annual Action Plan.

1. Lack of Involvement and Investment by other City Departments

The City of Houston is the recipient of federal funds. This is the City of Houston's Analysis of Impediments to Fair Housing Choice, not the Department of Housing and Community Development's Analysis of Impediments to Fair Housing Choice. However, that is not reflected in the Draft AI. For example, HCDD is the agency solely responsible for carrying out the actions steps identified. The fact that the Draft AI addresses impediments almost exclusively in light of HCDD's role explains several of the deficiencies we identify below.

HCDD acknowledges, in the Con Plan, that "HCDD cannot achieve these goals alone" and that "other City of Houston Departments provide services to low-and moderate income residents by utilizing funding from various sources." The City of Houston cannot delegate its AFFH obligations entirely to HCDD, the rest of the City's departments and planning processes must incorporate their pieces of the City's civil rights and fair housing obligations.¹

2. Impediment #11

Impediment #11 is titled "Low educational attainment Among African Americans and Hispanics." This title is inaccurate and misleading. Low educational attainment by African-American and Hispanic students is not an impediment to fair housing, it is a direct result of government-sponsored segregation and ongoing conditions and affirmative policies that treat schools with high percentages of minority and low-income students inequitably.² Characterizing the impediment this way contributes to the kind of misperceptions and biases that the Draft AI points out in the context of employment:

"Sometimes there is a misconception that those living in poverty are poor because they do not want to work. Because minorities, people that do not speak English at home, and persons with disabilities are overrepresented in poverty, this may fuel the misconception that minorities and certain protected classes do not want to work. Of individuals over 16 who are in poverty, just under half are in the labor force and one third are employed."

Disparities in educational attainment are a result of existing impediments to fair housing choice, not an

¹ Other Departments that administer federal programs or funds also have civil rights obligations of their own under Title VI of the Civil Rights Act of 1964.

impediment in themselves.

HCDD has conducted an analysis of where high and low-performing schools are located, as suggested by HUD in its 2011 letter. However, HUD's letter also stated that this data should "suggest neighborhoods for development of affordable housing, especially for families with children." Funding afterschool programs is in no way a meaningful response to the impediment of educational inequity, and highlights the City's failure to address its obligation to ensure that there is housing choice for protected classes in higher opportunity areas.

3. The myth of self-segregation by minority groups

The Draft AI suggests several times that segregation "could also represent that people of various race and ethnicities choose to live in areas with others of similar race or ethnicity." While the City is careful not to say this is a major factor in the production and replication of segregation, it is important to look at actual research on this issue, as a preference for self-segregation varies widely between whites and members of racial and ethnic minority groups.

For example, studies of residential preferences have generally found that whites are willing to live with only a limited number of African American neighbors while African Americans are open to a much more diverse range of neighborhoods and prefer a "50-50" neighborhood over an all-white or all-black neighborhood.³ While self-segregation is real, the issue is that whites prefer to self-segregate, while African-Americans prefer to live in integrated settings.

4. Familial Status Discrimination

The sole examples of familial status discrimination cited in the Draft AI are examples of direct discrimination by landlords. However, another virulent form of anti-family discrimination that has a broad impact on the ability of families to access safe neighborhoods with good schools is opposition to the development of multifamily housing. This opposition takes the form not only of NIMBY opposition by residents, but also by local officials, including school districts and elected officials, in direct violation of their civil rights obligations.

Discrimination against voucher holders is also often a proxy for familial status discrimination as well as race and disability-based discrimination. This kind of discrimination can be addressed with source-of-income protections.

5. Public Transportation

The City of Houston has a population that relies on public transportation (4.5%) almost double that of the Houston MSA (2.5%) and more than double that of the State of Texas (1.6%), and the population reliant on public transportation is disproportionately African-American and Hispanic. Minorities disproportionately experienced long commute times as well.

The Draft AI states: "[i]t is also noticeable that most of the job centers are on the west side of the city away from the east areas of the city which have the most RCAP/ECAPs. Those areas with racial/ethnic

³ See, e.g. Krysan, Cooper, et.al. "Does Race Matter in Neighborhood Preferences?: Results from a Video Experiment." September, 2009. Available: <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3704191/>

and poverty concentrations are longer distances from the larger job centers. . . .Costly commutes or long commuting times can cause higher-waged job to be not worth the long commute,” for example by imposing additional costs for child care, and depriving parents of time with their children, time to pursue educational opportunities, etc.

HCDD’s analysis found that light rail transit was available in areas with higher opportunity index scores, and not available in areas with lower index scores. These geographies were also those that did not have enough transit stops generally. This analysis was based on the current transit map, which will change dramatically in August 2015; an updated analysis that reflects the impact of the Reimagining plan should be conducted.

In February 2015, the METRO board approved implementation of a “System Reimagining” plan starting in August. “The Reimagining Plan also reflects the Board’s change of direction to 80% maximum ridership and 20% maximum coverage, meaning **that the new primary goal for METRO will be to maximize the number of people riding instead of bus service that touches every neighborhood.**” (emphasis added) In a City as segregated as Houston, this should have raised immediate red flags, and in fact, the proposed cuts to bus service affected African-American and Hispanic neighborhoods – where the Houstonians most reliant on public transit live - almost exclusively. Public opposition has resulted in some restoration of service, but Acres Home, which is 97% African-American, is still facing an almost complete loss of bus service. We have requested copies of any equity analysis METRO conducted related to the Reimagining plan several times under the Public Information Act, but METRO has gone to the Attorney General’s office attempting to prevent the public from knowing whether this analysis was done.

Denial of transit access to minority neighborhoods is a severe impediment to fair housing choice, and may be a serious violation of METRO’s civil rights obligations under Title VI of the Civil Rights Act of 1964.

6. Employment

There are a number of things the City can do to ensure that jobs created benefit low-income Houstonians and help address poverty as an impediment to fair housing choice. Section 3 of the Housing and Community Development Act is one way for the City to ensure that local low-income workers benefit from the investment of public funds. However, the Con Plan says only that “HCDD staff promote Section 3 program by conducting various seminars and workshops to create employment, training, and contracting opportunities for residents and qualified businesses interested in participating in federally assisted projects.” While it refers to HCDD’s responsibility for enforcing Davis-Bacon, there is no reference to enforcement in the discussion of HCDD’s responsibility for Section 3.

7. Population Growth and New Housing Construction

Houston is in the midst of a population and housing boom. But the boom has not increased the availability of affordable units, or brought economic benefits to inner city minority neighborhoods. The Draft AI notes that “much of the construction has occurred in greenfield developments in the Houston area outside of the city limits” and many of the multifamily units constructed “are high-end, Class A construction with high rents and smaller units.” Meanwhile, “[o]lder housing stock tends to be located in minority neighborhoods with new construction located in predominately nonminority areas. Older housing stock can be more expensive to maintain and can contain hazards such as lead-based paint,

which is very dangerous to children under six years old with long-term effects and very costly to remediate.”

However, the current market provides HCDD and the City of Houston with an opportunity to leverage developer incentives to produce more affordable units at deeper levels of affordability. These types of goals and actions are not included in the Draft AI or Con Plan.

8. Failure to Address the Location of Affordable and Assisted Housing

HCDD funds the development and preservation of affordable rental housing through several funding sources including CDBG, HOME, HOPWA, local Bond, and Tax Increment Reinvestment Zone (TIRZ). “HCDD funded units are usually for households earning below 80% AMI although in some circumstances funding could be used for other income groups.” Given rising housing costs in Houston and that the majority of housing need is in the Very Low and Low-Income categories, the City should be using its funding to create greater affordability at those levels.

HUD’s 2011 guidance clearly instructs the City that:

- The AI should include geodemographic data that will allow for review and analysis of past siting decisions for HUD assisted, tax credit and other affordable housing, and include an examination of the siting of such housing both in areas that are concentrated by race or national origin and by poverty and in less concentrated areas that offer higher opportunity.
- A spatial deconcentration analysis would be useful to identify the neighborhoods where housing for low and moderate income residents exist and how the city’s placement of affordable housing may have served to promulgate racial segregation.
- A review of the extent to which placement of this housing has contributed to segregation should be included in the AI.
- In addition, the AI should identify areas of higher opportunity in less concentrated areas which will be targeted for future development of housing.

The Draft AI’s analysis of the location of publicly supported housing found that the five Super Neighborhoods with the most developments of publicly supported housing were all majority minority (Sunnyside and Acres Homes are over 95% African-American) and impacted in other ways. Similarly, the majority of Housing Choice Voucher holders lived in minority segregated areas, and almost “no vouchers are found in the most affluent areas.”⁴

The Draft AI analysis revealed that **“[t]here are several areas where publicly supported housing is not available, mainly in the area west of downtown bordered by Interstate 10 to the north and Interstate 69 to the south. This is the same area of the city where private market investment is strongest according to the MVA.”** In other words, the vast majority of publicly assisted housing in Houston is located in neighborhoods where market value has been limited by the legacy of government-sponsored segregation, including failure to provide equal public infrastructure and services, low quality schools, high levels of poverty and crime, and proximity to environmental hazards.

HUD’s other suggested data and analysis – how the location of housing has perpetuated segregation and the identification of higher opportunity target areas for future housing development - are not addressed

⁴ Not only are the tenants who use this housing disproportionately African-American, they are also disproportionately persons with disabilities.

in the Draft AI, nor is the location of affordable housing addressed in the AI Action Steps, the Con Plan, or the Annual Action Plan. **Continuing to concentrate low income housing in high-poverty and minority concentrated areas perpetuates segregation, denies members of protected classes access to opportunity, and violates the Fair Housing Act.** This is also an issue for homeownership programs, past Homebuyer Assistance programs have forced homebuyers to buy in economically distressed areas of the City, not only denying them housing choice, but frustrating the goal of the program, to help families build wealth.

The number of units produced or homes purchased using CDBG or other public funding is a meaningless metric and inappropriate goal if the location of that housing is not taken into account. In order to meaningfully address one of its largest impediments to fair housing choice, the City of Houston must make a commitment, through its AI and Con Plan and the activities contained in the Annual Action Plan, to prioritizing the production of affordable housing in higher opportunity areas and offering Houstonians the opportunity to live in the neighborhood of their choice.

9. Houston Housing Authority

As both the Draft AI and other analysis have found, the vast majority of the Houston Housing Authority's (HHA) public and assisted housing units are located in minority-segregated, high-poverty, high crime areas without access to quality schools. The vast majority of households HHA serves are African-American.

HHA, however, presents an impediment to fair housing in a way that goes beyond its historically segregated portfolio and ongoing resistance to providing housing choices for its tenants in higher opportunity and more integrated areas. The Housing Authority filed an amicus brief in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project* (Oral Argument January 21, 2015) asking the Supreme Court of the United States to gut the Fair Housing Act, because compliance with the Fair Housing Act would require it to desegregate its housing and provide housing choice by developing units in higher opportunity areas.

The fact that HHA would support a result in *ICP* that would effectively strip its tenants of protection from housing discrimination, particularly on a systemic level, is breathtaking. And it did so while the City of Houston and the Mayor were engaged in passing an Equal Opportunity Ordinance that sought to expand civil rights and fair housing protections.

HHA appears to have no understanding that its obligation to desegregate does not come solely from disparate impact analysis and that it has independent civil rights obligations, including the duty to affirmatively further fair housing, that require it to do so regardless of the Supreme Court's decision in *TDHCA v. ICP*; no understanding of the difference between diversity and segregation; and no understanding of negative impact of concentrating assisted housing in low-income minority neighborhoods. Because the Mayor has the authority to appoint the Housing Authority's board, the City has the power to intervene and ensure that HHA is fulfilling its fair housing and civil rights obligations.

We note that HHA's contention that a lack of funds prevents it from building in higher opportunity areas is currently untrue. HHA has over \$30 million in CDBG-DR funding, giving it resources far beyond its annual budget and funding.

10. Community Asset Indicators and Neighborhood Inequity

HCDD's adoption of community asset indicators to analyze access to opportunity is another example of how advanced the Draft AI's analysis is, particularly compared to other jurisdictions around the United States. The summary of the Community Asset indicators analysis contains the heart of the Analysis of Impediments:

The indicators for community assets have imbalances that can be clearly visualized and quantified. The majority, or clustering, of the community assets are divided into neighborhoods don't have high concentrations of poverty. **There is a geographic pattern in the lack of community assets, which is consistent with the geography of concentrated race, ethnicity, and poverty.** Within this geography is the largest exposure to health hazards in the entire environment of Houston.

The spatial index distribution for job access, transit access, and labor market engagement creates a pattern that is based on where the job centers are located. Transportation lines follow this pattern but access to transportation is widely distributed other than LRT. Labor engagement index scores are clearly divided based on where race/ethnicity and poverty exists. The concern for fair housing choice is that the **location of economic development is a strong determinant for access to community assets**, whereas households in neighborhoods without economic development have imbalances as it relates to access. (emphasis added)

This aligns with the Market Value Analysis' finding that:

Private investment occurs most in neighborhoods where the private market is strongest. Many areas where low income families and/or minority residents live have the least private market investment. Although this MVA only studies one period of time, comparing MVAs at different times could show a pattern that the private market is more likely to invest in locations with low percentages of minority residents and higher median income. Although this would not indicate overt discriminatory practices, it could indicate **that certain areas of the city are in need of market intervention by increasing government spending or services in those areas.** (emphasis added)

In Houston, every single one of the census tracts with a poverty rate of 40% or more is also majority minority, persons with disabilities are overrepresented among persons living in poverty, and families with children are more likely to be living in poverty than families without children. Poverty itself is a stressor that has long-term negative effects on both adults and children.

The location of economic development and public services funding is not described or analyzed (with the exception of one luxury hotel project), but the Draft AI clearly indicates that these investments should be targeted to areas of the city with the least access to community assets.

What's missing from the evaluation of community assets is an assessment of infrastructure disparities. The Con Plan contains a slightly more detailed discussion of infrastructure needs, including drainage and streets, pedestrian improvements like sidewalks that increase mobility for persons with disabilities, access to utilities, and upgrading aging water and wastewater systems. However, the Con Plan states that "[t]he citizen participation process greatly influenced the public improvement needs," and does not mention what kind of data the City uses to evaluate and prioritize infrastructure needs. There may be

infrastructure needs in all areas of the City, but the level of political participation and social capital should have no role in determining how these needs are prioritized. The City's AFFH obligation, in fact, mandates that Houston prioritize specific areas of the City.

For example, while the Draft AI includes the City's history of annexation, and the fact that the persons affected by these annexations have been Hispanic and African-American, it does not include the most relevant point about this history – that these annexed minority areas were never given the same level of public services or infrastructure as white areas of the City. Minority neighborhoods in Houston disproportionately lack access to standard city infrastructure, especially storm water drainage. Many of these communities developed as subdivisions before being annexed by the City.⁵ Platted outside of municipal boundaries, they were not provided engineered storm water drainage systems, and because they were developed for low-income people and people of color, these subdivisions were often located in low lying or flood prone areas. The City annexed these subdivisions but never upgraded city services or corrected flooding. As surrounding areas developed for higher income and non-minority populations they received drainage infrastructure that directed storm water out of those communities and into waterways that ran through the predominately minority subdivisions, further exacerbating community flooding. Many of these neighborhoods still do not have engineered drainage.

In addition to a comparison of infrastructure conditions between neighborhoods in order to prioritize areas with greatest need (like the study of open ditch drainage recently completed by the Public Works Department which showed that minority neighborhoods were the areas served by open ditch drainage, almost half of which functioned inadequately), the AI should include an evaluation of where public funds have been spent on infrastructure and public services over time. Just as the historical concentration of low-income housing in high-poverty minority-segregated areas must be balanced by the creation of housing opportunities in higher opportunity areas, the inequity created by the concentration of spending on infrastructure, public services, and economic development in low-poverty white-segregated areas must be redressed.

11. Environmental Hazards

The same high-poverty minority-segregated neighborhoods are also disproportionately exposed to environmental and health hazards. The Draft AI acknowledges this fact, but there is no acknowledgment of the impact or environmental hazards nor any proposed action step to address this under Impediment #6 (Imbalanced Distribution of Amenities, Services, and Infrastructure between Neighborhoods). More disturbingly, the Con Plan seems to suggest that the impediment is "regulations related to noise, environmental, or site and neighborhood standards" and not the policies and regulations that allowed environmental hazards and undesirable infrastructure to be imposed on African-American and Hispanic neighborhoods in the first place. The implication that regulations protecting families from environmental toxins should be relaxed in order to continue concentrating affordable housing near the source of those toxins is appalling, and in combination with the failure to address this issue in the AI or Con Plan, raises fair housing concerns.

The policies and processes that resulted in the siting of these undesirable and hazardous land uses almost exclusively in minority neighborhoods have resulted not only in adverse health and safety

⁵ Living in Neglect / Hasty annexation left a legacy of blighted neighborhoods. MIKE SNYDER, MATT SCHWARTZ, 11/17/2002 Houston Chronicle http://www.chron.com/CDA/archives/archive.mpl?id=2002_3600610

impacts on residents of those neighborhoods, but have lowered property values in these neighborhoods and stripped minority families not only of wealth and access to opportunity.

12. Inadequate Review of City Policies and Processes

The Draft AI's review of how City policies, processes, and regulations may create impediments to fair housing choice is limited. While Houston does not have a zoning code, as the Draft AI correctly notes, the City has "enacted development regulations that specify how lots are subdivided, standard setbacks, and parking requirements . . . [and] many private properties have legal covenants or deed restrictions that limit the future uses of land, which have effects similar to zoning ordinances." One need only look at where environmental hazards and undesirable land uses are located (and not located) to see that some neighborhoods have been able to use "private zoning" to protect their communities and some have not. The Draft AI should contain an analysis of how the City's policies and processes have enabled these inequities.

Again, the Draft AI identifies issues with public programs and policies (use of 380 agreements in areas that do not need economic development assistance and the use of TIRZ to keep tax revenues in areas with significant market value and private investment, for example) but suggests no actions to deal with these issues.

In addition to its suggestion that regulations aimed at protecting the health and safety of Houston families be reduced in minority neighborhoods, the Con Plan also states that "[u]sing dated regulations, which do not take into account the dynamics of a majority-minority city such as Houston, may also present challenges for current affordable housing and mixed-income development." The Draft AI contains clear evidence of high levels of racial, ethnic, and economic segregation in Houston. The fact that Houston is majority-minority does not mean that it is not segregated and that it does not have to address segregation and the barriers to opportunity that segregation creates and reinforces. The AI and Con Plan should not be so disconnected.

13. Fair Housing Enforcement and Houston's Equal Opportunity Ordinance

There are a number of points throughout the Draft AI where the need for increased testing and enforcement is clear, including steering and discrimination against voucher holders. Increased support for testing should be specifically included as an action step in order to enable enforcement, particularly in cases where the discriminatory conduct is not visible to the victim of discrimination.

While the lack of fair housing enforcement is identified as a significant part of this impediment, none of the Action Steps proposed increased enforcement. We support the City's Equal Opportunity Ordinance, but it completely fails to meet HUD's standards for substantial equivalence.

II. Draft Consolidated Plan and Annual Action Plan

The Analysis of Impediments to Fair Housing Choice should be complete before the Consolidated Planning process, so that the Con Plan can incorporate actions to address the impediments identified in the AI. While we recognize that these documents were drafted concurrently for 2015-2019, there still appears to be a misunderstanding of the proper relationship between the AI and the Con Plan. Fair housing is not an additional or separate objective; the programs and activities proposed by the Con Plan and Annual Action Plan must be evaluated for their ability to address the City's identified impediments

to fair housing choice as part of the consolidated planning process.

The lack of incorporation of fair housing and civil rights into the Con Plan can be seen in the way that economic development and public facility improvement funds, for example, will be used for citywide projects and not targeted to the neighborhoods that most need this kind of investment. Attached is our analysis of whether and how the Annual Action Plan (AAP) carries out the action steps identified in the Draft AI. For all funds expended, whether for housing, public services, infrastructure, or economic development, there must be geographic as well as income targeting to ensure that these funds are being administered in a way that affirmatively furthers fair housing.

We appreciate the work that has gone into these drafts and HCDD's commitment to using data to create an accurate picture of impediments to fair housing in Houston. Thank you for considering our comments.

Sincerely,

John Henneberger, Co-Director
Texas Low Income Housing Information Service

Madison Sloan, Director, Disaster Recovery and
Fair Housing Project
Texas Appleseed

Walker, Millie - HCD

From: John Henneberger <john@texashousing.org>
Sent: Monday, April 13, 2015 4:26 PM
To: Walker, Millie - HCD; Rackleff, Neal - HCD
Cc: Tarsha Jackson; Kim Huynh; Maddie Sloan; Chrishelle Palay; Tiffany Hogue
Subject: Comments of TOP, TxLIHIS and Texas Appleseed on Draft City of Houston Analysis of Impediments to Fair Housing Action Steps
Attachments: Houston AI Comments.pdf; ATT00001.txt

Ms. Walker and Mr. Rackleff:

Attached are joint comments of Texas Organizing Project, Texas Low Income Housing Information Service and Texas Appleseed on the Actions proposed in the City of Houston 2015 Draft Analysis of Impediments to Fair Housing.

Our comments on the balance of the draft AI will be sent to you under separate cover later today.

Thank you for your consideration of all of our comments and for the good work that has been done by the City to date on the AI.

We look forward to meeting with the City to discuss our comments in detail.

Comments on City of Houston proposed Actions in the draft AI

The Texas Organizing Project (TOP), Texas Low Income Housing Information Service (TxLIHIS) and Texas Appleseed are working together with Houston community residents and local officials for the past three years to assess the impediments to fair housing within the city of Houston and to develop action steps to overcome these impediments.

Through this collaborative process we have agreed to four Fair Housing and Neighborhood Rights for Houston. These rights encompass the essence of what we believe the City of Houston's Fair Housing policy should be. The Fair Housing and Neighborhood Rights we advocate are:

THE RIGHT TO CHOOSE

All people have a right to live in a decent home in neighborhood of their choice

THE RIGHT TO STAY

Gentrifying neighborhoods should be revitalized for the benefit of existing residents without displacement

THE RIGHT TO EQUAL TREATMENT

End discrimination, disinvestment and policies harming our neighborhoods

THE RIGHT TO HAVE A SAY

Residents should have a say in what happens in their neighborhoods

We call on the City of Houston to formally recognize these rights and to incorporate a commitment to achieving these rights as part of the City's Analysis of Impediments to Fair Housing.

In order to extend these rights to the citizens of Houston, the City will need to commit to specific actions. We are working with community residents to prepare an analysis of impediments to fair housing for Houston that we are calling the People's AI. As we work to complete this plan, we have carefully examined the City of Houston 2015 Draft AI and the City's proposed actions. We wish to offer our comments.

In reviewing the City's draft AI we found that, while we can support many of the City's proposed Actions, for the most part the Actions do not adequately address the identified impediments, often lack adequate specificity and are not, as written, "actionable." That is, they are often not sufficient to address the impediment and are not sufficiently defined in order to make clear the Action that will be undertaken by the City. Another problem is the across the board failure to propose to complete any Action for five years. It is not acceptable to ask citizens to wait until 2020 to see action on fair housing.

We also note that several City's draft Actions have "XXX" in the place of specific numbers. This makes it impossible to assess the adequacy of the City's proposed Actions. Another general problem is the apparent lack of coordination with the Houston Housing Authority to jointly undertake some proposed Actions.

TOP, whose thousands of members are residents of the impacted Houston neighborhoods as well as mostly classes of persons protected under the Fair Housing Act, and TxLIHIS and Texas Appleseed, as two leading fair housing research and advocacy organizations, have a great deal to offer to assist the City to develop successful fair housing Actions. We value our good, cooperative relationship with the City's Housing and Community Development Department developed through the disaster recovery program. We want to foster a similar cooperative relationship with respect to the development of the AI.

We appreciate the opportunity to attend the City conference on fair housing earlier this year. Lots of good speakers presented useful information about the City's demographics. However, this conference did not offer sufficient opportunity to get into the specifics of the fair housing problem in Houston. Nor have we had an opportunity to work directly with the City on the specific Actions the City should undertake to overcome the fair housing impediments. Until the current AI draft was formally released by the City for public comment, we have not seen any drafts of the AI.

As a start toward what we hope will be continued cooperation and collaboration, we offer the following comments on each of the City's proposed draft Actions, along with additional Actions, drawn from our draft People's AI, that we call on the City to include in its final AI. We request the opportunity to meet and to work with the City to improve on the Actions proposed by the City before the Analysis of Impediments to Fair Housing is submitted by the City to HUD.

Key to TOP/TxLIHIS/TX Appleseed comments of City proposed Actions in the draft AI:

1. We support this Action.
2. We support this Action with amendments.
3. We oppose this Action as inappropriate.
4. Action is not related to or is insufficient to overcome the identified impediment.
5. Action is not adequately detailed.
6. Action does not contribute or may work against overcoming the identified impediment.
7. Action is delayed too long — until late 2020.
8. Action proposes only minor bureaucratic activities rather than significant Action.
9. Action is already required under other regulations.
10. Action fails to specify appropriate coordination with the City's housing authority.

Impediment #1: Discrimination in Housing

City proposed Actions:

1. Monitor lending data annually and share results with the community on an ongoing basis (Year 5) (Comments: 2, 4, 5, 7, 8, 9)

2. Monitor HUD complaint data annually and share results with the community on an ongoing basis (Year 5) (Comments: 2, 5, 7, 8, 9, 10)
3. Partner with organizations to develop data sets describing housing discrimination among persons with disabilities (Year 5) (Comments: 1, 5, 7, 8, 9, 10)
4. Provide fair housing education and outreach to 200 housing providers and housing industry professionals (Year 5) (Comments: 1, 5, 7, 9, 10)
5. Promote fair lending by partnering with at least 20 lending institutions annually for the HAP (Year 5) (Comments: 2, 5, 7)
6. Implement Equal Opportunity Ordinance and ask HUD for substantial equivalence (Year 5) (Comments: 2, 5, 7)
7. Council 7,500 people through the City's Landlord/Tenant Hotline (Year 5) (Comments: 2, 4, 7, 10)
8. Promote the City's Landlord/Tenant Hotline (Year 5) (Comments: 1, 5, 7, 8, 10)

Additional Actions proposed in the People's AI:

- From 2015 through 2020 the City will fund and carry out, through qualified fair housing organizations, housing discrimination testing and enforcement that investigates the following: steering in sales and rental; the denial of and different terms and conditions based on race, national origin, familial status, and disability in sales and rental; predatory and disparate terms and conditions in lending and insurance; and foreclosure modification schemes targeting minority neighborhoods, with the objective to reduce measurable instances of unlawful discrimination to less than 7% of all sales and rental transactions by 2020
- By 2016 neighborhood benefits agreements with neighborhood organizations will be required of all grantees, developers and contractors receiving City, State and Federal housing, infrastructure and community development funding to carry out activities in RECA's, CRA's and low-income, minority concentrated areas

Impediment #2: Lack of Knowledge about Fair Housing

City proposed Actions:

1. Provide education and outreach to city staff (Year 5) (Comments: 1, 5, 7, 9, 10)
2. Continue to meet periodically throughout the year with city staff at the Interdepartmental Fair Housing Meeting (Year 5) (Comments: 1, 7, 8, 10)
3. Distribute fair housing materials to City Departments to inform employees (Year 5) (Comments: 1, 7, 8, 10)
4. Provide education and outreach to 500,000 citizens who may be at risk of discrimination (Year 5) (Comments: 2, 5, 7)
5. Provide education and outreach to 200 HCDD stakeholders (Year 5) (Comments: 1, 5, 7, 9)
6. Translate public notices about the Consolidated Planning process, and other documents as needed, into languages other than English (Year 5) (Comments: 1, 8, 9)

Additional Actions proposed in the People's AI:

- Beginning in 2016, the Mayor, city council members, city council aides, planning commissioners, Super Neighborhood and Civic Club officers and City department heads will receive Fair Housing training within the first 12 months of their election, employment or engagement

Impediment #3: Lack of Affordable Housing Options

City proposed Actions:

1. ~~City~~ Fund the preservation of 418 affordable housing rental units (Year 5)
(Comments: 2, 4, 5, 7, 10)
2. ~~City~~ Fund the creation of 1,135 new affordable housing rental units (Year 5)
(Comments: 2, 4, 5, 7, 10)
3. ~~City~~ Fund the creation or preservation of 75 Section 504 accessible rental units (Year 5) (Comments: 2, 4, 5, 7, 10)
4. Identify areas where the cost of land is increasing (Year 5) (Comments: 1, 5, 7, 8)

Additional Actions proposed in the People's AI:

- By 2030 provide an additional 10,000 units of affordable, subsidized housing in high opportunity neighborhoods across the city and give residents of subsidized housing a choice of neighborhoods
- Beginning in 2016 and completed by 2025, all project-based housing authority residents living in high poverty or racially segregated neighborhoods will be given an option to use a housing voucher to move to a higher opportunity area
- Honor the City's commitment to redevelop, prevent gentrification and achieve high opportunity, economically, racially and ethnically integrated communities without displacement in the Community Reinvestment Areas by allocating to the CRAs \$25 million in TIF or TIRZ and other non-federal city funding each year from 2015-2020
- Correct substandard living environments in existing subsidized housing developments by 2025 by rebuilding and/or relocating 10,000 severely distressed multifamily housing from RECA's and concentrated minority areas and rehabilitating and rebuilding 10,000 mixed income subsidized housing units in City identified Community Revitalization Areas

Impediment #4: Lack of Accessible Housing for Persons with Disabilities

City proposed Actions:

1. Meet with the Plan Review Department to advocate for inclusion of an accessibility features scope of work in the plan submittal for all residential permits (Year 5) (Comments: 2, 5, 7, 8)
2. Use the Census Bureau's characteristics by age group at the census tract level or smaller based on availability (Year 5) (Comments: 1, 4, 5, 7, 8, 9)
3. Create projects/internship credits for students to collect quantitative and qualitative data (Year 5) (Comments: 1, 4, 5, 7)

Additional Actions proposed in the People's AI:

- Create a comprehensive database of sidewalk locations and curb cuts and their condition by 2017 and use the database to prioritize unsafe conditions for pedestrians and those with an ambulatory disability and make available funds to provide no less than 100,000 linear feet of sidewalk improvements in these priority areas each year from 2016 through 2020
- By 2017 the City and Housing Authority will contract for a survey of the geographic incidence of landlord's refusal to rent to Housing Choice Voucher holders and the City Council will hold a hearing on the results of the study and consider the need to adopt an ordinance outlawing source of income discrimination in the city
- By 2017 the City will adopt a "Visitability Ordinance" substantially equivalent to that in Texas State Statutes, Local Government Code 2306
- By the end of 2017 the City will review all City planning documents for housing growth or redevelopment and revitalization plans to amend them as necessary to require them to permit and incentivize mixed income affordable housing and provide incentives for development of this type of housing in areas that are not now concentrated with concentrated poverty or members of protected classes.

Impediment #5: Affordability**City proposed Actions:**

1. Fund XXX downpayment assistance loans through the Workforce Development Program (Year 5) (Comments: 2, 4, 5, 7)

Additional Actions proposed in the People's AI:

- No later than the end of 2017 the City will seek authority from the Texas Legislature and establish Homestead Preservation Districts to reduce the escalation of property taxes and improve housing quality in RECA's, CRA's and low-income, minority concentrated areas
- Take appropriate action to increase minority homeownership rates to at least 45 percent citywide and in each RECA, CRA and low-income, minority concentrated area by 2030
- By June 2018 the Houston City Council will hold a public hearing to consider adoption of expedited permitting and review processes and establish density bonuses for affordable housing projects within high opportunity areas

Impediment #6: Imbalanced Distribution of Amenities, Services, and Infrastructure between Neighborhoods**City proposed Actions:**

1. Fund XX public infrastructure and facility improvements in LMI neighborhoods (Year 5) (Comments: 2, 5, 7, 10)
2. Fund economic development activities to create XX new services benefitting LMI neighborhoods (Year 5) (Comments: 2, 5, 7, 10)

3. Monitor code enforcement activities to discover if any imbalances exist in implementation (Year 5) (Comments: 1, 5, 7)

Additional Actions proposed in the People's AI:

- Reduce substandard housing in RECA's, CRA's and low-income, minority concentrated areas to less than twice the citywide rate by 2030 through low-interest loans, grants and volunteer programs
- Equalize public infrastructure, in particular stormwater infrastructure, streetlights, sidewalks and street quality, between RECA's, CRA's and low-income, minority concentrated areas on the one hand and higher-income majority white neighborhoods on the other through a comprehensive assessment of available infrastructure and a priority allocation of "Rebuild Houston" funds. CDBG funds, TIF funds and city funded CIP projects

Impediment #7: Lack of Income / Lack of Funding

City proposed Actions:

1. Provide downpayment assistance funds for XX low-income families to purchase a home (Year 5) (Comments: 2, 4, 5, 7)
2. Provide home repair assistance for XX low-income families (Year 5) (Comments: 1, 5, 7)
3. Partner with 25 other organizations to promote fair housing education (Year 5) (Comments: 1, 5, 7, 9)
4. Find alternative sources of funding to promote fair housing education (Year 5) (Comments: 1, 7, 8, 10)
5. Carry out various economic development activities to create or retain XX jobs (Year 5) (Comments: 2, 5, 7, 10)
6. Support programs that provide job training to LMI individuals and individuals from protected classes (Year 5) (Comments: 2, 5, 7, 10)

Additional Actions proposed in the People's AI:

- By the end of 2015 redesign the City's Section 3 program so that it produces each year no less than 500 jobs for people with lower incomes by requiring RECA, CRA and low-income, minority concentrated area hiring vs metro-wide targeting of job beneficiaries with priority to job applicants earning less than 60 percent of Area Median Family Income

Impediment #8: Lack of Financial Education

City proposed Actions:

1. Partner with other organizations to encourage financial literacy programs, including housing counseling agencies (Year 5) (Comments: 1, 5, 7, 10)
2. Promote HCDD's Homebuyer Assistance Program (HAP) which requires an 8-hour course (Year 5) (Comments: 1, 7)

Impediment #9: NIMBY Resistance

City proposed Actions:

1. Promote housing developers funded by HCDD to conduct community engagement activities (Year 5) (Comments: 2, 5, 7)
2. Attend city and non-city events to spread the word about the number of people HCDD assists and how HCDD and other affordable housing programs work (Year 5) (Comments: 1, 7, 8, 9)
3. Develop an Anti-NIMBYism policy and/or action statement (Year 3) (Comments: 2, 5, 7, 10)

Additional Actions proposed in the People's AI:

- By the end of 2015 the City will establish a formal meet and confer process and training with neighborhood organizations in RECA's, minority and target revitalization neighborhoods to develop selection criteria, definitions for "revitalizing" and "high opportunity" areas and to prioritize award of City points scoring Low Income Housing Tax Credit developments under the State of Texas Qualified Allocation Plan in a manner that Affirmatively Furthers Fair Housing.

Impediment #10: Lack of Transportation Options**City proposed Actions:**

1. Develop a bike plan for the City (Year 5) (Comments: 2, 4, 7)

Additional Actions proposed in the People's AI:

- By mid-2016 the City and Houston Metro should cooperate to develop a comprehensive transportation plan to provide access to public transportation and prevent service reductions (including flex-routes) to serve residents of RECA's, CRA's and low-income, minority concentrated areas

Impediment #11: Low educational attainment Among African Americans and Hispanics**City proposed Actions:**

1. Fund youth enrichment and afterschool programs to children in low- and moderate-income areas (Year 5) (Comments: 1, 4, 5, 7, 10)

Additional Actions proposed in the People's AI:

- Mayor will commit the City to cooperate with the School District to equalize school performance across all schools in the region by 2025
- Establish a joint City and School District initiative to secure financial incentives to recruit and maintain highly qualified, subject matter certified teachers in currently low-performing schools in RECA's, CRA's and low-income, minority concentrated areas by 2020
- Assess and equalize school physical plant facilities and teaching materials between schools across the district by 2020
- By 2017 the City's Police Department and School District adopt policies that eliminate the school to prison pipeline from RECA, CRA and low-income, minority concentrated area schools

Impediment #12: Increased Health Hazard Exposure in Certain Neighborhoods

City proposed Actions:

1. Work with partners to explore ways to increase knowledge of health hazards (Year 5) (Comments: 2, 4, 5, 7, 8)
2. Provide lead-based paint information to families who might be at risk lead poisoning (Year 5) (Comments: 1, 4, 5, 7, 8, 9)

Additional Actions proposed in the People's AI:

- Inventory, license and monitor hazardous incompatible land uses in RECA's, minority concentrated areas and other neighborhoods by 2016
- By mid-2016 the City will enact a neighborhood environmental protection ordinance that inventories and assesses risks posed by hazardous sites and businesses located near homes in RECA's, CRA's and low-income, minority concentrated areas, conducts adequate ongoing environmental monitoring and testing, posts information about the test results and the plans and progress on remediation on the City's website, commits to prompt environmental enforcement and City coordinated cleanup of hazardous environmental spills and upsets and prioritizes removal of land uses that pose a risk to the health and safety of residents

Impediment #13: Lack of Communication between Government and Resident

City proposed Actions:

1. Review fair housing impediments and strategies annually and report on the progress in the CAPER (Year 5) (Comments: 2, 7, 8, 9, 10)
2. Widely promote HCDD housing programs to eligible applicants (Year 5) (Comments: 2, 7, 8, 9)
3. Translate public notices about the Consolidated Planning process, and other documents as needed, into languages other than English (Year 5) (Comments: 1, 7, 8, 9)
4. Create education material, or electronic access to material, as an on demand communicative cheat sheet for government staff and community (Year 5) (Comments: 2, 5, 7, 8)

Additional Actions proposed in the People's AI:

- Establish by mid-2016 a Houston Fair Housing & Neighborhood Rights Commission with representation of democratically selected representatives of RECA's, CRA's and other African-American and Hispanic neighborhoods to oversee Housing and Community Development and Public Works and to monitor the implementation of the implementation of all the Actions set forth in the AI



CITY OF HOUSTON
Housing and Community Development Department

Annise D. Parker

Mayor

Neal Rackleff, Director
601 Sawyer Street, Suite 400
Houston, Texas 77007

T. (713) 868-8300
F. (713) 868-8414
www.houstonhousing.org

April 29, 2015

Mr. John Henneberger
Co-Director Texas Low Income Housing Service,
Madison Sloan, Director, Disaster Recovery
And Fair Housing Project Texas Appleseed
1609 Shoal Creek Blvd.,
STE 201
Austin, TX 78701

Subject: Comments on the City of Houston's 2015-2019 Consolidated Plan (Con Plan) and 2015 Analysis of Impediments (AI)

Ladies and Gentlemen:

This letter is written in response to your letter dated April 13, 2015, with your comments regarding the subject documents. In a portion of the letter, specific actions are recommended to address the impediments that are included in the 2015 Draft AI. Additionally, you have requested a meeting with HCDD staff and your group before completing the final AI document. We will schedule a meeting in the very near future per your request.

Ms. Sloan's portion of the letter covers 13 topics related to the impediments. They are: (1) lack of involvement and investment by other City departments, (2) low educational attainment, (3) myth of self-segregation, (4) familial status discrimination, (5) public transportation, (6) employment, (7) population growth and new housing construction, (8) failure to address location of affordable and assisted housing, (9) the Houston Housing Authority, (10) community asset indicators and neighborhood inequity, (11) environmental hazards, (12) inadequate review of City policies and processes, and (13) fair housing enforcement. There is also some discussion on Houston's equal opportunity ordinance. In some instances additional data was provided.

As you know, after a competitive procurement process, HCDD selected an individual to perform extensive research that addressed some of the topics listed in your letter. The individual selected was recommended by your office. This included a review of legal policies as well. This research was not completed for inclusion in the Draft AI, but will be made available to your office before we publish the final AI. Thank you for your contributions to this very important process.

We are continuing to review your information to determine where we might be able to incorporate your data and recommendations. Again, we will contact you shortly to schedule the requested meeting, as we work toward completing the final 2015 AI. We look forward to continued collaboration with our community partners, including the Texas Low Income Housing Information Service and Texas Appleseed, to identify and eliminate barriers to fair housing choice in Houston.

Sincerely,


Neal Rackleff
Director

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez
Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie
Controller: Ronald C. Green

Walker, Millie - HCD

From: Scott, Brenda - HCD
Sent: Wednesday, April 15, 2015 2:34 PM
To: Walker, Millie - HCD
Subject: FW: Thank You (HCDD)
Attachments: HECDC Bochure 8x11 PDF (April 2015).pdf

From: [REDACTED]
Sent: Monday, April 13, 2015 11:55 AM
To: Scott, Brenda - HCD; Patino-Martinez, Ana - HCD
Cc: Jeffrey Baldwin; Jeffrey Baldwin; Carolyn Ward
Subject: Thank You (HCDD)

Ms. Scott (Brenda),
Ms. Patino-Martinez (Ana)

Thank you for the opportunity to meet and discuss your Department's Consolidated Plan and 2015 Action Plan at the public hearing. The information you and your staff provided was important and essential to the economic and enrichment vitality of the Houston community.

As the Chair of the Harmony Enrichment Community Development Corporation (HECDC) I look forward to finding ways to collaborate and partner with the Housing and Community Development Department.

I have attached a copy of the HE CDC brochure for your use.

Can you direct me to finding a copy of your Consolidated/Action Plan presentation information with stats and action plans ?? (It was good information.)

Thank you again for your efforts, and I look forward to meeting again at your convenience.

Respectfully,
Jeffrey O. Baldwin, Sr
Chair
Harmony Enrichment CDC
832 368-7329
[REDACTED]

Walker, Millie - HCD

To: [REDACTED]
Cc: Sellers, Derek - HCD; Itz, Mary - HCD
Subject: 2015-2019 Consolidated Plan Response - Harmony CDC

Dear Mr. Baldwin,

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City of Houston's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and 2015 Annual Action Plan (Plan). Your letter expressing gratitude for the information presented during the Tuesday, April 7th Public Hearing will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The Plan will be submitted to HUD and published online at www.houstonhousing.org May 2015.

HCDD's Planning and Grants Management Division also encourages you to periodically check our website at www.houstonhousing.org for new investment solicitations.

Sincerely,

Millie Walker
Public Hearing Coordinator



601 Sawyer, Suite 400 ~ Houston, Texas 77007

Walker, Millie - HCD

From: Robert Fiederlein <RFiederlein@lisc.org>
Sent: Monday, April 13, 2015 4:18 PM
To: Walker, Millie - HCD
Cc: Amanda Timm; Mary Lawler; Paul Charles; Mayra Bontemps; Stephan Fairfield; Joy Horak Brown
Subject: RE: Draft Consolidated Plan Comments
Attachments: Comments COH Draft 2015 - 2019 Con Plan.pdf

Please disregard my e-mail sent just a minute ago. One of the signature pages failed to scan. Please accept the attached as comments to the City's Draft 2015 – 2019 Consolidated Plan / 2015 Annual Plan. Please acknowledge receipt.

Feel free to contact me via e-mail or phone with any questions.

Thank you-

Robert Fiederlein
Senior Program Officer/Real Estate - Houston
Local Initiatives Support Corporation
713.334.5700 x 19
Building Sustainable Communities



Houston LISC is a United Way Affiliated Agency
Connect with us!



From: Robert Fiederlein
Sent: Monday, April 13, 2015 4:08 PM
To: 'millie.walker@houstontx.gov'
Cc: Amanda Timm; 'Mary Lawler'; Paul Charles; Mayra Bontemps; 'Stephan Fairfield'; Joy Horak Brown
Subject: Draft Consolidated Plan Comments

Please see the attached public comments to the City's Draft 2015 – 2019 Consolidated Plan / 2015 Annual Plan. Please acknowledge receipt.

Feel free to contact me via e-mail or phone with any questions.

Thank you-

Robert Fiederlein
Senior Program Officer/Real Estate - Houston
Local Initiatives Support Corporation
713.334.5700 x 19
Building Sustainable Communities



Comments to Draft 2015 – 2019 Consolidated Plan and 2015 Annual Action Plan City of Houston – Housing and Community Development Department

April 13, 2015

The Draft 2015 – 2019 Consolidated Plan lays out a framework for how the City will seek to provide decent housing, a suitable living environment and increase economic development opportunities for its citizens. Furthermore, the framework will guide key funding decisions relative to several federal block grants and ultimately how the City will spend other funds at its disposal (e.g. TIRZ affordable housing funds). The below signed community development corporations and Houston LISC would like to register the following comments to the draft plans.

Supporting Capacity

We strongly believe the City needs to support the housing and community development capacity the City and the community at large have invested in over many years by supporting qualified and productive community development corporations (CDCs). Many of these entities have long histories of producing multi-family and single-family housing in the City. As mission driven non-profits they are unique in their ties to the communities in which they operate and by accessing foundation funding are often able to leverage City funds committed to projects. Many are or could be qualified as community housing development organizations (CHDOs) and become partners in meeting the City's required 15% set-aside for HOME funds. The City has identified working with CHDOs as one of its strategies to address priority needs (page 92). We recommend that the City expand upon this strategy by committing to invest, as allowed by HUD, up to 5% of its annual HOME allocation as operating support for qualified CHDOs.

The Shortage of Affordable Housing

The draft 2015 - 2019 Consolidated Plan presents a significant amount of data detailing housing cost burden, shortage and overcrowding – all indicative of too few affordable units. The draft also details how in recent years a major effort has been made to address homelessness, particularly through the provision of permanent supportive housing. This program has been successful in greatly increasing the number of units available for the community. Now, however, we believe it is time to rebalance priorities and commit to providing a wider range of affordable housing options including multi-family and single-family housing.

With respect to single-family housing, this housing is critical in providing not only housing choice for families but it plays a critical role in stabilizing neighborhoods and building community. CDCs are particularly well positioned to provide both new and rehabilitated units. The draft Consolidated Plan indicates that this is a high priority (page 78), but appears to have no hard goals for new units (pages 93 and 110). Furthermore, the only funding strategy identified is down payment and closing cost assistance. We recommend several changes to the draft Consolidated Plan on this point. First, that the City utilize the capacity of productive CDCs

by committing to support the construction of 50 new or rehabilitated (non-owner occupied) units per year over the next five years. Second, that in addition to providing down payment and closing cost assistance, that the City commit funding to CDCs to subsidize the construction/rehabilitation of units. Given the barriers to affordable housing that include rising costs of single-family construction and the deterioration of housing stock (page 66), this is necessary to deliver new units. Third, we believe that CDC's that provide HUD-certified home buyer counseling services should be compensated for those services for participants in the down payment and closing cost assistance program who received their counseling through one of these agencies. This was done in prior programs and is a source of program revenue to sustain these key services. Lastly, regarding affordability, we believe that down payment assistance should target the standard 30% ratio rather than the 34% recently proposed.

Additionally, we believe it is imperative that the City begin to track the net number of new affordable single-family and multi-family units in the City on an annual basis. Many affordably priced units are lost every year to demolition either because of redevelopment or poor condition. Construction of new affordable units should at a minimum maintain the status quo if not improve the availability of units. However, without tracking of the number of units lost each year it is difficult to determine on an annual basis whether the City is gaining or losing affordable single-family and multi-family units.

Specific to multi-family housing, we encourage the City to generally support more multi-family development as this is one of the most cost effective means to providing more housing units. The City has identified updates to the State's Qualified Allocation Plan (QAP) as one of its strategies (page 97) and we encourage the City to enlist the non-profit development community in these efforts. The upcoming year may be a unique opportunity to address QAP factors which are preventing the provision of LIHTC units in many of the City's most needy neighborhoods.



Amanda Timm
Executive Director
Houston LISC

A handwritten signature in black ink, appearing to be 'M. Lawler', written over a horizontal line.

Mary Lawler
Executive Director
Avenue CDC

Comments to COH 2015 – 2019 Consolidated Plan / 2015 Annual Plan

A handwritten signature in black ink, consisting of a large loop followed by a horizontal stroke and a small flourish.

Manuel Lopez
President / CEO
Tejano Center for Community Concerns

A handwritten signature in black ink that reads "Paul Charles". The signature is written in a cursive style with a large, looping "P" and "C". A horizontal line is drawn underneath the signature.

Paul Charles
Executive Director
Neighborhood Recovery CDC

Comments to COH 2015 – 2019 Consolidated Plan / 2015 Annual Plan

A handwritten signature in black ink, appearing to read "Joy Horak-Brown", written over a horizontal line.

Joy Horak-Brown
President and CEO
New Hope Housing, Inc.



Stephan Fairfield
Executive Director
Covenant Community Capital

Walker, Millie - HCD

To: rfiederlein@lisc.org
Cc: Sellers, Derek - HCD; Itz, Mary - HCD
Subject: 2015-2019 Consolidated Plan Response -LISC

Dear Mr. Fiederlein,

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City of Houston's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and 2015 Annual Action Plan (Plan). Your comments representing signatures of officers and directors from (1) LISC (2) Avenue CDC (3) Neighborhood Recovery CDC (4) Tejano Center for Community Concerns (5) New Hope Housing and (6) Covenant Community Capital will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Your recommendations will be forwarded to HCDD Multifamily and Single Family Product Managers for consideration and guidance in prioritizing resources and programs. HCDD Planning and Grants Management Division encourages you to periodically check our website at www.houstonhousing.org for new investment solicitations.

Sincerely,

Millie Walker
Public Hearing Coordinator



601 Sawyer, Suite 400 ~ Houston, Texas 77007

Walker, Millie - HCD

From: Kathleen Ownby <kathleen@sparkpark.org>
Sent: Tuesday, April 07, 2015 5:02 PM
To: Walker, Millie - HCD
Cc: Perkins, Donald - CNL
Subject: CDBG funding comment

Millie, I will not be able to attend the public hearing tonight or Thursday night. Please record my comments. Let me know that you have received.

SPARK appreciates the continued allocation of CDBG funds to build neighborhood parks on school grounds in qualifying communities. Over the past 29 years, SPARK has been a good steward of CDBG funds. We have created over 200 parks in 12 school districts. None of the allocated funds have gone toward administrative costs. A recent evaluation by the Trust for Public Land showed that Houston was 38th out of the 60 most populous US cities for park space within a 10 minute walk or 1/2 mile walking distance for residents. The need for neighborhood parks is great and SPARK is effectively filling the void. The cost of land to build a park is prohibitive. Using school property, already owned by the public, is a cost effective way of creating needed park space.

KO

Kathleen Ownby
Executive Director
SPARK School Park Program
P.O. Box 1562 | Houston, TX 77251
832-393-0911
www.sparkpark.org



www.facebook.com/sparkpark.houston

Walker, Millie - HCD

From: Walker, Millie - HCD
Sent: Thursday, April 23, 2015 11:57 AM
To: 'kathleen@sparkpark.org'
Subject: 2015-2019 Consolidated Plan Response - SPARK

Dear Ms. Ownby,

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City of Houston's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and the 2015 Annual Action Plan (Plan). Your letter of appreciation recognizing a 29-year SPARK and City of Houston collaboration will be published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The allocation of CDBG funds has enabled SPARK to create over 200 parks in 12 school districts in low and moderate income communities. We appreciate being a partner in this great work. The Plan will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

Millie Walker
Public Hearing Coordinator



601 Sawyer, Suite 400 ~ Houston, Texas 77007
Office (281) 561-5800 Fax (281) 566-5805

Walker, Millie - HCD

From: Daniel Vazquez, daniel.vazquez@hcd.org
Sent: Sunday, April 12, 2015 7:50 PM
To: Walker, Millie - HCD
Subject: Consolidation Action Plan

Millie Walker,

We want someone from the Houston Housing & Community Development Department to attend our Town Hall Meeting at Advent Lutheran Church, Life Center, on Pinemont this coming Thursday April 16th at 7pm. 5820 Pinemont Drive Houston, TX 77092

It has recently come to the knowledge of our residents that the Houston Housing Authority intends to use their eminent domain power in order to take the former Pinemont Park & Ride property for purposes of installing a 300 unit "affordable" housing complex (if they are outbid by private investors).

I read on your site that residents of Houston have until Monday April 13th, 2015 to provide input on the 2015 Action Plan as well as the 2015 - 2019 Consolidated Action Plan put forth by your Department. I read through the PDF document today on your websites that outlines your departments goals & priorities. Toward the bottom of that document (page 221 of 227) I saw a list of attendees for a January 29, 2015 Houston Fair Housing Forum. I am not aware as to whether the Near Northwest Management District was even invited. I did not see them on the list of attendees. My City Councilwoman, Ellen Cohen, did not make us aware of the meeting when she visited our neighborhood last fall. If we had known that the HHA was planning to put in this project in our area, we would definitely have attended the meeting.

Our area already has many private as well as several subsidized low-cost multi-family housing options. It says on page 226 of 257 that the Central region, when commenting about subsidized housing responded with this statement: "The community believes that they have their fair share of subsidized multifamily developments." My response to this comment is "Really?!" They have River Oaks, Upper Kirby, The Heights, Midtown, Memorial, and now the next area of gentrification, The East End". I find it hard to believe that the central area of Houston is really the area that needs fewer affordable housing options. Our area, as is stated in your document, is one of those areas with houses built in the 1960s and therefore are starting to deteriorate. At this risk of this area "going down hill" even further, I would request that the Department of Housing & Community Development takes steps to maintain equitable options, not just for low-income and high-income neighborhoods of the inner loop, but also do your part to protect Houston's middle class areas. Many of Houston's middle class have felt like the only way they can afford to have a "good life and quality schools" is to flee to the suburbs. I am here to take a stand for the middle class in Houston. We are not leaving for the suburbs yet. We want to be taken seriously and our voices to be heard.

Daniel Vazquez
[REDACTED]

Walker, Millie - HCD

From: [REDACTED]
Sent: Sunday, April 12, 2015 3:56 PM
To: Walker, Millie - HCD
Subject: Pinemont park and ride

I have been a resident of Forest Pines for the last 40 years. I have seen many changes in the area over that time. We do not need any more apartments, whether they be low income or not. I live on a fixed income, and I know what it is like to try and keep my head above water. There are so many apartments already in our area, on Pinemont and Antoine. As a community, we are trying so hard to revitalize our area, and this housing would only cause those efforts to be placed in reverse. The area is already congested enough, no major grocery chain shopping is available, schools are already over crowded, and just driving on Antoine, past Pinemont, you can see how the apartments there have brought down the area. I also cannot accept the fact how all of us living in the area, have been treated in such an underhanded manner on this situation. Please let us continue in trying to make our area a place where we want to continue living our later years in, for the younger families moving in be able to raise their children here and to continue our efforts in making our area one we can be proud of. Thank you.

[REDACTED]

Walker, Millie - HCD

From: [REDACTED]
Sent: Sunday, April 12, 2015 5:50 PM
To: Walker, Millie - HCD
Subject: Apts. @ Pinemont

We do not need more apartments in this area. Please reconsider your bid to continue with this project. The schools are completely full and this would not be helpful in terms of what they have accomplished in the last ten years. Thank you - a Forest West resident, [REDACTED]

Walker, Millie - HCD

From: [REDACTED]
Sent: Sunday, April 12, 2015 6:47 PM
To: Walker, Millie - HCD
Subject: Pinemont Park and Ride
Attachments: Editorial.jpeg

Jane Holzapfel
[REDACTED]

April 10, 2015

Dear Ms. Walker:

Please use your power of influence to make the Pinemont Park & Ride Sale into a Win-Win situation for our community. Attached is a copy of Jonathan McElvy's editorial from "The Leader" dated April 11, 2015, which summarizes the Lose-Lose situation as it currently stands.

We are hoping that you can help us resolve this issue by having the HHA purchase **just one** of the run down, partially vacant apartment complexes that currently surround our neighborhood on Tidwell, Antoine, or Pinemont to renovate or redevelop. This would greatly improve our area and reduce the chances of us losing another HPD police officer as we did Timothy Abernathy.

We are asking for a retail establishment to be placed on the closed Pinemont Park & Ride Facility for our community. This would provide jobs for the residents of the apartments in the area and for the 300 new residents that the HHA wants to add to our area.

Please help us begin the renewal of our local area in Houston by encouraging the board members of HHA to help us. Thank you for your consideration of this matter.

Sincerely,

Jane Holzapfel
Forest West Resident

Walker, Millie - HCD

From: Anna L. Tilotta [REDACTED]
Sent: Monday, April 13, 2015 10:48 AM
To: Walker, Millie - HCD
Subject: Pinemont apartments

Dear Ms. Miller,

I am writing to you in regard of the preposed apartment complex that the HHA is thinking about building on Pinemont in Northwest Houston. I have lived in Forest West for over 26 years and in the Northwest area for over 40 years.

I am asking you to please reconsider the planning of this already over saturated area of apartments in this area. We have problems over here with the apartments on Tidwell. We always hear gunshots at night. The crime in that area

spills over into our area. The police have a hard time keeping the area safe from gang activity and just kids being kids.

I have young grandchildren that I do not let play in my front yard and my beds are not up against any windows for fear of gunshots coming in. We already have found bullets in our roof from errant gunshots.

Now, I'm sure you are thinking to yourself, why don't we move? We love this area, our kids grew up here and now the grandkids. We love to be close to freeways where we can get around easy even though 290 is a mess right now!

our neighbors are great, we have friends in this neighborhood also.

What we really need around here is some retail stores, grocery stores and department stores. I'm sure the area will build up once 290 is completed. We do not need any more apartments in this area. We have HISD bus barn on

Pinemont that creates a lot of traffic in the mornings and afternoons, so more apartments would just add to the problem.

Please reconsider this matter.

Thank you!

[REDACTED]

Walker, Millie - HCD

From: Dueitt, Sandy [REDACTED]
Sent: Monday, April 13, 2015 11:44 AM
To: Walker, Millie - HCD
Subject: Pinemont Park & Ride

Good morning,

I am a resident of Forest West, and would like to voice my concerns about the proposed housing development to be built on this property. I have lived in Forest West for 16 years and have seen many changes. For the first time since I've been there, the area is finally on an upswing (as evidenced by our tax increases), and this low-income property will do nothing but bring the value of our homes down.

What is needed in the area, and most of our resident would agree, is a nice grocery store, or some other form of retail. This can only help the area progress.

Traffic already very congested and with the addition of 300 more families, it will only get worse.

The already under-achieving schools will suffer with the additional children.

There are numerous other apartment buildings in the area, many of them unoccupied and boarded up, that are havens for crime in the area. Why doesn't the city exercise eminent domain on those independently-owned properties, and renovate them to provide housing for these families. The apartments on Antoine would have access to the Metro bus line, whereas they would not on Pinemont. The walk from that lot to Antoine is not a safe one, given the volume of traffic in the area.

We already have more than our fair share of crime in the area as a result of the surrounding apartment complexes, many of which house Section 8 tenants. The addition of this project would not help with that issue at all. I'm not implying that all poor people are criminals, but statistically – more people = more crime.

This is just a bad idea all around – not only for the residents of Pinemont Park and Forest West, but for the residents of the proposed apartment complex.

Please reconsider and find another area for this project...one in a less congested area with access to parks or other amenities for those families.

Thank you for your consideration.

Sandy Dueitt

Walker, Millie - HCD

From: Eddy Roberts [REDACTED]
Sent: Monday, April 13, 2015 9:33 PM
To: Walker, Millie - HCD
Subject: Housing & Community Development Plan

Hello Millie,

I just recently became aware of the City of Houston's Department of Housing & Community Development 2015-2019 Consolidated Plan. There is information here regarding future plans for various parts of Houston. I am a resident of Forest West, a neighborhood that is adjacent to the now closed Metro Park and Ride location. As you probably know, there are plans to build a 300 unit complex of what has been termed affordable housing. It seems that the Houston Housing Authority has laid claim to this property and wants to use this site for the this new complex. In theory, this is a noble cause, but the reality is that this site for a major housing project is problematic for a number of reasons. The main issue is that the area has plenty of housing in the form of apartment complexes. I'm not sure that anyone has done the research or they've chosen to ignore it. I've counted 12 apartment complexes within a mile or so of the proposed site. The problem is that most of these sites are neglected and in need of repair. It seems that the city should be doing their job to enforce the cleanup and renovation of the existing sites before they build another. Replacing a major transportation hub with 300+ new residences in an area that already has major traffic congestion is not the answer. I don't know what role you have in this process, but I would appreciate it if you would amplify my message as I know dozens of residents in this area share my frustrations with this proposed housing

Sincerely,
Eddy Roberts
Forest West

Walker, Millie - HCD

From: Ben Rogers <[REDACTED]>
Sent: Monday, April 13, 2015 10:32 AM
To: Walker, Millie - HCD; Wife Rogers
Subject: HHA Proposal to build Section 8 Housing at Pinemont Park & Ride

Hello Millie,

I have gone over the 2015-2019 Consolidated Plan and would like to bring up a few points that stick out in this Plan. The 272 individuals that this plan used to survey the various community needs represents several areas of Houston. I believe the summary of this survey doesn't reflect our immediate surrounding communities needs accurately. Forest West / Pinemont Park / Forest Pines are the closest surrounding communities to the Park & Ride and they are all doing quite well. I would like any of your constituents involved with the proposed development to come out to Advent Lutheran Church Thursday at 7pm to meet our community and discuss our needs and concerns. The survey mentioned multiple times that fair housing must be implemented all around Houston and I believe that would be the responsibility of your department working with the current available housing to know about the assistance available by your department and also that the individuals you represent have rights to fair housing. I also see fit that your department can verify that housing conditions meet a certain criteria for the individuals you represent.

There are at least 4 apartment complexes in this immediate area providing 612 units total for the apartments: Pineforest Park / The Pinemont Apartments / Pine Arbor / Oaks on Antione. These apartments have units available from \$470 - \$1000 a month. These apartments are prices for individuals with limited income and should be suitable for the needs of individuals with limited income. The Park & Ride would not be ideal for Section 8 housing because there aren't enough bus routes on Pinemont nor enough public services within the general area. I've looked over this side of town to see where 300 units would best fit due to public service and transportation & the vacant lot on 5675 De Soto St. would make a great location for new housing. Bus stops are right at the end of the street. Schools are within walking distance. Antoine Health Center is right around the corner. I support your department using funds to help individuals needing assistance but they also deserve a community that has the necessary amenities close by to help their future success.

The apartments & residential single family homes in our surrounding area all believe we could use another grocery store or retail center to improve our community. The Pinemont Park & Ride property would make a great location for this.

Please come out and meet our community Thursday. Since our community has been chosen for development I believe we should be consulted on the plans for this development.

Thank you,

Ben Rogers

Walker, Millie - HCD

From: Jaclyn Bell <[REDACTED]>
Sent: Sunday, April 12, 2015 1:23 PM
To: HCD General Info; Walker, Millie - HCD
Cc: [REDACTED]
Subject: Elsner, Traci - CNL; COH - Mayor
Near Northwest region of Houston wants input with Department of Housing & Community Development

To Whom It May Concern:

The purpose of this e-mail is twofold. We want someone from the Houston Housing & Community Development Department to attend our Town Hall Meeting at Advent Lutheran Church on Pinemont this coming Thursday April 16th at 7pm.

The second purpose is to provide input on your 2015-2019 Strategic Plan so that our neighborhood has an opportunity to voice our concerns. I have copied my HOA's president as well as a leader, Ricky Miller, of the Greater Inwood Partnership, and one of the directors with the Near Northwest Management District.

It has recently come to the knowledge of our residents that the Houston Housing Authority intends to use their eminent domain power in order to take the former Pinemont Park & Ride property for purposes of installing a 300 unit "affordable" housing complex (if they are outbid by private investors).

I read on your site that residents of Houston have until Monday April 13th, 2015 to provide input on the 2015 Action Plan as well as the 2015 - 2019 Consolidated Action Plan put forth by your Department. I read through the PDF document today on your websites that outlines your departments goals & priorities. Toward the bottom of that document (page 221 of 227) I saw a list of attendees for a January 29, 2015 Houston Fair Housing Forum. I am not aware as to whether the Near Northwest Management District was even invited. I did not see them on the list of attendees. My City Councilwoman, Ellen Cohen, did not make us aware of the meeting when she visited our neighborhood last fall. If we had known that the HHA was planning to put in this project in our area, we would definitely have attended the meeting.

Our area already has many private as well as several subsidized low-cost multi-family housing options. It says on page 226 of 257 that the Central region, when commenting about subsidized housing responded with this statement: "The community believes that they have their fair share of subsidized multifamily developments." My response to this comment is "Really?!" They have River Oaks, Upper Kirby, The Heights, Midtown, Memorial, and now the next area of gentrification, The East End". I find it hard to believe that the central area of Houston is really the area that needs fewer affordable housing options. Our area, as is stated in your document, is one of those areas with houses built in the 1960s and therefore are starting to deteriorate. At this risk of this area "going down hill" even further, I would request that the Department of Housing &

Community Development takes steps to maintain equitable options, not just for low-income and high-income neighborhoods of the inner loop, but also do your part to protect Houston's middle class areas. Many of Houston's middle class have felt like the only way they can afford to have a "good life and quality schools" is to flee to the suburbs. I am here to take a stand for the middle class in Houston. We are not leaving for the suburbs. We want to be taken seriously and our voices to be heard.

Thank you,

Jaclyn (Jaci) Bell



Walker, Millie - HCD

To: Walker, Millie - HCD
Cc: Sellers, Derek - HCD; Itz, Mary - HCD
Subject: 2015-2019 Consolidated Plan Response - Pinemont

Dear Concerned Citizen,

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the City of Houston Housing and Community Development Department (HCDD) to develop a Consolidated Plan which details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development and public service needs.

Public input is an essential part of the City of Houston's planning process. On behalf of HCDD, thank you for participating in the comment period for the 2015-2019 Consolidated Plan and 2015 Annual Action Plan (Plan). Your comments addressing the Houston Housing Authority's (HHA) proposed multifamily project on Pinemont will be directed to HHA and published in the Citizen Participation Section of the 2015-2019 Consolidated Plan. The Pinemont project is not included in the Plan which will be submitted to HUD and published online at www.houstonhousing.org in May 2015.

Sincerely,

Millie Walker
Public Hearing Coordinator



601 Sawyer, Suite 400 ~ Houston, Texas 77007

Appendix # 9: Ordinance

City of Houston, Texas, Ordinance No. 2015- 85

AN ORDINANCE AMENDING CITY OF HOUSTON ORDINANCE NOS. 2007-648 PASSED JUNE 12, 2007, AS AMENDED; 2011-281 PASSED APRIL 25, 2011, AS AMENDED; 2012-353 PASSED APRIL 25, 2012, AS AMENDED; AND 2013-353 PASSED APRIL 30, 2013, WHICH AUTHORIZED THE SUBMISSION OF THE 2007 CONSOLIDATED ACTION PLAN AND THE 2011, 2012, AND 2013 ANNUAL ACTION PLANS, TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, INCLUDING THE APPLICATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM, AMONG OTHERS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * *

WHEREAS, on June 12, 2007 pursuant to Ordinance No. 2007-648, the City Council (“City Council”) of the City of Houston (“City”) approved and authorized the submission of the 2007 Consolidated Action Plan (“2007 Plan”), including an application for funding the Community Development Block Grant (“CDBG”) Program which contained a Projected Use of Funds Budget (“Budget”), to the United States Department of Housing and Urban Development, (“HUD”), which 2007 Plan has been further amended; and

WHEREAS, on April 25, 2011 pursuant to Ordinance No. 2011-281, the City Council of the City approved and authorized the submission of the 2011 Annual Action Plan (“2011 Plan”) including a CDBG Application and Budget, to HUD, which 2011 Plan has been further amended; and

WHEREAS, on April 25, 2012 pursuant to Ordinance No. 2012-353, the City Council of the City approved and authorized the submission of the 2012 Annual Action Plan (“2012 Plan”), including a CDBG Application and Budget, to HUD, which 2012 Plan has been further amended; and

WHEREAS, on April 30, 2013 pursuant to Ordinance No. 2013-353, the City Council of the City approved and authorized the submission of the 2013 Annual Action Plan, including a CDBG Application and Budget, to HUD; and

WHEREAS, the Housing and Community Development Department (“HCDD”) now desires to amend the 2007 Plan, including the CDBG Application and Budget for the 33rd CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$16,889.82); and (ii) add funding for a new “Acquisition” activity (+\$16,889.82); and

WHEREAS, HCDD also desires to amend the 2011 Plan, including the CDBG Application and Budget for the 37th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$4,032.22); and (ii) add funding for a new “Acquisition” activity (+\$4,032.22); and

WHEREAS, HCDD further desires to amend the 2012 Plan, including the CDBG Application and Budget for the 38th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$2,627,722.62); and (ii) add the funding for a new “Acquisition” activity (+\$2,627,722.62); and

WHEREAS, HCDD also further desires to amend the 2013 Plan, including the CDBG Application and Budget for 39th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$51,355.34); and (ii) add funding for a new “Acquisition” activity (+\$51,355.34); and

WHEREAS, in accordance with HUD regulations, the City is required to amend components of grant agreement when (1) an activity is added; (2) an activity is deleted; (3) there is a change in the scope of an activity or a reallocation of funds that increases or decreases the budget of an activity by more than twenty-five (25%) of the original budget; or (4) there is a change in the purpose, location or beneficiary of an activity or a priority is changed; and

WHEREAS, HCDD has publicized in the Houston Chronicle its intent to amend the 2007, 2011, 2012 and 2013 Plans, including the CDBG Applications and Budgets for the 33rd, 37th, 38th and 39th CDBG Program Years; and

WHEREAS, the public notice period expired on January 22, 2015, and at this time no citizen's comments have been received; updates to HUD will follow, as necessary; **NOW, THEREFORE**,

* * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the City Council hereby adopts the recitals set forth above and hereby amends the 2007, 2011, 2012 and 2013 Plans, including the Budgets for the 33rd, 37th, 38th and 39th CDBG Program Years, authorized by Ordinance Nos. 2007-648, passed on June 12, 2007, as amended; 2011-281, passed on April 25, 2011, as amended; 2012-353, passed on April 25, 2012, as amended; and 2013-353 passed on April 24, 2013, in the manner set forth below:

2007 Projected Use of Funds Budget

Activity	Budget Year	Action	Amount
Economic Development	2007	Decrease	(-\$16,889.82)
Acquisition	2007	Increase/Add	(+\$16,889.82)

2011 Projected Use of Funds Budget

Economic Development	2011	Decrease	(-\$4,032.22)
Acquisition	2011	Increase/Add	(+\$4,032.22)

2012 Projected Use of Funds Budget

Economic Development	2012	Decrease	(-\$2,627,722.62)
Acquisition	2012	Increase/Add	(+\$2,627,722.62)

2013 Projected Use of Funds Budget

Economic Development	2013	Decrease	(-\$51,355.34)
Acquisition	2013	Increase/Add	(+\$51,355.34)

Section 2. That by this amendment, the aforementioned reallocation of funds will result in a current allocation of funds under the 2007, 2011, 2012 and 2013 Plans, including the Budgets for the 33rd, 37th, 38th and 39th CDBG Program Years, as set forth under **EXHIBIT "A"**, attached hereto and incorporated herein by reference.

Section 3. That the City Council finds that citizens residing in community development areas and residents and members of neighborhood-based organizations were given an opportunity to comment on the proposed changes contained in this amendment.

Section 4. That the City Council takes cognizance of the fact that in order to facilitate operations of various City community development programs, projects and activities, and to make adjustments occasioned by events transpiring during the year, it may become necessary to make adjustments to the projected uses of some of the CDBG program activities as originally adopted. Accordingly, the Mayor, through the Director of the HCDD, has determined:

- (1) that a formal amendment may not be required by the United States Department of Housing and Urban Development ("HUD") nor the City Council of the City of Houston for such administrative changes to the budget; and
- (2) that this document will serve as a transmittal to HUD in compliance with 24 CFR CFR §91.505(c), if applicable.


Section 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 4th day of February, 2015.

APPROVED this _____ day of _____, 2015.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is FEB 10 2015.


City Secretary

(Prepared by Legal Dept. Barbara J. Reese *gms*
(TE/12/29/14) Senior Assistant City Attorney
(Requested by Neal Rackleff, Director, Housing and Community Development Department
(L.D. File No.0291400069001)

FUND REF: No Funding Required
Grant Fund
Community Development Block Grant (F

g:\bet\ord\ordsubstantialamedmentcapp2007,2011,2012and 2013.doc

AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

PREPARED:
 APPROVED:
 AMENDMENT:
 ORDINANCE NO:

December 19, 2014

7

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-THIRD PROGRAM YEAR
 July 1, 2007 through June 30, 2008

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	REVISED CURRENT ALLOCATION	% of CURRENT REVISED ALLOCATION
PUBLIC FACILITIES AND IMPROVEMENTS					
D	Fire Station 24	\$ 2,000,000.00		\$ 2,000,000.00	
A,B,C,E,H	SPARK Improvements	\$ 300,000.00		\$ 300,000.00	
All	Neighborhood Facilities Improvements	\$ 1,332,995.61		\$ 1,332,995.61	
B, I	Park Improvements	\$ 595,000.00		\$ 595,000.00	
I	Magnolia Multi-Service Center	\$ 3,053,000.00		\$ 3,053,000.00	
	Lancaster Storm Drainage	\$ 1,117,163.00		\$ 1,117,163.00	
	DeLuxe Theater	\$ 465,612.00		\$ 465,612.00	
	Bering Omega	\$ 793.03		\$ 793.03	
	Sub-Total	\$ 8,864,563.64	\$ -	\$ 8,864,563.64	26.23%
ACQUISITION					
	Acquisition	\$ -	\$ 16,889.82	\$ 16,889.82	
	Sub-Total	\$ -	\$ 16,889.82	\$ 16,889.82	0.05%
HOUSING					
Various	Housing Assistance Programs	\$ 6,061,112.28		\$ 6,061,112.28	
	Sub-Total	\$ 6,061,112.28	\$ -	\$ 6,061,112.28	17.94%
PUBLIC SERVICES					
Various	Community Services	\$ 4,913,350.00		\$ 4,913,350.00	
Various	Emergency Shelter Grants (Match)	\$ 700,000.00		\$ 700,000.00	
	Sub-Total	\$ 5,613,350.00	\$ -	\$ 5,613,350.00	16.61%
PLANNING					
Various	Coalition for the Homeless	\$ 133,415.00		\$ 133,415.00	
	Sub-Total	\$ 133,415.00	\$ -	\$ 133,415.00	0.39%
ECONOMIC DEVELOPMENT					
Various	Economic Development Assistance Program	\$ 2,501,554.13	\$ (16,889.82)	\$ 2,484,664.31	
	Sub-Total	\$ 2,501,554.13	\$ (16,889.82)	\$ 2,484,664.31	7.35%

PREPARED: December 19, 2014
 APPROVED:
 AMENDMENT: 7
 ORDINANCE NO:

**PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-THIRD PROGRAM YEAR
 July 1, 2007 through June 30, 2008**

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	REVISED CURRENT ALLOCATION	% of CURRENT REVISED ALLOCATION
CLEARANCE					
Various	Dangerous Building/Code Enforcement	\$ 3,610,734.90		\$ 3,610,734.90	
Various	Administration/Legal Department	\$ 852,989.05		\$ 852,989.05	
	Sub-Total	\$ 4,463,723.95	\$ -	\$ 4,463,723.95	13.21%
PROGRAM ADMINISTRATION					
N/A	CDBG Program Administration	\$ 5,742,190.00		\$ 5,742,190.00	
N/A	Other Departments Administration	\$ 409,300.00		\$ 409,300.00	
	Sub-Total	\$ 6,151,490.00	\$ -	\$ 6,151,490.00	18.21%
	TOTAL	\$ 33,789,209.00	\$ -	\$ 33,789,209.00	100.00%

**ESTIMATE OF THIRTY-THIRD YEAR CDBG
 PROGRAM INCOME**

Sources of Program Income	Amount
Houston Housing Improvement Program Loan Repayments	\$ 85,000.00
Multi-Family Housing Loan Repayments	\$ 268,460.00
Affordable Housing Loan Repayments	\$ 500,000.00
Small Business Revolving Loan Repayments	\$ 658,894.00
Palm Center Operations	\$ 1,467,646.00
Subrecipient	\$ 10,000.00
Other Program Income	\$ 10,000.00
Sub-Total	\$ 3,000,000.00
Projected Use of Program Income	
Small Business Revolving Loan Funds	\$ 1,156,340.00
Palm Center Operations	\$ 970,200.00
All other Programs:	
Public Facilities and Improvements, Public Services, CDBG	
Administration and Small Business Revolving Loan Fund	\$ 873,460.00
Sub-Total	\$ 3,000,000.00

TOTAL FUNDING DOLLARS AVAILABLE FY 2008

Thirty-third Year CDBG Allocation	\$ 30,789,209.00
Estimated Program Income	\$ 3,000,000.00
Prior Years Funding	\$ -
Total	\$ 33,789,209.00

PREPARED: December 19, 2014
 APPROVED:
 AMENDMENT: 5
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-SEVENTH PROGRAM YEAR
 July 1, 2011 through June 30, 2012

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
PUBLIC FACILITIES AND IMPROVEMENTS					
VARIOUS	Neighborhood Facilities (Public/Private)	\$ 5,107,900.93		\$ 5,107,900.93	
VARIOUS	Program Delivery Costs	\$ 300,000.00		\$ 300,000.00	
	Bering Omega	\$ 184,155.07		\$ 184,155.07	
	Lil Audrey's Safe Place	\$ 300,000.00		\$ 300,000.00	
	SUB-TOTAL	\$ 5,892,056.00	\$ -	\$ 5,892,056.00	19.37%
ACQUISITION					
	Acquisition	\$ -	\$ 4,032.22	\$ 4,032.22	
	SUB-TOTAL	\$ -	\$ 4,032.22	\$ 4,032.22	0.01%
HOUSING					
VARIOUS	Single Family Home Repair Relocation	\$ 295,967.78		\$ 295,967.78	
VARIOUS	Program Delivery Costs	\$ 1,800,000.00		\$ 1,800,000.00	
VARIOUS	Lead Based Paint Testing (SFHR Program)	\$ 350,000.00		\$ 350,000.00	
VARIOUS	Lead Based Paint Matching Grant	\$ 650,000.00		\$ 650,000.00	
VARIOUS	Multifamily Acquisition/Rehabilitation/Relocation	\$ 3,715,119.00		\$ 3,715,119.00	
	Homebuyer Assistance	\$ 300,000.00		\$ 300,000.00	
	SUB-TOTAL	\$ 7,111,086.78	\$ -	\$ 7,111,086.78	23.38%
PUBLIC SERVICES					
VARIOUS	ESG - Match	\$ 700,000.00		\$ 700,000.00	
VARIOUS	Various Public Services	\$ 4,400,472.00		\$ 4,400,472.00	
	SUB-TOTAL	\$ 5,100,472.00	\$ -	\$ 5,100,472.00	16.77%
ECONOMIC DEVELOPMENT*					
VARIOUS	Economic Development Assistance Programs	\$ 2,404,032.22	\$ (4,032.22)	\$ 2,400,000.00	
	SUB-TOTAL	\$ 2,404,032.22	\$ (4,032.22)	\$ 2,400,000.00	7.89%
NEIGHBORHOOD PROTECTION					
VARIOUS	Code Enforcement & Legal Department	\$ 3,584,090.92		\$ 3,584,090.92	
	SUB-TOTAL	\$ 3,584,090.92	\$ -	\$ 3,584,090.92	11.78%

VARIOUS	RETROFITTING FOR ACCESSIBILITY					
	Neighborhood Facilities & Single Family Housing	\$	537,369.00		\$	537,369.00
	SUB-TOTAL	\$	537,369.00	\$	-	\$ 537,369.00
						1.77%
PROGRAM ADMINISTRATION						
N/A	CDBG Program Administration	\$	5,586,761.33		\$	5,586,761.33
	Coalition for the Homeless	\$	133,415.00		\$	133,415.00
	Finance Department Administration	\$	64,986.75		\$	64,986.75
	SUB-TOTAL	\$	5,785,163.08	\$	-	\$ 5,785,163.08
						19.02%
	TOTAL	\$	30,414,270.00	\$	-	\$ 30,414,270.00
						100.00%

**ESTIMATE OF THIRTY-SEVENTH YEAR CDBG
PROGRAM INCOME**

Sources of Program Income	Amount
Multi-Family Housing Loan Repayments	
Small Business Revolving Loan Repayments	\$ 671,711.00
Palm Center Operations	\$ 1,300,000.00
Other Program Income	\$ 1,100,000.00
Sub-Total	\$ -
	\$ 3,071,711.00
Projected Use of Program Income	
Small Business Revolving Loan Funds	\$ 1,300,000.00
Palm Center Operations	\$ 1,100,000.00
All other Programs:	
Neighborhood Facilities, Single Family Housing - Accessibility	
Retrofit	\$ 537,369.00
Administration	\$ 134,342.00
Sub-Total	\$ 3,071,711.00

TOTAL FUNDING DOLLARS AVAILABLE FY 2012

Thirty-seventh Year CDBG Allocation	\$ 27,342,559.00
Estimated Program Income	\$ 3,071,711.00
Total	\$ 30,414,270.00

PREPARED: December 19, 2014
 APPROVED:
 AMENDMENT: 4
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-EIGHTH PROGRAM YEAR
 July 1, 2012 through June 30, 2013

COUNCIL DISTRICT	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES				
Neighborhood Facilities (Public/Private)	\$ 1,745,290.28		\$ 1,745,290.28	
Retrofitting for Accessibility	\$ 1,000,000.00		\$ 1,000,000.00	
Program Delivery Single Family Home Repair Program	\$ 1,000,000.00		\$ 1,000,000.00	
Relocation for Single Family Home Repair Program	\$ 285,402.10		\$ 285,402.10	
Lead-Based Paint Matching Grant - Transfer to Health Dept.	\$ 975,000.00		\$ 975,000.00	
Multifamily Acquisition/Rehabilitation/Relocation	\$ 2,721,353.00		\$ 2,721,353.00	
Economic Development Assistance Programs	\$ 4,627,722.62	\$ (2,627,722.62)	\$ 2,000,000.00	
Program Delivery (Department of Neighborhoods (DON) - Code Enforcement)	\$ 2,791,483.00		\$ 2,791,483.00	
Program Delivery (Legal Services Supporting Code Enforcement)	\$ 218,000.00		\$ 218,000.00	
Program Delivery Cost (Procurement Legal & Audit Services)	\$ 250,000.00		\$ 250,000.00	
Acquisition		\$ 2,627,722.62	\$ 2,627,722.62	
SUB-TOTAL	\$ 15,614,251.00	\$ -	\$ 15,614,251.00	63.23%
PUBLIC SERVICES				
Public Services Activities	\$ 3,559,751.00		\$ 3,559,751.00	
Public Services - ESG Match (1:1 – Includes In-Kind)	\$ 581,495.00		\$ 581,495.00	
SUB-TOTAL	\$ 4,141,246.00	\$ -	\$ 4,141,246.00	16.77%
ADMINISTRATION				
Legal Department (Transfer for Administration Costs)	\$ 260,232.49		\$ 260,232.49	
Coalition for the Homeless of Houston/Harris County (HMIS)	\$ 133,415.00		\$ 133,415.00	
Affirmatively Furthering Fair Housing Activity	\$ 150,000.00		\$ 150,000.00	
CDBG Program Administration to HCDD	\$ 4,395,226.51		\$ 4,395,226.51	
SUB-TOTAL	\$ 4,938,874.00	\$ -	\$ 4,938,874.00	20.00%
TOTAL	\$ 24,694,371.00	\$ -	\$ 24,694,371.00	100.00%
PROJECTED THIRTY-EIGHTH CDBG AWARD - FY2013				
Thirty-eighth Year CDBG Allocation			\$ 24,227,493.00	
Estimated Program Income			\$ 466,878.00	
Total			\$ 24,694,371.00	

PREPARED: December 19, 2014
 APPROVED:
 AMENDMENT: 2
 ORDINANCE NO:

**PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-NINTH PROGRAM YEAR
 July 1, 2013 through June 30, 2014**

COUNCIL DISTRICT	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES				
Program Administration*	\$ 4,761,991.00		\$ 4,761,991.00	20.00%
Public Services**	\$ 3,442,929.00		\$ 3,442,929.00	14.46%
ESG Match (1:1 - Includes In-Kind)	\$ 550,000.00		\$ 550,000.00	2.31%
Public-Facilitied and Improvements (Public/Private)	\$ 4,142,879.00		\$ 4,142,879.00	17.40%
Single Family Housing	\$ 850,000.00		\$ 850,000.00	3.57%
Relocation	\$ 450,000.00		\$ 450,000.00	1.89%
Lead-Based Paint	\$ 975,000.00		\$ 975,000.00	4.09%
Multifamily Housing	\$ 1,500,000.00		\$ 1,500,000.00	6.30%
Economic Development	\$ 4,428,624.00	\$ (51,355.34)	\$ 4,377,268.66	18.38%
Code Enforcement	\$ 2,708,535.00	\$ -	\$ 2,708,535.00	
Acquisition		\$ 51,355.34	\$ 51,355.34	0.22%
SUB-TOTAL	\$ 23,809,958.00	\$ -	\$ 23,809,958.00	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

PROJECTED THIRTY-NINTH CDBG AWARD - FY2014	
Thirty-ninth Year CDBG Allocation	\$ 23,809,958.00
Estimated Program Income	\$ 95,056.00
Total	\$ 23,905,014.00

ESTIMATE OF THIRTY-NINTH YEAR CDBG PROGRAM INCOME	
Sources of Program Income	Amount
Multi-Family Housing Loan Repayments	\$ 95,056.00
Sub-Total	\$ 95,056.00
 Projected Use of Program Income	
Program Administration	\$ 19,011.00
Public Services	\$ 15,940.00
Public-Facilitied and Improvements (Public/Private)	\$ 60,105.00
Sub-Total	\$ 95,056.00

City of Houston, Texas, Ordinance No. 2016- 161

AN ORDINANCE AMENDING CITY OF HOUSTON ORDINANCE NOS. 2010-372 PASSED MAY 12, 2010, AS AMENDED; 2012-353 PASSED APRIL 25, 2012, AS AMENDED; 2013-353 PASSED APRIL 24, 2013, AS AMENDED; 2014-337 PASSED APRIL 23, 2014, AS AMENDED; AND 2015-338 PASSED APRIL 15, 2015, WHICH AUTHORIZED THE SUBMISSION OF THE 2010 CONSOLIDATED ACTION PLAN AND THE 2010, 2012, 2013, 2014 AND 2015 ANNUAL ACTION PLANS, TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), INCLUDING THE APPLICATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM, AMONG OTHERS; CONTAINING FINDINGS AND PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * *

WHEREAS, on May 12, 2010 pursuant to Ordinance No. 2010-372, the City Council ("City Council") of the City of Houston ("City") approved and authorized the submission of the 2010 Consolidated Plan, including the 2010 Annual Action Plan ("2010 Plan") containing an application for funding the Community Development Block Grant ("CDBG") Program ("CDBG Application") and Projected Use of Funds Budget ("Budget"), to the United States Department of Housing and Urban Development ("HUD"), which 2010 Plan has been further amended; and

WHEREAS, on April 25, 2012 pursuant to Ordinance No. 2012-353, the City Council approved and authorized the submission of the 2012 Annual Action Plan ("2012 Plan"), including a CDBG Application and Budget, to HUD, which 2012 Plan has been further amended; and

WHEREAS, on April 24, 2013 pursuant to Ordinance No. 2013-353, the City Council approved and authorized the submission of the 2013 Annual Action Plan ("2013 Plan"), including a CDBG Application and Budget, to HUD, which 2013 Plan has been further amended; and

WHEREAS, on April 23, 2014 pursuant to Ordinance No. 2014-337, the City Council approved and authorized the submission of the 2014 Annual Action Plan ("2014 Plan"), including a CDBG Application and Budget, to HUD, which 2014 Plan has been further amended; and

WHEREAS, on April 15, 2015 pursuant to Ordinance No. 2015-338, the City Council approved and authorized the submission of the 2015 Annual Action Plan ("2015 Plan"), including a CDBG Application and Budget, to HUD; and

WHEREAS, the City's Housing and Community Development Department ("HCDD") now desires to amend the 2010 Plan, including the CDBG Application and Budget for the 36th CDBG Program Year, to make the following changes: (i) decrease funding for the "Single

Family Home Repair” activity (-\$1,745,684.35); and (ii) add funding for the “Public Facilities and Improvements (Community Facilities) – Unallocated” activity (+\$1,745,684.35); and

WHEREAS, HCDD also desires to amend the 2012 Plan, including the CDBG Application and Budget for the 38th CDBG Program Year, to make the following changes: (i) decrease funding for the “Program Delivery Single Family Home Repair Program” activity (-\$161,694.74); and (ii) add funding for the “Neighborhood Facilities (Public/Private)” activity (+\$161,694.74); and

WHEREAS, HCDD also further desires to amend the 2013 Plan, including the CDBG Application and Budget for 39th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$940,514.30), the “Acquisition” activity (-\$51,355.34) and the “Single Family Housing” activity (-\$262,879.91); and (ii) add funding for the “Public Facilities and Improvements (Public/Private)” activity (+\$1,254,749.55); and

WHEREAS, HCDD also desires to amend the 2014 Plan, including the CDBG Application and Budget for the 40th CDBG Program Year, to make the following changes: (i) decrease funding for the “Single Family Housing” activity (-\$920,762.61); and (ii) add funding for the “Public Facilities and Improvements (Public/Private)” activity (+\$920,762.61); and

WHEREAS, HCDD further desires to amend the 2015 Plan, including the CDBG Application and Budget for the 41st CDBG Program Year, to make the following changes: (i) decrease funding for the “Economic Development” activity (-\$1,500,000.00); and (ii) add funding for the “Public Facilities and Improvements (Public/Private)” activity (+\$1,500,000.00); and

WHEREAS, changes to the affected CDBG Applications and Budgets are necessary to reallocate funds to meet current funding requests; and

WHEREAS, in accordance with HUD regulations, the City is required to amend components of a Consolidated Plan/Annual Action Plan when (1) an activity is added; (2) an activity is deleted; (3) there is a change in the scope of an activity or a reallocation of funds that increases or decreases the budget of an activity by more than twenty-five (25%) of the original budget; or (4) there is a change in the purpose, location or beneficiary of an activity or a priority is changed; and

WHEREAS, HCDD has publicized in the Houston Chronicle its intent to amend the 2010, 2012, 2013, 2014 and 2015 Plans, including the CDBG Applications and Budgets for the 36th, 38th, 39th, 40th, and 41st CDBG Program Years; and

WHEREAS, the public notice period expired on March 6, 2016, at this time no citizen's comments have been received, and any updates to HUD will follow, as necessary; **NOW, THEREFORE**,

* * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the City Council hereby adopts the recitals set forth above and hereby amends the 2010, 2012, 2013, 2014 and 2015 Plans, including the CDBG Applications and Budgets for the 36th, 38th, 39th, 40th and 41st CDBG Program Years, authorized by Ordinance Nos. 2010-372, passed on May 12, 2010, as amended; 2012-353, passed on April 25, 2012, as amended; 2013-353, passed on April 24, 2013, as amended; 2014-337, passed on April 23, 2014, as amended; and 2015-338, passed on April 15, 2015, respectively, in the manner set forth below:

Budget Year Amended	Activity	Budget Decrease	Budget Increase
2010	Single Family Home Repair	(\$1,745,684.35)	
2010	Public Facilities and Improvements (Community Facilities) – Unallocated		\$1,745,684.35
2012	Program Delivery Single Family Home Repair Program	(\$161,694.74)	
2012	Neighborhood Facilities (Public/Private)		\$161,694.74
2013	Economic Development	(\$940,514.30)	
2013	Acquisition	(\$51,355.34)	
2013	Single Family Housing	(\$262,879.91)	
2013	Public Facilities and Improvements (Public/Private)		\$1,254,749.55

2014	Single Family Housing	(\$920,762.61)	
2014	Public Facilities and Improvements (Public/Private)		\$920,762.61
2015	Economic Development	(\$1,500,000.00)	
2015	Public Facilities and Improvements (Public/Private)		\$1,500,000.00
Total CDBG Budget Changes		(\$5,582,890.85)	\$5,582,890.85

Section 2. That by this amendment, the aforementioned reallocation of funds will result in a current allocation of funds under the 2010, 2012, 2013, 2014, and 2015 Plans, including the Budgets for the 36th, 38th, 39th, 40th and 41st CDBG Program Years, as set forth under **EXHIBIT "A"**, attached hereto and incorporated herein by reference.

Section 3. That the City Council finds that citizens residing in community development areas and residents and members of neighborhood-based organizations were given an opportunity to comment on the proposed changes contained in this amendment.

Section 4. That the City Council takes cognizance of the fact that in order to facilitate operations of various City community development programs, projects and activities, and to make adjustments occasioned by events transpiring during the year, it may become necessary to make adjustments to the projected uses of some of the CDBG program activities as originally adopted. Accordingly, the Mayor, through the Director of the HCDD, has determined:

- (1) that a formal amendment may not be required by HUD nor the City Council for such administrative changes to the budget; and
- (2) that this document will serve as a transmittal to HUD in compliance with 24 CFR §91.505(c), if applicable.

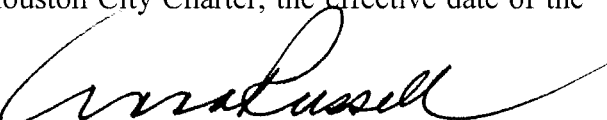
Section 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of March, 2016.

APPROVED this _____ day of _____, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is MAR 15 2016.



City Secretary

(Prepared by Legal Dept. Barbara J. Pierce *GRP*
(BJP/ TE/02/22/16) Senior Assistant City Attorney
(Requested by Neal Rackleff, Director, Housing and Community Development Department
(L.D. File No.0291600008001)
FUND REF: No Funding Required
Grant Fund
Community Development Block Grant Program (Fund 5000)

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AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		STARDIG
ABSENT		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

MAY 017 Rev. 12/15

EXHIBIT A

PREPARED: February 8, 2016
 APPROVED:
 AMENDMENT: 10
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-SIXTH PROGRAM YEAR
 July 1, 2010 through June 30, 2011

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
PUBLIC FACILITIES AND IMPROVEMENTS					
B	Deluxe Theater	\$ 1,500,000.00		\$ 1,500,000.00	
I	Stanaker - Library	\$ 500,000.00		\$ 500,000.00	
ALL	Houston Police Department-Fondren	\$ 500,000.00		\$ 500,000.00	
I	Ibn Sina Clinic	\$ 1,200,000.00		\$ 1,200,000.00	
C	Korean Community Center	\$ 500,000.00		\$ 500,000.00	
	Schwartz Park	\$ 346,074.92		\$ 346,074.92	
	SPARKS Parks	\$ 350,000.00		\$ 350,000.00	
	Program Delivery Costs	\$ 300,000.00		\$ 300,000.00	
	Pro-Vision Charter School	\$ 200,000.00		\$ 200,000.00	
	Public Facilities and Improvements (Community Facilities) - Unallocated	\$ 608,456.06	\$ 1,745,684.35	\$ 2,354,140.41	
	Ft. Bend Senior Citizens Center	\$ 250,000.00		\$ 250,000.00	
	Star of Hope Womens and Family Emergency Shelter	\$ 300,000.00		\$ 300,000.00	
	Bering Omega	\$ 518,599.53		\$ 518,599.53	
	SUB-TOTAL	\$ 7,073,130.51	\$ 1,745,684.35	\$ 8,818,814.86	24.65%
HOUSING					
VARIOUS	Single Family Home Repair	\$ 2,338,662.79	\$ (1,745,684.35)	\$ 592,978.44	
VARIOUS	Lead Based Paint	\$ 1,040,859.16		\$ 1,040,859.16	
VARIOUS	Single Family Home Repair Relocation	\$ 428,331.78		\$ 428,331.78	
VARIOUS	Rehabilitation Administration, Project Delivery	\$ 1,090,000.00		\$ 1,090,000.00	
	Multifamily Acquisition/Rehabilitation/Relocation	\$ 2,300,897.00		\$ 2,300,897.00	
	Homebuyer Assistance	\$ 184,997.00		\$ 184,997.00	
	SUB-TOTAL	\$ 7,383,747.73	\$ (1,745,684.35)	\$ 5,638,063.38	15.76%
PUBLIC SERVICES					
VARIOUS	Various Public Services	\$ 4,880,997.42		\$ 4,880,997.42	
VARIOUS	Emergency Shelter Grants (Match)	\$ 794,912.68		\$ 794,912.68	
	SUB-TOTAL	\$ 5,675,910.10	\$ -	\$ 5,675,910.10	15.86%
PLANNING					
VARIOUS	Planning	\$ 131,993.69		\$ 131,993.69	
	SUB-TOTAL	\$ 131,993.69	\$ -	\$ 131,993.69	0.37%

PREPARED: February 8, 2016
 APPROVED:
 AMENDMENT: 10
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-SIXTH PROGRAM YEAR
 July 1, 2010 through June 30, 2011

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
ECONOMIC DEVELOPMENT*					
VARIOUS	Economic Development Assistance Programs	\$ 4,749,482.15		\$ 4,749,482.15	
	SUB-TOTAL	\$ 4,749,482.15	\$ -	\$ 4,749,482.15	13.27%
CLEARANCE					
VARIOUS	Dangerous Building & Legal Department	\$ 3,431,215.29		\$ 3,431,215.29	
VARIOUS	Code Enforcement	\$ 865,507.93		\$ 865,507.93	
	SUB-TOTAL	\$ 4,296,723.22	\$ -	\$ 4,296,723.22	12.01%
PROGRAM ADMINISTRATION					
N/A	CDBG Program Administration	\$ 6,160,708.19		\$ 6,160,708.19	
N/A	Other Departments Administration	\$ 308,226.41		\$ 308,226.41	
	SUB-TOTAL	\$ 6,468,934.60	\$ -	\$ 6,468,934.60	18.08%
	TOTAL	\$ 35,779,922.00	\$ -	\$ 35,779,922.00	100.00%

ESTIMATE OF THIRTY-SIXTH YEAR CDBG
 PROGRAM INCOME

Sources of Program Income	Amount
Multi-Family Housing Loan Repayments	\$ 610,520.00
Small Business Revolving Loan Repayments	\$ 1,300,000.00
Palm Center Operations	\$ 1,100,000.00
Other Program Income	\$ -
Sub-Total	\$ 3,010,520.00
Projected Use of Program Income	
Small Business Revolving Loan Funds	\$ 1,300,000.00
Palm Center Operations	\$ 1,100,000.00
All other Programs:	
Public Facilities and Improvements, Public Services, CDBG Administration	\$ 610,520.00
Sub-Total	\$ 3,010,520.00

TOTAL FUNDING DOLLARS AVAILABLE FY 2011

Thirty-sixth Year CDBG Allocation	\$ 32,769,402.00
Estimated Program Income	\$ 3,010,520.00
Total	\$ 35,779,922.00

PREPARED: February 8, 2016
 APPROVED:
 AMENDMENT: 6
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-EIGHTH PROGRAM YEAR
 July 1, 2012 through June 30, 2013

COUNCIL DISTRICT	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES				
Neighborhood Facilities (Public/Private)	\$ 5,946,899.67	\$ 161,694.74	\$ 6,108,594.41	
Program Delivery Single Family Home Repair Program	\$ 1,097,101.76	\$ (161,694.74)	\$ 935,407.02	
Relocation for Single Family Home Repair Program	\$ 357,402.10		\$ 357,402.10	
Lead-Based Paint Matching Grant - Transfer to Health Dept.	\$ 951,300.53		\$ 951,300.53	
Multifamily Acquisition/Rehabilitation/Relocation	\$ 3,562,340.03		\$ 3,562,340.03	
Economic Development Assistance Programs	\$ 2,421,376.00		\$ 2,421,376.00	
Program Delivery (Department of Neighborhoods (DON) - Code Enforcement)	\$ 2,791,483.00		\$ 2,791,483.00	
Program Delivery (Legal Services Supporting Code Enforcement)	\$ 198,408.66		\$ 198,408.66	
Program Delivery Cost (Procurement Legal & Audit Services)	\$ 250,000.00		\$ 250,000.00	
Acquisition	\$ 729,078.06		\$ 729,078.06	
SUB-TOTAL	\$ 18,305,389.81	\$ -	\$ 18,305,389.81	65.33%
PUBLIC SERVICES				
Public Services Activities	\$ 4,196,059.32		\$ 4,196,059.32	
Public Services - ESG Match (1:1 - Includes In-Kind)	\$ 581,495.00		\$ 581,495.00	
SUB-TOTAL	\$ 4,777,554.32	\$ -	\$ 4,777,554.32	17.05%
ADMINISTRATION				
Legal Department (Transfer for Administration Costs)	\$ 260,232.49		\$ 260,232.49	
Coalition for the Homeless of Houston/Harris County (HMIS)	\$ 133,415.00		\$ 133,415.00	
Affirmatively Furthering Fair Housing Activity	\$ 150,000.00		\$ 150,000.00	
CDBG Program Administration to HCDD	\$ 4,395,226.51		\$ 4,395,226.51	
SUB-TOTAL	\$ 4,938,874.00	\$ -	\$ 4,938,874.00	17.63%
TOTAL	\$ 28,021,818.13	\$ -	\$ 28,021,818.13	100.00%
THIRTY-EIGHTH CDBG AWARD - FY2013				
Thirty-eighth Year CDBG Allocation			\$ 24,227,493.00	
Actual Program Income			\$ 3,794,325.13	
Total			\$ 28,021,818.13	

PREPARED: February 8, 2016
 APPROVED:
 AMENDMENT: 4
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-NINTH PROGRAM YEAR
 July 1, 2013 through June 30, 2014

COUNCIL DISTRICT	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES				
¹ - Program Administration*	\$ 4,788,866.76	\$ -	\$ 4,788,866.76	20.00%
¹ - Public Services**	\$ 3,464,429.61	\$ -	\$ 3,464,429.61	14.47%
ESG Match (1:1 - Includes In-Kind)	\$ 550,000.00	\$ -	\$ 550,000.00	2.30%
¹ - Public-Facilities and Improvements (Public/Private)	\$ 5,292,751.03	\$ 1,254,749.55	\$ 6,547,500.58	27.34%
Single Family Housing	\$ 601,259.55	\$ (262,879.91)	\$ 338,379.64	1.41%
Relocation	\$ 450,000.00	\$ -	\$ 450,000.00	1.88%
Lead-Based Paint	\$ 975,000.00	\$ -	\$ 975,000.00	4.07%
Multifamily Housing	\$ 1,500,000.00	\$ -	\$ 1,500,000.00	6.26%
Economic Development	\$ 3,519,138.30	\$ (940,514.30)	\$ 2,578,624.00	10.77%
Code Enforcement	\$ 2,708,535.00	\$ -	\$ 2,708,535.00	11.31%
Acquisition	\$ 51,355.34	\$ (51,355.34)	\$ -	0.00%
¹ - Interim Assistance	\$ 43,001.22	\$ -	\$ 43,001.22	0.18%
SUB-TOTAL	\$ 23,944,336.81	\$ 0.00	\$ 23,944,336.81	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

¹ - Funds in the amount of \$134,378.81 shown in the Reallocation column is a result of additional unrecognized Program Income earned in Grant Year 2013.

THIRTY-NINTH CDBG AWARD - FY2014	
Thirty-ninth Year CDBG Allocation	\$ 23,714,902.00
Earned Program Income	\$ 229,434.81
Total	\$ 23,944,336.81

ACTUAL THIRTY-NINTH YEAR CDBG PROGRAM INCOME	
Sources of Program Income	Amount
Multi-Family Housing Loan Repayments	\$ 145,231.79
Single Family Housing Payments	\$ 2,804.37
	\$ 81,398.65
Sub-Total	\$ 229,434.81
Use of Program Income	
Program Administration	\$ 45,886.76
Public Services	\$ 37,440.61
Public-Facilitied and Improvements (Public/Private)	\$ 146,107.44
Sub-Total	\$ 229,434.81

PREPARED: February 8, 2015
 APPROVED:
 AMENDMENT: 2
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 FORTIETH PROGRAM YEAR
 July 1, 2014 through June 30, 2015

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES					
¹ - Program Administration*		\$ 5,023,762.85	\$ -	\$ 5,023,762.85	20.00%
¹ - Public Services**		\$ 3,541,251.13	\$ -	\$ 3,541,251.13	14.10%
ESG Match (1:1 - Includes In-Kind)		\$ 555,284.00	\$ -	\$ 555,284.00	2.21%
¹ - Public-Facilities and Improvements (Public/Private)		\$ 9,204,707.46	\$ 920,762.61	\$ 10,125,470.07	40.31%
Single Family Housing		\$ 920,762.61	\$ (920,762.61)	\$ -	0.00%
Lead-Based Paint		\$ 328,016.00	\$ -	\$ 328,016.00	1.31%
Multifamily Housing		\$ 2,620,784.00	\$ -	\$ 2,620,784.00	10.43%
Code Enforcement		\$ 2,548,548.53	\$ -	\$ 2,548,548.53	10.15%
¹ - Interim Assistance		\$ 375,697.69	\$ -	\$ 375,697.69	1.50%
SUB-TOTAL		\$ 25,118,814.27	\$ -	\$ 25,118,814.27	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

***Additional Program Income in the amount of \$619,174.23 was earned after Ordinance 2015-734 was approved on 7/29/15. This additional Program Income was entered in SAP through an Administrative transfer because it increased the total grant by less than 25%.

¹ - Funds in the amount of \$1,565,407.04 shown in the Reallocation column is a result of additional unrecognized Program Income earned in Grant Year 2014.

FORTIETH CDBG AWARD (PY-2014/FY-2015)	
Fortieth Year CDBG Allocation (PY-2014/FY-2015)	\$ 22,747,420.00
Actual Program Income (PY-2014/FY-2015)	\$ 2,371,394.27
Total	\$ 25,118,814.27

PREPARED: February 8, 2016
 APPROVED:
 AMENDMENT: 1
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 FORTY-FIRST PROGRAM YEAR
 July 1, 2015 through June 30, 2016

CDBG ACTIVITIES	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
Program Administration*	\$ 4,781,273.51		\$ 4,781,273.51	20.00%
Public Services**	\$ 3,484,097.84		\$ 3,484,097.84	14.57%
ESG Match (1:1 - Includes In-Kind)	\$ 525,000.00		\$ 525,000.00	2.20%
Public-Facilities and Improvements (Public/Private)	\$ 7,184,017.46	\$ 1,500,000.00	\$ 8,684,017.46	36.33%
Lead-Based Paint	\$ 650,000.00		\$ 650,000.00	2.72%
Multifamily Housing	\$ 3,184,148.75		\$ 3,184,148.75	13.32%
Economic Development	\$ 1,500,000.00	\$ (1,500,000.00)	\$ -	0.00%
Code Enforcement	\$ 2,597,830.00	\$ -	\$ 2,597,830.00	10.87%
TOTAL	\$ 23,906,367.56	\$ -	\$ 23,906,367.56	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

2015 CDBG AWARD - FY2016	
Projectd CDBG Grant Award	\$ 22,352,814.00
Estimated Program Income	\$ 194,470.00
Additional Earned Program Income	\$ 1,359,083.56
Total	\$ 23,906,367.56

City of Houston, Texas, Ordinance No. 2016- 912

AN ORDINANCE AMENDING CITY OF HOUSTON ORDINANCE NOS. 2010-372 PASSED MAY 12, 2010, AS AMENDED; 2012-353 PASSED APRIL 25, 2012, AS AMENDED; 2013-353 PASSED APRIL 24, 2013, AS AMENDED; 2015-338 PASSED APRIL 15, 2015, AS AMENDED; AND 2016-340 PASSED APRIL 27, 2016, AS AMENDED, WHICH AUTHORIZED THE SUBMISSION OF THE 2010 CONSOLIDATED ACTION PLAN AND THE 2010, 2012, 2013, 2015 AND 2016 ANNUAL ACTION PLANS, TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), INCLUDING THE APPLICATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM, AMONG OTHERS; CONTAINING FINDINGS AND PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * *

WHEREAS, on May 12, 2010 pursuant to Ordinance No. 2010-372, the City Council ("City Council") of the City of Houston ("City") approved and authorized the submission of the 2010 Consolidated Plan, including the 2010 Annual Action Plan ("2010 Plan") containing an application for funding the Community Development Block Grant ("CDBG") Program ("CDBG Application") and Projected Use of Funds Budget ("Budget"), to the United States Department of Housing and Urban Development ("HUD"), which 2010 Plan has been further amended; and

WHEREAS, on April 25, 2012 pursuant to Ordinance No. 2012-353, the City Council approved and authorized the submission of the 2012 Annual Action Plan ("2012 Plan"), including a CDBG Application and Budget, to HUD, which 2012 Plan has been further amended; and

WHEREAS, on April 24, 2013 pursuant to Ordinance No. 2013-353, the City Council approved and authorized the submission of the 2013 Annual Action Plan ("2013 Plan"), including a CDBG Application and Budget, to HUD, which 2013 Plan has been further amended; and

WHEREAS, on April 15, 2015 pursuant to Ordinance No. 2015-338, the City Council approved and authorized the submission of the 2015 Annual Action Plan ("2015 Plan"), including a CDBG Application and Budget, to HUD; and

WHEREAS, on April 27, 2016 pursuant to Ordinance No. 2016-340, the City Council approved and authorized the submission of the 2016 Annual Action Plan ("2016 Plan"), including a CDBG Application and Budget, to HUD, which 2016 Plan has been further amended; and

WHEREAS, the City's Housing and Community Development Department ("HCDD") now desires to amend the 2010 Plan, including the CDBG Application and Budget for the 36th CDBG Program Year, to make the following changes: (i) decrease funding for the "Public

Facilities and Improvements (Community Facilities) –Unallocated” activity (-\$6,000.00); and (ii) add funding for the “Homebuyer Assistance” activity (+\$6,000.00); and

WHEREAS, HCDD also desires to amend the 2012 Plan, including the CDBG Application and Budget for the 38th CDBG Program Year, to make the following changes: (i) decrease funding for the “Lead Based Paint Matching Grant – Transfer to Health Department” activity (-\$71.45); and (ii) add funding for the “Homebuyer Assistance” activity (+\$71.45); and

WHEREAS, HCDD also further desires to amend the 2013 Plan, including the CDBG Application and Budget for 39th CDBG Program Year, to make the following changes: (i) decrease the “Public Facilities and Improvements (Public/Private)” activity (-\$414.00), and (ii) add funding for the “Homebuyer Assistance” activity (+\$414.00); and

WHEREAS, HCDD further desires to amend the 2015 Plan, including the CDBG Application and Budget for the 41st CDBG Program Year, to make the following changes: (i) decrease funding for the “Public Facilities and Improvements (Public/Private)” activity (-\$1,112,950.38); (ii) decrease funding for “Multifamily Housing” (-\$0.75); (iii) decrease funding for “Code Enforcement” (-\$79,618.85) and (iv) add funding for the “Homebuyer Assistance” activity (+\$1,192,569.98); and

WHEREAS, HCDD also further desires to amend the 2016 Plan, including the CDBG Application and Budget for the 42nd CDBG Program Year, to make the following changes: (i) decrease funding for the “Acquisition” activity (-\$1,800,944.57); and (ii) add funding for the “Homebuyer Assistance” activity (+\$1,800,944.57); and

WHEREAS, changes to the affected CDBG Applications and Budgets are necessary to reallocate funds to meet current funding requests; and

WHEREAS, in accordance with HUD regulations, the City is required to amend components of a Consolidated Plan/Annual Action Plan when (1) an activity is added; (2) an activity is deleted; (3) there is a change in the scope of an activity or a reallocation of funds that increases or decreases the budget of an activity by more than twenty-five (25%) of the original budget; or (4) there is a change in the purpose, location or beneficiary of an activity or a priority is changed; and

WHEREAS, HCDD has publicized in the Houston Chronicle its intent to amend the 2010, 2012, 2013, 2015 and 2016 Plans, including the CDBG Applications and Budgets for the 36th, 38th, 39th, 41st, and 42nd CDBG Program Years; and

WHEREAS, the public notice period expired on November 27, 2016, at this time no citizen's comments have been received, and any updates to HUD will follow, as necessary;
NOW, THEREFORE,

* * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the City Council hereby adopts the recitals set forth above and hereby amends the 2010, 2012, 2013, 2015 and 2016 Plans, including the CDBG Applications and Budgets for the 36th, 38th, 39th, 41st and 42nd CDBG Program Years, authorized by Ordinance Nos. 2010-372, passed on May 12, 2010, as amended; 2012-353, passed on April 25, 2012, as amended; 2013-353, passed on April 24, 2013, as amended; 2015-338, passed on April 15, 2015, as amended, and 2016-340, passed on April 27, 2016, as amended, respectively, in the manner set forth below:

Budget Year Amended	Activity	Budget Decrease	Budget Increase
2010	Public Facilities and Improvements (Community Facilities) – Unallocated	(\$6,000.00)	
2010	Homebuyer Assistance		\$6,000.00
2012	Lead Based Paint Matching Grant – Transfer to Health Department	(\$71.45)	
2012	Homebuyer Assistance		\$71.45
2013	Public Facilities and Improvements (Community Facilities) –	(\$414.00)	
2013	Homebuyer Assistance		\$414.00
2015	Public Facilities and Improvements (Public/Private)	(\$1,112,950.38)	
2015	Multifamily Housing (Public/Private)	(\$0.75)	
2015	Code Enforcement	(\$79,618.85)	
2015	Homebuyer Assistance		\$1,192,569.98

2016	Acquisition	(\$1,800,944.57)	
2016	Homebuyer Assistance		\$1,800,944.57
Total CDBG Budget Changes		(\$3,000,000.00)	\$3,000,000.00

Section 2. That by this amendment, the aforementioned reallocation of funds will result in a current allocation of funds under the 2010, 2012, 2013, 2015, and 2016 Plans, including the Budgets for the 36th, 38th, 39th, 41st and 42nd CDBG Program Years, as set forth under **EXHIBIT "A"**, attached hereto and incorporated herein by reference.

Section 3. That the City Council finds that citizens residing in community development areas and residents and members of neighborhood-based organizations were given an opportunity to comment on the proposed changes contained in this amendment.

Section 4. That the City Council takes cognizance of the fact that in order to facilitate operations of various City community development programs, projects and activities, and to make adjustments occasioned by events transpiring during the year, it may become necessary to make adjustments to the projected uses of some of the CDBG program activities as originally adopted. Accordingly, the Mayor, through the Director of the HCDD, has determined:

- (1) that a formal amendment may not be required by HUD nor the City Council for such administrative changes to the budget; and
- (2) that this document will serve as a transmittal to HUD in compliance with 24 CFR §91.505(c), if applicable.

Section 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 30th day of November, 2016.

APPROVED this _____ day of _____, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 06 2016.

Carak Russell

City Secretary

(Prepared by Legal Dept. *Barbara J. Pierce* *Gas*)

(BJP/ TE/10/26/16)

Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department (L.D. File No.0291600097001))

FUND REF: No Funding Required

Grant Fund

Community Development Block Grant Program (Fund 5000)

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AYE	NO	
<i>✓</i>		MAYOR TURNER
<i>....</i>	<i>....</i>	COUNCIL MEMBERS
<i>✓</i>		STARDIG
<i>✓</i>		DAVIS
<i>✓</i>		COHEN
<i>✓</i>		BOYKINS
<i>✓</i>		MARTIN
<i>✓</i>		LE
<i>✓</i>		ABSENT-ON PERSONAL BUSINESS
<i>✓</i>		TRAVIS
<i>✓</i>		CISNEROS
<i>✓</i>		GALLEGOS
<i>✓</i>		LASTER
<i>✓</i>		GREEN
<i>✓</i>		ABSENT
<i>✓</i>		KNOX
<i>✓</i>		ROBINSON
<i>✓</i>		KUBOSH
<i>✓</i>		EDWARDS
<i>✓</i>		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

**PROJECTED USE OF FUNDS BUDGET FOR
THIRTY-SIXTH PROGRAM YEAR
JULY 1, 2010 THROUGH JUNE 30, 2011**

PREPARED: October 27, 2016
 APPROVED:
 AMENDMENT: 11
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-SIXTH PROGRAM YEAR
 July 1, 2010 through June 30, 2011

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
PUBLIC FACILITIES AND IMPROVEMENTS					
B	Deluxe Theater	\$ 1,500,000.00		\$ 1,500,000.00	
I	Stanaker - Library	\$ 500,000.00		\$ 500,000.00	
ALL	Houston Police Department-Fondren	\$ 500,000.00		\$ 500,000.00	
I	Ibn Sina Clinic	\$ 1,200,000.00		\$ 1,200,000.00	
C	Korean Community Center	\$ 500,000.00		\$ 500,000.00	
	Schwartz Park	\$ 346,074.92		\$ 346,074.92	
	SPARKS Parks	\$ 350,000.00		\$ 350,000.00	
	Program Delivery Costs	\$ 300,000.00		\$ 300,000.00	
	Pro-Vision Charter School	\$ 200,000.00		\$ 200,000.00	
	Public Facilities and Improvements (Community Facilities) - Unallocated	\$ 2,354,140.41	\$ (6,000.00)	\$ 2,348,140.41	
	Ft. Bend Senior Citizens Center	\$ 250,000.00		\$ 250,000.00	
	Star of Hope Womens and Family Emergency Shelter	\$ 300,000.00		\$ 300,000.00	
	Bering Omega	\$ 518,599.53		\$ 518,599.53	
	SUB-TOTAL	\$ 8,818,814.86	\$ (6,000.00)	\$ 8,812,814.86	24.63%
HOUSING					
VARIOUS	Single Family Home Repair	\$ 592,978.44		\$ 592,978.44	
VARIOUS	Lead Based Paint	\$ 1,040,859.16		\$ 1,040,859.16	
VARIOUS	Single Family Home Repair Relocation	\$ 428,331.78		\$ 428,331.78	
VARIOUS	Rehabilitation Administration, Project Delivery	\$ 1,090,000.00		\$ 1,090,000.00	
	Multifamily Acquisition/Rehabilitation/Relocation	\$ 2,300,897.00		\$ 2,300,897.00	
	Homebuyer Assistance	\$ 184,997.00	\$ 6,000.00	\$ 190,997.00	
	SUB-TOTAL	\$ 5,638,063.38	\$ 6,000.00	\$ 5,644,063.38	15.77%
PUBLIC SERVICES					
VARIOUS	Various Public Services	\$ 4,880,997.42		\$ 4,880,997.42	
VARIOUS	Emergency Shelter Grants (Match)	\$ 794,912.68		\$ 794,912.68	
	SUB-TOTAL	\$ 5,675,910.10	\$ -	\$ 5,675,910.10	15.86%
PLANNING					
VARIOUS	Planning	\$ 131,993.69		\$ 131,993.69	
	SUB-TOTAL	\$ 131,993.69	\$ -	\$ 131,993.69	0.37%

PREPARED: October 27, 2016
 APPROVED:
 AMENDMENT: 11
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-SIXTH PROGRAM YEAR
 July 1, 2010 through June 30, 2011

COUNCIL DISTRICT		CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
ECONOMIC DEVELOPMENT*					
VARIOUS	Economic Development Assistance Programs	\$ 4,749,482.15		\$ 4,749,482.15	
	SUB-TOTAL	\$ 4,749,482.15	\$ -	\$ 4,749,482.15	13.27%
CLEARANCE					
VARIOUS	Dangerous Building & Legal Department	\$ 3,431,215.29		\$ 3,431,215.29	
VARIOUS	Code Enforcement	\$ 865,507.93		\$ 865,507.93	
	SUB-TOTAL	\$ 4,296,723.22	\$ -	\$ 4,296,723.22	12.01%
PROGRAM ADMINISTRATION					
N/A	CDBG Program Administration	\$ 6,160,708.19		\$ 6,160,708.19	
N/A	Other Departments Administration	\$ 308,226.41		\$ 308,226.41	
	SUB-TOTAL	\$ 6,468,934.60	\$ -	\$ 6,468,934.60	18.08%
	TOTAL	\$ 35,779,922.00	\$ -	\$ 35,779,922.00	100.00%

ESTIMATE OF THIRTY-SIXTH YEAR CDBG
 PROGRAM INCOME

Sources of Program Income	Amount
Multi-Family Housing Loan Repayments	\$ 610,520.00
Small Business Revolving Loan Repayments	\$ 1,300,000.00
Palm Center Operations	\$ 1,100,000.00
Other Program Income	\$ -
Sub-Total	\$ 3,010,520.00
Projected Use of Program Income	
Small Business Revolving Loan Funds	\$ 1,300,000.00
Palm Center Operations	\$ 1,100,000.00
All other Programs: Public Facilities and Improvements, Public Services, CDBG Administration	\$ 610,520.00
Sub-Total	\$ 3,010,520.00

TOTAL FUNDING DOLLARS AVAILABLE FY 2011

Thirty-sixth Year CDBG Allocation	\$ 32,769,402.00
Estimated Program Income	\$ 3,010,520.00
Total	\$ 35,779,922.00

**PROJECTED USE OF FUNDS BUDGET FOR
THIRTY-EIGHTH PROGRAM YEAR
JULY 1, 2012 THROUGH JUNE 30, 2013**

PREPARED: October 27, 2016
 APPROVED:
 AMENDMENT: 7
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-EIGHTH PROGRAM YEAR
 July 1, 2012 through June 30, 2013

COUNCIL DISTRICT	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES				
Neighborhood Facilities (Public/Private)	\$ 6,108,594.41		\$ 6,108,594.41	
Program Delivery Single Family Home Repair Program	\$ 935,407.02		\$ 935,407.02	
Relocation for Single Family Home Repair Program	\$ 357,402.10		\$ 357,402.10	
Lead-Based Paint Matching Grant - Transfer to Health Dept.	\$ 951,300.53	\$ (71.45)	\$ 951,229.08	
Multifamily Acquisition/Rehabilitation/Relocation	\$ 3,562,340.03		\$ 3,562,340.03	
Economic Development Assistance Programs	\$ 2,421,376.00		\$ 2,421,376.00	
Program Delivery (Department of Neighborhoods (DON) - Code Enforcement)	\$ 2,791,483.00		\$ 2,791,483.00	
Program Delivery (Legal Services Supporting Code Enforcement)	\$ 198,408.66		\$ 198,408.66	
Program Delivery Cost (Procurement Legal & Audit Services)	\$ 250,000.00		\$ 250,000.00	
Acquisition	\$ 729,078.06		\$ 729,078.06	
Homebuyer Assistance		\$ 71.45	\$ 71.45	
SUB-TOTAL	\$ 18,305,389.81	\$ -	\$ 18,305,389.81	65.33%
PUBLIC SERVICES				
Public Services Activities	\$ 4,196,059.32		\$ 4,196,059.32	
Public Services - ESG Match (1:1 – Includes In-Kind)	\$ 581,495.00		\$ 581,495.00	
SUB-TOTAL	\$ 4,777,554.32	\$ -	\$ 4,777,554.32	17.05%
ADMINISTRATION				
Legal Department (Transfer for Administration Costs)	\$ 260,232.49		\$ 260,232.49	
Coalition for the Homeless of Houston/Harris County (HMIS)	\$ 133,415.00		\$ 133,415.00	
Affirmatively Furthering Fair Housing Activity	\$ 150,000.00		\$ 150,000.00	
CDBG Program Administration to HCDD	\$ 4,395,226.51		\$ 4,395,226.51	
SUB-TOTAL	\$ 4,938,874.00	\$ -	\$ 4,938,874.00	17.63%
TOTAL	\$ 28,021,818.13	\$ -	\$ 28,021,818.13	100.00%
THIRTY-EIGHTH CDBG AWARD - FY2013				
Thirty-eighth Year CDBG Allocation			\$ 24,227,493.00	
Actual Program Income			\$ 3,794,325.13	
Total			\$ 28,021,818.13	

**PROJECTED USE OF FUNDS BUDGET FOR
THIRTY-NINTH PROGRAM YEAR
JULY 1, 2013 THROUGH JUNE 30, 2014**

PREPARED: October 27, 2016
 APPROVED:
 AMENDMENT: 5
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-NINTH PROGRAM YEAR
 July 1, 2013 through June 30, 2014

COUNCIL DISTRICT	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
CDBG ACTIVITIES				
¹ - Program Administration*	\$ 4,788,866.76	\$ -	\$ 4,788,866.76	20.00%
¹ - Public Services**	\$ 3,464,429.61	\$ -	\$ 3,464,429.61	14.47%
ESG Match (1:1 - Includes In-Kind)	\$ 550,000.00		\$ 550,000.00	2.30%
¹ - Public-Facilities and Improvements (Public/Private)	\$ 6,460,325.71	\$ (414.00)	\$ 6,459,911.71	26.98%
Single Family Housing	\$ 338,379.64		\$ 338,379.64	1.41%
Relocation	\$ 450,000.00	\$ -	\$ 450,000.00	1.88%
Lead-Based Paint	\$ 1,062,174.87	\$ -	\$ 1,062,174.87	4.44%
Multifamily Housing	\$ 1,500,000.00	\$ -	\$ 1,500,000.00	6.26%
Economic Development	\$ 2,578,624.00		\$ 2,578,624.00	10.77%
Code Enforcement	\$ 2,708,535.00	\$ -	\$ 2,708,535.00	11.31%
¹ - Interim Assistance	\$ 43,001.22	\$ -	\$ 43,001.22	0.18%
Homebuyer Assistance	\$ -	\$ 414.00	\$ 414.00	0.00%
SUB-TOTAL	\$ 23,944,336.81	\$ -	\$ 23,944,336.81	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

¹ - Funds in the amount of \$134,378.81 shown in the Reallocation column is a result of additional unrecognized Program Income earned in Grant Year 2013.

THIRTY-NINTH CDBG AWARD - FY2014

Thirty-ninth Year CDBG Allocation	\$ 23,714,902.00
Earned Program Income	\$ 229,434.81
Total	\$ 23,944,336.81

ACTUAL THIRTY-NINTH YEAR CDBG PROGRAM INCOME

Sources of Program Income	Amount
Multi-Family Housing Loan Repayments	\$ 145,231.79
Single Family Housing Payments	\$ 2,804.37
	\$ 81,398.65
Sub-Total	\$ 229,434.81
Use of Program Income	
Program Administration	\$ 45,886.76
Public Services	\$ 37,440.61
Public-Facilitied and Improvements (Public/Private)	\$ 146,107.44
Sub-Total	\$ 229,434.81

**PROJECTED USE OF FUNDS BUDGET FOR
FORTY-FIRST PROGRAM YEAR
JULY 1, 2015 THROUGH JUNE 30, 2016**

PREPARED: October 27, 2016
 APPROVED:
 AMENDMENT: 2
 ORDINANCE NO:

**PROJECTED USE OF FUNDS BUDGET FOR
 FORTY-FIRST PROGRAM YEAR**
 July 1, 2015 through June 30, 2016

CDBG ACTIVITIES	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
Program Administration*	\$ 4,781,273.51		\$ 4,781,273.51	20.00%
Public Services**	\$ 3,484,097.84		\$ 3,484,097.84	14.57%
ESG Match (1:1 - Includes In-Kind)	\$ 525,000.00		\$ 525,000.00	2.20%
Public-Facilities and Improvements (Public/Private)	\$ 8,684,017.46	\$ (1,112,950.38)	\$ 7,571,067.08	31.67%
Lead-Based Paint	\$ 650,000.00		\$ 650,000.00	2.72%
Multifamily Housing	\$ 3,184,148.75	\$ (0.75)	\$ 3,184,148.00	13.32%
Code Enforcement	\$ 2,597,830.00	\$ (79,618.85)	\$ 2,518,211.15	10.53%
Homebuyer Assistance	\$ -	\$ 1,192,569.98	\$ 1,192,569.98	4.99%
TOTAL	\$ 23,906,367.56	\$ -	\$ 23,906,367.56	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

2015 CDBG AWARD - FY2016

Projectd CDBG Grant Award	\$ 22,352,814.00
Estimated Program Income	\$ 194,470.00
Additional Earned Program Income	\$ 1,359,083.56
Total	\$ 23,906,367.56

**PROJECTED USE OF FUNDS BUDGET FOR
FORTY-SECOND PROGRAM YEAR
JULY 1, 2016 THROUGH JUNE 30, 2017**

PREPARED: October 27, 2016
 APPROVED:
 AMENDMENT: 1
 ORDINANCE NO:

PROJECTED USE OF FUNDS BUDGET FOR
 FORTY-SECOND PROGRAM YEAR
 July 1, 2016 through June 30, 2017

CDBG ACTIVITIES	CURRENT ALLOCATION	REALLOCATION	CURRENT REVISED ALLOCATION	% of CURRENT REVISED ALLOCATION
Program Administration*	\$ 4,464,349.00		\$ 4,464,349.00	20.00%
Public Services**	\$ 3,218,357.00		\$ 3,218,357.00	14.42%
ESG Match (1:1 - Includes In-Kind)	\$ 525,000.00		\$ 525,000.00	2.35%
Public-Facilities and Improvements (Public/Private)	\$ 3,316,212.00		\$ 3,316,212.00	14.86%
Multifamily Housing	\$ 300,000.00		\$ 300,000.00	1.34%
Acquisition	\$ 4,900,000.00	\$ (1,800,944.57)	\$ 3,099,055.43	13.88%
Economic Development	\$ 3,000,000.00		\$ 3,000,000.00	13.44%
Code Enforcement	\$ 2,597,830.00		\$ 2,597,830.00	1431.22%
Homebuyer Assistance		\$ 1,800,944.57	\$ 1,800,944.57	8.07%
TOTAL	\$ 22,321,748.00	\$ -	\$ 22,321,748.00	100.00%

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

2016 CDBG AWARD - FY2017	
Projected CDBG Grant Award	\$ 22,140,237.00
Estimated Program Income	\$ 181,511.00
Total	\$ 22,321,748.00

