DRAFT
2020-2024 CONSOLIDATED PLAN

CITY OF HOUSTON
Sylvester Turner, Mayor

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Tom McCasland, Director

CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT

DRAFT 2020-2024 CONSOLIDATED PLAN

2020 ANNUAL ACTION PLAN

CITY OF HOUSTON

SYLVESTER TURNER, MAYOR

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

TOM MCCASLAND, DIRECTOR

MAY 2020

THIS DOCUMENT IS SUBJECT TO CHANGE PENDING HUD APPROVAL

MAYOR

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Table of Contents

Executive Summary 1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 1

The Process 7
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 7
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 8
PR-15 Citizen Participation 15

Needs Assessment 21
NA-05 Overview 21
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 22
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 28
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 31
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 34
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 35
NA-35 Public Housing – 91.205(b) 36
NA-40 Homeless Needs Assessment – 91.205(c) 43
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 51
NA-50 Non-Housing Community Development Needs – 91.215 (f) 56

Housing Market Analysis 59
MA-05 Overview 59
MA-10 Number of Housing Units – 91.210(a)&(b)(2) 60
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 63
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 67
MA-25 Public and Assisted Housing – 91.210(b) 72
MA-30 Homeless Facilities and Services – 91.210(c) 77
MA-35 Special Needs Facilities and Services – 91.210(d) 79
MA-40 Barriers to Affordable Housing – 91.210(e) 82
MA-45 Non-Housing Community Development Assets – 91.215 (f) 84
MA-50 Needs and Market Analysis Discussion 91

Strategic Plan 94
SP-05 Overview 94
SP-10 Geographic Priorities – 91.215 (a)(1) 95
SP-25 Priority Needs - 91.215(a)(2) 114
SP-30 Influence of Market Conditions – 91.215 (b) 125
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 126
SP-40 Institutional Delivery Structure – 91.215(k) 131
SP-45 Goals Summary – 91.215(a)(4) 134
SP-50 Public Housing Accessibility and Involvement – 91.215(c) 136
SP-55 Barriers to affordable housing – 91.215(h) 137
SP-60 Homelessness Strategy – 91.215(d) 140
SP-65 Lead based paint Hazards – 91.215(i) 144
SP-70 Anti-Poverty Strategy – 91.215(j) 146
SP-80 Monitoring – 91.230 148

Expected Resources 150
AP-15 Expected Resources – 91.220(c)(1,2) 150

Annual Goals and Objectives 156

Projects 158
AP-35 Projects – 91.220(d) 158
AP-38 Project Summary 160
AP-50 Geographic Distribution – 91.220(f) 176

Affordable Housing 178

AP-55 Affordable Housing – 91.220(g) 178
AP-60 Public Housing – 91.220(h) 180
AP-65 Homeless and Other Special Needs Activities – 91.220(i) 184
AP-70 HOPWA Goals - 91.220 (l)(3) 189
AP-75 Barriers to affordable housing – 91.220(j) 190
AP-85 Other Actions – 91.220(k) 192

Program Specific Requirements 198
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 198

Appendices 205
Appendix # 1: Affirmatively Further Fair Housing 206
Appendix # 2: Maps 216
Appendix # 3: Applications and Certifications 233
Appendix # 4: ESG Written Standards 265
Appendix # 5: Public Hearing Summaries 290
Appendix # 6: Public Hearing Notices 293
Appendix # 7: Public Participation Summaries 296
Appendix # 8: Written Comments and Responses 361

List of Tables

Table 1 – 2010-2014 Consolidated Plan Goals and Accomplishments 3
Table 2 – Responsible Agencies 7
Table 3 – Agencies, groups, organizations who participated 10
Table 4 – Other local / regional / federal planning efforts 13
Table 5 – Citizen Participation Outreach 16
Table 6 - Housing Needs Assessment Demographics 22
Table 7 - Total Households Table 22
Table 8 – Housing Problems Table 22
Table 9 – Housing Problems 2 23
Table 10 – Cost Burden > 30% 23
Table 11 – Cost Burden > 50% 23
Table 12 – Crowding Information – 1/2 24
Table 13 – Crowding Information – 2/2 24
Table 14 - Disproportionally Greater Need 0 - 30% AMI 28
Table 15 – Disproportionally Greater Need 30 - 50% AMI 28
Table 16 – Disproportionally Greater Need 50 - 80% AMI 29
Table 17 – Disproportionally Greater Need 80 - 100% AMI 29
Table 18 – Severe Housing Problems 0 - 30% AMI 31
Table 19 – Severe Housing Problems 30 - 50% AMI 31
Table 20 – Severe Housing Problems 50 - 80% AMI 32
Table 21 – Severe Housing Problems 80 - 100% AMI 32
Table 22 – Greater Need: Housing Cost Burdens AMI 34
Table 23 – Public Housing by Program Type 36
Table 24 – Characteristics of Public Housing Residents by Program Type 36
Table 25 – Race of Public Housing Residents by Program Type 37
Table 26 – Ethnicity of Public Housing Residents by Program Type 38
Table 27 – Public Housing Waitlist List for Accessible Units 39
Table 28 – Tenant Transfer Waiting List 39
Table 29 – Public Housing Income Tier Waitlist 40
Table 30 – Public Housing Waitlist by Bedroom Size 41
Table 31 – Section 8 Waiting List 41
Table 32: Homeless Needs Table 44
Table 33 – HOPWA Data 51
Table 34 – HIV Housing Need 51
Table 35 – Persons with Disabilities by Age Range in Houston 51
Table 36 – Disability Types in Houston 52
Table 37 – Household Type and Size Households with Housing Problems 52
Table 38 – Income and Tenure by Household Type 52
Table 39 – Percent of Households with Housing Problems by Tenure and Household Type 52
Table 40 – Residential Properties by Unit Number 60
Table 41 – Unit Size by Tenure 61
Table 42 – Cost of Housing 63
Table 43 - Rent Paid 63
Table 44 – Housing Affordability 64
Table 45 – Monthly Rent 64
Table 46 – Condition of Units 67
Table 47 – Year Unit Built 68
Table 48 – Risk of Lead-Based Paint 68
Table 49 – Vacant Units 68
Table 50 – Tenure by Year Structure Built and By Units in Structure 69
Table 51 – Low- and Moderate-Income Households with Children Under 6 Years Old at Risk of Lead Hazards 70
Table 52 – Total Number of Units by Program Type 72
Table 53 – Public Housing Condition 73
Table 54 – Facilities and Housing Targeted to Homeless Households 77
Table 55 – HOPWA Assistance Baseline 79

Table 56 - Business Activity 84
Table 57 - Labor Force 85
Table 58 – Occupations by Sector 85
Table 59 - Travel Time 85
Table 60 - Educational Attainment by Employment Status 85
Table 61 - Educational Attainment by Age 86
Table 62 – Median Earnings in the Past 12 Months 86
Table 63 - Geographic Priority Areas 95
Table 64 – Priority Needs Summary 114
Table 65 – Influence of Market Conditions 125
Table 66 - Anticipated Resources 126
Table 67 - Institutional Delivery Structure 131
Table 68 - Homeless Prevention Services Summary 132
Table 69 – Goals Summary 134
Table 70 - Expected Resources – Priority Table 150
Table 71 – Goals Summary 156
Table 72 – Project Information 158
Table 73 – Project Summary 160
Table 74 - Geographic Distribution 176
Table 75 - One Year Goals for Affordable Housing by Support Requirement 178
Table 76 - One Year Goals for Affordable Housing by Support Type 178
Table 77 – CDBG Program Income 198
Table 78 – CDBG Requirements 198

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 2020-2024 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, 2020 to June 30, 2024. 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 2020-2024 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 2020-2024 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
- Create and maintain healthy and safe environments and homes by removing health and safety hazards from homes
- 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 2020-2024 Con Plan align directly with HCDD's vision to create a city where everyone has a safe home they can afford in a community where they can thrive.

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.

2020 Action Plan.

The 2020 Annual Action Plan represents the first year of the 2020-2024 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) 2021/HCDD's Program Year (PY) 2020 (July 1, 2020 - June 30, 2021). 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 2020 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 and development to preserve existing and expand new housing stock
- Lead-based paint testing and abatement activities
- Services to HIV/AIDS populations
- Homelessness prevention and rapid rehousing
- Rental assistance

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
- 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, 2015 to June 30, 2020. The following will review the goals and outcomes of the past five-year period through the close of the fourth year, ending June 30, 2019. A review of the fifth and final year of the past strategic plan period will be reviewed in the 2018 CAPER available in the fall of 2019.

Table 1 – 2015-2019 Consolidated Plan Goals and Accomplishments

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve and Expand Supply of Affordable Housing	Affordable Housing	CDBG: $10,227,381/ HOME: $8,914,992	Rental Units Constructed	Household Housing Unit	404	417	103.22%	124	231	186.29%
			Rental Units Rehabilitated	Household Housing Unit	390	543	139.23%	420	38	9.05%
			Homeowner Housing Rehabilitated	Household Housing Unit	250	83	33.20%	150	32	21.33%
			Other (Lead-Based Paint)	Other	488	290	59.43%	90	43	47.78%
Expand Homeownership Opportunities	Affordable Housing	CDBG: $1,542,400	Direct Financial Assistance to Homebuyers	Households Assisted	500	199	39.80%	50	106	212.00%
Provide Assistance to Persons Affected by HIV/AIDS	Affordable Housing (Non-Homeless Special Needs)	HOPWA: $9,738,444	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	2,325	1,585	68.17%	475	396	83.37%
			HIV/AIDS Housing Operations	Household Housing Unit	1,500	1,124	74.93%	300	274	91.33%
			Other (Supportive Services)	Other	9,150	14,354	156.87%	4,000	4,270	106.75%
Reduce Homelessness	Homeless	ESG: $1,968,996/ CDBG: $500,000	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	350	1,704	486.86%	100	635	635.00%
			Homelessness Prevention	Persons Assisted	950	3,157	332.32%	225	787	349.78%
			Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	115,500	163,656	141.69%	27,225	15,970	58.66%
Enhance Quality of Life through the Provision of Public Services	Non-Housing Community Development	CDBG: $4,042,042	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	103,000	98,508	95.64%	18,428	25,476	138.25%
Revitalize Communities	Non-Housing Community Development	CDBG: $3,265,430	Public Facility or Infrastructure Activities	Other	30	26	86.67%	6	5	83.33%
			Housing Code Enforcement / Foreclosed Property Care	Household Housing Unit	161,250	154,550	95.84%	32,000	46,265	144.58%
Foster Community Economic Development	Non-Housing Community Development	CDBG: $205,000	Jobs Created / Retained	Jobs	50	90	180.00%	5	12	240.00%
			Businesses Assisted	Businesses Assisted	3	0	0.00%	1	0	0.00%
Promote Fair Housing	Non-Housing Community Development	CDBG: $150,000	Other	Other	500,000	1,897,875	379.58%	50,000	554,587	1,109.17%
*Accomplishments as 2018 CAPER										

The economic development goal of job creation and retention activities was met. Many other goals like rental home construction, tenant-based rental assistance, homelessness prevention, and code enforcement have also met their goals. Almost 75% of all the public service activities also have been completed. These activities include providing health, homeless, reentry, and general public services, services for youth, elderly persons, and persons with disabilities. With a focus on disaster recovery efforts, the Single Family Home Repair program may fall short of its 2015-2019 Consolidated Plan goals; however, other activities will meet or be very close to the goal by the end of the consolidated planning period in June 2020.

When HCDD was awarded CDBG Disaster Recovery for Hurricane Harvey (CDBG-DR17) funding, HCDD shifted its Homebuyer Assistance Program and expanded home repair and rental home development efforts with CDBG-DR17 funding. This will allow HCDD staff to make a concerted effort in addressing disaster related single family home repair and new home construction activities. Because these programs have changed funding sources, HCDD's goals will likely fall short during the current consolidated planning period.

HCDD will work to carry out the 2020-2024 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 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and the 2020 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 and developed the Fair Housing Ambassador Program 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/Open Houses
- Mobile Meetings
- Focus Groups
- Fair Housing Ambassadors Program
- Surveys including the Community Needs Survey and the Fair Housing Express Survey

5. Summary of public comments

A summary of citizen comments on the 2020-2024 Consolidated Plan and 2020 Annual Action Plan, along with HCDD's responses, is in the Appendix of this document. Comments from the public comment period will be included in the final plan.

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. 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.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	HOUSTON	HCDD

Narrative

The City of Houston Housing and Community Development Department serves as the lead agency responsible for administering the programs covered by the 2020-2024 Consolidated Plan and this 2020 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 2020-2024 Consolidated Plan and 2020 Annual Action Plan, please contact City of Houston Housing and Community Development Department (HCDD) at 832.394.6200 or submit your comments to Kristin Robinson:

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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 residents 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 Housing Finance Corporation to enhance small businesses through business lending and expand services in low- and moderate-income areas like building new grocery stores.

In PY 2020, 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

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 Department, Harris County Community Services Department, Houston Housing Authority, Harris County Housing Authority, Houston Housing Finance Corporation, and the Coalition for the Homeless of Houston/Harris County.

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.

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 2020. 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 regional planning efforts.

HCDD and the Mayor's Office continue to lead the collaborative effort to develop permanent supportive housing for the chronically homeless, continuing to provide supportive services and using the coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. By standardizing assessment processes, the City of Houston can work quicker and more efficiently to end homelessness by appropriately addressing the needs of person who is in need of assistance.

In addition to addressing 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 three local jurisdictions that comprise the CoC, including the City of Houston, Harris County, Montgomery County, Fort Bend County, 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 ESG 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?
Avenue CDC	Housing	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCDD consulted with Avenue CDC on addressing community and housing needs for LMI families through various types of community developments.
City of Houston – Houston Health Department	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	HHD provides HCDD with lead-based paint program information and data for use in development of the Plan, as needed.

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?
City of Houston - Houston Public Libraries	Other government – Local	Community Development Strategy	HCDD consulted with HPL to determine funding needs for providing technological and education opportunities to LMI areas. HCDD plans to continue partnering with HPL to
City of Houston – Parks and Recreation Department	Services-Children Services-Education Other government – Local	Anti-poverty Strategy	HCDD consulted with HPARD to determine the demand for youth programs. HCDD plans to continue partnering with HPARD to serve youth. HCDD also consults with HPARD to determine the funding needs for the renovation or creation of neighborhood parks.
City of Houston - Planning Department	Other government – Local	Housing Strategy Community Development Strategy	HCDD consulted with PDD to determine what public facilities or neighborhood improvement projects may be considered priority project. HCDD will continue to work with PDD to help determine priority projects.
Coalition for the Homeless of Houston/Harris County	Services-homeless Regional organization Planning organization	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth	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.
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.
Houston Community Land Trust	Other	Housing Strategy Services - Housing	HCDD consulted the CLT about developing and selling affordable homes and creating different pathways to homeownership. HCDD will continue to partner with CLT to provide quality newly constructed homes.

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 Habitat for Humanity	Housing	Housing Strategy	HCDD consulted with Habitat for Humanity to develop a strategy to assist CHDOs with staffing capacity and maintaining affordability while constructing new homes.
Houston Housing Authority (HHA)	PHA	Public Housing Needs Homeless Strategy	HCDD consulted with HHA staff regarding the Public Housing sections of the Plan. HHA serves on the CoC. HCDD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives to address homeless needs.
Houston Housing Collaborative	Housing Planning organization	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCDD consulted with the Houston Housing Collaborative to identify needs and to understand what affordability strategies may be helpful for multifamily and single family construction and rehabilitation.
Houston Housing Finance Corporation (HHFC)	Housing	Housing Strategy	In implementation of 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 Land Bank	Other	Housing Strategy	HCDD consulted the HLB about affordable land acquisition as a component of the Single Family Home Development program. HCDD will continue to partner with HLB to obtain affordable land options.
TDHCA	Other government – Local	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCDD consulted with TDHCA about its allocation process for Tax Credits on new multifamily developments. HCDD plans to continue to consult with TDHCA to improve its process, as needed.
Texas Housers Coalition	Housing Planning organization	Housing Strategy Outreach Strategy	HCDD consulted with Texas Housers on ways to implement collaborative outreach strategies and equitable housing strategies.
Way Home Funders	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.

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

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.
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.
2020 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.
Complete Communities	City of Houston Planning and Development Department	The City of Houston's Planning Department will work with ten neighborhoods that have been historically under-resourced to identify goals and priority projects and develop implementation strategies that are transferable to other communities across the entire city. Providing access to quality services and amenities to improve underserved neighborhoods are goals that are part of both Complete Communities and the Consolidated Plan.
Local Housing Needs Assessment	City of Houston Housing and Community Development Department	The Local Housing Needs Assessment identified the full impact of Hurricane Harvey and what unmet needs were not addressed, as well as the gap in funding to restore Houston.

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 public participation and stakeholder consultation events in the development of the Con Plan. For instance, staff from H-GAC, Fort Bend County, and Houston Housing Authority attended a Mobile Meeting with presentation and discussion gorup.

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 assisted in the development of the 2020-2024 Consolidated Plan and 2020 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 at the local office.

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 residents, 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 resident 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/Open Houses
- Resource Fairs
- Mobile Meetings and Discussions
- Express Survey
- Community Needs Survey
- Fair Housing Ambassador Program

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 Emancipation Community Center and the Southwest Multi-Service Center, and two public hearings at a neighborhood location near low- and moderate-income residents, at the Hiram Clarke Multi-Service Center and the Northeast Multi-Service Center.
- Held public hearings in the evening after regular working hours and attended other community meetings at night and during the day to make in-person public input opportunities available throughout the day for 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 the Community Needs Survey on METRO buses.
- Advertised in several languages including English, Spanish, Vietnamese, and Chinese. Made the Community Needs Survey available in English, Spanish, Chinese, Vietnamese, and Korean.
- Made staff available to attend and present at any organization's request from May through October 2019.
- Attended community meetings in areas of the City with a high number of minority residents and low- and moderate-income populations.
- Held Focus Groups with stakeholders, including housing advocates, financial institutions, housing providers, persons with disabilities, and Fair Housing Ambassadors.

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)
Community Needs Survey	Non-targeted/broad community Non-English Speaking – Spanish, Vietnamese, and Chinese	The Community Needs Survey was a quantitative survey conducted to inform the Con Plan. The survey was made available online and in print from June 1, 2019 to September 30, 2019. 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. A total of 2,309 respondents participated in the survey. The survey was completed online via SurveyMonkey by 1,910 respondents, of which 31 were in Spanish, 6 were in Vietnamese, 5 were in Chinese, and 85 were in Korean. HCDD received 399 paper copies of the Community Needs Survey which included 55 surveys in Spanish and 15 surveys in Korean.	A summary of the Survey findings are 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 June 18, 2019 to over 80,000 people interested in housing and community development announcing the availability of the Community Needs Survey.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/citizensnet/index2014.html
Internet Outreach	Non-targeted/broad community	On June 19, 2019, information about the 2019 Community Needs Survey was presented on the HCDD Facebook page and Twitter page in English, Spanish, and Vietnamese.	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	On August 16, 2019, information about the 2019 Community Needs Survey was presented on the HCDD Facebook page and Twitter page in English and Spanish	No public comments were received.	No public comments were received.	http://www.houstontx.gov/housing
Newspaper Ad	Non-targeted/broad community	HCDD published a public notice in the *Houston* on August 20, 2019 *Chronicle* and *La Voz* on August 25, 2019 advertising announcing the draft 2019 CAPER was available for public comment from September 9, 2019 to September 124, 2019.	There were no comments on the PY 2018 CAPER.	No public comments were received.	http://www.houstontx.gov/housing/publiclegalnotices.html
Internet Outreach	Non-targeted/broad community	On September 1, 2019, information about the fall public hearings was presented on the HCDD Facebook page and Twitter page.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/housing
Mobile Meetings	Non-targeted/broad community	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, discussion groups, or conducted the Community Needs Survey when requested. The following is a list of organizations visited • Avenue CDC • BakerRipley • Catholic Charities • CDAC Members • Coalition for the Homeless • City of Houston Planning Department • Education Collaborative/THIRVE Partner Meeting • Fort Bend Town Hall • Go Neighborhoods' Leading Together Leadership Development Workshop • Houston Community College • Houston Housing Authority	Feedback was given through the discussion groups or the Community Needs Survey, when conducted. A summary of the discussion groups and Community Survey is 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)
		• Houston Independent School District • City of Houston Housing Committee • Houston Food Bank • Ibn Sina Back to School Community Health Fair • LISC Houston • Montrose Center • NAACP Houston • Rice University • Super Neighborhood #49/50 Settegast East Houston • Super Neighborhood #52 Kashmere Gardens • Texas Associations for First Responders • YMCA International Services 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 982 people and advertising in media outlets made information available to a much wider audience.			
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 August 20, 2019. Advertisements also appeared in the Forward Times, in Chinese in the *Chinese Daily News*, and in Vietnamese in *Vietnam Moi News* on August 21, 2019 *on* August 2019; and in Spanish in *La Voz* on August 25, 2019.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/housing/publiclegalnotices.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)
Public Hearing	Non-targeted/broad community	HCDD held two fall public hearings for the 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and 2020 AI. The hearings were held on September 4, 2019 at the Emancipation Community Center and on September 10, 2014 at the Gulfton MSC. 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 58 people that attended both public hearings.	7 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	HCDD emailed over 200 invitations to the Housing Advocates, Housing Providers, Advocates for persons with Disabilities, and Financial Institutions.	No public comments were received.	No public comments were received.	N/A
Houston, Be Fair: End Housing Discrimination Focus Groups	Non-targeted/broad community Minorities Persons with disabilities Residents of Public and Assisted Housing	HCDD held a 5-Part Stakeholder Focus Group Series entitled "Houston Be Fair" to gain qualitative information for the Consolidated Plan and AI. The Series was held over a two-week period between October 1-11, 2019 with several professional and community-oriented entities involved in the housing process. Over 200 people responded to the Fair Housing Forum invitation and more than 47 people attended.	A summary report of the Houston, Be Fair: End Housing Discrimination Focus Groups 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
Newspaper Ad	Minorities Non-English Speaking – Specify other language:	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 10, 2020. Advertisements also appeared in Spanish in	To be determined	To be determined	http://www.houstontx.gov/housing/publiclegalnotices.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)
	Spanish, Vietnamese, and Chinese Non-targeted /broad community	*Houston Chronicle La Voz* on March 10, 2020.			
Internet Outreach	Minorities Non-targeted/broad community Residents of Public and Assisted Housing	On March 10, 2020, a Constant Contacts email announcing the spring public hearings and the comment period was sent to emails that are part of City of Houston's HCDD database which included Residents, and community organizations.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/citizensnet/index.html
Other	Non-targeted/broad community	HCDD targeted 261 outreach locations to distribute 200 flyers per location. These locations include libraries, community centers, religious centers, elementary schools, and non-profit organizations.	No public comments were received.	No public comments were received.	N/A
Public Hearing	Non-targeted/broad community	HCDD will hold two spring public hearings for the 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and 2020 AI. The hearings will be held on March 24, 2020 at the Hiram Clarke MSC and on March 31, 2020 at the Northeast Clarke MSC. The hearings will present the drafts of the 2020-2020 Consolidated Plan, 2020 Annual Action Plan, and 2020 AI and budgets. Public comments were received during the hearings. A similar presentation will also be given at the City Council Housing and Community Affairs Committee on March 17, 2020 and was also open to the public for comment.	To be determined	To be determined	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 2012 to 2016 provided by HUD, the following was found:

- 17.8% of all households (148,285) are extremely low-income (0-30% HAMFI)
- 51.1% of all households (424,460) have incomes ranging from zero to 80% HAMFI
- Approximately 30.7% households are severely cost burdened: 106,420 (22.0%) renter households pay over 50% of their income for rent and 31,585 (8.7%) of homeowners pay half or more of their income for housing costs
- 6.6% of all City households (55,625) are overcrowded, and of those, almost three quarters are severely overcrowded. [1]

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.

The development of the 2020-2024 Con Plan coincided with the drafting of the 2020 Analysis of Impediments to Fair Housing Choice (AI) allowing for research and coordination of public engagement, demographic research and analysis, program evaluation, and development. Research has highlighted some of the following problems.

- Income deficiency
- Financial literacy
- Housing cost burden/affordability
- Aging and limited housing stock
- The lack of homeownership opportunities/programs for most City residents
- Gentrification
- Incongruity of jobs, wages, rent, and for-sale prices
- Accessibility
- Insufficient neighborhood amenities
- Availability of amenities and the mobility of persons with disabilities
- Repetitive flooding impacting housing and quality of life

[1] *2012-2016 Comprehensive Housing Affordability Strategy Table 8*, Office of Housing & Urban Development (Retrieved December 13, 2019) https://data.census.gov. Severely cost burden meaning that the household's housing costs exceed 50% of the household income.

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

Summary of Housing Needs

According to the "Total Households Table", there are 424,465 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: 2010	Most Recent Year: 2018	% Change
Population	2,098,446	2,295,982	9.4%
Households	782,643	848,340	8.4%
Median Income	$42,962	$51,140	19.0%

Data Source: 2010 Census (Base Year), 2014-2018 ACS (Most Recent Year), Tables CP02 & S1901

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

Data Source: 2012-2016 CHAS, Aggregated Tables 5, 7, & 13

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	3,075	1,390	1,070	410	5,945	600	405	400	140	1,545
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4,170	3,215	2,915	895	11,195	430	510	600	400	1,940
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	9,905	8,360	5,865	2,190	26,320	1,030	1,495	2,860	1,680	7,065
Housing cost burden greater than 50% of income (and none of the above problems)	69,125	21,735	4,400	700	95,960	16,045	9,430	4,725	1,335	31,535
Housing cost burden greater than 30% of income (and none of the above problems)	10,455	40,500	29,995	6,830	87,780	5,510	8,440	12,830	4,845	31,625
Zero/negative Income (and none of the above problems)	10,350	-	-	-	10,350	3,400	-	-	-	3,400

Data Source: 2012-2016 CHAS, Table 3

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	96,730	75,200	44,245	11,025	227,200	23,615	20,285	21,415	8,400	73,715
Having none of four housing problems	7,915	12,565	51,870	31,270	103,620	6,275	17,900	32,695	24,315	81,185
Household has negative income, but none of the other housing problems	10,350	-	-	-	10,350	3,400	-	-	-	3,400

Data Source: 2012-2016 CHAS, Table 7

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	38,820	29,010	12,795	80,625	6,895	6,655	7,700	21,250
Large Related	11,525	7,810	1,920	21,255	2,610	3,870	2,675	9,155
Elderly	14,060	9,035	4,410	27,505	9,410	5,985	4,810	20,205
Other	30,095	24,085	16,445	70,625	4,065	2,590	3,065	9,720
Total need by income	94,500	69,940	35,570	200,010	22,980	19,100	18,250	60,330

Data Source: 2012-2016 CHAS, Table 7

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	32,055	7,895	1,145	41,095	5,345	3,455	1,725	10,525
Large Related	8,465	1,460	200	10,125	1,970	1,625	195	3,790
Elderly	11,815	4,300	1,030	17,145	6,430	3,045	1,775	11,250
Other	26,955	9,030	2,070	38,055	3,300	1,640	1,080	6,020
Total need by income	79,290	22,685	4,445	106,420	17,045	9,765	4,775	31,585

Data Source: 2012-2016 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	12,605	9,860	6,490	2,445	31,400	990	1,410	1,950	1070	5,420
Multiple, unrelated family households	1,245	1,430	1,675	445	4,795	475	635	1,585	1035	3,730
Other, non-family households	310	370	680	220	1,580	10	4	15	0	29
Total need by income	14,160	11,660	8,845	3,110	37,775	1,475	2,049	3,550	2,105	9,179

Data Source: 2012-2016 CHAS, Table 10

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	32,110	24,655	20,440	77,205	4,380	6,395	9,310	20,085

Data Source: 2012-2016 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 322,281, which accounts for over one third (38.4%) of all households.[2] Using the statistics of the total population of Houston, it is estimated that approximately half of the single-person households, or 145,349 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.

According to 2014-2018 ACS data, about 215,309, or 9.4% Houstonians have difficulties with hearing, vision, ambulation, cognition, self-care, or independent living.[3] Of these, 17,986 were under 18 years of age. It is estimated that Houston has nearly 18,000 low- and moderate-income families with children with disabilities who may be 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. 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.

[2] *2014-2018 American Community Survey: Table DP02*, U.S. Census Bureau (Retrieved January 6, 2020) https://data.census.gov.
[3] *2014-2018 American Community Survey: Table S1810*, U.S. Census Bureau (Retrieved January 6, 2020) https://data.census.gov.

In 2018, the Houston Area Women's Shelter, a non-profit organization assisting victims of domestic violence, received 36,471 calls on the Crisis Hotlines from community members and assisted 1,042 survivors with supportive housing during the same year.[4]

According to the Point-In-Time (PIT) count on January 21, 2019, there were 501 victims of domestic violence in need of housing assistance[5], of which 401 persons were in emergency shelters, transitional housing, and safe havens and 100 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 51.1% of households in Houston, or 424,460 households, are low- and moderate-income. Out of all Houston households in all income categories, 25.9% of the owner occupied households had at least one housing problem and 50.9% of renter households had at least one housing problem.[6]

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 a household to pay more than 50% for housing costs. By far, housing cost burden is the most common housing problem in Houston, affecting 246,900 low- and moderate-income households, including 127,495 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 46,954 households earning below the 80% 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 complete 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, 2,335 owner occupied households and 7,180 renter occupied households according to 2012-2016 CHAS data.

Consistent with resident 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 for their family size or needs.

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

According to 2012-2016 CHAS data for Houston, low-income households are more affected by housing problems than other groups in Houston. When reviewing all income categories, 26.3% of homeowners and 53.1% of renters have housing problems. However, for households earning below 80% of the AMI, 54.7% of homeowners and 75.8% of renters have housing problems. In addition, the number of renters greatly outweighs the number of homeowners;

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[4] *Ending Domestic and Sexual Violence for All (Annual Report)*, Houston Area Women's Center (2018) https://hawc.org/wp-content/uploads/2019/09/08.16.19-HAWC-AR-digital-version.pdf.
[5] 2018 Homeless Count & Survey, Coalition for the homeless (2019) http://www.homelesshouston.org/wp-content/uploads/2018/05/Final_2018_PIT_FactSheet_Digital_3.pdf.
[6] *2012-2016 Comprehensive Housing Affordability Strategy: Table 1*, U.S. Housing and Urban Development (2019) https://www.huduser.gov/portal/datasets/cp.html#2006-2016_data.

subsequently, renters experience housing problems at more than double the rate of homeowners. When considering low-income households, the number is not only greater than any other income level, but low-income households are also affected more by housing problems just as renters are more affected by housing problems than homeowners in all income brackets. LMI non-family households and LMI small family households are experiencing housing cost burdens at a higher rate (31.2% and 27.3%) than other household types.[7] These households are unrelated individuals who are housed together. Overall, low- and moderate-income households are experiencing housing cost burden, but low-income households experience the greatest housing cost burdens, by far.

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 26.9%, and had a very low median family income at $30,737, much lower than male-headed family households at $45,537.[8]

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. From 2015 to 2018, HCDD has sheltered just over 2,500 domestic violence victims of the estimated 13,000 people served by ESG funding. 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.

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[7] *2012-2016 Comprehensive Housing Affordability Strategy: Table 7*, U.S. Housing and Urban Development (2019) https://www.huduser.gov/portal/datasets/cp.html#2006-2016_data.

[8] *2014-2018 American Community Survey: Table S1903*, U.S. Census Bureau (Retrieved January 6, 2020) https://data.census.gov.

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

For many people, limited or lack of income can be linked to instability and risk of becoming homeless; particularly, when income exceeds the cost of living, individuals may be less able to maintain stability. 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 natural disasters, illness, job loss or another circumstance that causes a loss of income/family member or an unexpected expense. Additionally, lack of housing options that suit households' needs may also contribute to instability, and homelessness may also be exacerbated by mental illness, physical illness, and chronic substance abuse.

Discussion

Houstonians face overwhelming housing needs. About half of renter households have at least one severe housing problem and one in four 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	120,345	14190	13750
White	19,600	2280	3520
Black / African American	40,465	6505	5130
Asian	5,625	1070	1420
American Indian, Alaska Native	170	4	45
Pacific Islander	85	-	-
Hispanic	52,745	4195	3320

Data Source: 2012-2016 CHAS, Table 1

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (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	95,485	30,465	-
White	16,375	5,050	-
Black / African American	25,820	9,395	-
Asian	4,380	1,695	-
American Indian, Alaska Native	160	35	-
Pacific Islander	35	0	-
Hispanic	47,435	14,190	-

Data Source: 2012-2016 CHAS, Table 1

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (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	65,660	84,565	-
White	16,470	15,825	-
Black / African American	18,175	24,735	-
Asian	3,255	3,975	-
American Indian, Alaska Native	115	170	-
Pacific Islander	40	50	-
Hispanic	26,580	38,895	-

Data Source: 2012-2016 CHAS, Table 1

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (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	19,425	55,585	-
White	7,445	12,845	-
Black / African American	4,065	16,495	-
Asian	1,370	2,835	-
American Indian, Alaska Native	14	145	-
Pacific Islander	30	25	-
Hispanic	6,335	22,775	-

Data Source: 2012-2016 CHAS, Table 1

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (4) cost Burden greater than 30%.

Discussion

The percent of the population with severe housing problems earning below 100% AMI is 39.5%. Overall, Pacific Islanders experience the highest percentage of disproportional need. In all income categories except for 50-80% AMI, Pacific Islanders have between approximately 13-29% more need than the Jurisdiction as a whole. For the income category of 30-50% AMI, Pacific Islander experienced housing problems at 100% compared to the Jurisdiction as a whole at 75.85%, and for the income category of 80-100%, Pacific Islanders experienced housing problems at 28.6% higher than that of the Jurisdiction's 25.9%. However, the absolute number of households in this racial category is very low compared to other racial groups.

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 499,470 households included in these four tables, 60.2% or 300,915 households have one or more of the four housing problems. Analysis of data in the Disproportionally Greater Need 0-30% AMI table: Housing Problems shows that

- 81.2% of households in this income bracket have one or more housing problems, ranging from 77.0% to 94.4% in each racial and ethnic category.
- The highest incidence of problems within a racial/ethnic group (94.4%) occurred in the Pacific Islander racial category, which represented less than 1% of the population for this income bracket. Hispanics are also disproportionately impacted with 87.5% having one or more of the four housing problems.
- Of the jurisdiction as a whole, the highest number of problems occurred in the Hispanic racial category, which only represented 35.5% of this income bracket.

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

- 75.8% of households in this income bracket have one or more housing problems, ranging from 72.1% to 100% in each racial and ethnic category.
- The highest incidence of problems within a racial/ethnic group (100%) occurred in the Pacific Islander racial category, which represented less than 1% of the population for this income bracket and was approximately 23.6% points higher than the percentage of White households with housing problems. 92.4% of other racial/ethnic groups that include those who are of multiple races also have severe housing problems.
- Of the jurisdiction as a whole, the highest number of problems occurred in the Hispanic racial category, which represented 37.6% of the population for this income bracket.

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

- 43.7% of households in this income bracket have one or more housing problems, ranging from 40.4% to 53.0% in each racial and ethnic category.
- The highest incidence of problems within a racial/ethnic group (53.0%) occurred in other racial/ethnic categories including those who are of multiple races, which represented less than 1% of the population for this income bracket. 51.0% of the white racial/ethnic group also have severe housing problems, and this group makes up 11.0% of the 50-80% income bracket.
- Of the jurisdiction as a whole, the highest number of problems occurred in the Hispanic racial category, which only represented 17.7% of the population for this income bracket.

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

- 25.9% of households in this income bracket have one or more housing problems, ranging from 8.5% to 54.5% in each racial and ethnic category.
- The two highest incidence of problems within a racial/ethnic group occurred in the Pacific Islander (54.5%), representing less than 1% of the population for this income bracket, and the White (36.7%) racial category, which represented 38.3% of the population with housing problems in this income bracket.
- Of the jurisdiction as a whole, the highest number of problems occurred in the White racial category, which only represented 9.9% 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	104,380	30,155	13,750
White	17,850	4,035	3,520
Black / African American	34,240	12,720	5,130
Asian	4,930	1,765	1,420
American Indian, Alaska Native	150	24	45
Pacific Islander	70	20	-
Hispanic	45,675	11,265	3,320
Other (including multiple races, non-Hispanic)	1,460	325	310

Data Source: 2012-2016 CHAS, Table 2

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (4) cost Burden greater than 30%.

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	46,540	79,405	-
White	10,080	11,350	-
Black / African American	11,605	23,610	-
Asian	2,405	3,670	-
American Indian, Alaska Native	135	60	-
Pacific Islander	-	35	-
Hispanic	21,590	40,030	-
Other (including multiple races, non-Hispanic)	725	655	-

Data Source: 2012-2016 CHAS, Table 2

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (4) cost Burden greater than 30%.

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	22,835	127,395	-
White	5,490	26,800	-
Black / African American	4,420	38,495	-
Asian	1,425	5,815	-
American Indian, Alaska Native	45	245	-
Pacific Islander	40	50	-
Hispanic	11,180	54,290	-
Other (including multiple races, non-Hispanic)	235	1,700	-

Data Source: 2012-2016 CHAS, Table 2

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (4) cost Burden greater than 30%.

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	7,750	67,260	-
White	2,030	18,260	-
Black / African American	1,105	19,455	-
Asian	525	3,685	-
American Indian, Alaska Native	10	150	-
Pacific Islander	-	55	-
Hispanic	4,035	25,085	-
Other (including multiple races, non-Hispanic)	45	575	-

Data Source: 2012-2016 CHAS, Table 2

*The four housing problems are: (1) lacking complete kitchen facilities; (2) lacking complete plumbing facilities; (3) more than one person per room, and (4) cost Burden greater than 30%.

Discussion

The total percent of the population with housing problems earning below 100% AMI is 36.3% 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 racial groups with disproportionate need. For the income category of 0%-30% AMI, Pacific Islander had a disproportionally greater need at 77.8% compared to the percentage of households in the jurisdiction as a whole with housing problems at 70.4%.

The Pacific Islander racial group was 29.2% 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 499,470 households included in these four tables, 36.3% or 181,505 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

- 70.4% of households in this income bracket have one or more severe housing problems, ranging from 60.8% to 77.8% in each racial and ethnic category.
- Overall, Hispanics had the greatest number of households (45,675) with severe housing problems compare to other racial/ethnic groups.
- The highest incidence of problems (77.8%) occurred in the Pacific Islander racial category, which only represented less than 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

- 37.0% of households in this income bracket have one or more severe housing problems, ranging from 0% to 69.2% in each racial and ethnic category.
- The highest incidence of problems (69.2%) occurred in the American Indians/Alaskan Natives racial category, which represented less than 1% of the households for this income bracket and was approximately 22.2% 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

- 15.2% of households in this income bracket have one or more severe housing problems, ranging from 10.3% to 44.4% in each racial and ethnic category.
- The highest incidence of problems (44.4%) occurred in the Pacific Islander racial category, which only represented less than 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

- 10.3% of households in this income bracket have one or more severe housing problems, ranging from 0% to 13.9% in each racial and ethnic category.
- The highest incidence of problems (13.9%) occurred in the Hispanic category, which represented 52.0% of the households with one or more housing problems 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	521,510	152,125	142,545	14,990
White	197,005	37,210	34,450	3,750
Black / African American	111,955	40,855	44,355	5,600
Asian	38,110	7,805	7,410	1,475
American Indian, Alaska Native	940	150	225	45
Pacific Islander	230	85	120	-
Hispanic	166,570	63,805	53,840	3,785

Data Source: 2012-2016 CHAS, Table 9

Discussion:

Over one-third of Houston households (35.4%) are cost burdened, paying over 30% of their household income for housing expenses. Almost one-fifth of households, or 18.3%, in Houston are cost burdened paying between 30%-50% of their household income for housing expenses, and another one-fifth of these households were severely cost burdened (16.9%) paying over 50% of their household's income on housing expenses.

Pacific Islanders have a disproportionate need more than other racial/ethnic groups in the severely cost burden category. Of Pacific Islander households, 27.6% are severely cost burdened. Almost a quarter (21.9%) of Black / African American households and 18.7% of Hispanic households are also severely cost burdened. The racial group Pacific Islander was the only group that have a disproportionately greater need in comparison to the needs of all City households.

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?

Overall, irrespective of race, there are more people who experience disproportionate need with severe housing problems. While smaller in representation, Pacific Islanders and American Indian/Alaskan Natives are racial groups with a higher number of households that are housing cost burdened at an AMI below 30%. The number of African experience severe housing burdens with an AMI under 30% (111,955) are almost two times the number of African Americans whose AMI exceeds 30%.

Additionally, Hispanics have a higher percentage of households with severe housing problems as compared with the jurisdiction as a whole. Hispanics make up almost half (34.6%) of the households with severe housing problems. White households make up 32.8% of those who are housing cost burdened while Blacks or African Americans make up 24.4%. Hispanics experience housing problems, including cost burden, than any racial group.

All racial/ethnic groups have households that are severely cost burdened, amd just over one-third of Houston households are cost burdened, particularly Pacific Islanders who have the greatest disproportionate need when compared to other racial/ethnic groups. Of Pacific Islander households, 27.6% are severely cost burdened.

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?

While racial housing patterns in Houston have become less enveloped overtime, patterns generally remain the same. 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 one of the nation's largest Veterans Affairs Supportive Housing (VASH) program exclusively serving homeless veterans.

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 Unit Vouchers in use	0	368	3,338	17,698	709	16,989	829	70	307

*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	$9,097	$12,261	$14,742	$6,874	$15,016	$13,639	$5,800
Average length of stay	0	3.6	6.75	5.8	2.75	12.1	0	0
Average Household size	0	2.1	2.4	2.5	1.5	2.6	1.6	3.3
# Homeless at admission	0	4	0	1082	227	855	512	1
# of Elderly Program Participants (>62)	0	119	997	3,897	173	3,724	231	0
# of Disabled Families	0	99	731	3,988	151	3,837	550	5

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	20	247	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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	39	421	1,431	212	1,219	181	23	49
Black/African American	0	324	2,647	15,776	478	15,298	636	47	257
Asian	0	5	217	350	11	339	3	0	1
American Indian/Alaska Native	0	0	22	74	5	69	8	0	0
Pacific Islander	0	4	31	67	3	64	1	0	1
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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	17	448	1,063	44	1,019	56	19	33
Not Hispanic	0	351	2,890	16,635	665	15,970	773	51	274
*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

Waiting list	Handicapped or Disabled (%)	Total Handicapped or Disabled (#)	Total Applicants (#)
Allen Parkway Village	19%	1,735	9,216
Bellerive	25%	179	716
Clayton Homes	7%	74	1,093
Cuney Homes	21%	1,333	6,299
Ewing	19%	1,265	6,492
Forest Green	10%	510	5,076
Fulton Village	18%	1,590	8,729
Heatherbrook	10%	529	5,298
Historic Oaks of APV	48%	87	180
Historic Rental	22%	1,302	5,972
Independence Heights	10%	20	192
Irvinton	18%	1,364	7,512
Kelly Village	19%	1,420	7,508
Kennedy Place	17%	1,466	8,573
Lincoln Park	19%	1,281	6,638
Lyerly	34%	166	484
Oxford Place	19%	1,563	8,237
Sweetwater Point	0%	0	11
Victory	19%	1,516	7,904
Total Public housing waiting list	18%	17,400	96,130
Long Drive	17%	1,735	10,015
Telephone Rd	35%	166	479
Total Section 8 New Construction	18%	1,901	10,494
Grand Total	18%	19,301	106,624

Table 28 – Tenant Transfer Waiting List

	Awaiting	Offered but Declined
Grab bars; Live in aide; Additional bedroom; closer to specific area; quiet location	13	2
Downstairs; minimal stairs	14	1
Accessible	4	1
Walk/Roll in Shower	0	0
Elderly	0	0
Air Conditioned Unit	4	1

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
Allen Parkway Village (APV)	139	519	8,674
Historic Oaks of Allen Parkway (HOAPV)	4	11	174
Historic Rental (HRI)	97	431	5,466
Fulton	159	574	8,073
Heatherbrook	93	376	4,939
Lincoln Park	78	324	6,265
Oxford Place	99	569	7,618
Victory	111	521	7,351
Bellerive	6	55	655
Clayton Homes	16	130	854
Cuney Homes	76	416	6,466
Ewing	82	486	5,944
Forest Green	69	374	4,694
Irvinton	86	541	7,162
Kelly Village	86	518	7,072
Kennedy Place	120	612	7,886
Lyerly	7	33	444
Independence Heights	3	19	174
Sweetwater Point	0	2	9
Total	1,297	6,373	88,460

Source: HHA

Table 30 – Public Housing Waitlist by Bedroom Size

Property	1 BR	2BR	3BR	4BR	5BR
Allen Parkway Village	3,817	3,713	1,433	244	9
Bellerive	703	13	0	0	0
Clayton Homes	934	136	23	0	0
Cuney Homes	3,319	1,854	964	162	0
Ewing	3,661	2,831	0	0	0
Forest Green	0	3,447	1,423	206	0
Fulton Village	3,533	3,561	1,416	219	0
Heatherbrook	0	3,568	1,491	239	0
Historic Oaks of APV	158	22	0	0	0
Historic Rental	2,896	3,076	0	0	0
Independence Heights	132	36	24	0	0
Irvinton	3,482	2,839	1,114	77	0
Kelly Village	3,395	2,842	1,107	164	0
Kennedy Place	3,824	3,215	1,341	193	0
Lincoln Park	2,812	2,724	1,102	0	0
Lyerly	484	0	0	0	0
Oxford Place	3,416	3,356	1,465	0	0
Sweetwater Point	0	9	2	0	0
Victory	3,262	3,377	1,265	0	0
Total	39,828	40,619	14,170	1,504	9
Source: HHA					

Table 31 – Section 8 Waiting List

	Number of Families	Percentage of Families
Families with Children	10,199	62.3
Elderly Families	1,544	9.4
Families with Disability	4,635	28.3
Wait List Total	16,378	100.0
Source: HHA		

How do these needs compare to the housing needs of 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 are most likely in need of housing assistance.

A 2017 study[9] by the National Low Income Housing Coalition found a shortage of more than 600,000 homes across Texas. In the Houston area, the same report finds that there is a deficit of 165,058 affordable and available rental units for individuals/families at or below extremely low income and an additional deficit of more than 18,000 affordable and available rental units for those at or below 50% AMI. These numbers far exceed the number of individuals and families on the HHA waitlists.

The majority of those on the Section 8 waiting list are families with children, making up 62.3% 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 over 17,600 vouchers, in September 2016, more than 68,000 families applied, and approximately 30,000 were pulled 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.

[9] 2017 *Gap Report: Texas*, National Low Income Housing Coalition (March 2019) https://reports.nlihc.org/gap/2017/tx.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The annual Point-in-Time Homeless Count & Survey is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the local Continuum of Care (CoC) known as The Way Home. The Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community's housing programs and homeless services. The Coalition for the Homeless of Houston/Harris County serves as lead agency to The Way Home and coordinates the Count as part of those responsibilities. The Way Home encompasses Houston, Pasadena, and Harris, Fort Bend, and Montgomery Counties, Texas.

A Point-In-Time (PIT) Homeless Count & Survey of sheltered (i.e., those in emergency shelters, transitional housing, or safe haven) and unsheltered persons experiencing homelessness in the Houston, Pasadena, Harris County, Fort Bend County, and Montgomery County area was held on the night of 21 January, with the unsheltered portion of the Count conducted over a three day period from January 22-24, 2019. The purpose of the Count is to determine the number of persons experiencing homelessness [defined by the Department of Housing and Urban Development (HUD) as those staying in emergency shelter, transitional housing, or safe haven programs with beds dedicated for homeless persons or those persons who are unsheltered (i.e., staying in a place not meant for human habitation)] on a single night. The Count is a federal requirement for all communities receiving McKinney-Vento funding from HUD. The Way Home Continuum of Care (CoC) covers a vast geographic region (3,711 sq. miles, including all of Houston, Pasadena, Harris County, Fort Bend County, and Montgomery County) with a large dispersed unsheltered population. Due to the size of the geographic area covered by the Count, we know that not all unsheltered persons experiencing homelessness can be identified in a short period of time (we are much more confident about counting the number of those experiencing homelessness who are sheltered). However, the Count gives a good assessment of the extent of the problem in the region and can allow for comparisons over time to help understand how well a community is solving the problem of homelessness.

The Count was organized and led by the Coalition for the Homeless of Houston/Harris County in consultation with UTHealth School of Public Health. Over one hundred homeless services providers participated in the Count as well as community volunteers, including persons currently and previously experiencing homelessness.

The 2019 Count included individuals staying in a total of 53 programs including emergency shelters (28 different programs), transitional housing units (24 different programs), and safe havens (1 program) on the night of 21 January based on reports received from the programs and data entered into the Homeless Management Information System (HMIS). Individuals experiencing unsheltered homelessness (those sleeping on the streets or in other places not meant for habitation) were counted using direct engagement and interviews when possible, and observation if not. Teams walked under bridges, along the bayous and other areas where encampments of unsheltered individuals experiencing homelessness had been identified. They also investigated abandoned buildings where persons experiencing homelessness have may have been residing.

The information below describes the results of the 2019 PIT count as well as information from the Homeless Information Management System (HMIS). HMIS s a computerized data collection tool specifically designed to capture client-level, system-wide information over time on the characteristics and services needs of men, women and children experiencing homelessness. HMIS allows the aggregation of client-level data across homeless service agencies to generate unduplicated counts and service patterns of clients served.

The Department of Housing and Urban Development's (HUD) National Data and Technical Standards establish baseline standards for participation, data collection, privacy and security. Implementation of HMIS is a requirement for receipt of HUD McKinney-Vento funding.

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)	981	0	1129	3091	981	0
Persons in Households with Only Children	0	0	4	0	0	0
Persons in Households with Only Adults	1343	1614	1613	3742	1343	1614
Chronically Homeless Individuals	170	482	n/a	n/a	170	482
Chronically Homeless Families	19	0	n/a	n/a	19	0
Veterans	181	194	130	1638	181	194
Unaccompanied Youth	102	89	104	40	102	89
Persons with HIV	61	45	n/a	n/a	61	45

*2019 PIT, as reported to HUD HDX. Also, chronically homeless status is self-reported.

**2019 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

2019 PIT Count Key Findings

Data collected shows a total of 3,938 sheltered and unsheltered individuals experiencing homelessness (per HUD's definition) in the Houston/Pasadena/Harris County/Fort Bend County/Montgomery County region on the night of the Count. Among the individuals living unsheltered, the average length of homelessness was 3 years, ranging from less than one month to 56 years. Breaking down where those experiencing homelessness were located, we determined that most were in Houston/Harris County with only one out of fifty (2%) counted in Fort Bend County while approximately one out of twelve persons experiencing homelessness in the total CoC area were found in Montgomery County (8%). Both Fort Bend and Montgomery Counties showed increases in the number of persons experiencing homelessness counted in 2019 vs. 2018 (73 vs. 67 and 298 vs. 277 respectively). It is important to note that, for those experiencing unsheltered homelessness on the night of 21 January, geographical assignment was determined by where they were interviewed during the day, which may be near where they seek services but not necessarily where they sleep.

The estimated combined population of Houston, Pasadena, Harris County, Fort Bend County and Montgomery County, according to population estimates on 1 July 2018, was 6,047,4023. This puts the percent of individuals experiencing homelessness within these three counties at 0.065% or approximately one out of every 1,541 residents. This is a decrease compared to one out of every 1,446 residents of the three-county area last year. To allow comparisons since 2011 (when Montgomery County was not included in the Count), we calculated the homelessness rate in Houston/Harris County and Fort Bend County only. The combined population within these two counties on 1 July 2018 was 5,456,477. The number of individuals experiencing homelessness is approximately one out of every 1,500 residents compared to one out of every 450 residents in 2011, a substantial decrease.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	814	794
Black or African American	1,412	745
Asian	9	16
American Indian	11	18
Native Hawaiian	7	11
Multiple races	71	30
Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic or Latino	1,944	1,476
Hispanic	300	138
Source: HUD CoC Homeless Populations and Subpopulations Report – Tx-700: Houston, Pasadena, Conroe/Harris, Fort Bend and Montgomery Counties CoC		

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

Family homelessness in Houston:

Families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. In fact, it is often some jolt to this precarious situation – a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home – that leads families to seek help from homeless service programs. Homeless families are usually headed by a single woman with limited education, are typically young, and have young children.

Homelessness can have a tremendous impact on children – their education, health, sense of safety, and overall development. Fortunately, researchers find that children are also highly resilient and differences between children who have experienced homelessness and low-income children who have not typically diminish in the years following a homeless episode.

When compared to low-income and homeless families, children experiencing homelessness have been shown to:

- Have higher levels of emotional and behavioral problems;
- Have increased risk of serious health problems;
- Are more likely to experience separations from their families; and
- Experience more school mobility, repeat a grade, be expelled or drop out of school, and have lower academic performance.

Housing is the solution to homelessness for low-income families. Most families would benefit from assistance to help them rapidly reconnect to permanent housing. Rapid re-housing provides help with housing search, financial assistance, and case management services to help families quickly transition out of shelter and back into housing of their own. A small subset of families may require more intensive or long-term support, through the provision of transitional housing, permanent rental assistance, or permanent supportive housing to escape homelessness. Families can also benefit from connection to other supports designed to strengthen and improve their lives, such as child care, employment assistance, early childhood services, income support, or mental health counseling.

During the 2019 PIT Count, there were 316 number of homeless families counted; totaling 981 persons. Of that subset, 19 chronically homeless families counted, totaling 45 persons. All of the chronically homeless families were in emergency shelters when counted.

Veteran Homelessness in Houston:

Veterans are not unlike civilians when it comes to homelessness. They must navigate the lack of affordable housing and economic hardship that everyone faces in addition to the challenges brought on by multiple and extended deployments. Taken together, these factors create a population that deserves–but can often struggle with–housing stability.

Research indicates that those who served in the late Vietnam and post-Vietnam eras are at the greatest risk of becoming homeless but that veterans from more recent wars and conflicts are also affected. Veterans returning from deployments in Afghanistan and Iraq often face invisible wounds of war, including traumatic brain injury and post-traumatic stress disorder, both of which correlate with homelessness.

On a single night in January 2019:

- 375 veterans were experiencing homelessness
- 181 veterans were sheltered, while 194 veterans were unsheltered

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

Most minority groups in the United States experience homelessness at higher rates than Whites, and therefore make up a disproportionate share of the homeless population. Nationally, the most striking disproportionality can be found among African Americans, who make up 40 percent of the homeless population despite only representing 13 percent of the general population.

From slavery to segregation, African Americans have been systematically denied equal rights and opportunities. The effects of long-standing discrimination linger and perpetuate disparities in poverty, housing, criminal justice, and health care, among other areas. These disparities, in turn, can contribute to more African Americans experiencing homelessness.

Poverty

Poverty, particularly deep poverty, is a strong predictor of homelessness, and African American households are much more likely to experience poverty than their White counterparts. More than one in five (21.4 percent) African Americans live in poverty — 2.5 times the rate of Whites (8.8 percent).

Rental Housing Discrimination

Black families are more likely to live in areas of concentrated poverty — areas that have limited economic opportunities, fewer services, and poorer educational resources. People who become homeless are likely to have lived in these neighborhoods immediately before their homelessness. Data show that African Americans often face barriers when attempting to move to more favorable neighborhoods. A study by the U.S Department of Housing and

Urban Development (HUD) found that people of color were often shown fewer rental units, offered higher rents, and denied more leases than Whites.

Incarceration

The incarceration rate for African Americans tripled between 1968 and 2016 and is more than six times the White incarceration rate. A history of involvement with the criminal justice system can keep people from successfully passing background checks needed to secure housing or employment. People exiting jails and prisons face significant problems in accessing safe and affordable housing, which can result in homelessness.

Mental Health Treatment.

People whose serious mental illness goes untreated are particularly vulnerable to homelessness; both poverty and lack of access to care contribute to disparities in mental health. African Americans are 10 percent more likely to report psychological distress than Whites and are far more likely to be uninsured. More than half of U.S. residents without health insurance are people of color.

The results of the 2019 PIT count found that there were an estimated 3938 homeless persons living one night in Houston in January 2019. Of those counted, 55% identified as Black or African American and 41% identified as White. 60% of the sheltered population was Black/African Americans and 35% were Whites. Of the unsheltered population, (40%) were Black/African Americans and 50% wee Whites. . A very small percentage of other racial groups who were homeless: 12% multiple races, 1% Asian, 0.2% American Indian or Alaskan Native, and 1% Native Hawaiian and Pacific Islander.

Only about 1 in 8 or 468, of the homeless counted were Hispanic or Latino. In addition, about 9%% of homeless Hispanic or Latinos were unsheltered, compared to 14% of the sheltered homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

People sleeping on park benches and street corners are the most visible reminder of the United States' continuing struggle with homelessness. According to the 2019 Annual Homeless Assessment Report to Congress published by HUD, on any given night in the U.S., over 567,7150 people experience homelessness and 211,293 (37%) are unsheltered, sleeping outside or in places not meant for human habitation.

Information about unsheltered homeless people is useful for: (1) service planning; (2) demonstrating a need for resources in the Continuum of Care application; (3) raising public awareness about the issue of homelessness; (4) accurately measuring and identifying the needs of populations that are the hardest to serve (chronically homeless); and (5) measuring performance in eliminating homelessness, particularly chronic homelessness.

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

An unsheltered homeless person resides in:

- In a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street).

A sheltered homeless person resides in:

- In an emergency shelter.
- In transitional housing or supportive housing for homeless persons who originally came from the streets or emergency shelters.
-

In the 2019 PIT Count there was a total of 3938 homeless persons counted. According to the Coalition's 2019 Homeless Count Fact Sheet, there has been a 54% decrease in homelessness since 2011. Although there has been a decrease, still 1 in 1541 people in the City of Houston, Harris, Montgomery Fort Bend Counties is homeless.

The majority, 59% (2,324 people) of the homeless population were sheltered in our CoC (the City of Houston, Harris County, Fort Bend, and Montgomery County). The breakdown of unsheltered vs. sheltered homeless individuals by county is as follows:

- Harris County- 1,515 unsheltered and 2,052 sheltered
- Fort Bend County- 13 unsheltered and 60 sheltered
- Montgomery County- 86 unsheltered and 212 sheltered
- Total Count: 3,938- 1,614 unsheltered and 2,324 sheltered

Psychiatric disorders and co-occurring substance abuse disorders are disproportionately present among the homeless. Nationally, more than 10 percent of people who seek substance abuse or mental health treatment in our public health system are homeless. And people who are in early recovery from these conditions are often at risk of homelessness. People suffering from mental illness or substance use disorders may be left without a steady source of income, stable housing, or social support as a result of their illness. During the 2019 CoC PIT Count, 33% of the individuals counted self-reported mental illness and 30% of the individuals counted self-reported substance abuse issues.

Discussion:

The annual Point-in-Time Homeless Count & Survey is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the local Continuum of Care (CoC) known as The Way Home. The Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community's housing programs and homeless services. The Coalition for the Homeless of Houston/Harris County serves as lead agency to The Way Home and coordinates the Count as part of those responsibilities. The Way Home encompasses Houston, Pasadena, and Harris, Fort Bend, and Montgomery Counties, Texas.

Key findings from the 2019 CoC PIT Count Include:

- 54% decrease in overall homelessness since 2011
- On 2019, 41%of individuals experiencing homelessness where living unsheltered
- 17,000 people have been placed in permanent housing since 2011
- 23% of individuals experiencing homelessness were young adults ages 18-24.

The annual Homeless Count & Survey does not provide an absolute number – it does not show exactly how many people are experiencing homelessness at any given second. That would be impossible to do when canvassing over 3,700 square miles. Also, the number of people experiencing homelessness in our region fluctuates multiple times every day.

What the Count is good at is illustrating trends over time, since the Count has been conducted in the same way each year since 2011. In 2019, the Homeless Count shows a 54% decrease in overall homelessness since 2011.

The 2019 Homeless Count results also prove that CoC's programs work. Permanent housing combined with supportive services is the key to solving homelessness, and our community's progress in this area has been tremendous compared to other major cities. However; CoC has plateaued in its progress for the past four years which confirms that the demand for permanent housing is greater than our region's availability.

Providing housing for those experiencing homelessness is not only the compassionate thing to do, it is the fiscally responsible thing to do. If we wish to continue decreases in homelessness, new and sustainable resources are

required. We know that homelessness is a very visible symptom of a series of other broken systems – justice, healthcare and mental healthcare, education, etc. Our community's homeless response system is often the last stop for people who have been failed time and time again by society. The City of Houston must call on other systems to come to the table and partner with us to help reduce some of this inflow into our homeless response system.

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 and investment towards making homelessness brief and non-reoccurring.

The City is mindful about the availability of shelters needed for its homeless population, as well as for those that may become homeless or need shelter due to extreme weather events such as Hurricane Harvey. The Impact of Hurricane Harvey on Homelessness in Houston was significant and is summarized below:

- The homelessness response system rapidly transitioned 601 households (800 total persons) from disaster shelters into apartments and other residences in the first 80 days after the disaster and supported their successful reintegration into stable permanent housing over 10 months. 67% of those rehoused from the disaster shelter were in HMIS prior to the storm, indicating they had experienced housing instability and/or literal homelessness in the past and were at higher risk of becoming homeless without rehousing support.
- Despite this successful homeless prevention approach, the Homeless Point In Time (PIT) Count increased by 15%, with 18% of unsheltered individuals indicating Hurricane Harvey as the cause of their homelessness. That 18% accounts for half of the 15% increase.
- In that same time period, rehousing of individuals who were homeless prior to the disaster slowed by 42% as the system's capacity was diverted to rehousing disaster survivors at-risk of homelessness. Ultimately, this represented 162 lost housing placements for 162 households who were homeless prior to the storm.
- In addition, intake data from HMIS reveals an average of 70 households per month seeking homeless assistance and indicating hurricane Harvey as the cause of their homelessness.
- These combined factors have now created the need for additional homeless rehousing resources to (1) make up for lost housing placements including the need for additional supportive housing units to respond to the additional trauma experienced during and after the disaster and as result of remaining homeless longer, (2) provide intervention for disaster survivors now experiencing homelessness, and (3) provide prevention resources for the 70 plus households each month that are at-risk of homelessness as a result of the storm.

Resources must be aligned to address households falling into homelessness since hurricane Harvey. Post Harvey, 1,910+ households who have been assessed for homeless housing resources have reported that hurricane Harvey is a direct cause or a contributing factor to their current homelessness. Intake data from the Homeless Information Management System (HMIS) reveals that an average of 66 new households per month seeking homeless assistance, indicated hurricane Harvey as the cause of their homelessness. The HMIS question about whether a natural disaster was the cause of homelessness was only added in mid-April 2018. The 66-household average reflects 29 months of data. If that average where applied starting in September 2017, we have an estimated 2376+ households experiencing homelessness in the last two years since Hurricane Harvey. Resources must be aligned to address.

Critical in the temporary care of individuals extremely impacted by weather events is the use of emergency shelters. For instance, in the aftermath of the 2015 disasters, emergency shelters offered temporary shelter and living arrangements for impacted residents. The American Red Cross immediately

Another important component of the housing services available in the City is Houston's Housing Opportunities for Persons with HIV/AIDS (HOPWA) Program. Participants in the HOPWA program receive assistance to achieve and maintain housing stability so to avoid the risk of homelessness and improve their access to HIV treatment and care. Through this needs assessment, potential impacts to HOPWA sites were considered. It was confirmed through interviews with HOPWA program managers that the HOPWA sites were not impacted by the recent Disasters. While there was no direct impact to HOPWA sites, road closures and damages due to the storm make access to these services more difficult.

Houston requires the creation of a vehicle to meet PSH production needs of the homeless system. Initial planning efforts with our CoC, indicate that over the next three years our community needs approximately 1,700 new units of PSH to serve the chronically homeless and other high-need households experiencing homelessness. Based on initial financial modeling, it is currently estimated that approximately 700 units could be secured via the private rental market and paired with rental subsidies to create PSH units, and that the remaining 1000 units will need to be created via new construction or the acquisition and rehabilitation of existing buildings. In addition, there remains a large service gap for all 1700 units. Substantial public funding in the way of the Houston Housing Authority's HCVP subsidy has been committed to this effort, but financial modeling clearly establishes that additional resources will be necessary to fund all the envisioned need PSH units.

To end homelessness, a community-wide coordinated approach to delivering services, housing, and programs is needed. This means, a coordinated approach that shifts from a collection of individual programs to a community-wide response that is strategic and data driven. The solution to homelessness is simple – housing.

The services level needs of people experiencing homelessness vary based on their personal circumstances. Sometimes people need longer-term rental assistance and services supports to achieve stability. Permanent supportive housing is a proven solution to homelessness for the most vulnerable. Other individuals may require rapid re-housing which provides short-term rental assistance and services to help people obtain housing quickly, increase self- sufficiency, and stay housed. An effective crisis response system is able to identify and quickly connect people who are experiencing or are at risk of experiencing homelessness to housing assistance and other services. It works because it aligns a community, its programs and services around one common goal — to make homelessness rare, brief, and nonrecurring.

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	36,434
Area incidence of AIDS	635
Rate per population	9
Number of new cases prior year (3 years of data)	2,829
Rate per population (3 years of data)	14
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	29,517
Area Prevalence (PLWH per population)	427
Number of new HIV cases reported last year	1,438

Data Source: 2019 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	1,259	0.1
5-17 years	16,727	0.8
18-64 years	112,982	5.5
64+ years	84,341	3.5
% represents a share of the total population.		

Source: B18101 2008-2012 ACS

Table 36 – Disability Types in Houston

Disability Type	#	%
Hearing Difficulty	53,460	2.3%
Vision Difficulty	47,188	2.1%
Cognitive Difficulty	82,269	3.6%
Ambulatory Difficulty	116,356	5.1%
Self-care Difficulty	47,844	2.1%
Independent Living Difficulty	77,968	3.4%
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	70,075	17.5
Small Family (2-4 persons	137,630	34.3
Large Family (5+ persons	57,055	14.2
Other	136,200	34.0
All Households	317,120	100
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*	9.6%	11.7%	9.8%	7.2%	11.3%	5.9%	35.8%	8.6%	100.0%
Small Family (2-4 persons)	2.6%	13.1%	3.6%	10.8%	5.9%	11.9%	32.4%	19.6%	100.0%
Large Family (5+ persons)	3.7%	15.1%	7.2%	13.3%	11.1%	10.4%	29.5%	9.7%	100.0%
Other	3.3%	21.6%	2.3%	15.5%	3.5%	20.6%	22.5%	10.9%	100.0%
All Households in Houston	4.3%	15.0%	5.0%	11.4%	7.1%	12.5%	30.5%	14.2%	100.0%
*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

Of all elderly households, 55.6% were of low- and moderate-income households, which is slightly higher percentage of low- and moderate-income households than the City as a whole, at 50.8%, 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. Almost half (44.6%) of all elderly households are experiencing housing problems. About one-third (31.2%) of these elderly households living in owner occupied housing have housing problems. Also, elderly rental households have a greater percentage of housing problems, at 71.2%, compared to all rental households in Houston (53.1%). Most older adults are on fixed incomes and do not work.

Persons with Disabilities

Houston has 215,309 people, or 9.4%, who have a reported one or more of the following disabilities: sensory, physical, mental, work, mobility, and/or self-care limitations. Over 54.0% of those with a disability reported an ambulatory difficulty, meaning difficulty walking or climbing stairs and 38.2% reported having a cognitive difficulty remembering, concentrating, or making decisions. These individuals may need assistance with transportation accessible. While METROLift provides some assistance, some persons with disabilities are not able to take other modes of transportation like Lyft and Uber because accessibility accommodations are not readily available.

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 Additions

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 10th highest in the nation for HIV; there are 29,517 persons living with HIV/AIDS in the Houston area.[10] 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 36,471 calls on the Crisis Hotlines from community members in 2018 and assisted 1,177 survivors with supportive housing during the same year.[11] According to the PIT count on January 21, 2019, there were 501 victims of domestic violence in need of housing assistance, 401 persons in emergency shelters, transitional housing, and safe havens and 100 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 HCDD's 2019 Community Needs Survey and the 2019 HIC counts suggest that that senior services, homeless shelters, and supportive services for the elderly. Person with disabilities are also in need of assistance with making their homes and neighborhoods accessible.

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 State of Texas HIV Surveillance Report, in 2018 Harris County had the highest number of cases for HIV Infection, AIDS, and people living with HIV.[12] According to the *2018 CDC HIV Surveillance*, there are 29,517

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[10] *HIV Surveillance Report 2018*, Centers for Disease Control and Prevention (2019) https://www.cdc.gov/hiv/pdf/library/reports/surveillance/cdc-hiv-surveillance-report-2018-vol-30.pdf.

[11] 2018 Annual Report: *Ending domestic and sexual violence for ALL*, Houston Area Women's Center (2019) available at https://hawc.org/about-us/annual-report/.

[12] *Texas HIV Surveillance Report: 2018 Annual Report*, Texas Health and Human Services (December 13, 2019) https://www.dshs.texas.gov/hivstd/reports/HIVSurveillanceReport.pdf.

people living either HIV/AIDS in the Houston area,[13] and in 2016, almost half (48.8%) are part of the racial group African American/Black and about one quarter are Hispanic/Latino (26.9%) and one quarter are White (20.5%).[14]

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.

[13] *HIV Surveillance Report 2018*, Centers for Disease Control and Prevention (2019) https://www.cdc.gov/hiv/pdf/library/reports/surveillance/cdc-hiv-surveillance-report-2018-vol-30.pdf.

[14] 2016 Houston HIV Care Services Needs Assessment, Houston Area Ryan White Planning Council (December 8, 2016) http://www.rwpchouston.org/Publications/2016_NA/2016%20Needs%20Assessment-FINAL%2005-02-17.pdf.

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 entitles. 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, park/ recreational facilities, and facilities with services assisting special needs populations. HCDD will endeavor to promote the equitable distribution of public facilities throughout neighborhoods promoting inclusivity and diversity, especially in underserved areas like areas with residents that are persons of color 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 community members, and focus groups with stakeholders. The Community Needs Survey found that the most needed neighborhood facilities in neighborhoods in Houston were health and safety driven improvements. The greatest needs for improvement revealed an need for improvements in infrastructure (which includes streets, sidewalks, and drainage), restaurants/entertainment, parks/recreation facilities, grocery stores, and health facilities/clinics. The sentiments were reiterated in the qualitative information received during the public participation process through focus groups, discussion groups, and mobile meetings.

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. Street maintenance, sidewalk maintenance, and flood drainage improvements are the top three most important needs to Houstonians. The top five neighborhood amenity improvements that need to be made, according to 2019 Community Needs Survey takers, are infrastructure (which includes streets, sidewalks, and drainage), restaurants/entertainment, parks/recreation facilities, grocery stores, and health facilities/clinics. This shows that there is a deficit in the quality of health-related services and food options available to people in their neighborhoods.

Also, there is a need for infrastructure improvements that impact transportation, walkability, accessibility, and flood drainage. 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, ramps, and other pedestrian improvements and continued maintenance are necessary for more inclusive and accessible 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. According to the Community Needs Survey that enforcement of cleanliness /safety codes and the cleaning of illegal dumping sites, were two of the top five neighborhoods services needing improvement.

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.

According the Local Housing Needs Assessment, many Houstonian's have been repetitively flooded since the flood events in 2015, 2016, and 2017,[15] and even more residents were flooded during Hurricane Imelda in 2019. Repeat flooding continues to be an issue in Houston; the issue is rooted in infrastructure inadequacies. The same communities, consisting of both renter and homeowner occupied units, are routinely affected by Houston's flooding. A long-term recovery solution for the impacted housing units is impossible without first creating additional capacity within the City's flood mitigation infrastructure. Similarly, a strong infrastructure system promotes economic growth. Inadequate supply of infrastructure or unreliability of serves deters critical investment of capital in these communities. Thus, the ability of the City to retain current businesses, as well as develop new businesses, is dependent upon a strong infrastructure system supporting these businesses.

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

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 2019 Community Needs Survey, the four highest rated supportive services needing the most improvement in Houston were mental health services, senior services, job/employment training, and substance abuse services. Additionally, the Community Needs Survey and other forms of public engagement revealed that the groups in most need of supportive service in Houston were persons with physical disabilities and the elderly. The top four neighborhood services, based the on survey, were street maintenance, sidewalk maintenance, enforcement of cleanliness and safety codes, and flood drainage. These public service needs were reiterated in other public participation efforts including through public hearings and discussion groups, focus groups with stakeholders and mobile meetings.

[15] *Local Housing Needs Assessment*, City of Houston (2019) https://houstontx.gov/housing/plans-reports/Local-Housing-Needs-Assessment-112818.pdf.

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
- Substance abuse 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. Information from the 2019 Community Needs Survey, focus groups, mobile meeting discussions groups, and research influenced the determination of the needs for public services. Seniors and persons with disabilities were other who are in the most need of supportive services in Houston. The 2019 Community Needs Survey specifically iterated the need for mental health services, senior services, job/employment training, and substance abuse services. Other public participation efforts including through public hearings and discussion groups with stakeholders and community members echoed the need for these public services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Since 2015, Houston's population has expanded in tandem with the Houston housing market. As a consequence, the availability of single family and multifamily homes has increased. While Houston's growth of housing units has only increased by 6.3% in the past five years, it's housing stock has increased by 22.7% since 2000 and Houston Area's number of housing units surpassed its 2000 housing stock by just over one-third (38.3%).

Despite the recession in 2009, Houston's housing market has seen a constant housing stock quantity, low mortgage rates, increased home sales prices, employment growth, and a decrease in the housing inventory month supply.[16] The U.S. Census Bureau data reports that Houston's rental costs are 12.8% lower compared to the national median value. On the other hand, homeowner costs are higher than the national average.[17] Since median home prices have doubled since 2000, affordable housing options are dwindling.

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.

[16] January 2020 MLS Report, Houston A Realtors (January 8, 2020) https://www.har.com/content/mls/?m=01&y=20.

[17] *2014-2018 American Community Survey: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2019) https://data.census.gov.

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 44.5% of the total housing stock. The next most common housing units are in structures with 20 or more units making up 22.6% of the housing stock and in structures with 5-19 units making up 21% of the housing stock.[18] Since the 2015 Consolidated Plan, the percentage of 1-unit structures has decreased significantly and the percentage of structure with 20 or more units has increased.

The majority of residents living in Houston are renters, representing 57.1% of the occupied housing. Houston remains a predominately renter occupied city and showed little change from 2015 to 2018. The majority (80.2%) 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 (39.6%) or 2 bedroom (37.8%) units.

Houston's market strength determines the price of land and housing. 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. In 2016 Market Value Analysis prepared by the Reinvestment Fund for the City of Houston, the analysis revealed considerable changes in the market since 2013. Overall, the market receded by two or more market categories, but Houston's market strength has not meaningfully declined. The market continues to be the strongest in areas inside the 610 Loop west of downtown and also in the west of Houston.[19] 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 will continue in high opportunity areas of the City. This also means that land and housing costs will increase in these areas, as well.

Since 2015, the City has experienced six flooding events that were Federally declared natural disasters. Approximately 10,000 homes were impacted in the 2015 and 2016 disasters, leaving a residential unmet need of several $100 million. According to the Local Housing Needs Assessment, just over 208,000 households were negatively impacted by Hurricane Harvey, and even after factoring in FEMA, SBA, and funding from local agencies, the unmet need for housing damage totaled just over $12,894,000,000. Many residents were deemed as having repetitive loss or severe repetitive loss by FEMA.[20] As Houston continues to recover from Hurricane Harvey, the full scale of damage from Hurricane Imelda must simultaneously be assessed.

All residential properties by number of units

Table 40 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	425,289	45%
1-unit, attached structure	50,224	5%
2-4 units	51,987	6%
5-19 units	203,763	21%
20 or more units	215,689	23%
Mobile Home, boat, RV, van, etc.	8,573	1%
Total	*955,525*	*100%*

Data Source: 2014-2018 ACS, DP04

[18] *2014-2018 American Community Survey: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2019) available at www.data.census.gov.
[19] *Market Value Analysis (MVA): Houston*, Reinvestment Fund (2017) http://houstontx.gov/housing/Final_Booklet_Report_Houston_MVA_2016.pdf.
[20] *Local Housing Needs Assessment*, City of Houston (2019) https://houstontx.gov/housing/plans-reports/Local-Housing-Needs-Assessment-112818.pdf.

Unit Size by Tenure

Table 41 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,032	1%	21,524	4%
1 bedroom	9,836	3%	191,931	40%
2 bedrooms	60,403	17%	182,889	38%
3 or more bedrooms	291,882	80%	87,843	18%
Total	*364,153*	*100%*	*484,187*	*100%*

Data Source: 2014-2018 ACS, B25042

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

There are over 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 about 6,000 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 6,000 affordable housing units housed in 87 developments in HCDD's portfolio, 1,481 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. The income-restricted units and affordable rental-housing inventory has gone down by 0 properties and 0 units respectively since PY 2016. Effective relationships with owners of affordable housing properties, potential buyers of at-risk housing, advocacy groups, lenders, community groups, and other stakeholders help to ensure that the level of restricted units is maintained. Each year, HCDD strives to add additional units to its affordable rental-housing portfolio. These efforts help to ensure that the number of affordable units increases over time.

Get back to me to ask me about this at my computer….

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. Approximately 46,954 households earning below the 80% area median family income have overcrowding issues. 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 and supportive services are 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

Houston's housing stock is aging. The number of older housing units, which were built before the 1980s, outweighs the number of new units and are in need of rehabilitation or repair. Also, as the population continues to increase, there is a need for new multifamily apartment units and single family development. Since the majority of residential properties 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 2018 of 32.9 years of age, the median age is increasing.[21] 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.

[21] *2014-2018 American Community Survey: Age & Sex (Table S0101)*, U.S. Census Bureau (2019) available at www.data.census.gov.

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.

In recent years, the average and median home values for the Houston area have continued to rise. 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 $305,579, an 39.1% increase since December 2010, and the median sale price ($252,000) increased by 51.3% in the same period.[22] Housing prices in the past few years have been on the rise because people have been moving to the Houston area for employment. Houston's economy, driven by the natural resourcing, trade, education, and health services industries, energizes people and companies to relocate to Houston and its surrounding areas.

ACS data shows that the median home value ($161,300) has increased by 30.3% since 2010, validating the MLS findings.[23] Additionally, the median rent amount increased by 24.8% since 2010. Both the median home value and median rent amounts have almost doubled since 2010.[24]

After four major flood events in 2015 and 2016, over two-hundred thousand more homes were impacted by flooding as a result of the Hurricane Harvey in 2017, and about 30% of households' real and personal property was damaged during the storm. The estimated residential damages for Hurricane Harvey is $15,871,516,366, according to the City of Houston's *Local Housing Need Assessment*.[25] The immediate effect of the storm was displacement from residents' homes and jobs. Because of the cost of obtaining a new home when housing is impacted by flooding, households may be financially encumbered when permanently or temporarily displaced and/or experienced loss because of the flood event.

The majority of the housing units affected in Hurricane Harvey, 59.4%, were located outside the floodplain. However, many of the households within the floodplain experienced repetitive loss from the five flood events that took place from 2015 through 2017. Of the 23,887 National Flood Insurance Program (NFIP) applications following Hurricane Harvey, about 21% of households were deemed as having repetitive loss, and another 4.7% were deemed as having severe repetitive loss. Over 50% of the NFIP applicants were in the 100-year floodplain.

Cost of Housing

Table 42 – Cost of Housing

	Base Year: 2010	Most Recent Year: 2011	% Change
Median Home Value	$ 123,800	$ 161,300	30%
Median Contract Rent	$ 793	$ 990	25%

Data Source: 2010 Census (Base Year), 2014-2018 ACS (Most Recent Year)

Table 43 - Rent Paid

[22] *Housing Activity*, Texas A&M University: Real Estate Center (2020) https://www.recenter.tamu.edu/.
[23] *2014-2018 American Community Survey: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2019) available at www.data.census.gov.
[24] *2010 Census: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2015) available at www.data.census.gov.
[25] Local Housing Needs Assessment (2019) https://houstontx.gov/housing/plans-reports/Local-Housing-Needs-Assessment-112818.pdf.

Rent Paid	Number	%
Less than $500	19,397	4.10%
$500-999	221,919	47.10%
$1,000-1,499	150,025	31.80%
$1,500-1,999	54,359	11.50%
$2,000 or more	25,660	6%
Total	*411,484*	*100.0%*

Data Source: 2014-2018 ACS

Housing Affordability

Table 44 – Housing Affordability

# of Units affordable to Households earning	Renter	Owner
30% HAMFI	30,330	No Data
50% HAMFI	120,205	72,805
80% HAMFI	214,460	24,015
100% HAMFI	No Data	94,555
Total	*364,995*	*191,375*

Data Source: 2012-2016 CHAS, Tables 15A-15C

Monthly Rent

Table 45 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$ 772	$ 871	$ 1,066	$ 1,456	$ 1,844
High HOME Rent	772	871	1,066	1,304	1,435
Low HOME Rent	656	703	843	973	1,086

Data Source: 2018 HUD FMR and 2018 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 2015, 5.1% of the activity on MLS was for homes available from $70,000 to $99,999 and in 2018 this share had dropped to 3.1%. This is the same for homes available between $100,000 to $149,999, in 2015 16.5% of activity on MLS was in this range, and in 2018, 9.7% of the activity was available for this same price range. There are fewer homes available for lower-income households now than 5 years ago.

Availability of housing to purchase has been very limited. Generally, a housing market's equilibrium is a 6 to 7 months of inventory on the market. From January 1990 to January 2020, Houston's average months inventory is about 5.9 months; however, the Houston's inventory has decreased from 7.3 months in 2011 to 2.8 months in 2014 and slightly increasing to 3.4 months in 2018.[26] This shows that if buying continued at the same current pace and no new housing became available on the market, it would take 3.4 months for all the housing to be bought. This shows

[26] *Housing Activity*, Texas A&M University: Real Estate Center (2020) https://www.recenter.tamu.edu/.

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 is decreasing housing choice for those earning 0-30% HAMFI. While there are only 30,330 rental units affordable for this income group, there are 114,995 households in this income group according to 2012-2016 CHAS.[27]

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

In the last ten years, thousands of new apartments and townhomes have been built, which is an ongoing trend. Many of these are luxury homes are not available to low- and moderate-income households because of the high rents and sales prices. While redevelopment may seem beneficial, it has the ability to price-out residents who currently live in the community. However, due to this huge increase of available new rental housing units, some project that the increasing rental prices will level out. Others believe that added luxury housing invents will bring additional challenges to disadvantaged neighborhoods.[28]

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 57% 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 ($871) was 100 hours per week and about 123 hours for a two-bedroom unit at fair market rent ($945), not accounting for taxes and withholdings.[29]

With a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households, particularly in complete communities. Using CHDOs and innovative supplemental funding sources, the City is working to develop quality, new homes of varying designs targeting all areas where land is affordable. Conversely, programs providing tenant-based rental assistance might not be feasible in some neighborhoods with high rental rates; however, where it is possible, the City 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.

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[27] 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) Data, U.S. Department of Housing and Urban Development (2019) available at https://www.huduser.gov/portal/datasets/cp.html.

[28] *Houston Real Estate Market 2019 Forecast*, Houston Properties (Retrieved January 2020) https://www.houstonproperties.com/houston-real-estate-forecast-2019.

[29] *FY 2020 Fair Market Rent Data*, U.S. Department of Housing and Urban Development (2020) available at https://www.huduser.gov/portal/datasets/fmr.html.

Discussion

The Texas Housing Affordability Index (THAI) measures a household's capability of purchasing a median-priced home with a median household income, which gives a good indication of the affordability of housing for the median family income. 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 2018 THAI data, Houston area affordability has decreased from 1.80 in 2014 to 1.57 in 2018 for all homebuyers, and THAI score for first time homebuyers was 1.23.[30] 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.

[30] Texas Housing Affordability Index, Texas A&M (Retrieved January 13, 2020) https://www.recenter.tamu.edu/data/housing-affordability#!/thai-dp20qr25.

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

Introduction

The housing stock in Houston is relatively new with 45.3% of the housing built within the past 40 years, since 1980. The decade with the largest percent of housing units built in Houston was the 1970s with 21.4% 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 neighborhoods of color 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 public participation process in preparation for the 2020-2024 Con Plan, many residents commented on the need for rehabilitating existing buildings to maintain their homes in the long-run and 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	83,213	23%	221,638	46%
With two selected Conditions	3,564	1%	24,667	5%
With three selected Conditions	185	0%	608	0%
With four selected Conditions	12	0%	74	0%
No selected Conditions	277,179	76%	237,200	49%
Total	*364,153*	*100%*	*484,187*	*100%*

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	71,191	20%	105,260	22%
1980-1999	69,388	19%	138,781	29%
1950-1979	225,664	62%	286,460	59%
Before 1950	40,335	11%	33,087	7%
Total	*364,153*	*100%*	*484,187*	*100%*

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	270,507	75%	320,813	68%
Housing Units build before 1980 with children present	31,695	9%	57,450	12%
Total	359,118	100%	472,048	100%

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 the affordability of attaining a home and the affordability of maintaining a home remain a challenge for Houstonians. Undoubtedly, the priority need continues to be affordability.

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. Most of the City's housing stock is 40 years old or more. While older structures may provide historic value and character, the age of housing stock provides an indication of its relative condition. The general implications of an older housing stock are that homes may fall into disrepair because of cost renovations, abandonment is more likely to occur, current building standards may not be practiced, and adjacent infrastructure may be vulnerable, amongst other effects, causing blighted areas. Additionally, older units may not contain desired amenities and are likely to contain lead paint hazards more than recently constructed units. This also prevents the leveraging of older housing stock to provide more homes at affordable costs.

Approximately 54.7% of units within Houston are over 40 years old, and 69.0% are over 30 years old. Approximately 73% of owner-occupied units were built before 1980, of which almost all are one-unit structures. Only 6.1% of owner-

occupied homes were built between 2010 and 2018.[31] Of all the housing units in Houston, 49.6% are renter units built before 1980, of which 35.0% 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.[32]

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, 15.0% of the total housing units are vacant. Of these vacant units all but 55.4%, or 70,762 units, were for sale, for rent, or sold or rented without occupancy. [33] Some residents are living in housing units with no plumbing or kitchen facilities. According to the 2014-2018 ACS, an estimated 16,218 housing units, or 1.9% of the total housing units in Houston, lack complete plumbing facilities of which 3,636 of these units are occupied.[34] In addition, an estimated 26,498 housing units, or 3.1% of the total housing units in Houston, lack complete kitchen facilities of which 8,944 of these units are occupied.[35] 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.

The following data depicts the need for owner or renter rehabilitation based on the risk of lead-based paint.

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

	Owner	%	Renter	%
Built 2010 or later:	22,115	6.1%	36,025	7.4%
1, detached or attached	21,284	5.8%	2,759	0.6%
2 or more units	831	0.2%	33,266	6.9%
Built 2000 to 2009:	49,076	13.5%	69,235	14.3%
1, detached or attached	45,587	12.5%	9,275	1.9%
2 or more units	3,489	1.0%	59,960	12.4%
Built 1980 to 1999:	69,388	19.1%	138,781	28.7%
1, detached or attached	60,611	16.6%	16,107	3.3%
2 or more units	8,777	2.4%	122,674	25.3%
Built 1960 to 1979:	125,701	34.5%	173,261	35.8%
1, detached or attached	115,461	31.7%	34,342	7.1%
2 or more units	10,240	2.8%	138,919	28.7%
Built 1940 to 1959:	78,563	21.6%	50,085	10.3%
1, detached or attached	76,976	21.1%	28,904	6.0%
2 or more units	1,587	0.4%	21,181	4.4%
Built 1939 or earlier:	19,310	5.3%	16,800	3.5%
1, detached or attached	18,377	5.0%	7,725	1.6%
2 or more units	933	0.3%	9,075	1.9%
Total Occupied Housing Units:	364,153	36.9%	484,187	57.1%

Data Source: 2014-2018 ACS, B25127 % based on total occupied housing units

[31] *2014-2018 American Community Survey: Educational Attainment by Employments Status for the Population 25 to 64 (Table B25036)*, U.S. Census Bureau (2019) https://data.census.gov.

[32] *2014-2018 American Community Survey: Tenure by Year Structure Built by Unites in Structure (Table B25127)*, U.S. Census Bureau (2019) https://data.census.gov.

[33] *2014-2018 American Community Survey: Vacancy Status (Table B25004)*, U.S. Census Bureau (2019) https://data.census.gov.

[34] *2014-2018 American Community Survey: Selected Housing Characteristics (Tables B25047 & DP04)*, U.S. Census Bureau (2019) https://data.census.gov.

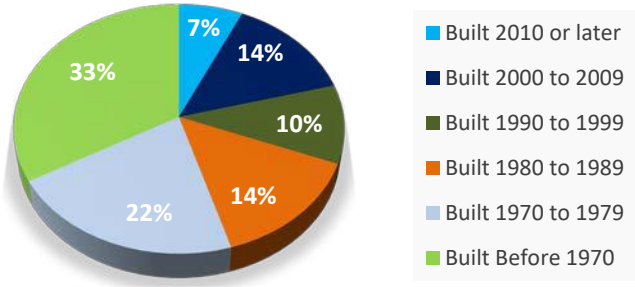
[35] *2014-2018 American Community Survey: Selected Housing Characteristics (Tables B25051 & DP04)*, U.S. Census Bureau (2019) https://data.census.gov.

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 69% of the owner-occupied housing stock may have lead-based paint hazards. According to the 2014-2018 ACS, approximately 30% of households have children less than 18 years old present.[36] From this, we can estimate that approximately 30%, or 109,246 units, of the 364,153 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 59% of low- and moderate-income renters are likely to be living in housing units with lead hazards, of which 47,150 units have children at risk of lead poisoning. In addition, 74% of low- and moderate-income owners are likely living in housing units with lead hazards, of which 13,460 have children at risk of lead poisoning

Figure 1: City of Houston Age of Housing Stock



Source: 2014-2018 ACS, B251527

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

	Owner				Renter			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total Households	33,290	38,180	54,110	125,580	114,995	87,765	96,120	298,880
Built before 1980	25,535	29,100	38,800	93,435	68,720	52,400	54,930	176,050
Built before 1980 with children 6 and under	3,150	4,280	6,030	13,460	20,455	14,900	11,795	47,150

Source: CHAS 2012-2016; Table 13

Discussion

Almost 70% of the City's housing stock is aging, and some housing units are dilapidated, unfit for habitation, or in need of repair. There is a clear need as well as desire from the community for the repair of both owner and renter housing units. According to the 2012-2018 ACS the median year residential structures were built in Houston was 1978, meaning half of the structures in Houston are over 40 years old.[37] The median age for homeowner structures was 1974, slightly older than renter occupied structures as 1980. [38]

[36] *2014-2018 American Community Survey: Selected Social Characteristics in the United States (Table DP02)*, U.S. Census Bureau (2019) https://data.census.gov.

[37] *2014-2018 American Community Survey: Median Year Structure Built (Table B25035)*, U.S. Census Bureau (2019) https://data.census.gov.

[38] *2014-2018 American Community Survey: Median Year Structure Built by Tenure (Table B25037)*, U.S. Census Bureau (2019) https://data.census.gov.

According to the CDC, 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.[39] As shown earlier in this section approximately 53,180 or 34.4% of all who live with risk of lead-based paint and contain children age 6 and younger are LMI households.[40]

HCDD and Houston Department's (HHD) 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.

[39] *Childhood Lead Poisoning Prevention: At-Risk Populations*, Centers for Disease Control and Prevention (Retrieved January 15, 2020) https://www.cdc.gov/nceh/lead/prevention/populations.htm.
[40]

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 30 housing communities with more than 6,000 units for families, elderly persons, persons with disabilities, and other residents. HHA public housing developments include 383 units of accessible housing for persons with disabilities, about 11.5% of the total public housing units.

HHA also administers one of the nation's largest Veterans Affairs Supportive Housing (VASH) program.

Totals Number of Units

Table 52 – Total Number of Units by Program Type

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	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									

Source: PIC (PIH Information Center) and HHA

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:

HHA's reports revealed that the total cost of repairs to the public housing portfolio is about $47 million, or approximately $21,564 per unit. The total cost of repairs to the mixed-finance developments is $20 million, or $16,355 per unit. Across the portfolio, there is a total of $67 million in capital needs over 20 years, or $17,706 per unit. Based upon the capital funds allocated to HHA over the last ten years, averaging $5.6 million per year, it would take at least 12 years to address the anticipated capital needs of the public housing and mixed-finance portfolio.

Public housing sites have maintenance performed regularly. 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	91b
Cuney Homes/Ewing – same AMP	83 b
APV	94b
Forest Green Townhomes	Un-Inspectable 89
Fulton Village	97b (due inspection this year)
Heatherbrook Apartments	95 b (due inspection this year)
Historic Oaks of Allen Parkway Village	96 b
Historic Rental Initiative	89 b
Irvinton Village	81c
Kelly Village	87 c
Kennedy Place	92b
Lincoln Park	93b
Long Drive Townhomes	88
Oxford Place	98c (due inspection this year)
Telephone Road	94
Victory Place	86c
Bellerive	91b
Lyerly	90c

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.

In 2019, HHA initiated the process of converting all Public Housing properties to RAD to answer and meet deferred capital needs. The Rental Assistance Demonstration (RAD) is a voluntary program of the U.S. Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Agencies (PHAs) with various opportunities, including access to more stable funding. RAD allows a PHA to convert from receiving funding under HUD's Public Housing program – Operating and Capital Funds - to HUD's Project-Based Section 8 platform. Under RAD, HUD is encouraging PHAs to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources, including but not limited to: Federal Low-Income Housing Tax Credits (LIHTCs); tax-exempt bonds; and public housing Capital and Operating Funds.

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

In 2014 HHA was presented with the option and accepted the challenge to join the Better Buildings Challenge Multifamily Sector (BBC) which is a voluntary HUD initiative that aks multifamily properties to become energy efficient. The BBC offers 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. Its 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.

The HHA entered into an Energy Performance Contract (EPC) with an Energy Services Company (ESCP), Siemens Industry Incorporated, in order to generate utility consumption and rate reductions for its entire public housing portfolio. The EPC construction portion was completed in the Fall of 2017. In the first year, the HHA saved over $1.644 million in energy costs. The HHA applied for and received, the rate reduction incentive for operating year 2019. This allowed HHA to receive a financial reward equivalent to 100 percent of the utility cost savings that it will achieve for its combined efforts during the EPC incentive term. After paying off the EPC debt, the existing EPC incentives are maintained under the new RAD rents. In 2019 (Year 3), the total savings was $2,411,392.07

Also, the HHA and Centerpoint Energy Incorporated have partnered together to participate in the multifamily "Agencies in Action" HVAC retrofit program. This program is targeted to serve low income eligible Centerpoint Energy customers to replace old and inefficient Heating and Air Conditioning systems in multifamily properties. The Houston Housing Authority was a recipient of this award that replaced all 250 HVAC units at the Oxford Place Apartments. The Centerpoint Energy "Agency in Action "program replaced old inefficient existing central Heating Ventilation and Air Conditioning systems with new energy efficient Carrier heat pump units. The program is designed for the utility company to meet its annual energy efficiency goals. In addition to overall efficiency goals, separate goals have been established for "Hard to Reach" customers, defined as residential customers with total household incomes at or below 200% of current federal poverty guidelines.

HHA plans on converting all public housing and mixed-finance developments under the RAD program in the next 5 years. In May 2017, HUD increased the cap to 225,000 units for RAD conversions and requested housing authorities submit a letter of interest to reserve their place on the waiting list under the Department's Rental Assistance Demonstration (RAD). Following Board approval, in June 2017 HHA commenced the application and conversion process with HUD under its Rental Assistance Demonstration for Allen Parkway Village, Historic Oaks of Allen Parkway Village, Historic Rental Initiative, and Victory Place.

The HHA's Board of Commissioners passed a resolution on July 16, 2019 to submit a portfolio-wide application to HUD under its Rental Assistance Demonstration (RAD). As part of HUD's RAD requirements, in October and November 2019 HHA conducted two additional public meetings at each of the following developments - Kennedy Place, Fulton Village, Heatherbrook, Bellerive, and Sweetwater Point. The Board of Commissioners passed a

Resolution at the December 2019 meeting approving HHA to submit an application to HUD for a portfolio-wide Rental Assistance Demonstration (RAD) conversion.

The RAD conversion also aims to alleviate address the deferred capital needs. As the intent of the RAD program is to preserve and improve the public housing stock, a property cannot convert to RAD without a financial plan to address the projected capital needs of a property for 20 years. Capital projects under RAD must include rehabilitation work up front, or adequate replacement reserves in place, or budgeted annually out of operations prior to conversion. To summarize, RAD will provide new financing tools and regulatory relief, allowing the HHA to address its projected $67 million backlog in capital repairs across its public housing and mixed-finance portfolio, a more stable (and growing) funding stream for the Authority, and significant tenant protections as well as new mobility options for public housing residents.

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.

Table 54 – Houston Housing Authority Planned Capital Improvements

Property	Capital Improvements
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

Property	Capital Improvements
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

Homelessness is fundamentally a housing affordability problem, and for most individuals and families the pathway out of homelessness is to return to the same type of housing other households occupy in the community while receiving the supports needed to stabilize. A variety of housing opportunities 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, rapid re-housing, and permanent supportive housing options. Homeless support services offered within the city include: outreach and engagement, housing navigation 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. All services are designed to be accessible, flexible, and voluntary; helping people maintain stable housing and live productively in the community.

Facilities and Housing Targeted to Homeless Households

Table 55 – 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)	1,129	101	200	0	0
Households with Only Adults	913	0	668	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	35	0	1,638	32	0
Unaccompanied Youth	76	0	28	0	0

Source: HUD 2019 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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.

- 960 Hope Center – support services to youth and adults
- A Caring Safe Place - transitional housing for persons affected by HIV/AIDS
- Access Care of Coastal Texas – supportive services for persons affected by HIV/AIDS
- AIDS Foundation Houston – housing for persons affected by HIV/AIDS
- Bay Area Homeless Services – services for individuals and families
- Bread of Life – services for individuals and families who are homeless and chronically homeless as well as frail elderly, disabled, youth (18-24)
- H.O.P.E. Haven – supportive services to chronically homeless individuals and families
- Harmony House – shelter for discharged hospital patients, supportive housing, and supportive services
- Recenter Houston – supportive services to chronically homeless individuals and families
- SEARCH Homeless Services – housing and supportive for chronically homeless individuals, families, and children
- Star of Hope Mission – housing and counseling services, targeting individuals with substance abuse issues and families
- Temenos Community Development Corp. – housing and supportive services for chronically homeless individuals and families
- Beacon – housing and supportive services for chronically homeless individuals and families
- 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
- Salvation Army – family residences
- The Women's Home – transitional housing and treatment services
- U.S. Vets – permanent housing for disabled veterans
- VA Medical Center – housing and supportive services for chronically homeless individuals and families
- Wheeler Avenue 5 C's – supportive services for chronically homeless individuals and families
- Windsor Village UMC – supportive services for chronically homeless individuals and families
- YWCA – housing for women families with children

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 56 – HOPWA Assistance Baseline

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	475
PH in facilities	150
STRMU	800
ST or TH facilities	150
PH placement	100

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 repairing or modifying their homes due to mobility or income. This reinforces the need for home repair programs for elderly persons. Even in rental structures, retrofitting units for seniors may pose challenges. Even more, given that many elderly persons are also on fixed incomes and rental housing costs are steadily increasing, seniors who are in multifamily homes may also need assistance to continue living in their homes.

Persons with Disabilities

Persons with physical, vision, hearing, mental health, and intellectual development disabilities often require special housing considerations to accommodate their unique conditions. However, not all persons with disabilities need supportive housing. Some live independently and may require modifications to their homes to adapt to them for their needs. 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 assistive technology, employment and transportation, medical services, advocacy services, or persons to help with daily activities.

Persons with Alcohol or Other Drug Additions

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 the Ryan White Planning Council's 2016 Houston HIV Care Services Needs Assessment, about 45% of respondents' assessments reporting needing housing services in the past 12 months, and 28% of persons with living with HIV (PLWH) reported being in unstable housing. Although housing was ranked eight out of fourteen needed HIV services, approximately one-third of all participants reported being a waiting list for housing services, and the reported waiting time ran the gamut of one month to two years. As stable housing is a direct socio-economic determinant, it is also 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.[41]

Public Housing Residents

Over one-third of Houston households (35.4%) are cost burdened, paying over 30% of their household income for housing expenses. Of those households, about 16.9% are severely cost burdening. Because of the housing cost burdens and the lack of affordable housing stock, public housing agencies provide assistance with housing opportunities to low-income families.

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 PY2020, the CoC will update its plan, identifying how services will be rendered 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 wrap-around services to persons with HIV/AIDS and their families to enhance or maintain their quality of life focusing on education, job training, and financial literacy
- Provide homeless prevention for extremely low- and low-income Houstonians including prioritizing services for victims of domestic violence

[41] 2016 Houston HIV Care Services Needs Assessment, Houston Area Ryan White Planning Council (December 8, 2016) http://www.rwpchouston.org/Publications/2016_NA/2016%20Needs%20Assessment-FINAL%2005-02-17.pdf.

- 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

Houston population is on a long-term trend of growth, creating a rise in demand for housing; however, its real estate market has remained relatively consistent over the past few years, so the amount of affordable housing stock has not increased with the same intensity. Although, Houston's residential market continues to trend as a seller's market, housing prices are rising because of changes in housing construction trends. Lower property costs and vacant or abandoned lots are becoming increasingly more appealing to developers and higher-income households for building luxury homes and townhomes, which increases the property values of surrounding homes and parcels.

Even affordable older homes are prime for demolition or renovation for increasing higher-end housing, especially in high demand areas of the City. As more expensive new homes are built, the land value increases, subsequently making property taxes and home maintenance costs increase, as well. Affordable housing development becomes more difficult to produce as the market evolves.

Additionally, economic growth contributes to the increase in the land values, which impacts the cost of housing prices and housing affordability. Median home values and the cost of new construction and remodeling have also perpetually increased since 2015. As the market continues to expand, affordable land and existing homes become scarcer, and new affordable housing becomes more costly to develop.

On the other hand, other circumstances like natural disasters can bring new challenges to the housing affordability. With significant and repetitive flooding occurring since 2015, Houston's housing stock has dwindled because some homes were deemed uninhabitable. This decrreases the supply of marketable housing units, which subsequently augments the already increased demand for housing due to population growth. This dynamic shifts the market, amplifying the market barrier to affordable housing.

Deterioration of housing stock

Houston's housing stock continues to age. The number of properties built before 1978 exceeds the number of housing units built in 1979 and after. Lead-based paint and other environmental hazards may be present in the homes built before 1978. 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. Subsequently, the affordable of remodeled or remediated homes will increase the cost of owning or renting these homes.

Insufficient availability of current financial resources to address affordable housing needs

There is a lack of available, accessible, and quality affordable housing in Houston. Residents 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 relatively constant 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 Ambassadors Program, Mobile Meetings, Focus Groups, and the 2019 Community Needs Survey suggests that Houston residents desire more marketing and informational opportunities about City programs, fair housing, housing discrimination, and upcoming trainings or events.

Regulation

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

Lack of regulations can also limit the ways in which the City could potentially require decent, safe, affordable homes. One example of how the lack of regulation may affect the development of quality affordable homes 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 having no regulatory development tools to require a percentage of affordable units in new developments in designated neighborhoods. Instead of inclusionary zoning, Houston's greatest tool to promote affordable housing is through the use of incentives. Special Minimum Lot Size Blocks (SMLBs) could help reduce luxury redevelopments in affordable neighborhoods because it restricts the lot size of new single family home developments. However, these protections are not currently applied in all neighborhoods.

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

Introduction

To help improve community development and spur household stability, the City of Houston must not only remove regulatory barriers to market entry, but it must also continue to generate new economic resources and sustain its existing fiscal health opportunities. Programs that encourage local commercial activity, economic growth and diversity, create and sustain jobs, increase livable-wage employment, and expand investment will continue to be the City's priority. 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. Labor market saturation, 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 57 - 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	36,216	88,958	3.2	3.2	0
Arts, Entertainment, Accommodations	110,472	320,210	9.8	11.5	2
Construction	120,201	233,124	10.7	8.4	-2
Education and Health Care Services	213,295	653,629	18.9	23.5	5
Finance, Insurance, and Real Estate	68,241	162,948	6.1	5.8	0
Information	14,235	34,378	1.3	1.2	0
Manufacturing	92,526	229,069	8.2	8.2	0
Other Services	65,965	87,253	5.9	3.1	-3
Professional, Scientific, Management Services	161,907	281,521	14.4	10.1	-4
Public Administration	26,794	64,907	2.4	2.3	0
Retail Trade	116,614	317,179	10.4	11.4	1
Transportation and Warehousing	66,561	138,410	5.9	5.0	-1
Wholesale Trade	33,176	173,887	2.9	6.2	3
Total	1,126,203	2,785,473	--	--	--

Data Source: 2014-2018 ACS, Table S2405 (Workers), 2018 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 58 - Labor Force

Total Population in the Civilian Labor Force	1,199,833
Civilian Employed Population 16 years and over	1,126,203
Unemployment Rate	6.1%
Unemployment Rate for Ages 16-24	16.5%
Unemployment Rate for Ages 25-65	5.1%

Data Source: 2014-2018 ACS, DP03, S2301

Table 59 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	316,778
Farming, fisheries and forestry occupations	723
Service	131,994
Sales and office	160,950
Construction, extraction, maintenance and repair	106,872
Production, transportation and material moving	112,870

Data Source: 2014-2018 ACS, S2402

Travel Time

Table 60 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	567,293	56%
30-59 Minutes	367,012	36%
60 or More Minutes	81,332	8%
Total	*1,016,655*	*100%*

Data Source: 2014-2018 ACS, S0801

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 61 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	175,192	10,351	80,453
High school graduate (includes equivalency)	197,762	14,084	74,180
Some college or Associate's degree	221,753	14,470	58,667
Bachelor's degree or higher	339,434	12,035	55,311

Data Source: 2014-2018 ACS, B23006

Educational Attainment by Age

Table 62 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	8,317	30,859	44,129	78,433	36,825
9th to 12th grade, no diploma	33,335	33,990	33,081	45,504	19,769
High school graduate, GED, or alternative	72,423	94,578	71,562	119,944	52,651
Some college, no degree	80,669	84,155	52,523	88,815	45,157
Associate's degree	9,170	24,396	17,411	27,945	9,164
Bachelor's degree	24,160	101,040	57,613	90,771	41,739
Graduate or professional degree	3,058	53,461	45,863	58,119	30,239

Data Source: 2014-2018 ACS, B15001

Educational Attainment – Median Earnings in the Past 12 Months

Table 63 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$ 21,525
High school graduate (includes equivalency)	$ 26,381
Some college or Associate's degree	$ 32,129
Bachelor's degree	$ 58,285
Graduate or professional degree	$ 76,437

Data Source: 2014-2018 ACS, S1501 (In 2018 Inflation-Adjusted Dollars)

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

The Business Activity table shows the top five business sectors with the most jobs, which are

- Education and Health Care Services (653,629)
- Arts, Entertainment, Accommodation (320,210)
- Retail Trade (317,179)
- Professional, Scientific, Management Services (281,521)
- Construction (233,124)

The Business Activity table shows the top five business sectors with the most workers, which are

- Education and Health Care Services (213,295)
- Professional, Scientific, Management Services (161,907)
- Construction (120,201)
- Retail Trade (116,614)
- Arts, Entertainment, Accommodation (110,472)

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 five sectors with the greatest number of jobs, most sectors have a slight over supply of labor with the exception of the following

- Education and Health Care Services
- Arts, Entertainment, Accommodation

The following are business sectors with an undersupply of labor, with Education and Health Care Services having the greatest need for labor.

- Education and Health Care Services
- Arts, Entertainment, Accommodation
- Wholesale Trade
- Retail 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 remains ranked the number one U.S. port in foreign tonnage according the 2018, transporting 191 millions of tons.[42] 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.

Technology drives productivity and economic gains in all business sectors; however, keeping up with the technological advances presents some challenges.[43] As a consequence, the emerging workforce will need far more education, technical training, and research centers that will fuel the engines of the new economy. Additionally, economic and educational opportunities heavily concentrated and are not equally available in all areas of the city. Equitable opportunities for all communities are necessary in order to have a diversified and successful business community.

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, the Houston MSA enjoyed some economic 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. Houston metro was recently ranked as the seventh largest economy in the nation.[44] In 2015, the region's GDP peaked at $446.5 billion, a 17.4% increase in GDP since 2011, and although GDP fell by 3.6% the following year, GDP has been on the rise, increasing by 7% in 2018 to $478.8 billion.[45]

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[42] *Port Performance Freight Statistics Program in 2018, Annual Report to Congress 2019*, U.S. Department of Transportation: Bureau of Transportation Statistics (2019) https://rosap.ntl.bts.gov/view/dot/43525.
[43] Lydia DePillis, Technology helped America's economy way more than we thought, CNNMoney (August 3, 2018) https://money.cnn.com/2018/08/03/news/economy/gdp-economic-growth-technology/index.html.
[44] *Houston Economic Highlights 2019*, Greater Houston Partnership (December 2019) https://www.houston.org/sites/default/files/2019-12/Economic%20Highlights%202019_0.pdf.
[45] *Gross domestic product (GDP) by county and metropolitan area*, U.S. Depart of Commerce: Bureau of Economic Analysis (2020) available at https://www.bea.gov/data/gdp.

Historically, much of Houston's economy has been based around energy businesses and this continues today. Of the 49 Fortune 500 companies in Texas 22 are in Houston, and most are energy firms.[46] Unfortunately, the regional oil and gas industry suffered significant job loss during the economic downturn after 2014; however, since 2014, the Houston metro area has created roughly 320,000 jobs, and Houston MSA's real GDP is projected to more than double between 2020 and 2045.[47]

The METRO Transit Authority of Harris County will implement its New METRO Moving Forward Plan, which is a plan that seeks to accommodate Houston's expected population growth through a $3.5 billion bond for METRO Transit Projects. The plan will drive travel improvements across 500 miles of transportation routes, making investments in service and accessibility. The METRORail will continue its expansion of the Red Line to the northwest to North Shepherd and the expansion the Green and Purple line westward to the City of Houston Municipal Courthouse and to the southeast to Hobby Airport. Other transportation improvements include about 21 new or improved Park & Rides and Transit Centers and 75 Miles of new METRORapid bus routes.[48] In the November 2019 election, voters approved the bond. 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, many developments will occur in central Houston over the next five years to boost the economy and tourism. The North Houston Highway Improvement Project (NHHIP) is the expansion and rerouting of I-45 which is "to address the continued growth facing the Houston area while balancing the needs of those that commute, live, and work in the nation's fourth largest city."[49] Houston's Museum of Fine Arts (MFAH) is set to open its Nancy and Rich Kinder Building, which will house both a modern and contemporary art gallery, a restaurant, a theater, an atrium cafe, with a tunnel to its sister building. This redevelopment project "a major contribution to the city's efforts to improve the pedestrian experience of Houston. The expansion, which is the largest cultural project under way in North America, includes an array of public plazas, reflecting pools, and gardens, as well as improved sidewalks, street lighting, and way-finding."[50] The Lynn Wyatt Square for the Performing Arts is a redevelopment project for the existing Jones Plaza located in the Theatre District totaling $29 million.[51] The large cultural improvements will beautify adjacent areas and create more walkable pedestrian-friendly areas, with hopes of boosting tourism and business while increasing 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. 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 86.4% and the highest percentage of persons employed (83.4%) compared to groups with less education.[52] The unemployment rate was higher for residents with some college or associate's degree (6.1%), with a high school diploma (6.6%), or with less than a high school diploma (5.6%) compared to residents with a bachelor's degree or higher who had a 3.4% unemployment

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[46] Fortune 500, Greater Houston Partnership (2019) https://www.houston.org/houston-data/fortune-500-companies.
[47] *Houston Economic Highlights 2019*, Greater Houston Partnership (December 2019) https://www.houston.org/sites/default/files/2019-12/Economic%20Highlights%202019_0.pdf.
[48] METRONext Moving Forward Plan, METRO Transit Authority of Harris County (Retrieved January 6, 2020) available at www.metronext.org.
[49] *North Houston Highway Improvement Project (NHHIP)*, Texas Department of Transportation (Spring 2019) http://www.ih45northandmore.com/docs11/FOR_ELECTRONIC_DISTRIBUTION-English_NHHIP_Newsletter_Issue%20_No_1_final_20190513.pdf.
[50] *Unveils Designs for Campus Redevelopment*, The Museum of Fine Arts, Houston, (January 5, 2015) https://www.mfah.org/press/museum-fine-arts-houston-unveils-designs-campus-redevelopment-more-70-percent.
[51] Alvaro Ortiz & Elizabeth Trovall, *Houston Philanthropist Lynn Wyatt Gifts $10 Million To Renovate Jones Plaza*, Houston Public Media (OCTOBER 7, 2019) https://www.houstonpublicmedia.org/articles/news/2019/10/07/348243/houston-philanthropist-lynn-wyatt-gifts-10-million-to-renovate-jones-plaza/.
[52] *2014-2018 American Community Survey: Employment Status (Table S2301)*, U.S. Census Bureau (2019) https://data.census.gov.

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 a few factors. Some find that more education is more marketable in the workforce so gaining employment might be easier. Others might 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.

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 instructions, civic organizations and community leaders to work towards finding solutions to labor needs of industries vital to the region and its economy; it also partners with the region's ten community colleges, universities, and private career schools. The board also works with employers to provide a new incumbent worker training to build talent development activities that will cultivate a more skilled and reliable workforce. [53]

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

[53] Local Workforce Development Plan, Workforce Solutions (Updated October 4, 2019) http://www.wrksolutions.com/about-us/planning-and-measurement.

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.

380 Agreements

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.

Section 108/Economic Development Incentive (EDI)

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 Section108/EDI funds for three projects: (1) the East End Innovation Maker Hub, (2) an HEB development, and (3) the Avenue Center.

The proposed project for East End Innovation Maker Hub will provide affordable long-term below market rents to small and middle-sized manufacturers and house a workforce development center, creating approximately 474 FTE jobs and providing below market rental space catalyzing economic development.

The HEB development in Houston's Third Ward at Highway 288 and North MacGregor Way will a full service grocery store. The goal is to promote economic expansion through job creation and commerce while combating food desserts and swamps.

Avenue Center is a proposed public facility developed by Avenue Community Development Corporation (Avenue). It will serve as community programming space for health, education, and financial management services along with other supportive services aimed at improving overall economic development of the neighborhood.

Tax Increment Reinvestment Zones (TIRZ)

Finally, Tax Increment Reinvestment Zones (TIRZs) are 27 special geographically bound zones created by City Council to attract new investment to an area. A TIRZ may issue tax-exempt bonds to accomplish its mission and these bonds are backed by the expectation of future tax increments which is the amount of property tax that exceed the amount frozen upon creation.

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. A portion of each TIRZ's incremental tax revenue is earmarked for affordable housing and is also a funding for a portion of the City's Capital Investment Program (CIP). 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 2012-2016 CHAS data, 39.8% of all Houston's occupied households had one or more housing problems. Only 10.9% of owner-occupied units had one or more housing problems, while 28.9% of renter occupied units had one or more 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, Westchase, Mid West, 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, and Second Ward. 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, Timbergrove, Willowbrook, Greater Greenspoint, and Northwest Crossing. In the Appendix of this document, a map titled "City of Houston Multiple Housing Problems by Census Tract" illustrates where these concentrations are in the city.

A flood impact map illustrating the number of homes impacted with social vulnerability from Hurricane Harvey is in the Appendix of this document. The Social Vulnerability Index (SoVI), published by the Hazards and Vulnerability Research Institute (HVRI) at the University of South Carolina, measures the resilience of communities when confronted by external stresses on human health, such as natural or human-caused disasters or disease outbreaks. The SoVI ranks all census tracts in the United States, and the census tracts that rank in the top 80 percent nationally are communities marked as having "High" social vulnerability. In Houston, areas with high social vulnerability correspond with low- and moderate-income areas and areas that are predominately minority. Many of the flood reports revealed that more homes impacted by the flood were located in areas with high social vulnerability.

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 75.3% 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. The Reinvestment Fund conducted a Market Value Analysis in 2016. 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.[54]

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. Houston's Third Ward has redeveloped its Emancipation Park to better serve its neighborhood, bringing a new recreation center, community center, walking trail, and park amenities. In Houston's East End, the Maker Hub will be a high-tech hub for education, manufacturing, and job training. In addition, some areas have large educational

[54] *Market Value Analysis (MVA): Houston*, Reinvestment Fund (2017) http://houstontx.gov/housing/Final_Booklet_Report_Houston_MVA_2016.pdf.

institutions nearby including University of Houston, Texas Southern University, and Houston Baptist University. Also, many of these educational institutions 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.

As a city-wide initiative prompted by Mayor Turner, Complete Communities are ten geographical areas targeted for neighborhood improvement. These selected communities have been historically under-resourced, and the City's goal is to increase City services, infrastructure investment, affordable home development, and economic growth. In an effort to have community collaboration, the City partnered with community residents and leaders to determine the needs of their community and the strategies best suited to enhance their neighborhood. Neighborhood-specific needs, projects, and activities will be identified from the results of community engagement.

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
- Create and expand sustainable homeownership opportunities for low- and moderate-income families
- Revitalize neighborhoods to provide healthy, walkable complete communities
- Strengthen neighborhoods by investing in infrastructure needs, enforcement of safety codes, and in public facilities that maximize impact by providing access to services
- 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
- Enhance the City's economic stability and prosperity by creating and 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 and fair housing information for all residents
- Create and maintain healthy and safe environments and homes by removing health and safety hazards from homes

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 64 - Target Area: Areas for Community Reinvestment (ACR)	
Target Area Type: Local 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 53 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 • 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.

Table 65 - Target Area: Complete Communities (Acres Homes)	
Target Area Type: Local 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 Acres Home Complete Community is located in northern Houston, west of I45 and north of I610. A map of the boundaries of the five Complete Communities is included in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Acres Homes has a rich African American heritage and a semi-rural character. Many of the residential lots are large and allow livestock, which is a unique characteristic compared to other Houston neighborhoods. There is little commercial or industrial development and a large amount of undeveloped land.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
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?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Specifically, Acres Home has many opportunities that future activities can build from, including its African American heritage, large residential lots, rural character, and undeveloped land. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 66 - Target Area: Complete Communities (Gulfton)	
Target Area Type: Local 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 Gulfton Complete Community is located in southwest Houston, south of I69 and just outside I610. A map of the boundaries of the five Complete Communities is included in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Gulfton is a very diverse and densely populated neighborhood. It has many large apartment complexes, some single family homes, and scattered commercial and light industrial uses.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Specifically, Gulfton has many opportunities including its diverse population, international population, and very high density of housing. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 67 - Target Area: Complete Communities (Near Northside)	
Target Area Type: Local 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 Near North Side Complete Community is located directly north of downtown Houston and bounded by I45 to the west and Hardy to the east. A map of the boundaries of the five Complete Communities is included in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	The southern portion of the Near Northside consists of wood frame homes surrounding commercial properties along the main north/south corridors. The north portion of the Near Northside consists of homes built on larger residential lots. Development and investment has been spurred in the area with the recent opening of the northern portion of METRORails Red Line.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Specifically, the Near Northside has many opportunities including its proximity to downtown, the recently opened METRORail Red Line, new development, and previous neighborhood planning and capacity building efforts. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 67 - Target Area: Complete Communities (Near Northside)
Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 68 - Target Area: Complete Communities (Second Ward)	
Target Area Type: Local 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 Second Ward Complete Community is located directly east of downtown Houston with Harrisburg Boulevard to the south, Buffalo Bayou to the north, and Terminal Street to the east. A map of the boundaries of the five Complete Communities is included in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	The northern portion of the Second Ward has industrial uses, some which use Buffalo Bayou for transportation. Most housing was built before World War II. Clayton Homes is a public housing development located on the western edge of the neighborhood. The recent opening of the METRORail's Green Line along Harrisburg gives Second Ward residents additional transportation opportunities and has spurred development.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Specifically, Second Ward has many opportunities including its proximity to downtown and the recently opened METRORail Green Line. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 68 - Target Area: Complete Communities (Second Ward)

	Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 69 - Target Area: Complete Communities (Third Ward)	
Target Area Type: Local 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 Third Ward Complete Community is located directly south of downtown Houston. The borders of this Complete Community are I45 to the northeast, I69 to the northwest, Almeda to the West, SH 35 to the east, and Wheeler and Blodgett to the south. A map of the boundaries of the five Complete Communities is included in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	The Third Ward is home to some important institutions to Houston's African American community, including Texas Southern University, Emancipation Park, Riverside Hospital, and many prominent churches. In addition, the University of Houston and the METRORail's Purple Line are also located in Third Ward. Originally a community of shotgun and modest frame homes, development pressures have resulted in newly developed townhomes in the northwest portion of the neighborhood.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Specifically, Third Ward has many opportunities including its proximity to downtown, large educational institutions, the recently opened METRORail Green Line, and previous neighborhood planning and capacity building efforts. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.

Table 69 - Target Area: Complete Communities (Third Ward)	
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 70 - Target Area: Complete Communities (Alief/Westwood)	
Target Area Type: Local 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.	Alief is located in southwest Houston bound by the Sam Houston Tollway, US 59, Bellfort Avenue, Westpark Tollway, and Old Richmond Road, extending into Fort Bend County. A map illustrating the boundaries is located in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Alief is a suburban community that is very diverse, both in population and housing type. The population of Alief is comprised of Asians, Hispanics, and African Americans, with almost half of its population being born outside of the United States. The housing stock includes single family and multifamily homes, and the number of renters outweighs the number of homeowners. Within the bounds of Alief, there is considerable commercial and industrial land use on its major streets and roadways like Bellaire Boulevard, Beechnut Street, Bissonnet Street, and US 59.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Alief/Westwood's communal and commercial diversity is likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 70 - Target Area: Complete Communities (Alief/Westwood)
Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 71 - Target Area: Complete Communities (Kashmere Gardens)	
Target Area Type: Local 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.	Kashmere Gardens is a historically African-American neighborhood in the northeast of Houston within the 610 loops. Its boundaries are the Collingsworth, 610 Loop, Collingsworth Street, and Liberty Road. A map illustrating the boundaries is located in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Kashmere Gardens is a historically African-American neighborhood in the northeast of Houston. It mainly consists of modest single-family homes although some parts are wooded, and while both the eastern and western edges of the neighborhood have predominately, industrial land usage, there are very few other types of commercial ventures in Kashmere Gardens.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. With its undeveloped land, Kashmere Gardens has many opportunities for residential and commercial development. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 71 - Target Area: Complete Communities (Kashmere Gardens)
Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 72 - Target Area: Complete Communities (Magnolia Park Manchester)	
Target Area Type: Local 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.	Magnolia Park – Manchester's boundaries are the west of I-610, East Loop Freeway, south of Buffalo Bayou, and the Houston Ship Channel. A map illustrating the boundaries is located in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Magnolia Park – Manchester is a historically Hispanic community comprised of both home renter and owner households. Although renters and owners are comparable in number, Magnolia Park – Manchester encompasses mostly single family homes and very few multifamily homes. Industrial land usage is a large component of the community, and other forms of commercial land usage can be mostly found along the community's major streets like Wayside Drive, Broadway, and Harrisburg Street.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Magnolia Park – Manchester has a strong single family home community with several commercial centers. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 72 - Target Area: Complete Communities (Magnolia Park Manchester)	
	Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 73 - Target Area: Complete Communities (Sunnyside)	
Target Area Type: Local 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.	Sunnyside is bound by IH 610 on the north, Sims Bayou on the south, Martin Luther King Blvd on the east and Hwy 288 on the west. A map illustrating the boundaries is located in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Sunnyside is a historically African American neighborhood where industrial and agricultural land usage is a large component of its economy. All other commercial ventures are limited and generally located along Reed Road and Scott Street. Most of the households of Sunnyside are single family homes, yet almost half of all households are renters.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Sunnyside was developed specifically to be a predominantly residential community and has maintained its character, yet it still has sizable undeveloped parcels of land. These opportunities are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 73 - Target Area: Complete Communities (Sunnyside)
Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

Table 74 - Target Area: Complete Communities (Fort Bend Houston)	
Target Area Type: Local 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.	Fort Bend Houston is located in the southwest area of Houston, and its boundaries are the Sam Houston Tollway, Texas Parkway/McHard Road, Hiram Clarke Road, and Fondren Road. A map illustrating the boundaries is located in the Appendix of this document.
Include specific housing and commercial characteristics of this target area.	Fort Bend Houston is a Houston suburban community that has a strong African-American population. It is comprised of mostly single family homeowners. While there is little industrial development, Fort Bend Houston is home to large properties used for mining and oil fields and sits near the Blue Ridge Landfill.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. The Planning and Development Department staff initially analyzed data such as: City of Houston's 3-1-1 calls, crime rate, civic engagement capacity, development patterns, housing availability, value and costs, access to public and private facilities, and income and education factors. Next, the Planning and Development Department convened an Advisory Committee to review the analysis of chosen areas and to serve as links to residents and businesses in the selected neighborhoods. The committee is comprised of approximately 25 community leaders and advocates that have balanced perspective ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities in order to create a planning/implementation document unique to each community.
Identify the needs in this target area.	As historically under-resourced communities, there are needs in Complete Communities for increased levels of City services such as park maintenance and debris removal, as well as, for additional infrastructure investment to improve streets, sidewalks, and drainage. Unique neighborhood needs will be identified in each Complete Community planning/implementation document after public engagement has been undertaken.
What are the opportunities for improvement in this target area?	The Complete Communities are neighborhoods with community capacity to help with implementation of planned activities. Fort Bend Houston's pockets of industrial land use and its single family community presents opportunities that are likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single family affordable home development, increase grocery store access, stray animal pick up, civic leadership training, addressing flooding issues, park maintenance, enhanced walkability and mobility, and jobs training and placement. Specific projects and activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected the Complete Communities and offered additional investment in these areas, land speculation, displacement/gentrification, and rising housing costs may occur. These may become barriers to the improvement in these Complete

Table 74 - Target Area: Complete Communities (Fort Bend Houston)	
	Communities. Also, because Complete Communities is a city-sponsored initiative, there may be trust issues that could also become a barrier.

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 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 where needs may be greater. Based on recent data, community collaboration, and City-wide initiatives, Complete Communities Neighborhoods have been selected for particular activities. Funding for code enforcement activities will be geographically targeted to only Areas for Community Reinvestment because of the high number of aging housing units and the high number of low- and moderate-income households. Other entitlement funds, mostly related to housing, economic development, and public facility improvements will be prioritized in these target areas because these are neighborhoods that have been historically under-resourced.

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

Priority Needs

Table 75 – 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	
	Targeted Areas Affected	N/A
	Associated Goals	Preserve and expand the supply of affordable housing
	Description The City of Houston continues to have a majority of renter occupied housing units. About 56.8% of housing units were identified as renter-occupied,[55] and generally, 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 ($871) was 100 hours per week and 123 hours for a two-bedroom unit at fair market rent ($945). 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. According to the 2019 Community Needs Survey, 12.9% of respondents reported that in the last five years their landlords refused to make repairs, and another 6.6% said that a request for repairs resulted in eviction, harassment, or an increase in rent. Qualitative engagement suggests that renters have had to move or manage flood impacts in their rental units. 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.	
	Basis for Relative Priority 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.	

[55] 2012-2016 CHAS Data (2019).

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 2012-2016 data shows that the largest two groups of low- and moderate-income homeowners are elderly households (48,430) and small family (42,010) households followed by large related households (19,105) and all other households (16,030). Elderly and small related homeowner households are also the two groups that have the greatest number of households with high cost burden with 11,250 elderly households and 10,525 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 2019 Community Needs Survey found that 35.7% of respondents had challenges paying for repairs repairing homeowner housing was the second highest priority affordable housing need in the community, and the cost of construction for accommodations were a challenge for 74.6% of survey takers with a household member with a disability. Data as well as resident 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	Income Level: Low, Moderate, Middle Family Types: Large Families, Families with Children, Elderly Homeless: Non-homeless Special Needs: N/A
	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 have continued to increase over the past five years. In addition, the inventory of residential real estate has increased slightly from 2-months in 2014 to an inventory that would last for about 3.4 months in 2018. Both rising prices and lower inventory have 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 remains an affordable housing need based on data. 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 and CDBG-17 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 2019 Homeless PIT count estimated that there were 3,938 homeless persons on any given night in the Houston area, including 2,324 (59.0%) sheltered individuals (staying in emergency shelters, transitional housing, or safe haven) and 1,614 (41.0%) unsheltered individuals (staying in a place not meant for human habitation).

The number of homeless persons counted continues to decline since over the past five years and the number of unsheltered homeless has become less than the number of sheltered homeless. Since 2015, the decline in homelessness is about 14.6%. This decline directly correlates to the City's recent focus on ending chronic homelessness and its initiative to create more permanent supportive housing units. The City has made a concerted effort to increase in the number of permanent supportive housing units and supportive services available in Houston.

Although there has been a decrease in homelessness over the past few years, still 1 in 1,541 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. As an initiative outlined in the Mayor's 2020 Inaugural Speech, the City's goal is to continue reducing the number of homeless residence. 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 residents 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 allocating to the cap, 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:

- Youth and childcare services
- Job training services
- Health services
- Homeless 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

Based the 2019 Community Needs Survey during the development of the Consolidated Plan, mental health services was the top concern of the social services. Priority public service needs also include substance abuse services, job/employment training, 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

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.

In the 2019 Community Needs Survey, the top concerns were restaurants/entertainment, grocery stores, parks/recreation facilities, and health facilities/clinics. Of the respondents, 20% said that restaurants/entertainment facilities needed improvement in their neighborhoods; 19% said that grocery stores or parks/recreation facilities needed improvement, and 18% said health facilities and clinics needed improvement

In addition, the continued requests from public and private agencies reinforce the demand and need for improving and creating neighborhood facilities.

Specific facility needs identified include but are not limited to:

- Facilities that provide services and economic development opportunities
- Parks/recreation facilities, 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/clinics

Infrastructure improvements in the City are also very much a high need, especially improvements that will decrease flooding. However, compared to other public facility needs, infrastructure projects are a low priority for HCDD's entitlement funds because there are currently other funding, CDBG-DR, that will be available during the Consolidated Plan period to help address infrastructure issues..

Basis for Relative Priority

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) Restaurants/Entertainment, 2) Grocery Stores & Parks/recreation facilities, and 3) Health facilities/clinic. The top three Infrastructure needs were 1) Street maintenance, 2) Sidewalk maintenance, and 3) Cleanliness and safety code enforcement. These community needs were for

public facilities were reiterated in other citizen participation outreach including in neighborhood discussion groups.

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 2018, the last completed program year, HCDD funding was used to fund code enforcement inspectors to complete 46,265 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. The top two neighborhood services that need improvement were sidewalk maintenance (43.6%) and sidewalk maintenance (40.7%). 36.2% of the 2019 Community Needs Survey participants said that enforcement of cleanliness and safety needed improvement. HCDD will fund various activities to address neighborhood needs during the 2020-2024 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

Of the social services in the 2019 Community Needs Survey, 27.0% of survey participants said that job/employment training was either of poor quality or not available in their neighborhoods. Other public participation, especially the neighborhood discussion groups, revealed that many neighborhoods lack banking institutions and retail centers and must leave their 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 2020-2024 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 Additions, 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 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.	

10	Priority Need Name	Health and Safety 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 Additions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-housing Community Development	
	Geographic Areas Affected	N/A
	Associated Goals	Revitalize Neighborhoods and Neighborhood Needs
	Description The HCDD's 2019 Community Needs Survey revealed that some Houstonians do not feel safe in public places or in their own homes. 43.0% of survey takers expressed having some environmental issue in or near their home, and almost one-fifth of respondents experienced or lived with someone who experienced health issues related to environmental contamination, such as asthma, elevated blood lead levels, or COPD. Many respondents reported having issues with pests, air and water quality, illegal dumping, mold, lead, and asbestos, amongst other things. Because housing health-related hazards can cause physiological, psychological, infectious, and safety issues, removing these hazards can help residents maintain their health and homes.	
	Basis for Relative Priority According the 2019 Community Needs Survey, many Houston's experience environmental issues, health challenges, and safety concerns that are linked to their housing conditions, which may affect their housing stability, quality, and affordability. Because housing conditions may pose health concerns and may cause injuries or illness, HCDD seeks to address health and safety concerns like lead reduction, which aligns with HUD's Health Homes Initiative.	

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 2020-2020 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
    - Health and Safety
- 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 2020-2024 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, except assistance 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

The following Market Characteristics that will influence the use of funds available for housing type.

Table 76 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics
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 demand in requests to be added to the Housing Choice Voucher waitlist. In addition, the rental market in Houston continues have increasing rental rates.
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, just over 50% of the renters in Houston have one or more Housing problems. The primary problem is that these households are cost burdened, meaning they are paying more than 30% of their income for housing costs. The 2012-2016 CHAS data shows there are 291,410 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. New developments, even in low- and moderate-income areas, are mostly comprised of luxury homes, making existing homes more expensive than before. There is a need for new affordable housing units due to limited availability of safe, resilient, affordable housing. As a result of recent natural disasters, many homes were flooded and some were destroyed, removed from the housing market. In addition, any of the low-rent housing available in Houston are aging and may contain hazards or require costly maintenance. For-sale housing has a very low inventory also indicating a need for additional units.
Rehabilitation	Over half of Houston's housing stock was built 40 years ago or more. 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 77 - 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	24,689,020	153,644	0	24,842,664	98,000,000	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	10,095,822	126,543	0	10,222,365	28,000,000	HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable homes. HOME funds are leveraged with private and public sources to support homeownership and multifamily development activities. The Multifamily Housing Program is funded through a request for proposal process in which greater preference is given to proposals

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: $		
								that have other sources of equity and financing.
HOPWA	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	10,315,585	0	0	10,315,585	36,000,000	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	2,103,240	0	0	2,103,240	8,000,000	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	public – state	Financial Assistance Rapid re-housing (rental assistance)	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.

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: $		
Program (HHSP)		Rental Assistance Services						
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.
CDBG-DR15	public – federal	Acquisition Homeowner Rehab Public Improvements Admin and Planning	0	0	76,126,895	76,126,895	0	CDBG-DR15 will be used to fund infrastructure improvements, buyout, and homeowner rehab to address damages caused by the 2015 flood events and resilience to future flooding.
CDBG-DR16	public – state	Homeowner rehab Housing Public Improvements Admin and Planning	0	0	20,000,000	20,000,000	0	CDBG-DR16 will be used to address damage from the 2016 flood events and to improve flooding resiliency in the future through a housing buyout program.
CDBG-DR17	public – state	Homeowner rehab Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership Housing Acquisition Administration and Planning Economic Development Public Services	0	0	48,348,621	48,348,621	0	CDBG-DR17 will be used to address impact to housing from Hurricane Harvey through recovery programs such as Homeowner Assistance, Single Family Development, Multifamily Rental, Small Rental, Homebuyer Assistance, Buyout, Public Services, and Economic Revitalization. The Homeowner Assistance Program has implemented and the rest of the housing programs as well as the public services and economic revitalization programs are expected to be underway in PY 2019.
CDBG-MIT	public – federal/state	Infrastructure Improvement	0	0	61,884,000	61,884,000	0	CDBG-MIT funds will be used to address increased needs for drainage to decrease impacts of future flooding.

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, CDBG-15, CDBG-DR16, CDBG-DR17, CDBG-MIT, 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, the Houston Health Department 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 2018 CAPER, the excess HOME match carried over to the next federal fiscal year was $25,501,989.30. Information regarding the match will be updated in the 2019 CAPER, which will be submitted to HUD in September 2020.

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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Houston Land Bank (HLB) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. HLB performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes. HCDD will partner with HLB to carry out affordable home development, which is a need identified in this plan.

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 funds could decline, 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 78 – 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
Houston Community Land Trust	Nonprofit Organization	Housing	Jurisdiction
Houston Land Bank	Departments and Agencies	Housing	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City has a substantial and capable housing and community development delivery system. Providing support 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 affect by HIV/AIDS.

Since July 1, 2014, HCDD uses HUD's Homeless Management Information System (HMIS) the client database for HOPWA programming in the region. This allows HOPWA programming to be part of the coordinated access system. HCDD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

Table 79 - 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

- Housing
- 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 80 – Goals Summary

Goal Name	Years	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2020-2024	Affordable Housing	Citywide	Assistance for: • Homeowners • Renters • Homebuyers	CDBG: $36,600,000 HOME: $22,400,000	Homeowner units rehabilitated: 1,000 Household Housing Unit Rental units constructed: 214 Housing Units Rental units rehabilitated: 30 Housing Units
Expand homeownership opportunities	2020-2024	Affordable Housing	Citywide	Assistance for homebuyers	HOME: $8,600,000	Homeowner units constructed: 38 Household Housing Unit
Provide assistance to persons affected by HIV/AIDS	2020-2024	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: $51,600,000	Tenant-based rental assistance / Rapid Rehousing: 2,375 Households HIV/AIDS Housing Operations: 1,500 Households Other: 13,000 – Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2020-2024	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	CDBG: $2,500,000 ESG: $10,516,200	Tenant-based rental assistance / Rapid Rehousing: 1.425 Households Assisted Homelessness Prevention: 375 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 41,945 Persons Assisted
Enhance quality of life through the provision of public services	2020-2024	Non-Housing Community Development	Citywide	Public service needs	CDBG: $18,330,570	Public service activities other than Low/Moderate Income Housing Benefit: 92,660 Persons Assisted
Revitalize communities	2020-2024	Non-Housing Community Development	Citywide	Improvement of neighborhood facilities Neighborhood needs	CDBG: $23,000,000	Other: 5 Public facility or infrastructure activities other than low/moderate-income housing benefit
Promote Health and Safety	2020-2024	Non-Housing Community Development	Citywide	Public service needs Health and safety Neighborhood Needs	CDBG: $16,215,000	Housing Code Enforcement/Foreclosed Property Care: 160,000 Household Housing Units Lead-Based Pain Removal: 250 Units Abated/Remediated
Foster community economic development	2020-2024	Non-Housing Community Development	Citywide	Economic development needs	CDBG: $1,250,000	5 Businesses assisted 481 Jobs

Promote fair housing	2020-2024	Non-Housing Community Development	Citywide	Fair housing needs	CDBG: $750,000	Other: 500,000 Persons Reached with Fair Housing Information

Goal Descriptions

	Goal Name	Goal Description
1	Preserve and expand the supply of affordable housing	The City will provide funding for several Programs that will include single family home repair 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	Expand homeownership opportunities	The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families.
3	Provide assistance to persons affected by HIV/AIDS	The City will provide funding for housing and services supporting persons who are affected by HIV/HIDS. This goal will also support the goal of reducing homelessness.
4	Reduce homelessness	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	Enhance quality of life	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	Revitalize communities	The City will support activities that will enhance and preserve neighborhoods. Activities include public facility improvements.
7	Foster community economic development	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	Promote fair housing	The City will fund activities related to the promotion of fair housing through education, outreach, research, and other methods.
9	Promote health and safety	The City will support activities related to promoting health and safety by removing environmental and health hazards such as lead-based paint reduction activities and code enforcement.

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)

Over the next five years, the City of Houston expects to provide affordable housing as defined by HOME 91.215(b) in the following ways

- The Multifamily Housing Program will construct and rehabilitate housing predominately for households with an income under 60% AMI. The Multifamily Housing Program will likely fund the construction of units for persons with extremely low-incomes and may create supportive housing to help end chronic and veteran homelessness.
- The Single Family Home Development Program is anticipated to assist 38 extremely low-income and low-income households during the five years.

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. Staff from HHA's Client Services Department provides technical assistance to Resident Council members and help to ensure that third party (Grimes and Associates) 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 once to twice a year. 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?

No.

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

Many factors, like public policies, income levels, social constructs, and market conditions, have the propensity of impeding affordable housing. These barriers to affordable housing vary amongst cities, regions, and states. Some public policies that may negatively affect affordable housing in other cities, like zoning law, are not a factor in Houston. The most critical barriers to obtaining, producing, and preserving of affordable housing include the following.

Current market conditions

Houston is experiencing a long-term trend of population growth, creating a rise in demand for housing; however, its real estate market has remained relatively consistent over the past few years, so the amount of affordable housing stock has not increased with the same intensity. 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.

Additionally, economic growth contributes to the increase in the land values, which impacts the cost of housing prices and housing affordability. Median home values and the cost of new construction and remodeling have also perpetually increased since 2015. As the market continues to expand, affordable land and existing housing units become scarcer, and new affordable housing becomes more costly to develop.

On the other hand, other circumstances like natural disasters can bring new challenges to the housing affordability. With significant and repetitive flooding occurring since 2015, Houston's housing stock has dwindled because some homes were deemed uninhabitable. This lessens the supply of marketable housing units, which subsequently augments the already increased demand for housing due to population growth. This dynamic shifts the market, amplifying the market barrier to affordable housing.

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.

A number of Houston's households are low- and moderate-income and cost-burdened, which means that their ability to effectively address their housing needs may be severely impeded by financial resources. With the appreciation of housing prices, the gap between the availability of financial resources and median home prices has widened. For homes that were experiencing housing problems and repetitive flooding in the last five years, financial resources addressing housing concerns may be an even bigger challenge.

While HCDD works to leverage its resources, current funding sources do not accommodate all of the housing affordability needs of Houston residents. Without seeking innovative ways of satisfying unmet needs through additional streams of funding, affordable housing programs like Home Repair Program or the Multifamily Housing Program would be more fiscally strained, imposing additional challenges in providing the same output-level of assistance. It is estimated that federal funding will likely stay relatively constant or decrease as it did during the last five years, which may limit future development without other sources of funding.

Deterioration of housing stock

Houston's housing stock is aging so rehabilitating the older stock becomes more crucial to maintaining safety and affordability. The cost of repairing or rehabilitating existing stock can be financially cumbersome. Properties built before 1978 may have deferred maintenance issues or environmental hazards such as lead-based paint. Even as homes are improved, home values also increase, and subsequently, tax obligations increase. These tax obligations are in conjunction with to the regular cost of the home and the cost of the improvements.

Repetitive flooding has also played its role in the deterioration of Houston's housing stock. Homes previously vulnerable due to housing problems may experience exacerbated health and safety issues caused by natural disasters. Overall, rehabilitating or remediating older housing stock may be prohibitively expensive for homeowners or owners of rental properties, especially when coupled with a recent flooding events.

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.

Conversely, the lack of regulations limits the ways in which the City could 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. Even more, the lack of industrial and commercial zones may disrupt residential areas and present environmental hazards to nearby residents. Living near industrial areas can increase health hazards for residents, making living in these areas more costly.

Lack of communication between government and residents

As communication outlets and culture constantly evolve, effective communication remains a challenge for residents and government entities. Community engagement revealed that one of the most noteworthy barriers is communication about current City programs, community resources, laws, rights, and educational/engagement opportunities. Developing long-lasting partnerships and opening more avenues of communication between residents, community leaders, and the City will also help to address other 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
- Continue home 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 alternative forms of homeownership, such as the Houston Community Land Bank
- Develop additional revenue streams for affordable housing
- Utilize land from the Houston Land Bank to build affordable homes
- Enhancing HCDD's procedures to leverage resources and increase the production of new homes or rehabilitation of existing homes

- Diversify communities with mixed-use and mixed-income to improve quality of life for residents and businesses

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 Home Repair Program
- Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HHD 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 partnerships and agreements with other City Departments to reinforce a collaborative and concerted effort to reduce health and safety hazards
- Improve housing stock for low- and moderate-income homeowners through the Home Repair Program
- Improve hazard assessment processes for monitoring the abatement of lead-based paint

Strengthen inter/intragovernmental relationships to resolve regulatory issues

- Inform and communicate with 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
- Improve partnerships with other City Departments and elected officials to identify policies or processes augmenting the barriers to affordable housing
- Enhance communication with other City Departments and elected officials to make a collaborative effort in creating strategies that will eliminate barriers

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
- Ensure that first-time homebuyers are educated about financial management and the responsibilities of homeowners

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 2020, HCDD will continue to financially support the Coalition's preparation for the 2021 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.

Under the requirements of the Homeless Emergency Assistance and Rapid Transition to Housing: Continuum of Care Program (HEARTH Act), the TX-700 Continuum of Care has implemented a coordinated assessment system. Coordinated assessment is a powerful tool designed to ensure that homeless persons and persons at risk of homelessness are matched, as quickly as possible, with the intervention that will most efficiently and effectively end their homelessness. The *Coordinated Access System* described in this manual is designed to meet the requirements of the HEARTH Act, under which, at a minimum, Continuums of Care must adopt written standards that include:

i. Policies and procedures for providing an initial housing assessment to determine the best housing and services intervention for individuals and families
ii. A specific policy to guide the operation of the centralized or coordinated assessment system on how its system will address the needs of individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking, but who are seeking shelter or services from non-victim service providers
iii. Policies and procedures for evaluating individuals' and families' eligibility for assistance
iv. Policies and procedures for determining and prioritizing which eligible individuals and families will receive transitional housing assistance
v. Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance
vi. Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance

The TX-700 Continuum of Care has designed the *Coordinated Access System* to coordinate and strengthen access to housing for families and individuals who are homeless or at risk of homelessness throughout the city of Houston and Harris County. The *Coordinated Access System* institutes consistent and uniform assessment and referral processes to determine and secure the most appropriate response to each individual or family's immediate and long-term housing needs.
The *Coordinated Access System* is designed to:

- Allow anyone who needs assistance to know where to go to get that assistance, to be assessed in a standard and consistent way, and to connect with the housing/services that best meet their needs;
- Ensure clarity, transparency, consistency and accountability for homeless clients, referral sources and homeless service providers throughout the assessment and referral process;
- Facilitate exits from homelessness to stable housing in the most rapid manner possible given available resources;

- Ensure that clients gain access as efficiently and effectively as possible to the type of intervention most appropriate to their immediate and long-term housing needs;
- Ensure that people who have been homeless the longest and/or are the most vulnerable have priority access to scarce permanent supportive housing resources.

To achieve these objectives the *Coordinated Access System* includes:

- A uniform and standard assessment process to be used for all those seeking assistance and procedures for determining the appropriate next level of assistance to resolve the homelessness of those living in shelters, on the streets, or places not meant for human habitation;
- Establishment of uniform guidelines among components of homeless assistance (rapid rehousing and permanent supportive housing) regarding: eligibility for services, priority populations, expected outcomes, and targets for length of stay;
- Agreed upon prioritization for accessing homeless assistance;
- Referral policies and procedures from the system of coordinated access to homeless services providers to facilitate access to services;
- The policies and procedure manual contained herein and detailing the operations of the *Coordinated Access System*.

The implementation of the *Coordinated Access System* necessitates significant, community-wide change. To help ensure that the system will be effective and manageable for homeless persons and persons at-risk of homelessness and for the housing and service providers tasked with meeting their needs, a comprehensive group of stakeholders was involved in its design. In addition, particularly during the early stages of implementation, the TX-700 Continuum of Care anticipates adjustments to the processes described in this manual. A periodic evaluation of the *Coordinated Access System* will provide ongoing opportunities for stakeholder feedback. The *Coordinating Entity* will be responsible for monitoring the *Coordinated Access System.*

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 2020 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 will primarily focus on funding Permanent Supportive Housing but may continue 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. Starting in PY2020 HCDD's Multifamily Housing Program anticipates continuing funding units that will support the Mayor's homeless initiative by issuing an RFP for $30 million for the creation of 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 Houston Health Department (HHD). Second, HCDD will conduct rehabilitation of homes, including those with lead hazards, through the Home Repair Program.

High-Impact Lead-Based Paint Hazard Reduction Program. HCDD and HHD's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. Since 1996, HHD 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. Previously, BCCEH's lead program was the Lead-Based Paint Hazard Control Program (LBPHC) funded by the Lead Hazard Reduction Demonstration (LHRD) Grant; however, its new lead program will be funding by federal grants, including the Lead-Based Paint Hazard Reduction (LHR) Grant.

Beginning in 2020, HHD will use HCDD's funding as match dollars in support of the LHR grant, targeting the removal of lead-based paint in 4 contiguous census tracts near in the Near Northside and Fifth Ward Super Neighborhoods. HCDD will continue to provide HHD with CDBG funds to meet the matching requirement for grants that support lead-based paint reduction activities.

Home Repair Program Lead Activities. In previous years, the Home Repair Program contracted with HHD to conduct lead-based paint testing on housing units that qualified for rehabilitation under HCDD's single family home repair activities. Since ending its contract with HHD, HCDD will contract certified third-party contractors that will identify lead-based paint hazards in conjunction with a Hazard Assessment, monitor the remediation, and provide a clearance letter as a testament of the lead abatement. 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 LHR 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 LHR expects to establish higher goals related to education, number of children, and adults protected from lead poisoning.

The LHR program is a citywide program. The rational 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 LHR 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 LHR 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 LHR 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 LHR does not plan to change the priorities in the next five years. To achieve this priority the following activities will be performed

- Identification and 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, HHD 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. Lead-based paint procedures for Home Repair program 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 the U.S. Census Bureau, about 20.6% of Houstonians live in income poverty, which is solely based on income levels and number of household members.[56] While the federal poverty threshold for a family of four is $26,370[57], the annual cost of living for a two-parent, two-child family in Houston MSA is about $74,718 and $6,226 monthly, according to the Economic Policy Institute's (EPI) Family Budget, which accounts for actual costs such as housing, food, child care, transportation, health care, taxes, and other necessities. [58] Without accounting for taxes and withholdings, a full-time job paying minimum wage annually grosses roughly $15,030, which is only one-fifth of the EPI's Family Budget for a family of four in Houston.

Based on the Prosperity Now Scorecard, the following describes Houston households in 2017

- 45.3% don't have enough savings to live above the poverty line for three months – liquid asset poverty
- 32.3% don't have enough net worth to live above the poverty line for three months – asset poverty
- 11.7% are unbanked – do not have a checking or savings account
- 20.9% are underbanked – have a bank account but still use check cashing or pay day loans[59]

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. While these numbers have declined over the past five years, nearly 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 2020 AI. HCDD plans to assist with repairs on homes so that low- and moderate-income homeowners may maintain and

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[56] 2018*American Community Survey 5-Year Estimates: Poverty Status in the Past 12 Months (S1701)*, U.S. Census Bureau (2020) available at www.data.census.gov.
[57] *2019 Poverty Thresholds*, U.S. Census Bureau (2020) available at https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html.
[58] *Family Budget Calculator*, Economic Policy Institute (2020) available at https://www.epi.org/resources/budget/.
[59] Prosperity Now Scorecard, Prosperity Now (2020) available at https://scorecard.prosperitynow.org/data-by-location#city/4835000.

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

The Contract Compliance section administers program requirements in accordance with laws and regulations mandated by city, state and federal guidelines. Enforcement provisions are conducted per rules for the following programs: Section 3, Minority/Women Owned/Small Business Enterprises (MWSBE), Portfolio Compliance and Pay or Play.

Section 3 conducts ongoing monitoring of contractors/subcontractors to ensure compliance with Section 3 regulations, as outlined in 24 CFR 135.32. Administrators ensure compliance with Section 3 by: assessing the hiring and subcontracting needs of contractors; regularly monitoring contractor compliance; actively promoting employment and economic opportunities; and processing resident and business applications for certification.

MWSBE administrators monitor contractors' compliance with City and Federal program rules to ensure Good Faith Efforts are demonstrated to maximize participation of Minority, Women Owned Business Enterprises to the greatest extent per 24 CFR 85.36(e) and the City of Houston Chapter 15 Ordinance Part V. During project activity, administrators conduct ongoing monitoring of contractor's compliance by performing field visits, Commercially Useful Function Audits, hosting outreach events, tracking payments to contractors and monitoring goal participation.

Portfolio Compliance program administrators are responsible for assessing long term occupancy requirements for assisted rental projects during the affordability period to ensure rents are affordable and residents are eligible to occupy assisted units per 24 CFR 92.252(f)(2). Long-term monitoring is conducted annually to verify accuracy of rent and occupancy reports and review onsite records to ensure compliance with written agreements per 24 CFR 92.504(d).

Pay or Play professionals monitor contractors' performance to ensure compliance with Pay or Play requirements per Ordinance 2007-534 governed by Executive Order 1-7. Program requirements are enforced during project activity by

maintaining compliance records, monitoring hours worked by employees, tracking participation of contractors, and reviewing accounting records through POP Management System.

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. Staff members manage the single family homeownership assistance projects 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 81 - 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	24,689,020	153,644	0	24,842,664	98,000,000	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.

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: $		
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	10,095,822	126,543	0	10,222,365	28,000,000	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.
HOPWA	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	10,315,585	0	0	10,315,585	36,000,000	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	2,103,240	0	0	2,103,240	8,000,000	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.

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-DR for the 2015 Flood Events (CDBGDR15)	public – federal	Homeowner rehab Housing Public Improvements Admin and Planning	0	0	76,126,895	76,126,895	0	CDBG-DR15 will be used to fund home repair, housing buyout, and infrastructure improvement to address damage from the 2015 flood events and to improve flooding resiliency in the future. As of February 2019, the home repair program is nearing the completion of 18 homes and has 32 homes in the pipeline expected to complete in early PY 2019. HCDD is partnering with Houston Public Works to complete two storm water drainage improvement and street paving projects that are currently in the design phase. Construction is expected to begin in PY 2019.
Homeless Housing Services Program (HHSP)	public – state	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	1,000,000	0	0	1,000,000	1,000,000	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	18,000,000	0	0	18,000,000	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.
CDBG-DR for the 2016 Flood Events (CDBGDR16)	public – state	Homeowner rehab Housing Public Improvements Admin and Planning	0	0	20,000,000	20,000,000	0	CDBG-DR16 will be used to address damage from the 2016 flood events and to improve flooding resiliency in the future through a housing buyout program.
CDBG-DR for the 2017 Flood Events (CDBGDR17)	public – state	Homeowner rehab Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership Housing	0	0	48,348,621	48,348,621	0	CDBG-DR17 will be used to address impact to housing from Hurricane Harvey through recovery programs such as Homeowner Assistance, Single Family Development, Multifamily Rental, Small Rental, Homebuyer Assistance, Buyout, Public Services, and Economic Revitalization. The Homeowner

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: $		
		Acquisition Administration and Planning Economic Development Public Services						Assistance Program has implemented and the rest of the housing programs as well as the public services and economic revitalization programs are expected to be underway in PY 2019.
CDBG-Mitigation (CDBG-MIT)	public – federal/state	Infrastructure Improvement	61,884,000	0	0	61,884,000	0	CDBG-MIT funds will be used to address increased needs for drainage to decrease impacts of future flooding.

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. 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, CDBG-15, CDBG-DR16, CDBG-DR17, CDBG-MIT, 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, HHD 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 2018 CAPER, the excess HOME match carried over to the next federal fiscal year was $25,501,989.30. Information regarding the match will be updated in the 2019 CAPER, which will be submitted to HUD in September 2020.

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 publicly 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 Houston Land Bank (HLB) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. HLB performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes. HCDD will partner with HLB to carry out affordable home development, which is a need identified in this plan.

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. 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 82 – Goals Summary

Goal Name	Years	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2020-2024	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: $7,315,175 HOME: $4,477,655	Homeowner units rehabilitated: 200 Household Housing Unit Rental units constructed: 75 Household Housing Unit
Expand homeownership opportunities	2020-2024	Affordable Housing	Citywide	Assistance for homebuyers	CDBG: $1,722,474	Homeowner units constructed: 10 Household Housing Unit
Provide assistance to persons affected by HIV/AIDS	2020-2024	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: $10,315,585	TBRA / Rapid Rehousing: 475 Households HIV/AIDS Housing Operations: 300 Households Other: 2,600– Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2020-2024	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: $2,103.240 CDBG: $800,000 HOME: $3,000,000	TBRA / Rapid Rehousing: 285 Households Assisted Homelessness Prevention: 75 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 8,389 Persons Assisted
Enhance quality of life through the provision of public services	2020-2024	Non-Housing Community Development	Citywide	Public service needs	CDBG $3,666,114	Public service activities other than Low/Moderate Income Housing Benefit: 18,532 Persons Assisted
Revitalize communities	2020-2024	Non-Housing Community Development	Areas for Community Reinvestment	Improvement of neighborhood facilities Neighborhood needs	CDBG: $4,600,000	Public facility or infrastructure Improvements: 2 Infrastructures/Facilities Improved
Promote Health and Safety	2020-2024	Non-Housing Community Development	Citywide	Public service needs Health and safety	CDBG: $3,242,843	Housing Code Enforcement/Foreclosed Property Care: 32,000 Lead-Based Pain Removal: 50 Units Abated/Remediated
Foster community economic development	2020-2024	Non-Housing Community Development	Community Revitalization Areas	Economic development needs	CDBG: $250,000	Business assisted: 1 Jobs created/retained: 69
Promote fair housing	2020-2024	Non-Housing Community Development	Citywide	Fair housing needs	CDBG: $150,000	Other: 50,000 Persons Reached with Fair Housing Information

Goal Descriptions

	Goal Name	Goal Description
1	Preserve and expand the supply of affordable housing	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	Expand homeownership opportunities	The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families.
3	Provide assistance to persons affected by HIV/AIDS	The City will provide funding for housing and services supporting persons who are affected by HIV/HIDS. This goal will also support the goal of reducing homelessness.
4	Reduce homelessness	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	Enhance quality of life	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	Revitalize communities	The City will support activities that will enhance and preserve neighborhoods. Activities include code enforcement and public facility improvements.
7	Promote health and safety	The City will support activities related to promoting health and safety by removing environmental and health hazards. Activities include code enforcement activities, the removal of lead-based paints. This goal will support the City's efforts to revitalize communities.
8	Foster community economic development	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.
9	Promote fair housing	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 2020-2024 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 2020, 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 2020 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.

Table 83 – Project Information

#	Project Name
1	Neighborhood Facilities and Improvements
2	Public Services
3	Home Repair
4	HHD High Impact Lead-Based Paint Program Grant
5	Code Enforcement
6	Economic Development
7	CDBG Administration
8	Multifamily Housing Program
9	Single Family Home Development
10	HOME TBRA
11	HOME Administration
12	ESG
13	2020-2023 CityofHouston TXH20F003 (CoH)
14	2020-2023 Sponsor Agencies TBD TXH20F003 (SpAgTBD)

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

HCDD has made allocations for PY 2020 based upon the priorities set forth in the 2020-2024 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 2020-2024 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
- Cohesion with disaster recovery funds so that community needs are met efficiently

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 84 – Project Summary

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Neighborhood Facilities and Improvements	Citywide	Revitalize communities	Improvement of neighborhood facilities	CDBG: $4,600,000
Public Services	Citywide	Reduce homelessness Enhance quality of life	Public service needs	CDBG: $3,666,114
Home Repair	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: $7,315,175
Lead-Based Paint Hazard Reduction	Citywide	Preserve and expand the supply of affordable housing Promote Health and Safety	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs	CDBG: $375,000
Code Enforcement	Areas for Community Reinvestment	Revitalize communities Promote Health and Safety	Neighborhood needs Revitalize communities Promote health and safety	CDBG: $2,867,843
Economic Development	Citywide	Foster community economic development	Economic development needs	CDBG: $250,000
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: $4,968,532
Multifamily Housing Program	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	HOME $4,477,655
Single Family Home Development	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: $1,722,474
HOME TBRA	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	CDBG: $300,000 HOME:3,000,000
HOME Program Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities	Assistance for renters Assistance for homebuyers	HOME $1,022,236
ESG	Citywide	Reduce Homelessness	Homeless needs	ESG $2,103,240 CDBG $500,000
2020-2023 CityofHouston TXH20F003 (CoH)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA $722,090
2020-2023 Sponsor Agencies (TBD) TXH20F003 (SpAgTBD)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA $10,006,118

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	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 publicly or privately owned and may include parks, medical facilities, and community centers. PY 2020 CDBG funds for neighborhood facilities will be awarded to City departments or nonprofit or for-profit organizations selected through an RFP or application process prior or during the program year. The locations of activities will be determined after subrecipients are selected. The funding includes activity delivery expenses. The total funding amount includes projected CDBG program income in the amount of $97,150 to be expended on Neighborhood Facilities and Improvements. Proposed accomplishments for PY 2020 include the completion of 2 public facilities. The target date for expending these funds is June 30, 2022.
Target Date	6/30/2022
Expected Resources	CDBG: $4,600,000
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 or other special needs.
Location Description	Various locations
Planned Activities	Eligible activities include rehabilitation and construction of various public facilities, including infrastructure.
Goal Outcome Indicator	2 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: $3,666,114
Description	An RFP will be issued in spring/summer 2020 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. Projected CDBG program income in the amount of $25,766 is estimated to be used for public service activities. The target date for expending these funds is June 30, 2022.
Target Date	6/30/2022
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve approximately 19,532 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	18,532 Persons assisted through public service activities other than low/moderate-income housing benefit to enhance quality of life through the provision of public services. 1,789 Persons assisted through public service activities other than low/moderate-income housing benefit to reduce homelessness.

Project Title	Home Repair Program
Project ID	3
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Funding	CDBG: $7,315,175
Description	This project will support repair services for single family homes owned by low- and moderate-income persons and includes activity delivery costs. The proposed target date for completing this activity will be June 30, 2021.
Target Date	6/30/2021
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit approximately 200 low- and moderate-income households, many of which will be in the lower income categories or include household members who have a disability or are under 18 years of age.
Location Description	Location of assistance will be determined through an application process.
Planned Activities	Planned activities may include providing home repair, activity delivery, and addressing lead-based paint hazards.
Goal Outcome Indicator	200 Homeowner Housing Units Rehabilitated

Project Title	HHD High Impact Lead-Based Paint Program Grant
Project ID	4
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs
Annual Goals Supported	Promote health and safety
Expected Resources	CDBG: $375,000
Description	This project funds the Houston Health Department Bureau of Community and Children's Environmental Health lead hazard activities. HCDD provides matching funds for the Lead-Based Paint Reduction grant to support the HHD's lead hazard activities. Activities include lead inspections and risk assessments. Remediation for single family housing units will be located in targeted areas within city limits of Houston. During PY 2020, it is estimated that 50 homes occupied by low- and moderate-income families will receive lead hazard reduction/remediation. The target date for completing this activity is June 30, 2021.
Target Date	06/30/2021
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist 50 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	50 Other – Housing units received reduction/remediation

Project Title	Code Enforcement
Project ID	5
Target Areas	Areas for Community Reinvestment
Priority Need(s) Addressed	Neighborhood needs Revitalize Communities Promote Health and Safety
Annual Goals Supported	Health and Safety Needs
Expected Resources	CDBG: $2,867,843
Description	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 2020, 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, 2021. 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. This funding amount includes activity delivery expenses. The target date for completing this activity is June 30, 2021.
Target Date	6/30/2021
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	32,000 Housing code enforcement/Foreclosed property care

Project Title	Economic Development
Project ID	6
Target Areas	Citywide
Priority Need(s) Addressed	Economic development needs
Annual Goals Supported	Foster community economic development
Expected Resources	CDBG: $250,000
Description	This project funds economic development activities that may include loans to businesses and job creation. Funding includes activity delivery expenses for economic development activities funded in prior years and from other funding sources such as Section 108 or EDI. Proposed accomplishment for PY 2020 will include the creation or retention of 69 jobs. The target date for expending these funds is by June 30, 2020.
Target Date	6/30/2021
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 69
Location Description	Subrecipients will be selected during the program year to carry out activities which will determine the location
Planned Activities	These economic development activities may include loans to businesses in support of job creation or retention or in support expanding services to low- and moderate-income persons or neighborhoods.
Goal Outcome Indicator	1 business assisted 69 jobs created or retained

Project Title	CDBG Administration
Project ID	7
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: $4,968,532
Description	This project will fund HCDD's legal oversight, planning, compliance, and financial activities, which ensure proper use of CDBG funds. This includes funding for: the Coalition for the Homeless of Houston/Harris County to assist in planning the Point-In-Time Count and may include other activities, fair housing activities and staff costs, transfer to the City of Houston's Finance Department, transfer to the City of Houston's Legal Department and general planning activities and oversight of projects and organizations funded by CDBG. $30,728 in CDBG program income is estimated to be used for planning and administration activities. This is an administration activity and will be located at 2100 Travis Street, 9th Floor, Houston, TX 77002. The target date for completing this activity is June 30, 2021.
Target Date	6/30/2021
Estimate the number and types of families that will benefit from the proposed activities	This is an administrative activity.
Location Description	This administrative activity mainly will take place at 2100 Travis Street, 9th Floor, Houston, TX 77002.
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	8
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: $4,477,655
Description	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 75 newly constructed affordable, City restricted units will be completed during PY 2020. HCDD issued an RFP in 2019 that prioritizes projects located close to high-frequency transit stops, well-rated schools, neighborhood amenities, such as a grocery store, pharmacy or library, and employment opportunities and other locational factors. Projected HOME program income in the amount of $113,889 is estimated to be used for the Multifamily Housing Program. The estimated completion date for expending these funds is 2024.
Target Date	12/31/2024
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	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	75 Rental units constructed

Project Title	Single Family Home Development
Project ID	9
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: $1,722,474
Description	This project will support the development of new single family home construction through HOME CHDO Set-aside funds. It will support Community Housing Development Organizations (CHDOs) to develop affordable homes to be occupied by low- and moderate-income persons. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2022.
Target Date	6/30/2022
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 10 low-and moderate-income households.
Location Description	Location of assistance will be determined by funded organization through a solicitation process.
Planned Activities	Planned activities may include providing rental assistance to low-income families.
Goal Outcome Indicator	10 Household Housing Unit: Homeowner Housing Added

Project Title	HOME TBRA
Project ID	10
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: $3,000,000; CDBG: 300,000
Description	This project will support tenant based rental assistance through the Houston Housing Authority. The proposed target date for completing this activity will be June 30, 2022.
Target Date	6/30/2022
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 200 low-income households.
Location Description	Location of assistance will be determined by the subrecipient.
Planned Activities	Planned activities may include providing rental assistance and other support to very low-income households.
Goal Outcome Indicator	200 Tenant-based rental assistance/Rapid rehousing

Project Title	HOME Program Administration
Project ID	11
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homebuyers
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities
Expected Resources	HOME: $1,022,236
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 $12,654 is estimated to be used for planning and administration activities. This is an administration activity and will be located at 2100 Travis Street, 9th Floor, Houston, TX 77002. The proposed target date for completing this activity will be June 30, 2021.
Target Date	6/30/2021
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	ESG
Project ID	12
Target Areas	Citywide
Priority Need(s) Addressed	Homeless needs
Annual Goals Supported	Reduce Homelessness
Expected Resources	ESG: $2,103,240 CDBG: $500,000
Description	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 $84,130 for HMIS, $757,166 for Emergency Shelter, $563,926 for Homeless Prevention, $567,875 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and $157,743 for Administration. In addition, $500,000 in CDBG matching funds will support ESG subrecipients' activities. HCDD will select subrecipients through an RFP process by fall of 2020. 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 8,500. 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 2020 is 4,000. 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 2000 Crawford Street, Ste. 700 Houston, TX 77002. 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 2100 Travis Street, 9th Floor, Houston, TX 77002 The target date for completing these activities is June 30, 2022.
Target Date	6/30/2022
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 2020. 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	85 Tenant-based rental assistance/Rapid rehousing 75 Homelessness prevention 1,000 Homeless person overnight shelter 4,000 Other – HMIS records maintained 1,600 Other – Persons assisted with ESG match

Project Title	2020-2023 CityofHouston TXH20F003 (CoH)
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: $309,467
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 2100 Travis Street, 9th Floor, Houston, TX 77002. The target date for completing these activities is June 30, 2023.
Target Date	6/30/2023
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 for the HOPWA Program.
Goal Outcome Indicator	N/A

Project Title	2020-2023 Sponsor Agencies TBD TXH20F003 (SpAgTBD)
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: $10,006,118
Description	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. HCDD will allocate $2,228,808 for operating costs, $2,150,030 for supportive services, $2,402,595 for project or tenant based rental assistance, $2,402,595 for short term rent, mortgage and utility subsidies, and $100,000 for resource identification and/or technical assistance. HCDD will issue an RFP at the end of PY 2019 or beginning of PY 2020 to contract with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 3,375 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, 2023. As contracts are funded, IDIS projects will be created to replace this project and its funding.
Target Date	6/30/2023
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve at least 3,375 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, mortgage and utility assistance, and sponsor administration.
Goal Outcome Indicator	475 Households-Tenant-based rental assistance/Rapid re-housing 300 Households - HIV/AIDS housing operations 2,600 Other – Households - Supportive services / Housing information and referral/Homeless prevention

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 2020 relative to designated low- and moderate-income areas. Locations of the remaining PY 2020 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.

Each year, 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- and Moderate-Income (LMI) Population
- The Houston Land Bank Owned Lots
- Commercial Investment (HCDD Funded) Multifamily and Public Facilities
- Concentration of Multifamily Housing Stock (2017 ACS – 5 year estimates)
- Designated Demolition Sites
- City of Houston Capital Improvement Plan (CIP Projects)

Geographic Distribution

Table 85 - Geographic Distribution

Target Area
Areas for Community Reinvestment
Alief-Westwood
Fort Bend Houston
Gulfton
Kashmere Gardens
Magnolia Park-Manchester
Near Northside
Second Ward
Sunnyside
Third Ward

In 2017, Mayor Sylvester Turner announced an initiative called Complete Communities. This City initiative set to improve neighborhoods by working closely with residents to select and implement various strategies. The ten neighborhoods are historically under-resourced, have some level of community capacity, and have diverse populations and development patterns that will result in a variety of interventions that could scale up to become citywide. Currently, the Planning and Development Department is in the process of creating five long-range planning/implementation documents unique to each of the five communities in the second round.

The ten Complete Communities are a group of neighborhoods that represent a diversity of conditions and challenges. HCDD will prioritize public facility and multifamily housing in Complete Communities through the RFP/NOFA process.

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 Complete Communities 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 housing 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.

Discussion

The Planning and Development Department has performed extensive outreach in each of the Complete Communities to civic leaders and residents, which includes small group meetings and local events as well as large public meetings. In consultation with the public, the department developed neighborhood-specific actions plans for each of the five neighborhoods. Projects in these action plans will be implemented with the help of various partners and funding sources.

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 2020, 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 86 - One Year Goals for Affordable Housing by Support Requirement	
Homeless	385
Non-Homeless	85
Special-Needs	1,275
Total	1,745

Table 87 - One Year Goals for Affordable Housing by Support Type	
Rental Assistance	1,660
The Production of New Units	85
Rehab of Existing Units	0
Acquisition of Existing Units	-
Total	1,745

Discussion

Affordable homes continue to be among HCDD's highest priorities. HCDD continues to build capacity and increase efficiency to best serve residents through the CDBG funded Home Repair Program. The Home Repair Program continues to streamline processes by updating its standard operating procedures (SOPs). Using HOME funds, HCDD will work with CHDOs to develop new affordable single family homes under the Single Family Development Program. This program will implement a new RFP that is designed to develop new affordable homes, increase the types of affordable homes available for purchase, leverage resources in conjunction with other funding sources, and establish new partnerships with outside groups and organizations. HCDD also intends to continue focusing on multifamily housing resources to provide housing for LMI families and permanent supportive housing for the homeless, specifically to address chronic and veteran homelessness.

Hurricane Harvey and other recent flood events have greatly increased the need for affordable homes in Houston. In the past few years, CDBG-DR funding for Hurricane Ike and Hurricane Harvey and the 2015 and 2016 flood events has significantly increased the resources available to assist low- and moderate-income families in the City of Houston. HCDD continues to build capacity, remain flexible, and increase efficiency to best serve residents. To address a variety of home rehabilitation needs in PY 2020, HCDD will continue to use Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside, CDBG-DR-15 and CDBG-DR17 funding for single family home rehabilitation activities. In PY 2020, HCDD will utilize CDBG-DR17 funds for homebuyer assistance activities. HCDD will utilize all funding sources and continue to expand and build capacity within other organizations to expand the supply of affordable homes.

AP-60 Public Housing – 91.220(h)

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 58,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 27 housing communities with more than 5,700 units for families, elderly, persons with disabilities, and other residents. HHA also administers one of the nation's largest Veterans Affairs Supportive Housing (VASH) program exclusively serving homeless veterans.

From 2015 to 2019, HHA increased the number of affordable housing units in the City of Houston by 2,721, through development and acquisition of 1,412 affordable units and through the award of 1,309 additional vouchers with annual budget authority (ABA) of $9.5 million.

The following highlights HHA's program accomplishments in calendar year 2019.

- Put Residents to Work:
  - HHA enrolled over 91 participants in the Section 3 program resulting in 55 residents being hired, producing more than $450,000 in income.
  - HHA also collaborated with Workforce Solutions to assist 227 residents at Cuney Homes in becoming employed.
  - HHA provided career counseling to 505 Job Plus participants at Cuney Homes with 292 residents increasing their earned income and receiving discounted rent totaling $1,038,693.

- Increased Housing Portfolio:
  - In partnership with others, closed on 1,412 units, including 833 new affordable units throughout the City.

- Housed More Families:
  - Utilized 99.9% of its voucher authority.
  - Awarded the largest number of Mainstream Vouchers in the country (272). The $2.23 million award is the 4th highest amount in the country.
  - Fully leased the Mainstream vouchers awarded in 2018. Leased 70 Family Unification Program (FUP) vouchers. Awarded 85 FUP vouchers in 2019.

- Housed the Homeless, including Homeless Veterans:
  - Provided housing assistance to 956 homeless veterans through the VASH program.
  - Served 339 people (54 chronically homeless) through the Rapid Rehousing Transitioning Age Youth program and 1,668 adults and singles (268 chronically homeless) through Rapid Rehousing.

In 2020, HHA plans to reinvest in Houston communities with the creation of over 500 affordable, new units. HHA was awarded over $19 million for HHA's first 9% tax credit deal at Telephone Road Elderly Apartments (Project Based Section 8) and will commence renovation in 2020.

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 Harvey, have created a significant backlog of capital needs across HHA portfolio. A recently completed report revealed that the total cost of repairs to the public housing portfolio is approximately $47 million, or $21,564 per unit. The total cost of repairs to the mixed-finance developments is approximately $20 million, or $16,355 per unit. Across the HHA portfolio, there is a total of $67 million in capital needs over 20 years, or $17,706 per unit.

Based upon the capital funds allocated to HHA over the last ten years, averaging $5.6 million per year, it would take at least 12 years to address the anticipated capital needs of the public housing and mixed-finance portfolio.

While HHA expended $7.65 million in 2019 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 95,000 people currently on HHA's waiting list for a public housing unit.

In 2019, HHA initiated the process of converting all Public Housing properties to Rental Assistance Demonstration (RAD) to answer and meet deferred capital needs. RAD is a voluntary program of the U.S. Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Agencies with various opportunities, including access to more stable funding. RAD allows a PHA to convert from receiving funding under HUD's Public Housing program – Operating and Capital Funds - to HUD's Project-Based Section 8 platform. Under RAD, HUD is encouraging PHAs to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources, including but not limited to: Federal Low-Income Housing Tax Credits (LIHTCs); tax-exempt bonds; and public housing Capital and Operating Funds.

In summary, RAD will provide new financing tools and regulatory relief, allowing the HHA to address its projected $67 million backlog in capital repairs across its public housing and mixed-finance portfolio, a more stable (and growing) funding stream for the Authority, and significant tenant protections as well as new mobility options for public housing residents.

Fortunately, the coming years may present HHA and the 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 Houston Community Development Department received awards of Community Development Block Grant -Disaster Relief 17 funds. The goal is to leverage these dollars to allow for HHA to address the capital needs at several hurricane-damaged public sites while adding new affordable housing. HHA also obligated over $19 million in FEMA reimbursements, and requested for an additional $30 million that should be awarded in the near future.

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

- Victory Place and Historic Rental Initiative (HRI)
- Allen Parkway Village (APV) and Historic Oaks of Allen Parkway Village (HOAPV)
- Portfolio-wide RAD conversion to occur in the next 5 years

HHA will pursue a Choice Neighborhoods Planning or Implementation grant for the following property:

- Cuney Homes

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

- 2100 Memorial (Demolition and rebuild)
- Winrock North & South (New acquisition)
- Forest Green (FEMA/rebuild)

Finally, HHA will replace all public housing units from Clayton Homes and Kelly Village (partial) lost due to the I-45 construction led by Texas Department of Transportation (TX DoT). Within seven (7) years, HHA will develop and/or acquire a total minimum of 296 new units, ensuring 1-for-1 replacement of all units lost. HHA will follow the appropriate procedures to attach Project-Based Voucher (PBV) assistance to the newly developed units to ensure long-term operational viability.

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. Staff from HHA's Client Services Department provide technical assistance to Resident Council members and help to ensure that third party (Grimes and Associates) 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 once to twice a year. 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. In 2019, 12 Family Self-Sufficiency (FSS) participants graduated with an escrow amount over $110,000.

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. The HHA Homeownership Program added 11 new families in 2019. The program is growing each year and has applications in the pipeline. HHA is working diligently with each of the applicant to meet the qualifications for the Homeownership Program and help in making it a smooth transition from the rental side. HHA’s goal is to grow our program and help participants succeed and become self-sufficient. HHA is currently serving 92 families in the Homeownership program and would like to see that grow by at least 30 by 2024.

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 new policy changes to improve the lives of both public and housing choice voucher (HCV) residents.

For HHA's FY2020 Administrative Plan, some key provisions were revised. For example

1. HHA will not conduct an Interim Redetermination, nor are households required to report and document their income increase, except for instances when a person with income (from any sources) joins the household, until the time of the households' annual recertification. This is aimed to allow households to accumulate and build their wealth and also to encourage an increase in income.

2. Applicant households who applied for more than one Federal assistance program administered by HHA, who are determined eligible for one form of assistance and who remain in good standing, also retain their eligibility to be served with another form of Federal assistance when their name comes to the top of that program waiting list. At that time, the household's eligibility for another form of housing assistance is based on their eligibility at the time they applied for, and received, Federal housing assistance in the first program.

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. For 2020, HHA staff set payment standards to 131% of the FMR's, followed by 111%, 102% and 93%. More than half of the eligible full coverage zip codes are in the 102 or 93% payment standard. This higher payment standard amount will create a greater incentive to move to higher opportunity areas.

HHA also 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 November 2018, HHA was awarded a FUP NOFA for 85 units (FY2017-2018). The Family Unification Program (FUP) NOFA would provide vouchers for families and youths aging out of foster care. HHA has issued all 85 FUP vouchers. HHA has also responded for additional FUP NOFA in December of 2019 as HHA continues to seek additional resources to address the need of our community.

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

Introduction

The City of Houston works closely with the Coalition for the Homeless of Houston/Harris County (Coalition) and with other members of the Houston/Harris County Continuum of Care (CoC), to align priorities and funding to address the needs of residents experiencing or at risk of homelessness. HCDD Director serves on the CoC Steering Committee in an ex officio position to provide governance and oversite to CoC policies and procedures.

The Houston/Harris County CoC anticipates updating its strategic plan in PY 2020 to outline the goals and strategies for the coming years. The most recent update to their strategic plan includes the following

Goal 1: End Chronic Homelessness by 2018
Goal 2: Maintain Steady State on Veteran Homelessness
Goal 3: End Family Homelessness by 2020
Goal 4: End Youth Homelessness by 2020
Goal 4: Set a Path to End All Homelessness

The Way Home Continuum of Care's (CoC) most recent Action Plan details activities and goals for the coming year. The goals for the next year focus on strategies to end family homelessness by continuing to utilize and expand Rapid Re-housing (RRH) programs. Additional activities include managing and expanding the Income Now Initiative, which is a collaborative effort to provide mainstream competitive employment to persons and families who are homeless, reviewing RRH outcomes, reviewing system-wide performance expectations, and developing 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 creation of Permanent Housing, including RRH, 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
- Manage a pilot project with State Medicaid and Managed Care Organizations to fund supportive housing services
- 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 al all homeless housing interventions

- Manage the Coordinated Access system including income triage, assessment and referral
- Make Coordinated Access available via a call center across the CoC
- Connect the Coordinated Access system to shelter, transitional housing, and other diversion and prevention programs

Standardize and expand Rapid Re-housing (RRH)

- Combine federal, state, and local resources to create a single standardized RRH model across the CoC and ensure maintenance and scaling

- Continue to prioritize resources for RRH and linked prevention activities to build a safety net system for homeless and at-risk families

Maintain and expand the Income Now Initiative

- Transition all Income Now workforce referrals to Workforce Solutions
- Monitor data and performance for workforce outcomes
- Increased SOAR system capacity to handle 350 referrals annually by adding 3-5 additional system dedicated disability workers
- Design and implement a self-sustaining Supported Employment Intervention and create partnerships with Vocational Rehabilitation Services and Ticket to Work

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 2020, HCDD will continue to financially support the Coalition's preparation for the 2021 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 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 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 continues to collaborate with local ESG recipients to ensure the right-size of the system for 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 will 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 is completing the homeless initiative and is close to completing its goal of 2,500 permanent supportive housing units. HCDD's Multifamily Housing program continues to encourage the creation of Permanent Supportive Housing.

HCDD is also committed to blending federal, state, and local resources in partnership with Harris County and the CoC to fund rapid re-housing for families with children, veterans, and unaccompanied youth. Rapid re-housing 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 90% effective in returning families to housing stabilization. A system mapping exercise performed under HUD technical assistance revealed that approximately 30% of Houston's homeless population will require rapid re-housing to stabilize.

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 re-housing, which include people who are chronically homeless, families with children, veterans, persons fleeing domestic violence, 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, providing

- 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."

As part of the planning process for community-wide coordination of ESG and CoC funding process implementation, 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. A warm hand-off is an approach in which a staff member of the initial intake agency provides a face-to-face introduction of a homeless person to another provider to which the person is being referred.

The CoC continues 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 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 processes

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 (Coalition) to manage efforts related to addressing chronic and family 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 Count and Survey
- TX-700 Continuum of Care (CoC) Collaborative Grant Application for Cities of Houston, Conroe, and Pasadena, and Harris, Montgomery and Fort Bend Counties
- Performance measurement of CoC funded programs and projects
- Managing Coordinated Access for the CoC system
- CoC Steering Committee and workgroups

The Coalition continues to administer HMIS for contributing homeless organizations within 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 reports and analyses.

At the end of 2019, there were over 200 programs and an estimated 700 individual users actively participating in the HMIS. The database consisted of about 288,000 unique client records. Most clients served before 2010 were literally

homeless individuals, but a growing segment now represents at-risk clients assisted by homelessness prevention programs, including those funded by VA SSVF, ESG, HOPWA, and local food banks. Of the estimated 60,000 clients enrolled in any HMIS programs during 2019, there were 29,874 literally homeless individuals – an increase of about 1,150 literally homeless from 2018.

The Coordinated Access system continues to be a key component of the HMIS. All HUD-funded Permanent Supportive Housing and Rapid-Rehousing projects are required to accept new clients through Coordinated Access referrals. Between the Coordinated Access system's launch in early 2014 and the end of 2018, about 17,400 clients were assessed for housing, of which 3,841 were placed in PSH and 5,906 persons were placed in rapid re-housing.

HMIS software ClientTrack is provided by Eccovia Solutions, a privately held company. The Coalition's HMIS support team includes six staff members. As part of their daily activities, the support team continues to implement several proactive data quality measures and it monitors the HMIS to ensure completeness, accuracy, and standardized the data collection processes. Support specialists work with the CoC agencies by offering ongoing training and technical assistance, both individually and in groups. Site visits to partners are conducted on an annual basis to confirm bed inventory for the homeless count as well as to provide data quality scoring for the NOFA application. The team also issues monthly newsletters and hosts quarterly HMIS forums with the provider community, to discuss recent activities, ongoing data quality issues, and future developments.

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	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	800
Tenant-based rental assistance	475
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	245
Units proved in transitional and short-term housing facilities developed, leased, or operated with HOPWA funds	55
Total	1,575

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 2020 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 down-payment and closing cost assistance
- Continue home 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 alternative forms of homeownership, such as the Houston Community Land Bank
- Develop additional revenue streams of funding for affordable housing
- Utilize land in the Houston Land Bank to create new affordable homes
- Enhance HCDD's procedures to leverage resources and increase the production of new homes or rehabilitation of existing homes
- Diversify communities with mixed-use and mixed-income buildings to improve quality of life for residents and businesses

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 Home Repair Program
- Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HHD 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 partnerships and agreements with other City Departments to reinforce a collaborative and concerted effort to reduce health and safety hazards
- Improve housing stock for low- and moderate-income homeowners through the Home Repair Program
- Improve hazard assessment processes for monitoring the abatement of lead-based paint

Strengthen inter/intragovernmental relationships to resolve regulatory issues

- Inform and communicate with 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

- Improve partnerships with other City Departments and elected officials to identify policies or processes augmenting the barriers to affordable housing
- Enhance communication with other City Departments and elected officials to make a collaborative effort in creating strategies that will eliminate barriers

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
- Ensure that first-time homebuyers are educated about financial management and the responsibilities of homeowners

Discussion:

HCDD will continue to pursue innovative partnerships, identify 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 resident participation effort, and HCDD will continue to use partnerships to reach out to citizens.

HCDD will continue to pursue other funding to benefit residents, like the Wells Fargo Priority Market and the Complete Communities Improvement Fund. Also, HCDD will continue to foster collaboration with financial institutions and 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 resident input, and exploring best practices to inform programs and activities and to remove barriers to affordable housing. The City continues to work with community partners to find affordable in order to provide and maintain affordable homes, while working to eliminate barriers that limit the creation or viability of 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 defined as 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 are 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 2020, HCDD will strive to overcome the 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 permanent supportive housing units for the homeless.
- HCDD staff will continue to research, apply for, and manage competitive and non-competitive grant opportunities to fund and enhance community development activities in Houston.
- HCDD will research ways in which funded activities can be paired with other funding sources or programs to lower costs for residents or make services more available.
- The request for proposals for public services, public facilities, and multifamily development may prioritize projects that leverage other funding sources with entitlement funds.
- HCDD will continue to seek partnerships with entities in the private sector, such as banks, realtors, builders, and non-profits to fund trainings and utilize volunteered resources.

Assisting households increase their income and assets

- HCDD will continue to fund public services including job training 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. This Division will also enforce the Davis Bacon Act to ensure contractors and sub-contractors pay the prevailing wage rates to employees.
- 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.
- HCDD will continue to support subrecipients involved in local initiatives helping families build wealth, such the United Way's THRIVE.

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 the rental housing needs of the underserved by giving preference to developments for underserved populations 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 regarding available programming and general entitlement grant 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

As of February 2020, HCDD's multifamily compliance portfolio includes 14,267 housing units in over 89 developments, and as a result of federal and local funding sources, 7,005 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 help to ensure that the number of restricted units is maintained. The City will continue to lead an effort to develop permanent supportive housing to help end chronic, veterans, family, and youth homelessness in Houston. By providing analysis of homeless needs, coordinating with other agencies and funding this effort, the City will continue to encourage affordable housing development with supportive services. The City will continue to collaborate and partner with public and private housing developers, builders, and finance agencies to foster decent, safe, and affordable housing.

HCDD will continue 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 is an integral component of the Multifamily Program, which generally provides up to 30% of gap funding for a multifamily project and requires developers to provide the remaining funds.

HCDD will also create new affordable housing opportunities in Houston. HCDD expects two new affordable housing developments to be completed in PY 2020: NNH Dale Carnegie (170 units) – which will contribute 51 new City of Houston income-restricted, affordable units for families and Campanile at Commerce (120 units) – Which will contribute 24 new City of Houston income-restricted, affordable units for families. These two projects will create a total of 75 new income-restricted, affordable units for families and are expected to complete in PY 2020.
Four affordable housing developments that are in the pre-construction and construction phase are expected to complete in the upcoming years.

In PY 2020, HCDD staff will reach out to developers who are nearing the end of the affordability period on their income-restricted units to offer various possibilities to increase or renew the properties' affordability period. HCDD will also preserve and expand the supply of affordable single family housing in PY 2020 through the rehabilitation of 200 single family homes and the construction of 10 new single family homes. Home repair staff has been focused on increasing capacity by hiring intake counselors, streamlining the application process, and releasing a new request for proposals. Staff has also revised the single family development program with updated procedures, CHDO selection processes, and increased affordability periods. With the new program guidelines, the Single Family Home Development program anticipates a new RFP in PY 2020 that will increase the number of CHDOs who will develop new homes designed to maintain the long-term affordability. Hurricane Harvey has negatively impacted the supply of

affordable housing in Houston and has created an urgent need for new homeowner housing development and rehabilitation of existing homes damaged by the resent flood events. In PY 2020, HCDD plans to continue to increase efficiencies in the program and channel local, federal and disaster recovery funds towards affordable home rehabilitation and development.

Actions planned to reduce lead-based paint hazards

In PY 2020, HCDD will expend CDBG funds for lead-based paint related programs through the High-Impact Neighborhood Lead-Based Paint Hazard Reduction Program managed by the Houston Health Department (HHD) and through home repair activities. A description of the activities follows.

High-Impact Lead-Based Paint Hazard Reduction Program. HCDD and HHD's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. Since 1996, HHD 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. Previously, BCCEH's lead program was the Lead-Based Paint Hazard Control Program (LBPHC) funded by the Lead Hazard Reduction Demonstration (LHRD) Grant; however, its new lead program will be funding by federal grants, including the Lead-Based Paint Hazard Reduction (LHR) Grant.

Beginning in 2020, HHD will use HCDD's funding as match dollars in support of the LHR grant, targeting the removal of lead-based paint in 4 contiguous census tracts near in the Near Northside and Fifth Ward Super Neighborhoods. With the help of CDBG funds as match, BCCEH performs lead hazard reduction and remediation on approximately 50 units annually.

Home Repair Program Lead Activities. For home repair activities, HCDD staff no longer presumes that all homes built before 1978 have lead hazards. HCDD will, now, contract certified third-party contractors that will identify lead-based paint hazards in conjunction with a Hazard Assessment, monitor the remediation, and provide a clearance letter as a testament of the lead abatement. This ensures the delivery of repair services are provided in a timely and the most efficient and healthful way possible. Staff ensures that contractors that carry out repairs are certified for lead hazard abatement and address lead hazard according to regulations and requirements.

Actions planned to reduce the number of poverty-level families

HCDD provides many services 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, childcare, and educational programs to increase a person's potential income.
- Work with businesses to increase the number of jobs available, especially higher waged jobs, for low- and moderate-income persons.

Building Savings

- Work with other City entities, such as the Controller's Office initiative Bank On Houston, to increase financial awareness, homebuyer counseling, and general financial literacy concerns.
- Provide home repair assistance to households that do not currently have enough in savings to make necessarily repairs.
- Create affordable multifamily units through new construction and rehabilitation which reduce the housing cost for LMI households and assist families in building savings.

Acquiring Assets

- Create opportunities for LMI households to become homeowners by assisting CHDOs in single family home development through technical assistance, trainings, and workshops.
- Foster single family home development and ownership through the Houston Community Land Trust (HCLT). HCDD has partnered with HCLT for new single family home development where homebuyers below 80% AMI will be able to purchase homes at affordable prices. These homes will have long-term affordability and protect residents from being displaced through gentrification.

Actions planned to develop institutional structure

Internally, HCDD is comprised of five major functions: Program Areas (Multifamily and Public Facilities; Single Family Home Repair and Economic Development; Disaster Recovery and Public Services), Financial Services and Administration, Planning and Grants Management, Compliance and Operations, and Policy and Communication 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 homeless housing initiatives.
    - The Multifamily/Commercial program area is also increasing efficiency by creating an improved underwriting template to review transactions, streamlining the procurement process, and revising policy and procedure documents. It is also increasing capacity by hiring more staff.
    - The Economic Development Program has hired a new manager who will direct efforts in promoting small business development, management, and marketing.
- 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.
    - HCDD is currently in partnership with the Health, Library, Parks and Recreation, and Houston Public Works departments, 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 work to communicate reimbursement process for other City Departments with LOAs. Staff at HCDD will focus on relationship management and improved communication with City departments. Staff will also provide technical assistance to City departments.
    - HCDD will streamline LOA procedures by automating the LOA process through standardizing document formats and signature fields, electronic submissions of reports and payments, and making processes paperless.
    - HCDD will work with Houston Public Works to create and maintain plan analyst jobs specifically tasked with permitting projects from the Single Family Home Repair and Single Family Home Development programs.
    - HCDD's Home Repair Program will also streamline its internal process by improving its application process and assessing its production workflow
- 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 assistance to local housing development organizations and walk organizations through the application process to become CHDO certified.
    - HCDD will fund CHDO certified organizations to develop affordable single family homes. A new RFP for single family home development will be issued in late PY 2020 for home development.
- 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 rehabilitation of housing units supported by HHA.
    - HCDD will build capacity with the Houston Land Bank and Houston Community Land Trust to provide for future options for affordable home development and preservation.
- 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 work with finance agencies to further economic development initiatives.
    - The Multifamily Division will continue to build relationships with financial institutions and lenders, such as the National Equity Fund and Amegy Bank, to be better informed on pricing and communicate about upcoming projects.

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 has helped 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 continue the implementation of the 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 and other forms of homelessness.
- *Economic Development.* HCDD will explore new partnerships with agencies, like Ascend Houston, the Houston Redevelopment Authority and Houston Business Development Inc. (HBDI), to create new opportunities for businesses to provide services in low-income neighborhoods. HCDD will continue to look for economic development opportunities that will best utilize Section 108 funding to create jobs and enhance businesses.

- *City Departments.* HCDD will continue to work with other Departments to implement actions that will affirmatively further fair housing.

The activities and partnerships with some of the aforementioned organizations span multiple counties (Harris, Fort Bend, Montgomery) 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 will work to create an environment in which affordable housing, including permanent supportive housing, is sustained and encouraged. HCDD staff will continue to streamline its processes and coordinate with various agencies throughout PY 2020 in support of its entitlement and disaster recovery programs. Cultivating and strengthening relationships with agencies, advocates and community partners will also improve the delivery of activities funded through entitlement grants.

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 88 – 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	$153,664
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:	$153,664

Other CDBG Requirements

Table 89 – 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.	90.0%

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:

In PY 2020, HCDD will utilize a recapture requirement for homeownership activities for HOME assisted units constructed as a part of the CHDO Single Family Home Development Program. HCDD adheres to the minimum recapture provisions established in §92.254(a)(5)(ii) when providing assistance for the development of new homes by CHDOs.

The following bullets outline the required minimum affordability period for homebuyers receiving a direct HOME subsidy through HCDD program

Direct HOME Subsidy	Minimum Period of Affordability
Under $ 15,000	5 years
$ 15,000 - $ 25,999	10 years
$ 26,000 - $ 39,999	15 years
$ 40,000 or above	20 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.

According to the recapture requirements of the CHDO Single Family Home Development Program, assistance, which is a direct HOME subsidy, is provided as direct buyer purchase assistance facilitated as a 2nd mortgage financing. 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, is no longer the owner's principal residence, or is otherwise non-compliant with the recapture requirements during the affordability period, HCDD will recapture a portion of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return on the sale. The recapture amount will be reduced, on a pro rata basis, by the amount of direct HOME subsidy due at sale. The homebuyer may sell to any homebuyer. HCDD's recapture amount is limited to the net proceeds available from the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

In the case of default during the affordability period, the City may pursue all remedies available to the City under the homebuyer written agreement, mortgage and lien documents, deed restrictions, or any covenants running with the land. In the development of home purchase agreements, HCDD will utilize the recapture provision, as discussed above: recapture of a portion of the direct HOME subsidy (see HOME Program regulations at 24 CFR 92.254(a)(5)(ii)).

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:

As mentioned in the previous section, the period of affordability is stated in a written agreement between the homebuyer and HCDD through loan and program documents, which could include, but are not limited to, the Loan Note, the Lien, the Statement of Terms and Conditions, and Land Use Restriction.

Recapture is triggered when a homebuyer becomes non-compliant or 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 2018 where several agencies were selected as project sponsors for PY 2018 and 2019 allocations. A new RFP will be conducted during the calendar year 2020.

In PY 2020, HCDD will allocate

- $2,228,808 for operating costs to provide 300 individuals with permanent and transitional facility-based housing
- $2,150,000 for supportive services serving 2,600 individuals
- $2,402,595 for project or tenant-based rental assistance for 475 individuals
- $2,402,595 for short-term rent, mortgage and utility subsidies for 800 individuals

Discussion

HOPWA activities in PY 2020 are expected to serve 3,375 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 recently changed its rent standard. The HOPWA Program moved 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(l)(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 were updated in PY 2019.

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. In the summer of 2020, the City of Houston will issue an (request for proposal) RFP to award funding through a competitive process. The subrecipient will, then, award funding on a 12-month basis with a renewal option to subcontractors from non-profit organizations. Allocations for the renewals were determined based on productivity of the program, utilization rate, and need for service.

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 19 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 2020, 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.

Appendices

Appendix # 1: Affirmatively Further Fair Housing 206
Appendix # 2: Maps 216
Appendix # 3: Applications and Certifications 233
Appendix # 4: ESG Written Standards 265
Appendix # 5: Public Hearing Summaries 290
Appendix # 6: Public Hearing Notices 293
Appendix # 7: Public Participation Summaries 296
Appendix # 8: Written Comments and Responses 361

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
1. Provide counseling through the City's Fair Housing Hotline The City's Fair Housing Hotline provides a year-round, free resource to citizens who may have been discriminated against or have questions or concerns about various tenant and landlord issues. This action will continue to provide a resource to anyone living in, owning housing, or planning to move to the Houston area that may have a question or concern about their rights. The Fair Housing Hotline is one way to address several impediments by empowering citizens about their rights, giving citizens various ways to remedy possible discriminatory actions, and preventing future discrimination from occurring. Priority: High	1. Discrimination in Housing 2. Lack of Knowledge about Fair Housing 12. Lack of Communication Between Government and Residents	• Assist 1,500 callers
2. Provide fair housing and HCDD housing program information to government staff and housing stakeholders. HCDD will provide education and outreach through trainings, presentations, informational brochures, and other methods to government staff and housing stakeholders, including subrecipients, contractors, developers, and nonprofit and for-profit partners. This action will address the impediment of lack of knowledge by providing fair housing training to inform staff and housing stakeholders about regulations and compliance under fair housing laws to prevent discrimination. Priority: High	1. Discrimination in Housing 2. Lack of Knowledge about Fair Housing	• Reach 100 HCDD stakeholders with information about fair housing

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
3. Provide fair housing and HCDD housing program information to residents a) HCDD will create a fair housing outreach plan to inform 500,000 residents, of their fair housing rights, the fair housing complaint process, tenant and landlord relations, and HCDD's general programs. The outreach will likely consist of direct mailings, social media, print advertisements, informational brochures, and presentations. This action will address the lack of knowledge of existing fair housing and housing resources by creating an array of targeted marketing for groups that have little or no knowledge of fair housing rights, fair housing laws, or HCDD housing programs. Priority: High	2. Lack of Knowledge about Fair Housing 7. Lack of Financial Education 12. Lack of Communication between government and residents	• Reach 100,000 people with fair housing information
4. Preserve affordable housing units HCDD will fund the preservation of at least 30 affordable housing rental units through the Multifamily Housing Development Program. This action will preserve the supply of existing affordable housing for low- and moderate-income households, addressing the lack of quality affordable housing options for members of protected classes. Priority: High	3. Lack of Housing Affordability and Options	• Request to extend affordability periods of expiring affordable multifamily homes
5. Create affordable housing units HCDD will fund the creation of 1,500 new affordable housing rental units using entitlement and DR funding through the Multifamily Housing Development Program and Small Rental Development Program. This action will expand the supply of affordable housing for low- and moderate-income families, addressing the lack of affordable housing options for members of protected classes. Priority: High	3. Lack of Housing Affordability and Options	• Create 75 affordable housing rental units

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
6. Fund the creation or preservation accessible rental units Through HCDD's Multifamily Housing Development Program, rental developments must produce a minimum number of Section 504 accessible rental units. HCDD's Home Repair Programs will prioritize persons with disabilities, seniors, and families with children. This action will increase the availability of quality accessible units for 50 low- and moderate-income households directly addressing the lack of accessible housing. Priority: High	4. Lack of Accessible Housing for Persons with Disabilities	• Fund creation or preservation 4 Section 504 accessible rental units
7. Expand homeownership opportunities by building new single family homes available for low- and moderate-income households HCDD will build new homes through the CHDO Program and the New Home Development Program in areas that are high opportunity or having active reinvestment, such as in Complete Communities. This action will provide new opportunities not currently available for low- and moderate-income households searching for homeownership. Priority: High	3. Lack of Housing Affordability and Options 5. Lack of Income/Funding	• Build 10 new homes
8. Revise Chapter 42 Subdivision, Developments, and Platting The Planning and Development Department will work to revise Chapter 42 Subdivisions, Developments, and Platting in the City's Code of Ordinances. Part of this process will include ways to promote or remove barriers to develop additional affordable homes in Houston. This action could encourage the development of affordable homes, thereby increasing the supply available.	3. Lack of Housing Affordability and Options	• Work with stakeholders to propose updates to Chapter 42
9. Fund homebuyer assistance loans HCDD provides homebuyer assistance, through downpayment and other financial assistance, to income-eligible low-, moderate-, and middle-income households for home purchases. This action will expand housing choice for low-, moderate- and middle-income households by allowing these households to seek housing in neighborhoods that may have more opportunity. Priority: High	3. Lack of Housing Affordability and Options	• Fund 125 loans

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
10. Provide home repair assistance for 2,500 low- and moderate-income households HCDD's home repair programs will assist qualified low- and moderate-income homeowners with needed home repairs or reconstruction to create a safe living environment. This action will address the lack of income of low- and moderate-income homeowners by assisting with home repair activities. In addition, it helps to improve the homes in mostly low-income, minority areas, as well as for protected classes including persons with disabilities and families with children, which are prioritized in the programs. Priority: High	3. Lack of Housing Affordability and Options 5. Lack of Income/Funding	• Provide housing repair assistance to 200 households • Prioritize families, households with a person with a disability, and seniors
11. Carry out economic development activities to create or retain jobs HCDD will continue to fund economic development activities such as businesses lending to create or retain 481 jobs. This action will address residents' lack of income by promoting ways for low- and moderate-income individuals of protected classes to become employed or retain employment. Priority: High	5. Lack of Income/Funding	• Create or retain 69 jobs
12. Prioritize affordable home development near transit options and in high opportunity areas HCDD will prioritize housing proposals near transportation options and high opportunity areas by giving priority to proposals through the RFP process. HCDD will also review the selection process of City support for housing tax credit proposals to ensure some affordable homes are developed in high opportunity areas. This action will address the lack of transportation options by creating greater access to transit opportunities by locating affordable housing near transit and will address patterns of segregation by locating affordable housing in areas with more opportunity. Priority: High	10. Lack of transportation options	100% of RFPs will have priority for proximity to transit and areas of opportunity • HCDD staff will review process of selecting tax credit proposals for City support

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
13. Monitor fair housing data HCDD will collect and analyze various data sets including from the Fair Housing Hotline, HMDA, and fair housing complaints. This analysis may be shared with the community to promote understanding of fair housing needs in the city. This action will result in updated analysis that will be utilized to better allocate future resources to address and decrease private lending discrimination and educate the public about fair housing discrimination. Priority: Medium	1. Discrimination in Housing 2. Lack of Knowledge about Fair Housing	• Update data
14. Complete a regional housing study HCDD will work with Harris County and a contractor to complete a study of housing in the City of Houston and Harris County. This will assist the City and County to work toward common objectives and align resources to address regional housing issues. Priority: High	3. Lack of Housing Affordability and Options 6. Segregated Housing Patterns Based on Race, Ethnicity, and Economic Status	• Continue to work with contractor and Harris County on public engagement and data research
15. Identify areas where the cost of land is increasing and areas outside minority areas that would support affordable housing HCDD will gather research to perform its third Market Value Analysis. Performing a third analysis will help to identify areas that have had market value increases so that funding can be best utilized by maintaining affordability in areas with growing opportunity and increased market development. Priority: Medium	3. Lack of Housing Affordability and Options 6. Segregated Housing Patterns Based on Race, Ethnicity, and Economic Status	• Begin contract to produce the third MVA

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
16. Complete five Complete Community action plans Through the Planning Department and Mayor's Office of Complete Communities, the neighborhood will work to gather public input and submit information for the development of the plans. These include plans for: Fort Bend Houston, Kashmere Gardens, Sunnyside, Alief-Westwood, and Magnolia Park-Manchester. This will assist to align goals and funding in neighborhoods that are predominately persons of color and low-income residents. Priority: Medium	3. Lack of Housing Affordability and Options	• Continue to work with communities to finalize the second round of action plans
17. Provide outreach about the MWSBE and Section 3 Programs HCDD will promote available job opportunities to low-income and minority persons through the MWSBE / Section 3 Program while conducting 50 outreach activities reaching 10,000 individuals. This action will address residents' lack of income by promoting ways for low- and moderate-income individuals of protected classes to become employed. Priority: Medium	5. Lack of Income/Funding	• Conduct 10 outreach activities and reach 2,000 individuals
18. Host and attend events to provide information about HCDD and housing programs HCDD staff will 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. Priority: Medium	9. NIMBY Resistance 12. Lack of Communication Between Government and Residents	• Attend 50 events to provide information about HCDD

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
19. Work to dispel misconceptions about assisted housing HCDD and HHA will work to dispel the perception that assisted housing is just for minorities by conducting outreach to inform the public on assisted housing opportunities. HCDD will expand upon the SAY YES! Campaign. This action will target non-minority households to reduce NIMBY sentiment and misconceptions about assisted housing. Priority: Medium	10. NIMBY Resistance	• Create new materials that assist in dispelling misconceptions about assisted housing
20. Fund youth enrichment and afterschool programs to children in low- and moderate-income areas HCDD will continue to fund youth enrichment and afterschool programs through its public services program for 28,075 children in low- and moderate-income areas of the city over the next five years. This action increases the number of activities available for youth in the city. Priority: Medium	8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods	• Fund youth enrichment and education programs for 5,615 children
21. Fund programs that provide job training to low- and moderate-income individuals and individuals from protected classes HCDD will continue to fund job training for 1,585 persons through its public services program for low- and moderate-income individuals and persons from protected classes. This action will help to improve the skills of residents enhancing their previous education while preparing them for the workforce. Priority: Medium	5. Lack of Income/Funding 8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods	• Support job training for 317 persons
22. Remove lead-based paint hazards from homes HHD will remove lead-based paint hazards from homes to protect families at risk. This action will help protect families in low- and moderate-income areas, including those of certain protected classes, from health hazards in their community. Priority: Medium	8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods	• Fund the removal of hazards from 50 homes

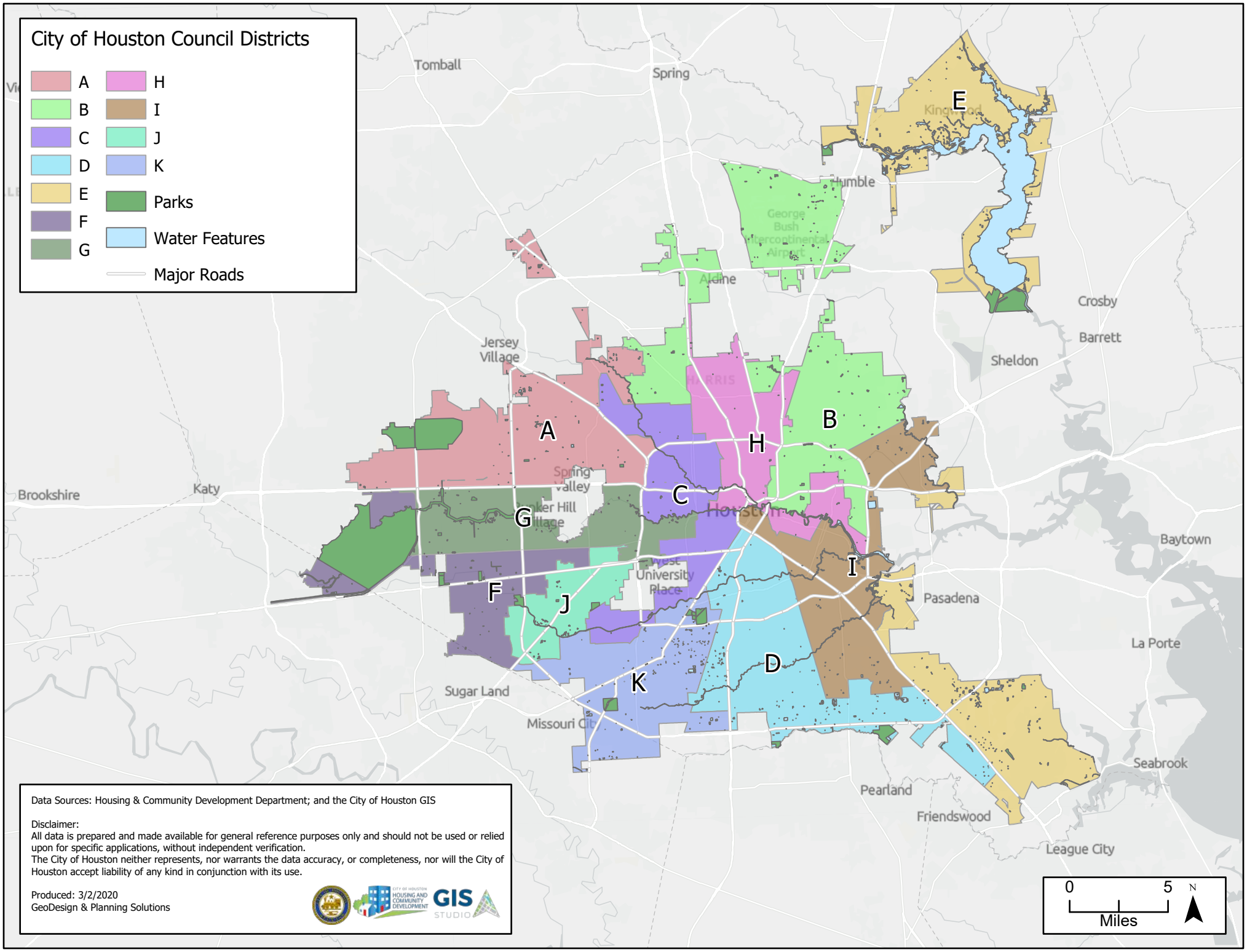
Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
23. Partner with local organizations and contractors to expand fair housing activities in Houston HCDD will contract with one or more organizations to carry out fair housing activities or to build capacity to carry out future activities. These may include conducting fair housing testing or studies. This action will help to promote fair housing awareness and reveal actual discriminatory practices taking place in the community so that future resources can be better allocated to address discrimination. Priority: High	1. Discrimination in Housing	• Fund organizations to carry out fair housing activities or studies
24. Work with partners to expand funding for fair housing activities HCDD will pursue additional resources by applying for grants and growing relationships with banks to support its continued fair housing efforts. In addition, funding capacity will be leveraged. This action is intended to lead to an increase in fair housing funding which will help to implement these actions while the city continues to receive dwindling entitlement funding. Priority: Medium	5. Lack of Income/Funding	• Expand partnerships with funders to help address fair housing activities in the future
25. Partner with 25 other organizations to promote asset building programs and financial literacy programs HCDD will partner with other agencies such as the United Way, City departments, local government counterparts, and housing counseling agencies by providing fair housing resources and information about the City's downpayment assistance program. This action will address the lack of income and the lack of financial literacy of residents by working with partners to direct families that are interested in the downpayment assistance program but aren't yet ready for homeownership to the resources available to improve their financial standing. Priority: Low	5. Lack of Income/Funding 7. Lack of Financial Education	• Partner with 4 organizations

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
26. Protect households from impacts of future flood events HCDD will purchase homes in areas that consistently have flooded through the Housing Buyout Program and the Multifamily Buyout Programs. This action will protect Houstonians by removing homes from areas that are most likely to flood. Priority: High	8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods 11. Increased Health Hazard Exposure in Certain Neighborhoods	• Buyout 2 multifamily properties and 8 single family homes
27. Create a Stormwater Master Plan HPW will develop a Stormwater Master Plan based on modeling of rainfall impacts on city watersheds to identify neighborhoods at risk of flooding due to infrastructure inadequacies, overland sheet flow and/or out of banks inundation. Model outputs will be reviewed in the context of other data sources (311 service requests, FEMA claims) to direct further analyses and project development. Priority: High	8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods 11. Increased Health Hazard Exposure in Certain Neighborhoods	• Complete RFP process and begin working with a contractor
28. Review and enhance infrastructure data The City will review and seek out additional datasets to for analysis of infrastructure inadequacies and imbalances. This research and analysis action will help in the allocation of future infrastructure resources in minority neighborhoods. Priority: High	8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods	• Review and enhance data annually
29. Interdepartmental resilience coordination HCDD, Mayor's Office, Office of Emergency Management, and Houston Public Works will meet to discuss and align planning and implementation initiatives. These meetings will also include discussions regarding proposed Complete Communities improvements and other City initiatives. Priority: High	8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods	• Meet regularly to coordinate activities between Departments

Summary of Recommended Actions and Fair Housing Implementation Plan		
Recommended Actions	Related Impediments	PY 2020 Proposed Actions
30. Support and build capacity of Houston Land Bank and Houston Community Land Trust HCDD will support the Houston Land Bank and Houston Community Land Bank through staff and financial support. This will assist the City to expand its efforts to create affordable homes in Houston. Priority: High	3. Lack of Housing Affordability and Options 5. Lack of Income/Funding	• Continue to support HLB and HCLT

Acronyms – AFFH: Affirmatively Furthering Fair Housing, CRA: HCDD's Community Reinvestment Area, DON: Department of Neighborhoods, GHFHC: Greater Houston Fair Housing Center, HCDD: Housing and Community Development Department, HCIL: Houston Center for Independent Living, HCV: Housing Choice Voucher, HHA: Houston Housing Authority, HHD: Houston Health Department, HUD: U.S. Department of Housing and Urban Development, HUD-FHEO: HUD's Office of Fair Housing and Equal Opportunity. MOPD: Mayor's Office Persons with Disabilities, Planning: Planning and Development Services Department, PRD: Parks and Recreation Department, HPW: Houston Public Works Department, SWMD: Solid Waste Management Department

Appendix # 2: Maps



Data Sources: Housing & Community Development Department; and the City of Houston GIS

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Produced: 3/2/2020
GeoDesign & Planning Solutions

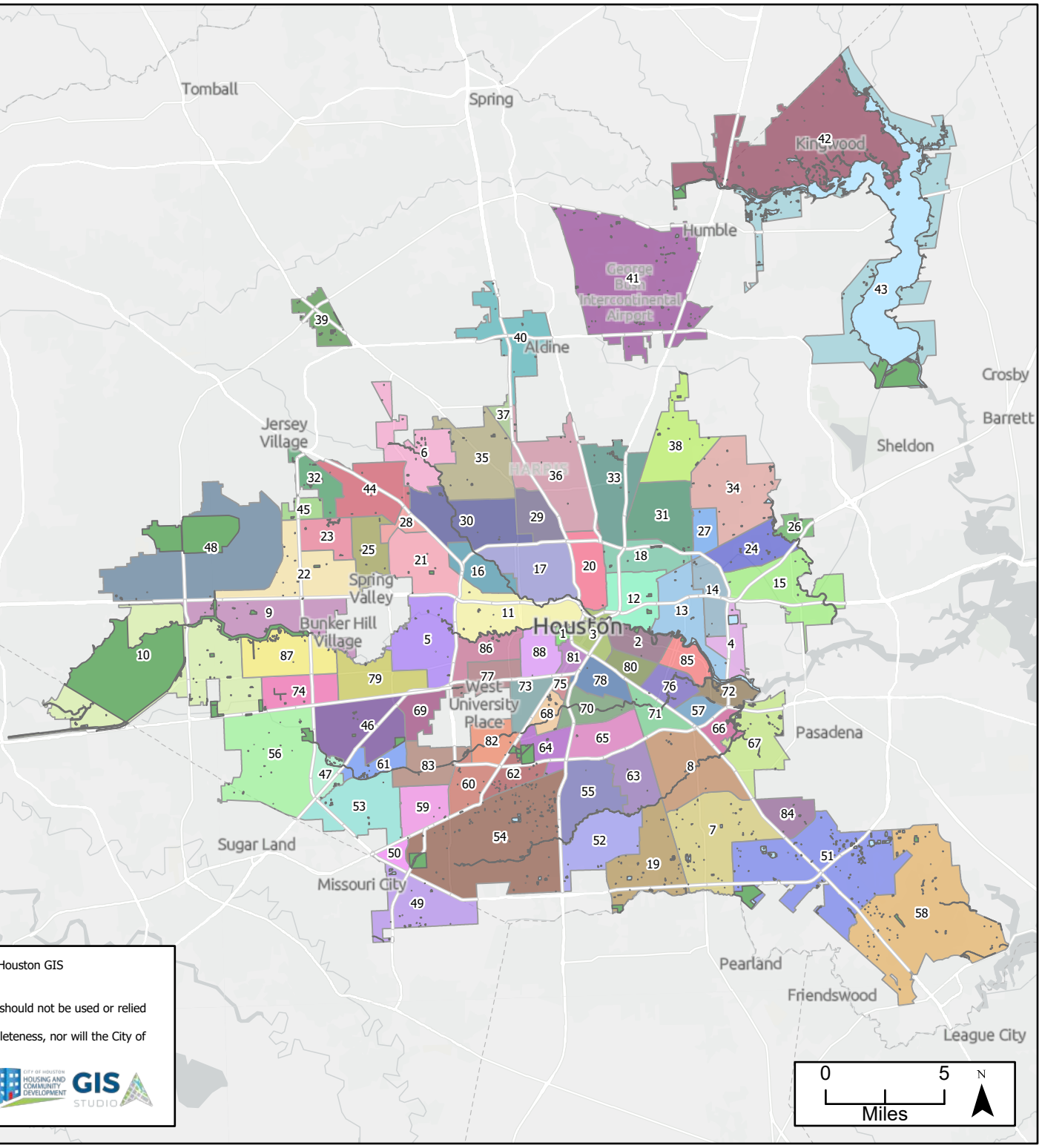
City of Houston Super Neighborhoods

1,FOURTH WARD
2,SECOND WARD
3,DOWNTOWN
4,CLINTON PARK TRI-COMMUNITY
5,GREATER UPTOWN
6,GREATER INWOOD
7,GREATER HOBBY AREA
8,GOLFCREST / BELLFORT / REVEILLE
9,MEMORIAL
10,ELDRIDGE / WEST OAKS
11,WASHINGTON AVENUE COALITION / MEMORIAL PARK
12,GREATER FIFTH WARD
13,DENVER HARBOR / PORT HOUSTON
14,PLEASANTVILLE AREA
15,NORTHSHORE
16,LAZYBROOK / TIMBERGROVE
17,GREATER HEIGHTS
18,KASHMERE GARDENS
19,MINNETEX
20,NEAR NORTHSIDE
21,SPRING BRANCH EAST
22,SPRING BRANCH WEST
23,SPRING BRANCH NORTH
24,EL DORADO / OATES PRAIRIE
25,SPRING BRANCH CENTRAL
26,HUNTERWOOD
27,SETTEGAST
28,LANGWOOD
29,INDEPENDENCE HEIGHTS
30,CENTRAL NORTHWEST
31,TRINITY / HOUSTON GARDENS
32,CARVERDALE
33,EASTEX - JENSEN AREA
34,EAST HOUSTON
35,ACRES HOME
36,NORTHSIDE/NORTHLINE
37,HIDDEN VALLEY
38,EAST LITTLE YORK / HOMESTEAD
39,WILLOWBROOK
40,GREATER GREENSPOINT
41,IAH / AIRPORT AREA
42,KINGWOOD AREA
43,LAKE HOUSTON
44,FAIRBANKS / NORTHWEST CROSSING
45,WESTBRANCH
46,SHARPSTOWN
47,WESTWOOD
48,ADDICKS PARK TEN
49,FORT BEND HOUSTON
50,FONDREN GARDENS
51,SOUTH BELT / ELLINGTON
52,SOUTH ACRES / CRESTMONT PARK
53,BRAYS OAKS
54,CENTRAL SOUTHWEST
55,SUNNYSIDE
56,ALIEF
57,PECAN PARK
58,CLEAR LAKE
59,WESTBURY
60,WILLOW MEADOWS / WILLOWBEND AREA
61,BRAEBURN
62,SOUTH MAIN
63,SOUTH PARK
64,ASTRODOME AREA
65,GREATER OST / SOUTH UNION
66,PARK PLACE
67,MEADOWBROOK / ALLENDALE
68,MEDICAL CENTER AREA
69,GULFTON
70,MACGREGOR
71,GULFGATE RIVERVIEW / PINE VALLEY
72,HARRISBURG / MANCHESTER
73,UNIVERSITY PLACE
74,WESTCHASE
75,MUSEUM PARK
76,LAWNDALE / WAYSIDE
77,GREENWAY / UPPER KIRBY AREA
78,GREATER THIRD WARD
79,MID WEST
80,GREATER EASTWOOD
81,MIDTOWN
82,BRAESWOOD
83,MEYERLAND AREA
84,EDGEBROOK AREA
85,MAGNOLIA PARK
86,AFTON OAKS / RIVER OAKS AREA
87,BRIAR FOREST
88,NEARTOWN - MONTROSE

Parks

Major Roads

Water Features



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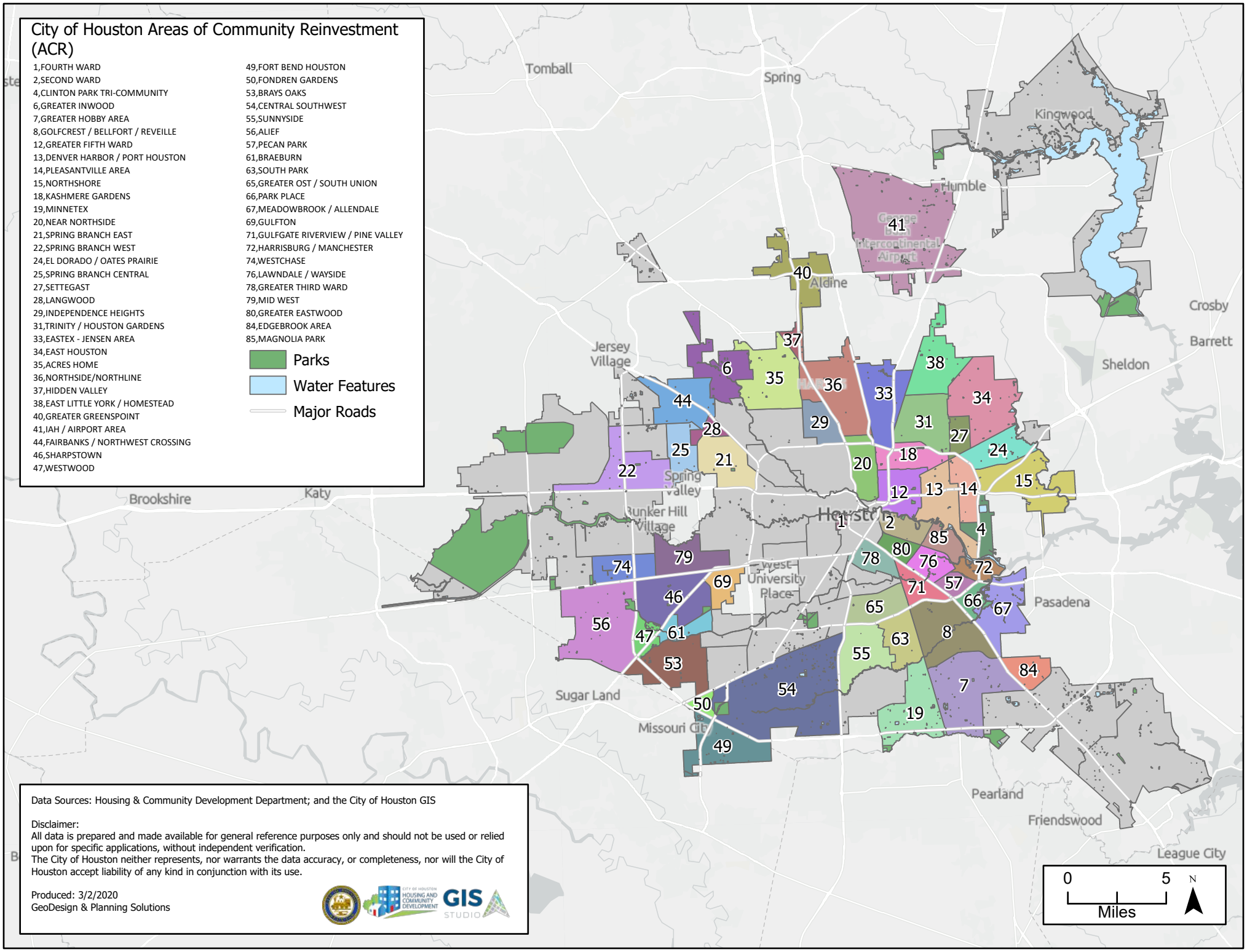
City of Houston Areas of Community Reinvestment (ACR)

1,FOURTH WARD
2,SECOND WARD
4,CLINTON PARK TRI-COMMUNITY
6,GREATER INWOOD
7,GREATER HOBBY AREA
8,GOLFCREST / BELLFORT / REVEILLE
12,GREATER FIFTH WARD
13,DENVER HARBOR / PORT HOUSTON
14,PLEASANTVILLE AREA
15,NORTHSHORE
18,KASHMERE GARDENS
19,MINNETEX
20,NEAR NORTHSIDE
21,SPRING BRANCH EAST
22,SPRING BRANCH WEST
24,EL DORADO / OATES PRAIRIE
25,SPRING BRANCH CENTRAL
27,SETTEGAST
28,LANGWOOD
29,INDEPENDENCE HEIGHTS
31,TRINITY / HOUSTON GARDENS
33,EASTEX - JENSEN AREA
34,EAST HOUSTON
35,ACRES HOME
36,NORTHSIDE/NORTHLINE
37,HIDDEN VALLEY
38,EAST LITTLE YORK / HOMESTEAD
40,GREATER GREENSPOINT
41,IAH / AIRPORT AREA
44,FAIRBANKS / NORTHWEST CROSSING
46,SHARPSTOWN
47,WESTWOOD
49,FORT BEND HOUSTON
50,FONDREN GARDENS
53,BRAYS OAKS
54,CENTRAL SOUTHWEST
55,SUNNYSIDE
56,ALIEF
57,PECAN PARK
61,BRAEBURN
63,SOUTH PARK
65,GREATER OST / SOUTH UNION
66,PARK PLACE
67,MEADOWBROOK / ALLENDALE
69,GULFTON
71,GULFGATE RIVERVIEW / PINE VALLEY
72,HARRISBURG / MANCHESTER
74,WESTCHASE
76,LAWNDALE / WAYSIDE
78,GREATER THIRD WARD
79,MID WEST
80,GREATER EASTWOOD
84,EDGEBROOK AREA
85,MAGNOLIA PARK

Parks
Water Features
Major Roads



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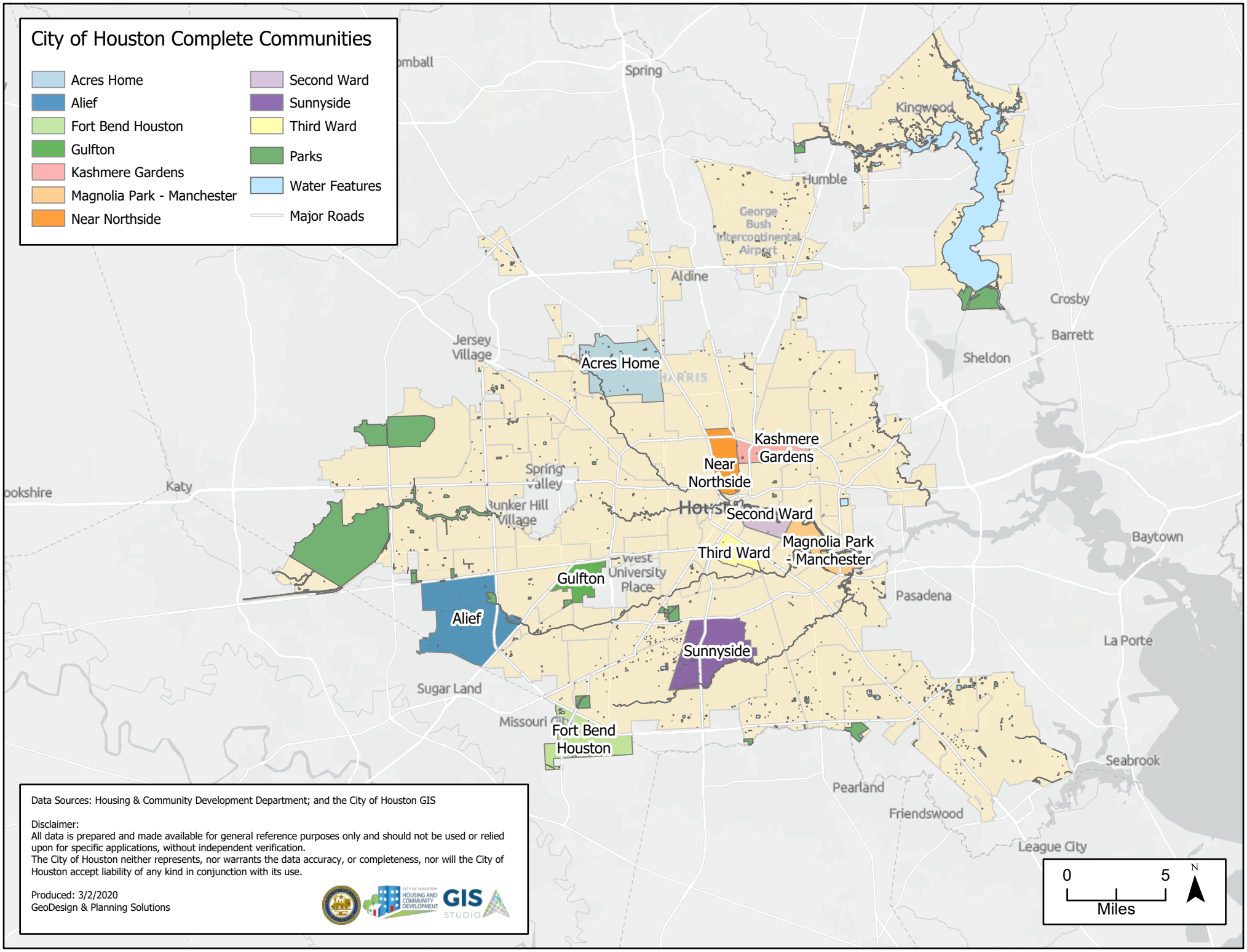

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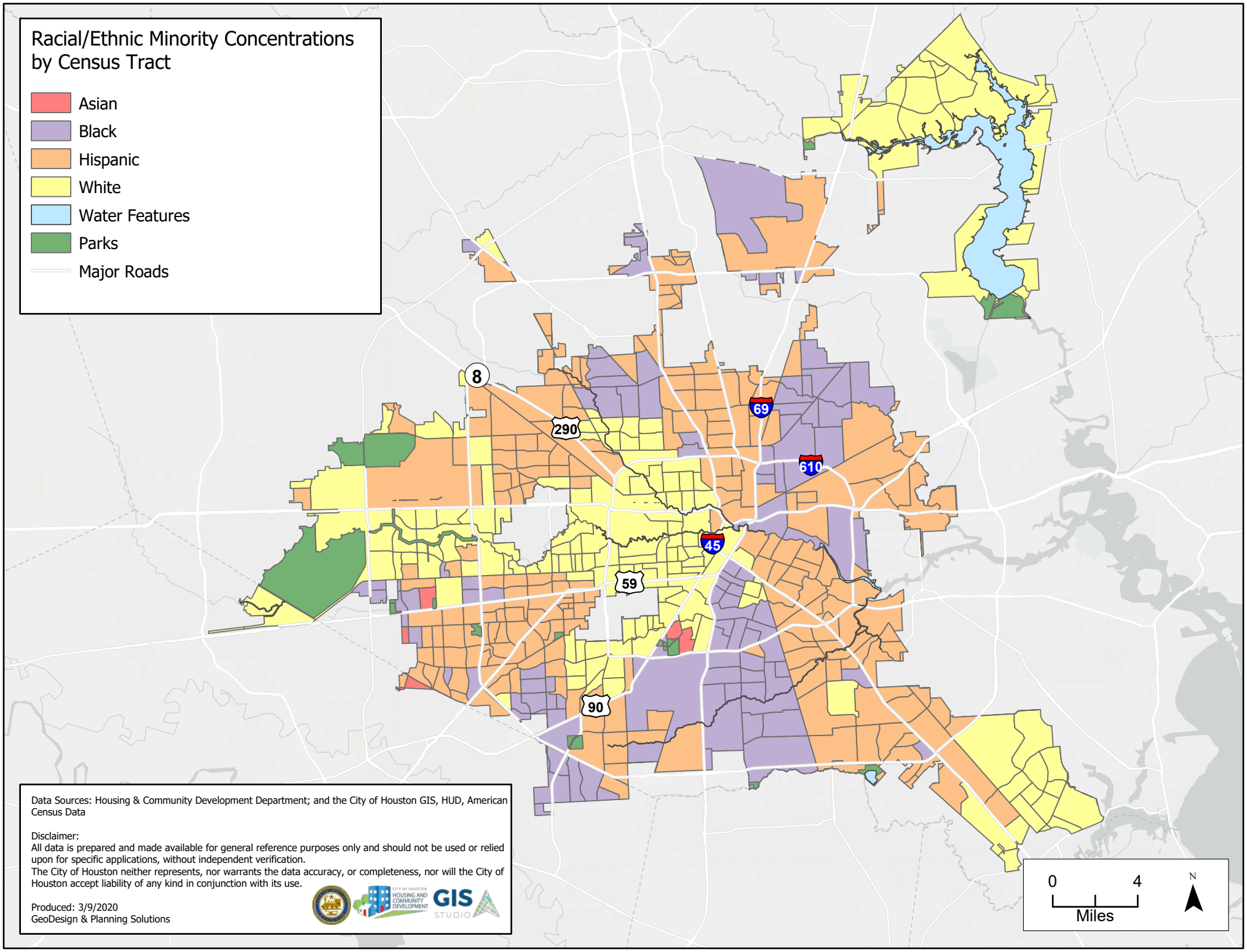
Racial/Ethnic Minority Concentrations by Census Tract
Asian
Black
Hispanic
White
Water Features
Parks
Major Roads
8
290
69
610
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59
90
Data Sources: Housing & Community Development Department; and the City of Houston GIS, HUD, American Census Data
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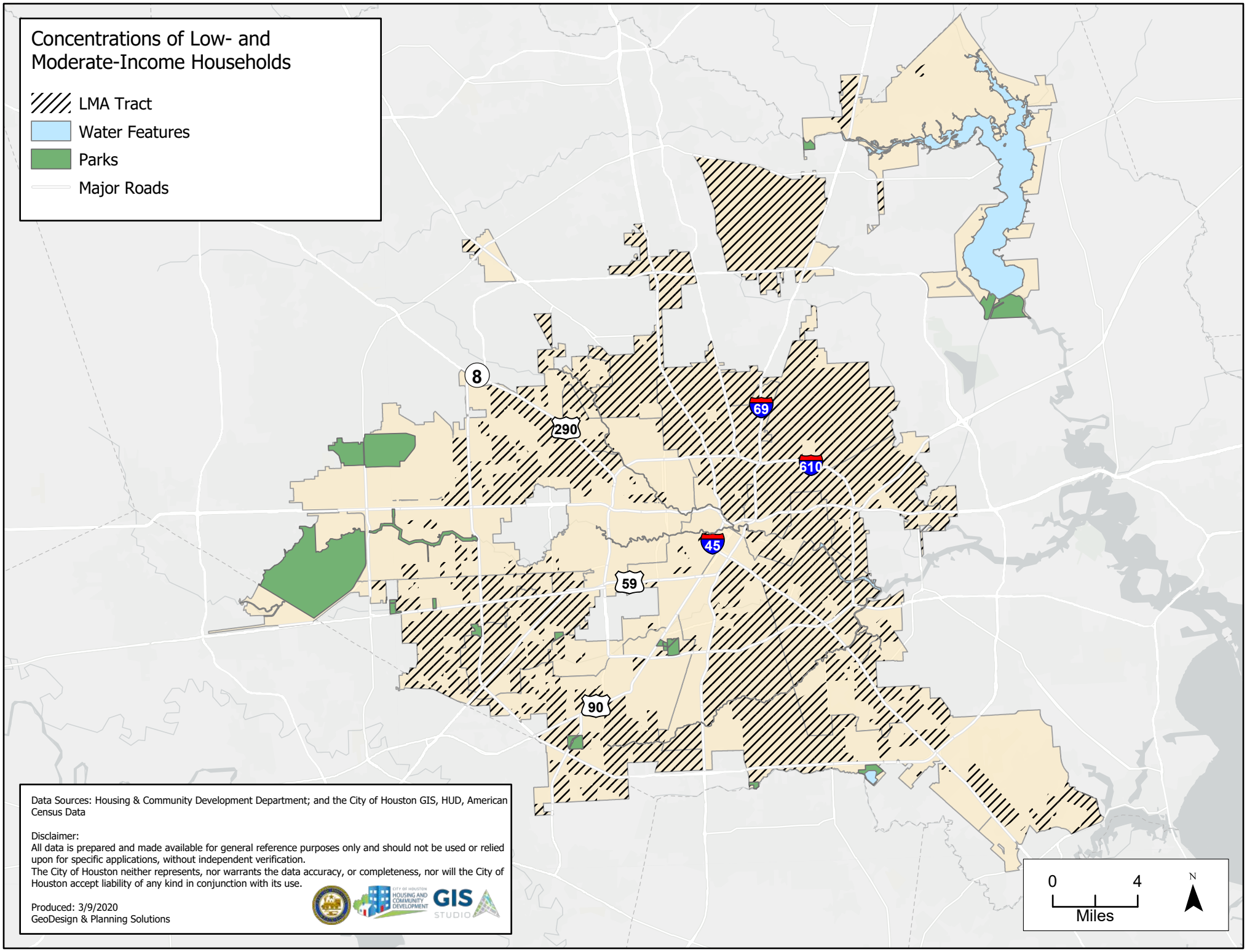
Concentrations of Low- and Moderate-Income Households
LMA Tract
Water Features
Parks
Major Roads
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Data Sources: Housing & Community Development Department; and the City of Houston GIS, HUD, American Census Data
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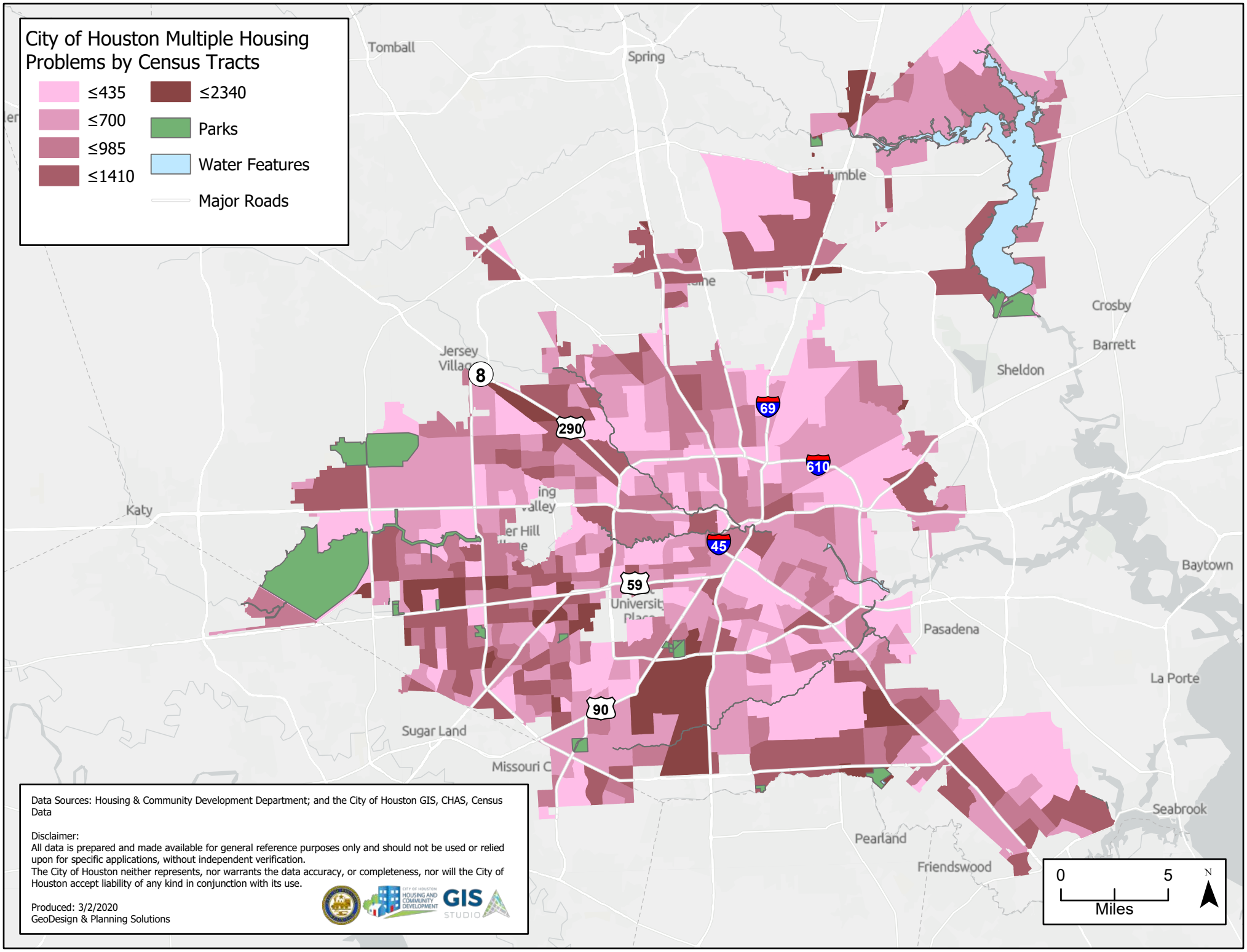
City of Houston Multiple Housing Problems by Census Tracts
≤435
≤700
≤985
≤1410
≤2340
Parks
Water Features
Major Roads
Tomball
Spring
Crosby
Barrett
Sheldon
Jersey Village
Katy
Baytown
Pasadena
La Porte
Sugar Land
Missouri C
Seabrook
Pearland
Friendswood
8
290
69
610
45
59
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Miles
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Data Sources: Housing & Community Development Department; and the City of Houston GIS, CHAS, Census Data
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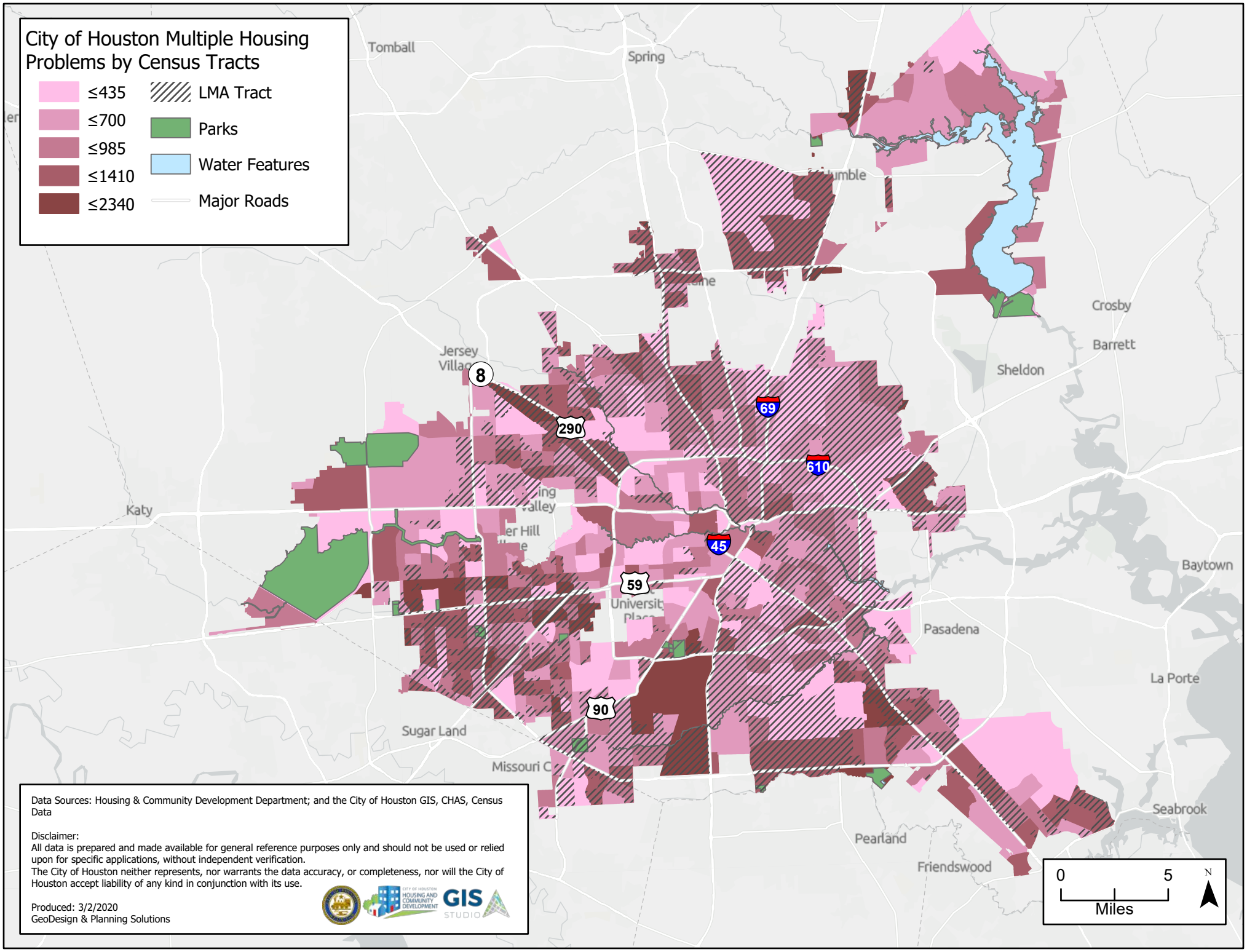
City of Houston Multiple Housing Problems by Census Tracts
≤435
≤700
≤985
≤1410
≤2340
LMA Tract
Parks
Water Features
Major Roads
Tomball
Spring
Crosby
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Pearland
Friendswood
Seabrook
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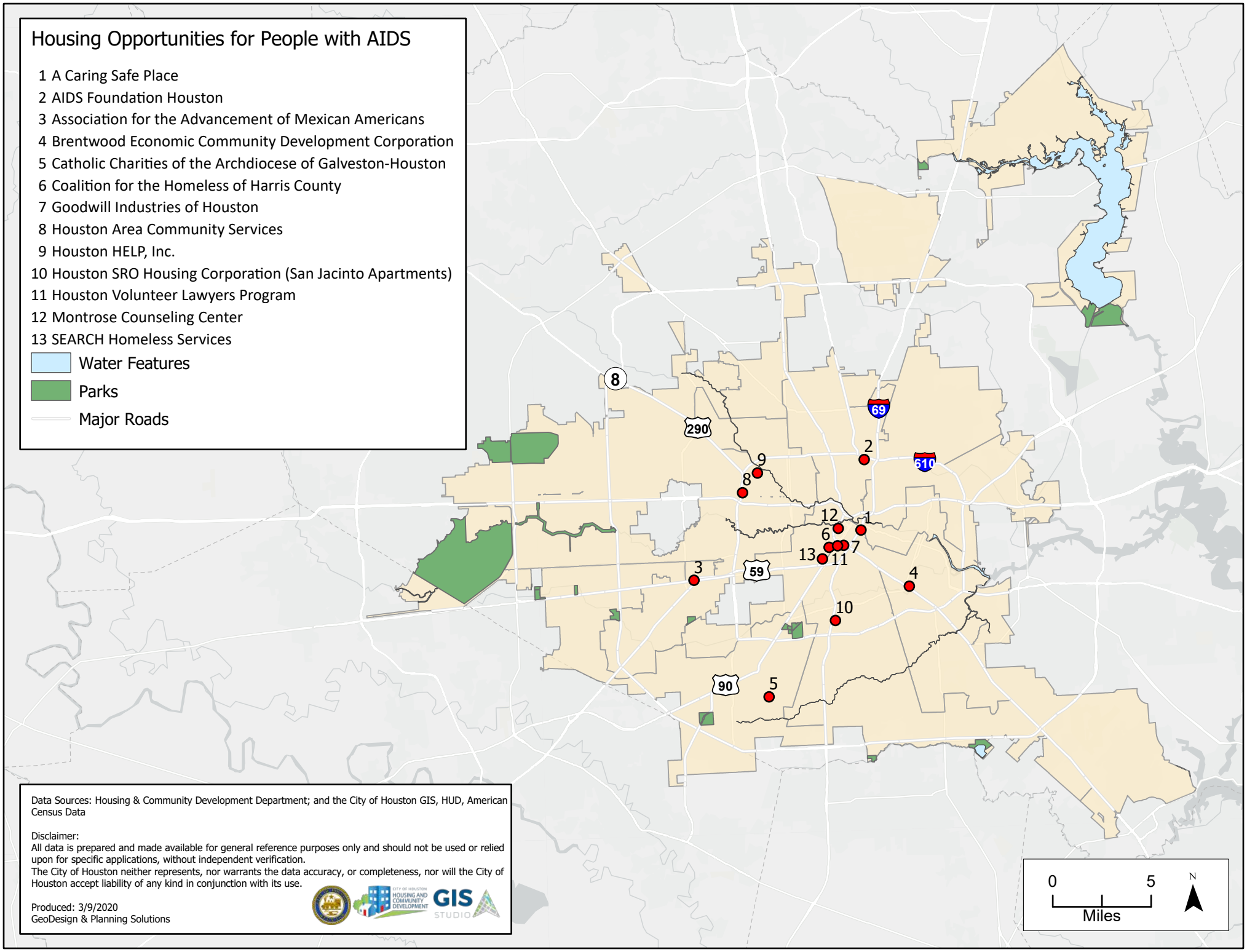
Housing Opportunities for People with AIDS
1 A Caring Safe Place
2 AIDS Foundation Houston
3 Association for the Advancement of Mexican Americans
4 Brentwood Economic Community Development Corporation
5 Catholic Charities of the Archdiocese of Galveston-Houston
6 Coalition for the Homeless of Harris County
7 Goodwill Industries of Houston
8 Houston Area Community Services
9 Houston HELP, Inc.
10 Houston SRO Housing Corporation (San Jacinto Apartments)
11 Houston Volunteer Lawyers Program
12 Montrose Counseling Center
13 SEARCH Homeless Services
Water Features
Parks
Major Roads
8
290
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Data Sources: Housing & Community Development Department; and the City of Houston GIS, HUD, American Census Data
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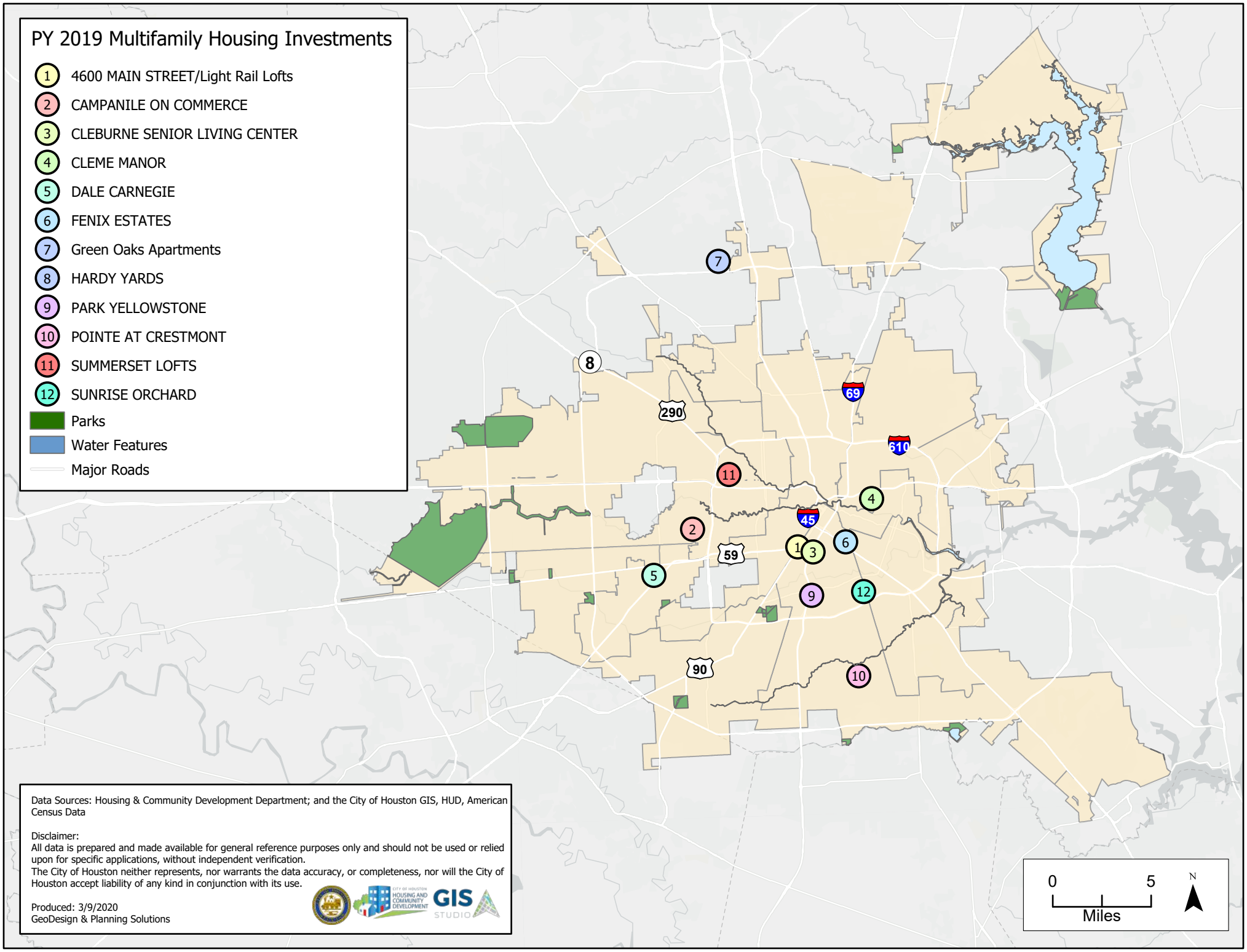
PY 2019 Multifamily Housing Investments
1 4600 MAIN STREET/Light Rail Lofts
2 CAMPANILE ON COMMERCE
3 CLEBURNE SENIOR LIVING CENTER
4 CLEME MANOR
5 DALE CARNEGIE
6 FENIX ESTATES
7 Green Oaks Apartments
8 HARDY YARDS
9 PARK YELLOWSTONE
10 POINTE AT CRESTMONT
11 SUMMERSET LOFTS
12 SUNRISE ORCHARD
Parks
Water Features
Major Roads
290
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Data Sources: Housing & Community Development Department; and the City of Houston GIS, HUD, American Census Data
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Produced: 3/9/2020
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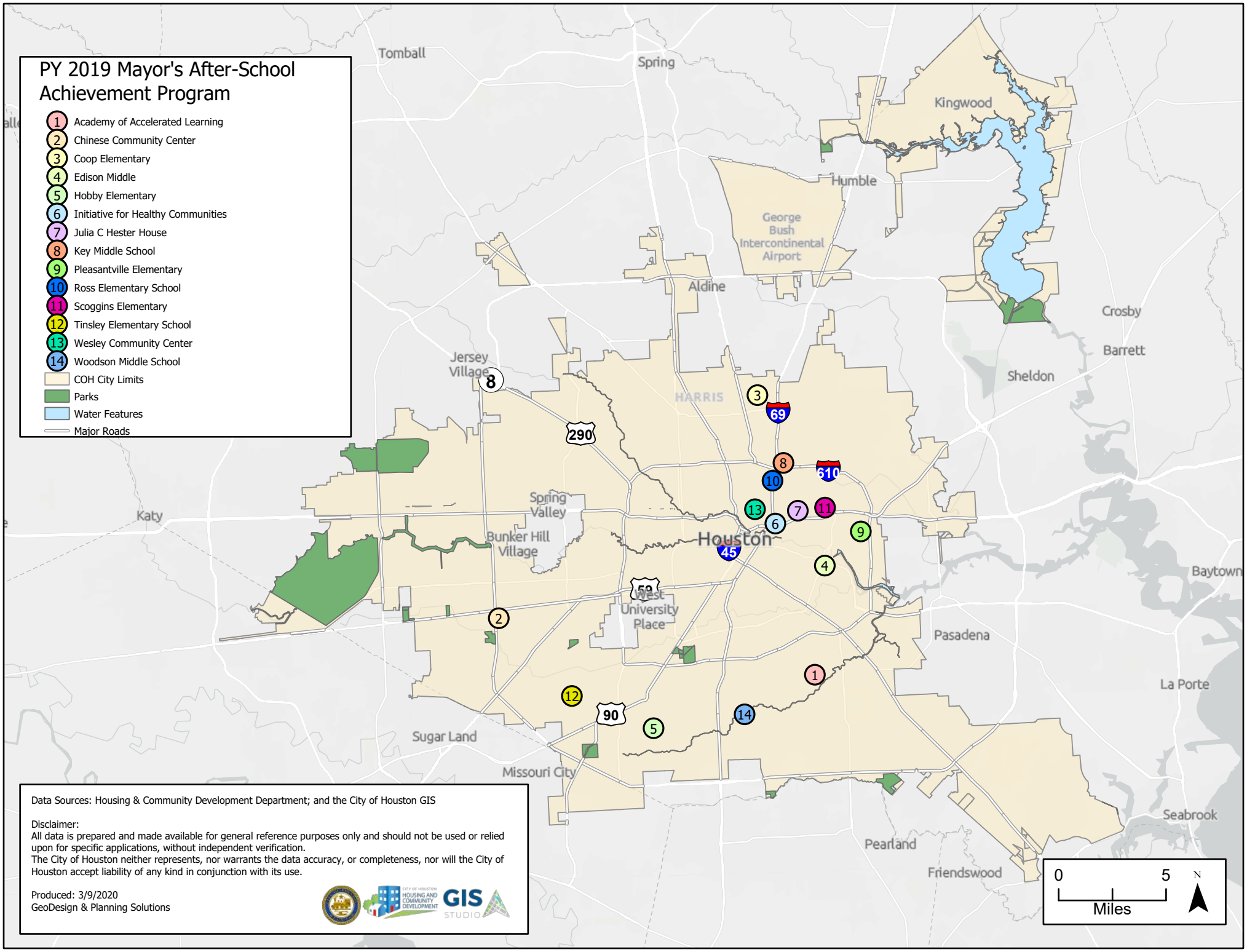
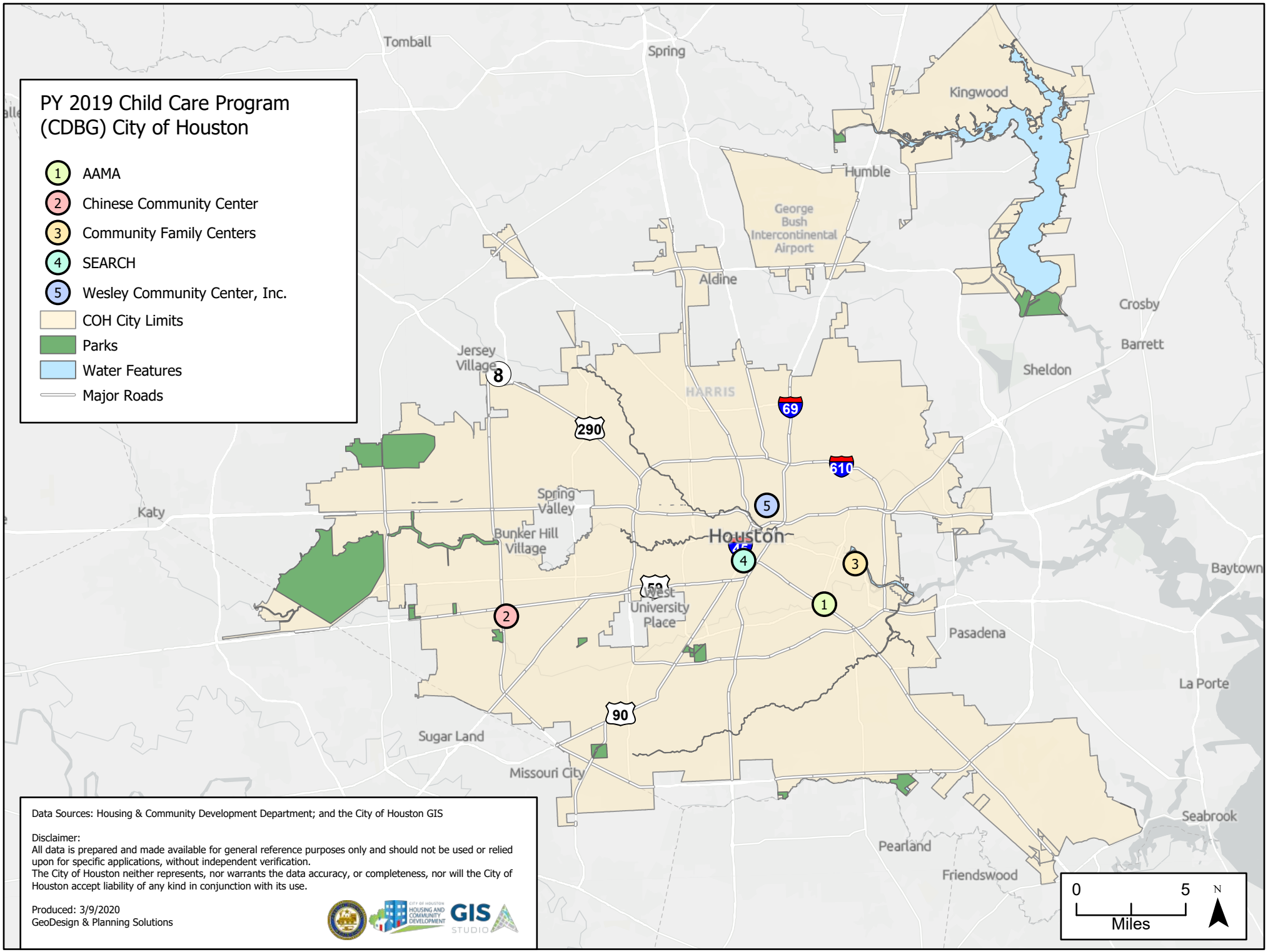

PY 2019 Mayor's After-School Achievement Program
1 Academy of Accelerated Learning
2 Chinese Community Center
3 Coop Elementary
4 Edison Middle
5 Hobby Elementary
6 Initiative for Healthy Communities
7 Julia C Hester House
8 Key Middle School
9 Pleasantville Elementary
10 Ross Elementary School
11 Scoggins Elementary
12 Tinsley Elementary School
13 Wesley Community Center
14 Woodson Middle School
COH City Limits
Parks
Water Features
Major Roads
Tomball
Spring
Kingwood
Humble
George Bush Intercontinental Airport
Aldine
Crosby
Barrett
Sheldon
Jersey Village
HARRIS
Katy
Spring Valley
Bunker Hill Village
Houston
West University Place
Pasadena
Baytown
La Porte
Sugar Land
Missouri City
Pearland
Friendswood
Seabrook
290
69
610
45
59
90
0
5
Miles
N
Data Sources: Housing & Community Development Department; and the City of Houston GIS
Disclaimer:
All 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 the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.
Produced: 3/9/2020
GeoDesign & Planning Solutions
GIS STUDIO


PY 2019 Child Care Program (CDBG) City of Houston
1 AAMA
2 Chinese Community Center
3 Community Family Centers
4 SEARCH
5 Wesley Community Center, Inc.
COH City Limits
Parks
Water Features
Major Roads
Tomball
Spring
Kingwood
Humble
George Bush Intercontinental Airport
Aldine
Crosby
Barrett
Sheldon
Jersey Village
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Spring Valley
Bunker Hill Village
Katy
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West University Place
Pasadena
Baytown
La Porte
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Sugar Land
Missouri City
Seabrook
Pearland
Friendswood
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5
Miles
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Data Sources: Housing & Community Development Department; and the City of Houston GIS
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Produced: 3/9/2020
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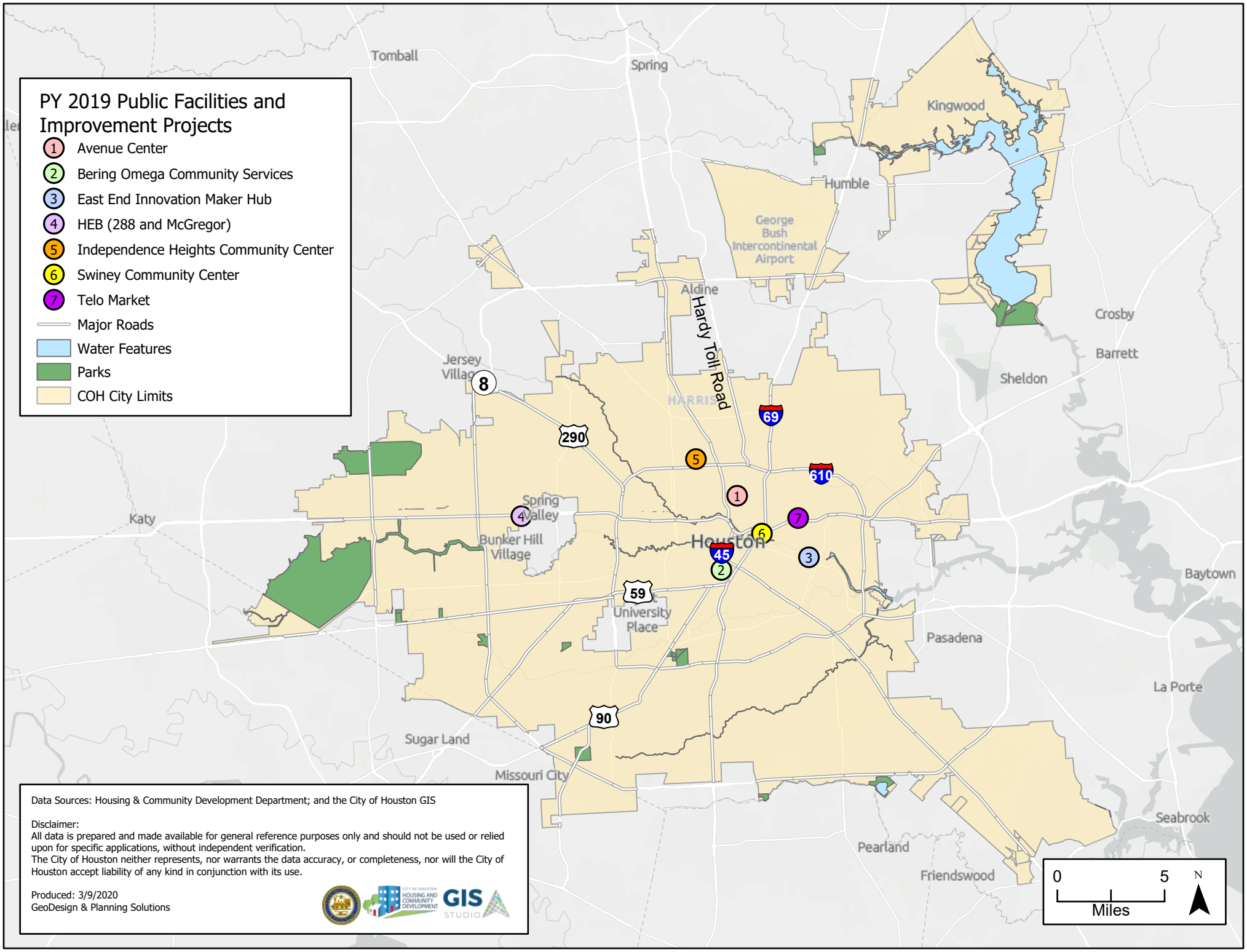
GIS STUDIO


PY 2019 Public Facilities and Improvement Projects
1 Avenue Center
2 Bering Omega Community Services
3 East End Innovation Maker Hub
4 HEB (288 and McGregor)
5 Independence Heights Community Center
6 Swiney Community Center
7 Telo Market
Major Roads
Water Features
Parks
COH City Limits
Tomball
Spring
Kingwood
Humble
George Bush Intercontinental Airport
Aldine
Hardy Toll Road
Crosby
Barrett
Sheldon
Jersey Village
HARRIS
Katy
Spring Valley
Bunker Hill Village
Houston
University Place
Pasadena
Baytown
La Porte
Sugar Land
Missouri City
Pearland
Friendswood
Seabrook
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Miles
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Data Sources: Housing & Community Development Department; and the City of Houston GIS
Disclaimer:
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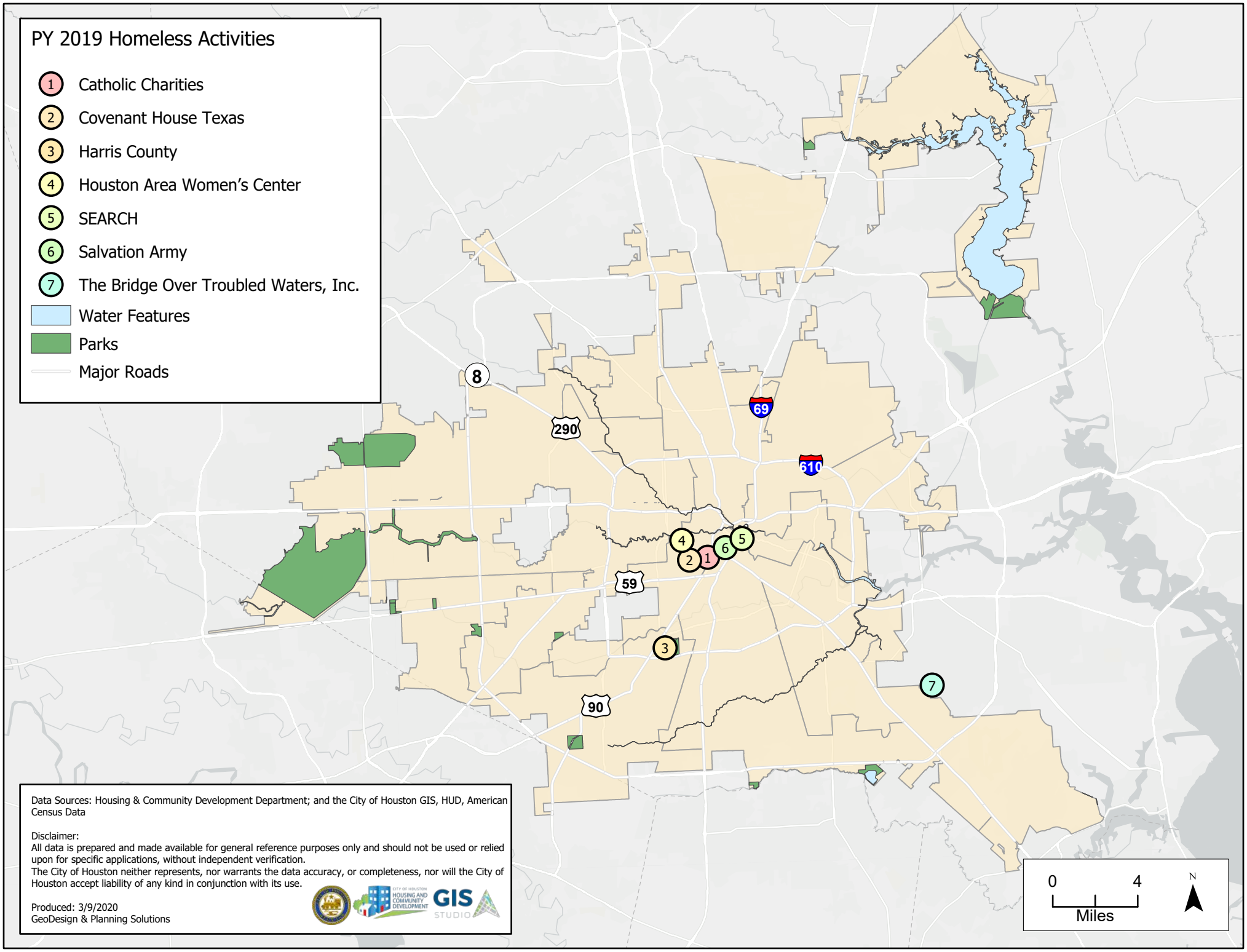
Produced: 3/9/2020
GeoDesign & Planning Solutions
GIS STUDIO


PY 2019 Homeless Activities
1 Catholic Charities
2 Covenant House Texas
3 Harris County
4 Houston Area Women's Center
5 SEARCH
6 Salvation Army
7 The Bridge Over Troubled Waters, Inc.
Water Features
Parks
Major Roads
8
290
69
610
59
90
Data Sources: Housing & Community Development Department; and the City of Houston GIS, HUD, American Census Data
Disclaimer:
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Produced: 3/9/2020
GeoDesign & Planning Solutions
GIS STUDIO
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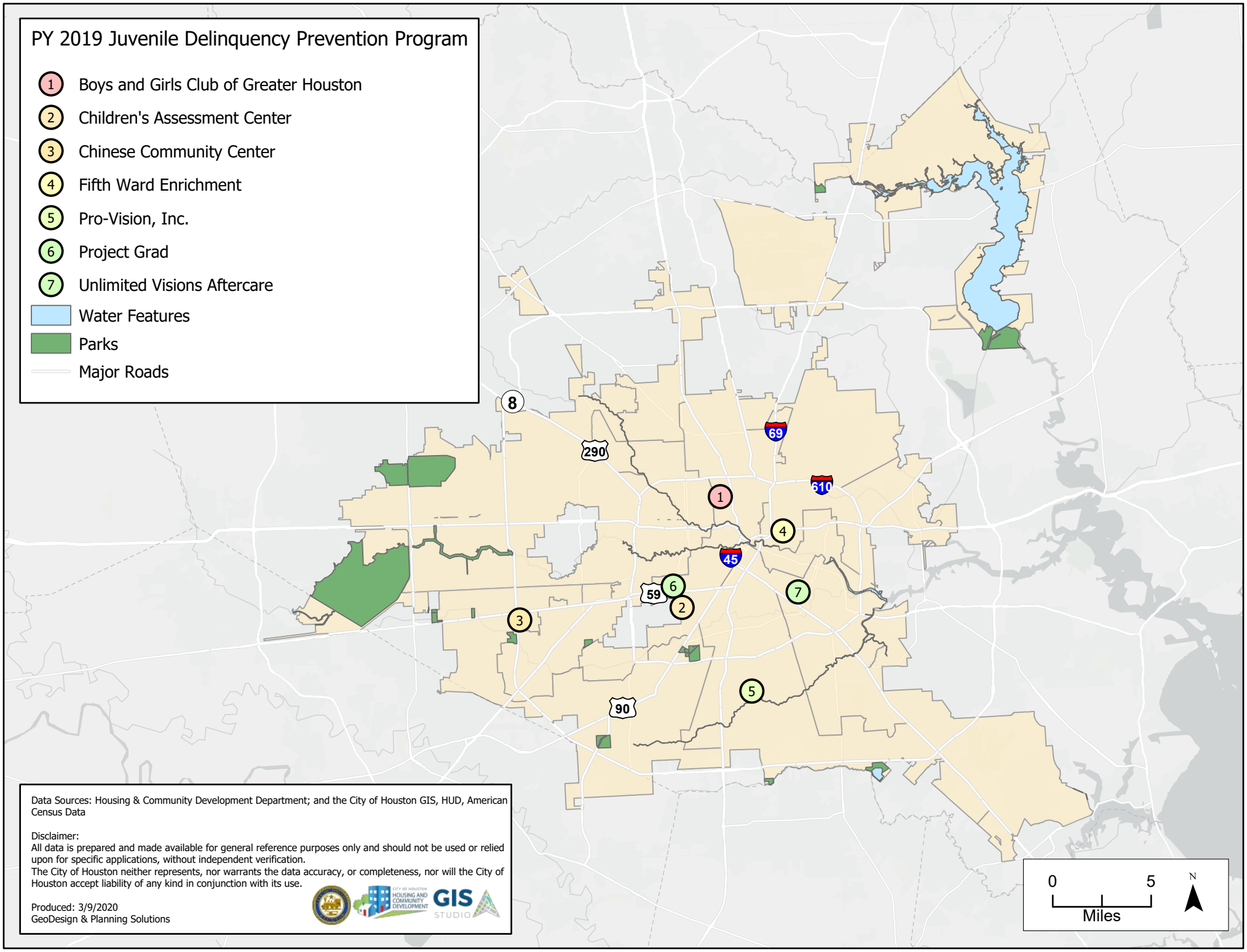
PY 2019 Juvenile Delinquency Prevention Program
1 Boys and Girls Club of Greater Houston
2 Children's Assessment Center
3 Chinese Community Center
4 Fifth Ward Enrichment
5 Pro-Vision, Inc.
6 Project Grad
7 Unlimited Visions Aftercare
Water Features
Parks
Major Roads
8
290
69
610
45
59
90
Data Sources: Housing & Community Development Department; and the City of Houston GIS, HUD, American Census Data
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Produced: 3/9/2020
GeoDesign & Planning Solutions
GIS STUDIO
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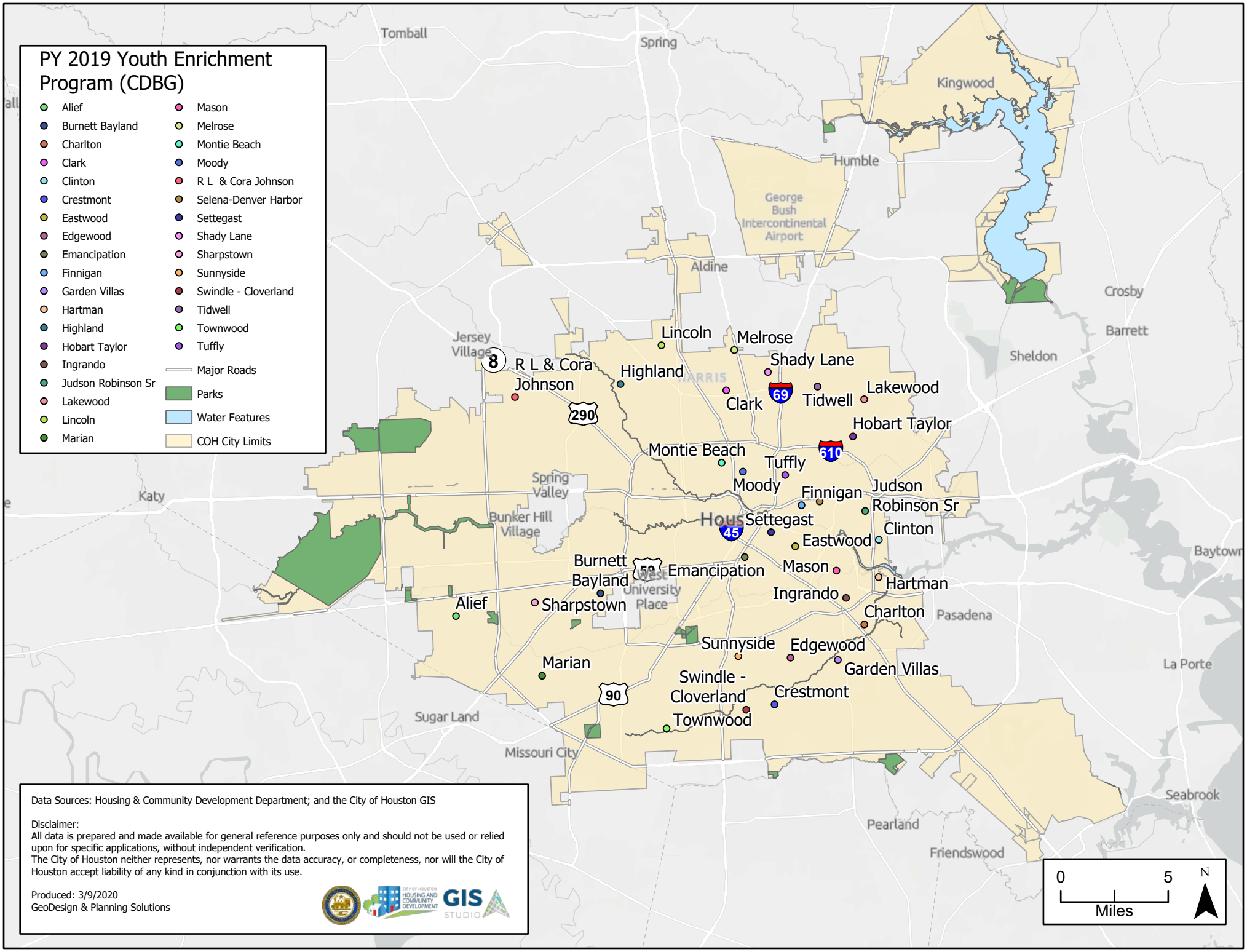

Data Sources: Housing & Community Development Department; and the City of Houston GIS

Disclaimer:
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Produced: 3/9/2020
GeoDesign & Planning Solutions

Appendix # 3: Applications and Certifications

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
	B20-MP48-0001

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):	* c. Organizational DUNS:
746001164	8324319850000

d. Address:

* Street1:	2100 Travis Street, 9th Floor
Street2:	
* City:	Houston
County/Parish:	
* State:	TX: Texas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	77002

e. Organizational Unit:

Department Name:	Division Name:
Housing and Community Dev Dept	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Tom
Middle Name:			
* Last Name:	McCasland		
Suffix:			

Title: Director

Organizational Affiliation:

* Telephone Number:	832.394.6282	Fax Number:	

* Email: Tom.McCasland@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 Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant - PY 2020

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 2,7,8,9,10,18,22,29,36

* b. Program/Project 2,7,8,9,10,18,22,29,36

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020

* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	24,689,020.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	153,644.00
* g. TOTAL	24,842,664.00

*** 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: Sylvester

Middle Name:

* Last Name: Turner

Suffix:

* Title: Mayor

* Telephone Number: 832.393.1011

Fax Number:

* Email: sylvester.turner@houstontx.gov

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Houston	

SF-424D (Rev. 7-97) Back

Attest/Seal:

_____
City Secretary

Countersigned:

_____
City Controller

DATE OF COUNTERSIGNATURE: _____, 2020

APPROVED:

_____
Director
Housing and Community Development Department

APPROVED AS TO FORM:

_____
Senior Assistant City Attorney

CDBG Budget Page

CDBG Funds	Allocation (PY 2020 / FY 2021)	Percentage
Sources		
Projected CDBG Grant Award	$ 24,689,020	
Projected Program Income	$ 153,644	
Projected CDBG Funding	$ 24,842,664	
Uses		
Program Administration*	$ 4,968,532	20.0%
Public Services**	$ 3,666,114	14.7%
ESG Match (1:1 - Includes In-Kind)**	$ 500,000	2.0%
Public Facilities and Improvements (Public/Private)	$ 4,600,000	18.6%
Home Rehabilitation	$ 7,315,175	29.4%
Lead-Based Paint	$ 375,000	1.5%
Housing Services	$ 300,000	1.2%
Economic Development	$ 250,000	1.0%
Code Enforcement	$ 2,867,843	11.6%
Total	$ 24,842,664	100.0%

**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 2020 / FY 2021)
Sources	
Multifamily Housing Loan Repayments/Fees	$ 153,644
Projected CDBG Funding	$ 153,644
Uses	
Program Administration	$ 30,728
Public Services	$ 25,766
Public Facilities and Improvements (Public/Private)	$ 97,150

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier: M20-MC48-0206

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: 8324319850000

d. Address:

* Street1: 2100 Travis Street, 9th Floor
Street2:
* City: Houston
County/Parish:
* State: TX: Texas
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 77002

e. Organizational Unit:

Department Name: Housing and Community Dev Dept

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Tom
Middle Name:
* Last Name: McCasland
Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 832.394.6282

Fax Number:

* Email: Tom.McCasland@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 Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME Grant - PY 2020

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 2,7,8,9,10,18,22,29,36

* b. Program/Project 2,7,8,9,10,18,22,29,36

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020

* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	10,095,822.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	126,543.00
* g. TOTAL	10,222,365.00

*** 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: Sylvester

Middle Name:

* Last Name: Turner

Suffix:

* Title: Mayor

* Telephone Number: 832.393.1011

Fax Number:

* Email: sylvester.turner@houstontx.gov

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Houston	

SF-424D (Rev. 7-97) Back

Attest/Seal:

_____
City Secretary

Countersigned:

_____
City Controller

DATE OF COUNTERSIGNATURE: _____, 2020

APPROVED:

_____
Director
Housing and Community Development Department

APPROVED AS TO FORM:

_____
Senior Assistant City Attorney

HOME Budget Page

HOME Funds	Allocation (PY 2020 / FY 2021)	Percentage
Sources		
Projected HOME Grant Award	$ 10,095,822	
Projected Program Income	$ 126,543	
Projected HOME Funding	$ 10,222,365	
Uses		
Planning and Administration*	$ 1,022,236	10.0%
Multifamily Development	$ 4,477,655	43.8%
Single Family Development**	$ 1,722,474	16.9%
Tenant Based Rental Assistance	$ 3,000,000	29.3%
Total	$ 10,222,365	100.0%

**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 2020 / FY 2021)
Sources	
Multifamily Housing Loan Repayments/Fees	$ 126,543
Projected HOME Funding	$ 126,543
Uses	
Program Administration	$ 12,654
Multifamily Development	$113,889

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier: TXH20-F003

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: 8324319850000

d. Address:

* Street1: 2100 Travis Street, 9th Floor
Street2:
* City: Houston
County/Parish:
* State: TX: Texas
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 77002

e. Organizational Unit:

Department Name: Housing and Community Dev Dept

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Tom
Middle Name:
* Last Name: McCasland
Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 832.394.6282

Fax Number:

* Email: Tom.McCasland@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 Opportunity for Persons with AIDS

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOPWA Grant - PY 2020

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 2,7,8,9,10,18,22,29,36

* b. Program/Project 2,7,8,9,10,18,22,29,36

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020

* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	10,315,585.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	10,315,585.00

*** 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: Sylvester

Middle Name:

* Last Name: Turner

Suffix:

* Title: Mayor

* Telephone Number: 832.393.1011

Fax Number:

* Email: sylvester.turner@houstontx.gov

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Houston	

SF-424D (Rev. 7-97) Back

Attest/Seal:

_____
City Secretary

Countersigned:

_____
City Controller

DATE OF COUNTERSIGNATURE: _____, 2020

APPROVED:

_____
Director
Housing and Community Development Department

APPROVED AS TO FORM:

_____
Senior Assistant City Attorney

HOPWA Budget Page

HOPWA Funds	Allocation (PY 2020 / FY 2021)	Percentage
Sources		
Projected HOPWA Grant Award	$ 10,315,585	
Uses		
Operating Costs	$ 2,228,808	21.6%
Supportive Services	$ 2,150,030	20.8%
Project or Tenant Based Rental Assistance	$ 2,402,595	23.3%
Short-term Rent, Mortgage, & Utility Subsidies	$ 2,402,595	23.3%
Resource Identification/Technical Assistance/Housing Information	$ 100,000	1.0%
Grantee Administration -- HCDD	$ 309,467	3.0%
Sponsor Administration	$ 722,090	7.0%
Total	$ 10,315,585	100.0%

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier: E20-MC-48-0018-F003

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: 8324319850000

d. Address:

* Street1: 2100 Travis Street, 9th Floor
Street2:
* City: Houston
County/Parish:
* State: TX: Texas
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 77002

e. Organizational Unit:

Department Name: Housing and Community Dev Dept

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Tom
Middle Name:
* Last Name: McCasland
Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 832.394.6282

Fax Number:

* Email: Tom.McCasland@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:

14.231

CFDA Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

ESG Grant - PY 2020

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 2,7,8,9,10,18,22,29,36

* b. Program/Project 2,7,8,9,10,18,22,29,36

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020

* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	2,103,240.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	2,103,240.00

*** 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: Sylvester

Middle Name:

* Last Name: Turner

Suffix:

* Title: Mayor

* Telephone Number: 832.393.1011

Fax Number:

* Email: sylvester.turner@houstontx.gov

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Houston	

SF-424D (Rev. 7-97) Back

Attest/Seal:

_____
City Secretary

Countersigned:

_____
City Controller

DATE OF COUNTERSIGNATURE: _____, 2020

APPROVED:

_____
Director
Housing and Community Development Department

APPROVED AS TO FORM:

_____
Senior Assistant City Attorney

ESG Budget Page

ESG Funds	Allocation (PY 2020 / FY 2021)	Percentage
Sources		
Projected ESG Grant Award	$ 2,103,240	
Uses		
Homeless Management Information System (HMIS)	$ 84,130	4.0%
Emergency Shelter	$ 757,166	36.0%
Homeless Prevention	$ 563,326	25.5%
Rapid Rehousing	$ 567,875	27.0%
Administration	$ 157,743	7.5%
Total	$ 2,103,240	100.0%

** Street Outreach and Emergency Shelter cannot exceed the greater of: 1) 60% of the grant or 2) 2010 grant funds committed to homeless assistance activities.*

ESG Written Standards

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 representatives of The Way Home Continuum of Care including: Harris, Fort Bend, and Montgomery County and the cities of Houston, Pasadena, and Conroe. 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 through gained experience and data is collected from services provided with the Emergency Solutions Grants program. The Standards serve as the guiding principles for funding programs. These Written Standards outline the operations and process for carrying out each program component.

DEFINITIONS

Chronically Homeless – a homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. In order to meet the "chronically homeless" definition, the individual also must have been living as described above continuously for at least 12 months, or on at least 4 separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

Continuum of Care (CoC) – the group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers; victim service providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement; organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter;

rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.

Emergency Shelter – any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

Homeless Management Information System (HMIS) – the information system designated by the Continuum of Care to comply with the HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.

Homelessness Prevention – Housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the individual or family from moving to an emergency shelter, a place not meant for human habitation, or another place described in Homeless Category 1 of Appendix A: HUD Definition for Homeless.

Private Nonprofit Organization – a private nonprofit organization that is a secular or religious organization described in section 501(c) of the Internal Revenue Code of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance. A private nonprofit organization does not include a governmental organization, such as a public housing agency or housing finance agency.

Program Participant – an individual or family who is assisted under ESG program.

Rapid Rehousing– Housing relocation and stabilization services and/or short-and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

Service Area (applicable to Homelessness Prevention only) – The Way Home Continuum of Care supports any agencies or services operated within the CoC's jurisdiction of Harris, Fort Bend & Montgomery Counties and the cities of Houston, Pasadena and Conroe.

Street Outreach – Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.

Subrecipient – a unit of general-purpose local government or private nonprofit organization to which a recipient makes available ESG funds.

Victim Service Provider – a private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term includes rape crisis centers, battered women's shelters, domestic violence transitional housing

programs, and other programs.

STANDARDS APPLICABLE TO ALL PROGRAM COMPONENTS

ELIGIBLE ESG PROGRAM COMPONENTS

There are four (4) ESG Program Components:

1. Rapid Rehousing,
2. Emergency Shelter,
3. Homelessness Prevention and
4. Street Outreach.

Funds for ESG can be used to support any of the eligible components. The City of Houston gives priority to funding that supports securing housing options for homeless households and to support the expansion of rapid rehousing.

ESG SERVICE

Coordinated Access: The City of Houston expects that all providers participate in the coordinated assessment system or an approved comparable system for Domestic Violence (DV) providers. The system consists of an electronic assessment system housed in the HMIS and is managed by a dedicated Project Manager through the CoC Lead Agency. 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.

Verification of Homeless Status: Project level staff are required to obtain documentation at project intake of homeless or at-risk of homelessness status. This status must be maintained in the client's file and available for monitoring as schedules. These Standards establish the order of priority for obtaining evidence [per 24 CFR 576.500 (b)] as: 1) third-party documentation, 2) intake worker observations, and 3) certification from the person seeking assistance.

Designate staff members for CoC Provider Input forum: Each agency will assign two representatives to the input forum, where at least one member (CEO/ED) 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. Training 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 plan 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.

FAIR HOUSING ACT COMPLIANCE

The Department of Housing and Urban Development ("HUD") is responsible for enforcing the federal Fair Housing Act (the "Act"), which prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, and disability. One type of disability discrimination prohibited by the Act is the refusal to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. HUD and DOJ frequently respond to complaints alleging that housing providers have violated the Act by refusing reasonable accommodations to persons with disabilities. State and federal laws require entities to make reasonable changes to policies, practices, procedures and/or physical changes to housing units and/or buildings if such changes are necessary to enable a person with a disability to have equal access to the housing and/or building. Please note that such changes must be necessary as a result of the person's disability. To read more about what this policy entails refer to the link below:

https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview.

Agencies receiving ESG Funds must have a policy in place for program recipients to request reasonable accommodations.

EQUAL ACCESS TO HOUSING FINAL RULES

On February 3, 2012, HUD published a final rule in the Federal Register entitled Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity. The rule creates a new regulatory provision that generally prohibits considering a person's marital status, sexual orientation, or gender identity (a person's internal sense of being male or female) in making housing assistance available. Lesbian, gay, bisexual, and transgender people are guaranteed equal access to all housing for all types of housing (affordable, permanent, transitional and emergency) funded through HUD.

In addition to the final rule on Equal Access to Housing, HUD published a final rule in the Federal Register entitled "Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs". This rule was published on September 21, 2016. This rule ensures that each individual in accordance with their gender identity will have equal access to housing and shelter programs administered by HUD. This rule creates a new regulatory provision that requires those entities that are receiving any HUD funding grant equal access to facilities, benefits, accommodations and services to individuals in accordance with the individual's gender identity and in a manner that affords equal access to the individual's family.

WAIVERS

A Fair Market Rent Waiver is permission from an authorized HUD office to assist with rent payments above the established Fair Market Rent (FMR). It is considered an "exception" to established requirements. FMRs are used as a guide to determine the level of HUD subsidy for various programs such as the Emergency Solutions Grant (ESG). However, the FMR is not in itself the standard used for determining eligible rents. Each HUD rental assistance program is governed by its own set of statutes and regulations which determine how much rent HUD will pay.

Emergency Solutions Grant short- and medium-term rental assistance can be provided to eligible program participants only when the rent, including utilities (gross rent) for the housing unit does not exceed the FMR established by HUD for the MSA and complies with HUD's standard of rent reasonableness. HUD may consider waiver requests from ESG grantees to increase these rent limits. Subrecipients such as ACAM have requested and received waivers, but it should be noted that these waivers are time-limited (often, but not always, one year) and the requirement for rent reasonableness is not waived even when there is an FMR Waiver in place.

FMR Waiver for Hurricane Harvey-impacted Households Registered with FEMA:

The restriction of rental assistance to units with rent at or below Fair Market Rent (FMR) is waived for households that have registered with FEMA as affected by Hurricane Harvey that are renting or execute a lease for any rent amount that 1) meets the rent reasonableness standard and that 2) becomes due between October 30, 2017, and the earlier of the end of the term of the vendor organization's ESG agreement or October 12, 2019, where the unit is located in an individual assistance county under FEMA-DR-4322 (Hurricane Harvey), or where the family was displaced by Hurricane Harvey, Irma or Maria. Case Managers must obtain a copy of the FEMA application and must document that the unit meets the rent reasonableness standard.

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 (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 may include an assessment form for diversion. Providers must enter data into HMIS or a comparable database for DV providers.

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 REHOUSING

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 rehousing 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 Medium Income** (AMI) 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 REHOUSING

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Rapid Rehousing 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 rehousing. 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 have previously received Rapid Rehousing assistance and are at risk of becoming homeless again regardless of barrier assessment score. These households will be identified and triaged through the Coordinated Access system.

RAPID REHOUSING

Coordinated Access will prioritize individuals who are currently homeless but not in need of permanent supportive housing as eligible for rapid rehousing. 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 rehousing 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 Way Home CoC, has adopted the CoC approved Housing Models and Business Rules to measure community outcomes for all housing interventions. The CoC requires that all subrecipients for ESG Rapid Rehousing 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 standardized tools located in The Way Home CoC Rapid Rehousing Business Rules to evaluate 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 Rehousing 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 rehousing 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 rehousing 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 rehousing case managers should maintain an average case load as identified in The Way Home Rapid Rehousing Business Rules. 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 rehousing assistance. As the rapid rehousing program for the continuum expands, this number may change.

Case management includes, but is not limited to:

- Housing assistance
- Home visits
- Office visits determined by client need and Other supportive services required 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 rehousing case management at a minimum of 30 days after exiting the program. Clients who remain in housing for 90 days after exiting rapid rehousing, identified through HMIS, are categorized as stably housed.

Case management staff must communicate with the landlord and ensure that the landlord has an updated copy of the Rental Assistance Agreement. The agency paying rent will have the most updated Rental Agreement and work with all parties to ensure all are aware of anticipated changes to the participant rent share.

REQUIRED SERVICES: HOUSING LOCATION SERVICES

Any subrecipient of ESG assistance must also agree to utilize and may contribute to the function of housing specialist for households receiving rapid rehousing. This role may be a part of case standard management duties or it may be a specialized position. Any subrecipient of ESG assistance must have staff, as part or all of their duties are, to find appropriate housing and develop relationships with affordable housing providers so that ESG clients have greater access to housing choice, rather than expecting clients to navigate the system on their own.

REQUIRED SERVICES: INSPECTION AND LANDLORD AGREEMENT

Any unit that receives financial assistance through rapid rehousing 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 rehousing business rules.

Any unit that receives rental assistance payments through rapid rehousing must have an agreement in place between the rental assistance provider 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 rehousing 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

While regulations do allow these services, City of Houston will not allow ESG funds to be used for credit repair and legal services as eligible activities, but may be used as match for ESG programs. These services are deemed ineligible activities locally. City of Houston has found limited access to this resource by clients and providers and will instead encourage the use 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 rehousing business rules.

- Security deposits can cover up to two months of rent.

OPTIONAL SERVICES: RENTAL APPLICATION FEES

City of Houston expects that rapid rehousing 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.

<table>
<tr><th>Program Component</th><th>Schedule</th><th>Re-certification Criteria</th></tr>
<tr><td>Homelessness Prevention</td><td>Every 3 months</td><td rowspan="2">For both HP and RRH, to continue to receive assistance, clients must
• be at or below 30% AMI 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.</td></tr>
<tr><td>Rapid Rehousing</td><td>Annually</td></tr>
</table>

STANDARDS SPECIFIC TO STREET OUTREACH

ELIGIBILITY: HOMELESS STATUS

Individuals/families who meet the HUD criteria for the following definitions are eligible for Street Outreach services:

- Homeless Category 1: Literally Homeless
- Homeless Category 4: Fleeing/attempting to flee DV (where the individuals/families also meet the criteria for Category 1)

In addition, individuals and families must be living on the streets or other places not meant for human habitation **and** be unwilling or unable to access services in an emergency shelter.

TARGET POPULATION

Although the homeless population is considered a vulnerable population, street outreach activities should target those who are extremely vulnerable including youth and chronically homeless persons.

ENGAGEMENT/COLLABORATION

The City of Houston requires that agencies conducting street outreach activities must engage with unsheltered homeless persons for the purpose of providing immediate support, intervention or connections with mainstream social service programs. The connection of any unsheltered person to an emergency shelter, supportive housing, and/or referral to social service agencies will serve as immediate support and intervention for housing stabilization or critical services.

Agencies are encouraged to use evidenced based practices for their street outreach efforts; including the Housing First Model that quickly connects individuals to permanent housing in the face of acute barriers to entry into housing programs. Additionally, the agencies will participate

in the local Continuum of Care's Street Outreach Workgroup and utilize the Coordinated Access Assessment to identify barriers to housing.

ELIGIBILITY: INTAKE AND ASSESSMENT

The City of Houston requires that agencies conducting street outreach activities must provide individuals and families with an assessment and enter data into HMIS or a comparable database for DV providers. The City of Houston encourages providers to develop relationships with unsheltered homeless persons that will help connect them with emergency shelter and housing services primarily through a referral to Coordinated Access.

APPENDIX A: HUD DEFINITION FOR HOMELESS

HUD CRITERIA FOR DEFINING HOMELESS	**Category 1**	Literally Homeless	Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: • 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); or • Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
	Category 2	Imminent Risk of Homelessness	Individual or family who will imminently lose their primary nighttime residence, provided that: • Residence will be lost within 14 days of the date of application for homeless assistance; • No subsequent residence has been identified; and • The individual or family lacks the resources or support networks needed to obtain other permanent housing
	Category 3	Homeless under other Federal statutes	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: • 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; and • 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	Any individual or family who: • Is fleeing, or is attempting to flee, domestic violence; • Has no other residence; and • 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	An individual or family who: (i) Has an annual income below 30% of median family income for the area; AND (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; AND (iii) Meets one of the following conditions: A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR B. Is living in the home of another because of economic hardship; OR 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; OR 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; OR 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; OR F. Is exiting a publicly funded institution or system of care; OR 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**	Individuals and families defined as Homeless under the following categories are eligible for assistance in ES projects: • 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 Rehousing	Individuals and families defined as Homeless under the following categories are eligible for assistance in RRH projects: • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)
	Homelessness Prevention	Individuals and families defined as Homeless under the following categories are eligible for assistance in HP projects: • 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) Individuals and families who are defined as At Risk of Homelessness Additionally, HP projects must only serve individuals and families that have an annual income BELOW 30% AMI

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

HUD provides current information for income limits on the HUD USER website at http://www.huduser.org/portal/datasets/il.html . Note: The information that HUD provides on HUD USER website reflects data based on changes to the definition of "extremely low-income (ELI)." ESG recipients should continue to use data for Area Median Income (AMI) and not the new ELI data. For more information on this change, and to access the 30 % AMI tables, please refer to https://www.hudexchange.info/news/impact-of-recent- changes-in-income-limits-and-utility-allowances

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

Homeless Prevention 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 (2019)

1 Person Household	$8,025	($669/month)
2 Person Household	$9,175	($765/month)
3 Person Household	$10,325	($860/month)
4 Person Household	$11,450	($954/month)
5 Person Household	$12,375	($1,031/month)
6 Person Household	$13,300	($1,108/month)
7 Person Household	$14,200	($1,183/month)
8 Person Household	$15,125	($1,260//month)

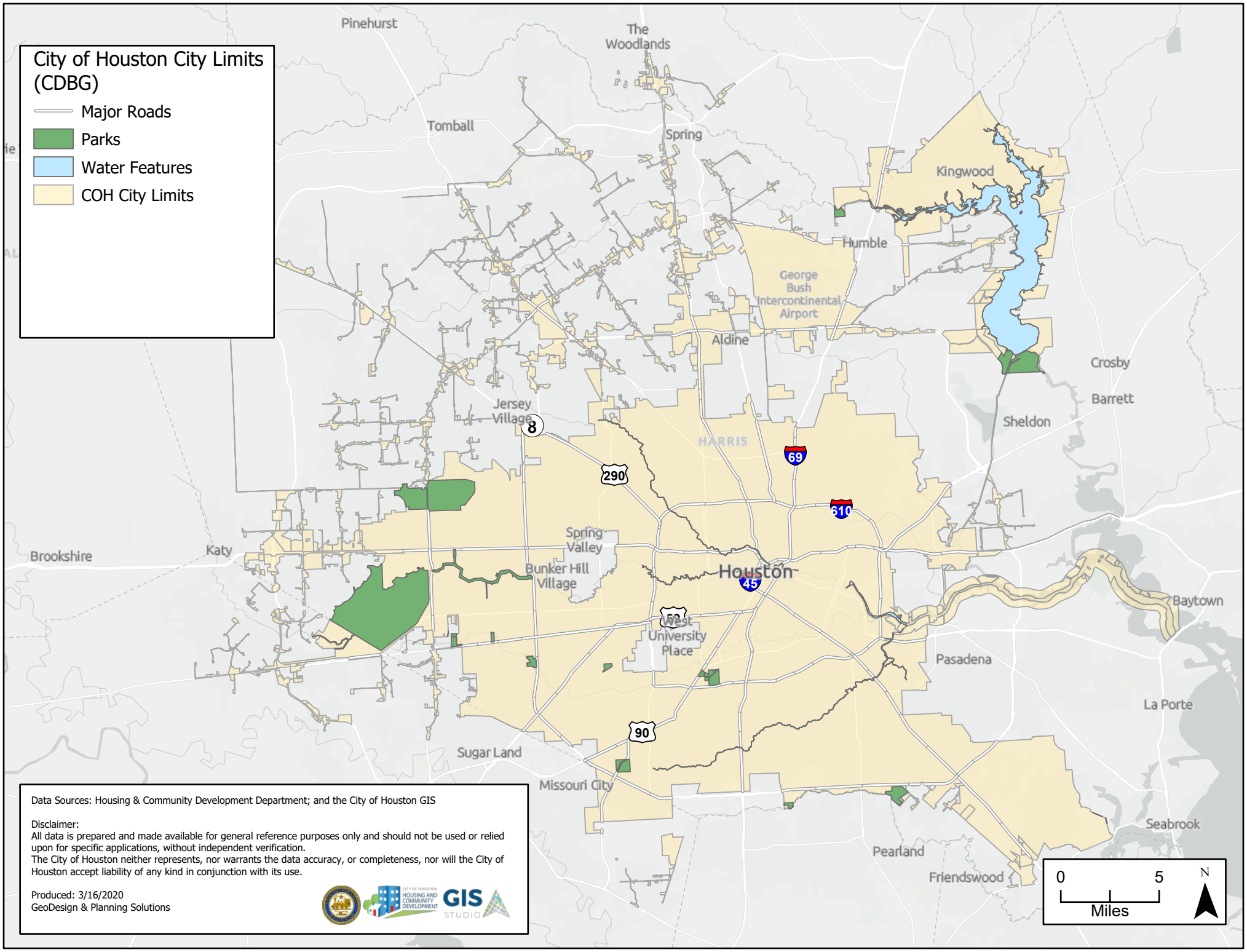
Tenant Barriers/Risk Factors
Tenant Screening Barriers **1 point per barrier**
___ Eviction history
___ No credit references: has no credit history
___ Lack of rental history: has not rented in the past
___ Unpaid rent or broken lease in the past (separate from current unpaid rent)
___ Poor credit history: late or unpaid bills, excessive debt, etc.
___ Past Misdemeanors
___ Past Felony other than critical Felonies listed below
___ Exiting criminal justice system where incarcerated for less than 90 days

___ Critical Felony **5 points**
(drugs, sex crime, arson, crimes against other people)
___ Pregnant or has at least one child 0-6 **5 points**
___ Head of household under 30 years old **5 points**
___ Family experienced literal homelessness **5 points**
in the past 3 years
___ Only 1 adult in household **5 points**

___ **TOTAL**

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.


City of Houston City Limits (CDBG)
Major Roads
Parks
Water Features
COH City Limits
Pinehurst
The Woodlands
Tomball
Spring
Kingwood
Humble
George Bush Intercontinental Airport
Aldine
Crosby
Barrett
Sheldon
Jersey Village
HARRIS
Spring Valley
Bunker Hill Village
Houston
West University Place
Brookshire
Katy
Baytown
Pasadena
La Porte
Sugar Land
Missouri City
Seabrook
Pearland
Friendswood
8
290
69
610
45
59
90
0
5
Miles
N
Data Sources: Housing & Community Development Department; and the City of Houston GIS
Disclaimer:
All 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 the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.
Produced: 3/16/2020
GeoDesign & Planning Solutions
GIS STUDIO

Appendix # 5: Public Hearing Summaries

Overview

HCDD (HCDD) held two public hearings in the fall of 2019 in support of the development of the 2020 Consolidated Plan and 2020 Annual Action Plan and the 2020 Analysis of Impediments. The public hearings had an open house format. There were information/exhibit tables for various HCDD programs, such as the Homebuyer Assistance Program and Home Repair Program, where attendees engaged with staff to learn about these programs and obtain written material and guidance. In support of HCDD's fair housing education efforts, fair housing information was made available on an information/exhibit table. The attendees also partook in roundtable discussions where they responded to open-ended questions about housing and other concerns in their neighborhoods as well as Houston. HCDD staff facilitated the discussion and documented attendees' responses.

Public notices were published in the *Houston Chronicle*, *La Voz de Houston*, *African American News*, *VietNam Moi News*, *and Houston Forward Times*. The public hearings were also announced on HCDD's social media and its website at www.houstontx.gov/housing. Flyers publicizing the public hearings were sent electronically to over 900 email addresses of stakeholders and interested residents, as well as to city council members' offices. Posters publicizing the public hearings were also put up at the venues several days in advance.

The fall hearing were held on Tuesday, September 4, 2019 at Emancipation Community Center 3018 Emancipation Avenue, Houston, TX 77004 and on Tuesday, September 10, 2019 at Southwest Multiservice Center 9400 High Star Drive, Houston, Texas 77074 from 6:00 p.m. to 8:00 p.m. Both venues are accessible for persons with disabilities. CART services for the hearing impaired as well as a Spanish interpreter were made available. In all advertising materials for the public hearings, HCDD publicized that accommodations (i.e. interpreter, sign language, or other accommodations) were available with prior notice. Also, the advertising materials listed HCDD's Fair Housing Hotline as a resource for landlord/tenant or fair housing questions.

Summary of Public Comments (Wednesday, September 4, 2019)

Commenter #1

Commenter 1 represents Catholic Charities who provides help to nearly 100,000 people a year through housing and basic needs assistance and counseling and other things. His organization deals with a lot of undocumented individuals or with friends or relatives of undocumented individuals who do not want to seek assistance because there is a fear of the being taken away by ICE. He has seen progress with the City in handling affordable housing. The department is more customer centric, collaborative, and more productive these days.

Commenter applauded the city in terms of funding disaster recovery, funding new affordable housing projects but also iterated the equal importance of keeping people housed and housing the homeless. Because of housing importance, he would like to see an affordable housing plan, not only the Consolidated Plan.

Response: HCDD appreciates the comment.

Commenter #2

Commenter 2 addressed family legacy and her need to downsize her home, believing that it is not a bad concept. She raised her children to be independent so she intends on being in her home for another 20 years, hoping that her children aspire to be in a even better home in the future.

Response: HCDD appreciates the comment.

Commenter #3
Commenter 3 is concerned with community individuals' needs and business opportunities. Because community members know the community needs, business owners in opportunity zones should be someone living in the community, should have family members in that community, or should be sponsored by another community member or business owner. Otherwise, community members are excluded from the opportunity of owning a business in the areas where they live. This will create a direct path to the community client base.

The race/ethnicity of business owners do not match the people of the community because people in the community have difficulties securing funds to start a business, yet the same funds are given to someone from outside of the community to start a business in the same area. People in the Third Ward also have needs. Some do not have adequate transportation to get to the grocery store.

Response: HCDD appreciates the comment.

Commenter #4
Commenter 4 spoke about an affordable housing opportunity called ADU or Auxiliary Dwelling Units, with respect to parking restrictions. ADUs are secondary houses on a single family lot, generally a garage apartment. These are important opportunities for development in communities, but parking restrictions present challenges. According to Commenter 4, one separate and unrestricted parking spot for every ADU, even if you have a garage with a driveway that can fit four cars. This is restricting one's use of space and impedes us from developing progressively for affordable and middle housing. This restriction also impedes equity that could be generated within our neighborhoods by the people who live in our neighborhoods. Developing ADU create affordable housing and passive income for homeowners, and it creates a means of maintaining home affordability, even if a large apartment complex is built or if taxes are raised.

Response: HCDD appreciates the comment.

Summary of Public Comments (Tuesday, September 10, 2019)

Commenter #1
Commenter 1 said that the open house was a fantastic opportunity for all of us to come together, and he thank the city and the department for hosting the event and making the data available. The event was a great use of time and resources.

Response: HCDD appreciates the comment.

Commenter #2
Many schools have difficulties with student performance. There are better uses of money rather than building charters schools or additional schools. We should invest more money into existing schools and make shifts in education. Families may be absent in their children's education because they are working full-time jobs. Things that might help these families includes partnering with Big Brother, creating better after school programs, and establishing better teacher training.

Response: HCDD appreciates the comment.

Commenter #3

Commenter 3 commended HCDD on doing some great things. Although the City is still trying to come up with something new, we just need to tune it up. However, the department could also bring information to the community.

Response: HCDD appreciates the comment.

NOTE: The transcript used to summarize these comments was written for Communication Access Realtime Translation (C.A.R.T.) purposes and is not intended to be a verbatim, certified transcript of these proceedings.

Appendix # 6: Public Hearing Notices

Houston Chronicle

PUBLIC NOTICE

The City of Houston Housing and Community Development Department (HCDD) will submit its Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2018 (July 1, 2018 – June 30, 2019) to the U.S. Department of Housing and Urban Development (HUD), no later than September 29, 2019. The CAPER is an annual report that describes the use of the following Entitlement Grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) Grant, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Grant.

The draft 2018 CAPER will be available for review from **Monday, September 9, 2019 to Tuesday, September 24, 2019** at the following locations:

- Online at www.houstontx.gov/housing
- Main Public Library – 500 McKinney Street, 77002
- HCDD Office – 2100 Travis Street, 10th Floor, 77002
  (Copies of the document in an accessible format will be available at this location, upon request)

Public comments may be submitted by email to Kris Robinson at HCDDPlanning@houstontx.gov, or by mail to HCDD ATTN: Kris Robinson, 2100 Travis Street, 10th Floor, Houston, Texas 77002. A summary of comments received will be included in the final CAPER and will be posted to the HCDD website, upon submission to HUD.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Jeffries at 832.394.6240. For more information about HCDD and its programs, please access HCDD's website at www.houstontx.gov/housing.

PROOF DO NOT RELEASE

Public Notice

The **2020-2024 Consolidated Plan (Con Plan)** includes the **2020 Annual Action Plan** and constitutes the grant application 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 is a five-year strategic plan that measures the City's Housing and Community Development Department's (HCDD) efforts to: expand and preserve affordable housing; assist those with special needs; revitalize communities; and provide public improvements to low- and moderate-income neighborhoods. As part of the Con Plan development process, the **2020 Analysis of Impediments to Fair Housing Choice** (AI) reviews current fair housing barriers and lists recommended actions to further fair housing over the next five years.

Throughout the Con Plan development process, HCDD collaborates with 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 open houses. The Fall Open Houses were held on September 4, 2019 and September 10, 2019. Join us for the upcoming Spring Open Houses.

Location	Date
Hiram Clark Multi-Service Center 3810 W Fuqua Street, Houston, TX 77045	**Tuesday, March 24, 2019** 6:30 p.m. – 8:30 p.m.
Northeast Multi-Service Center 9720 Spaulding Street, Houston, TX 77016	**Tuesday, March 31, 2019** 6:30 p.m. – 8:30 p.m.

Both venues are accessible for persons with disabilities. For additional information or to request special arrangements at the public hearings (interpreter, captioning for the hearing impaired, sign language, or other), contact Ashley Lawson at 832.394.5438 or Ashley.Lawson@houstontx.gov.

HCDD's Con Plan funding priorities promote strategies that 1) preserve and expand the supply of affordable housing, 2) expand homeownership opportunities, 3) provide assistance to persons affected by HIV/AIDS, 4) reduce homelessness, 5) improve quality of life, 6) revitalize communities, 7) promote health and safety, 8) foster community economic development, and 9) promote fair housing. The 2020 Annual Action Plan outlines priorities and describes how the $47,203,667 in federal funds and $280,187 in program income will be used to benefit income-eligible residents during the 2020 Program Year (July 1, 2020 – June 30, 2021).

Program Year 2020 Proposed Budgets for Federal Funds

Community Development Block Grant		
Public Services	$3,666,114	14.7%
ESG Match	$500,000	2.0%
Public Facilities and Improvements	$4,600,000	18.6%
Single-Family Home Repair	$7,315,175	29.4%
Lead-Based Paint	$375,000	1.5%
Economic Development	$250,000	1.0%
Code Enforcement	$2,867,843	11.6%
Housing Services	$300,000	1.2%
Program Administration	$4,968,532	20.0%
Total	**$24,842,664**	**100.0%**

HOME Investment Partnerships Grant		
Multifamily Acquisition/ Rehabilitation/ New Construction/ Relocation/Program Delivery	$4,477,655	43.8%
Single-Family Acquisition/ Rehabilitation/ New Construction/ Relocation/Program Delivery	$1,722,474	16.9%
Tenant Based Rental Assistance	$3,000,000	29.3%
Program Administration	$1,022,236	10.0%
Total	**$10,222,365**	**100.0%**

Housing Opportunities for Persons with AIDS Grant		
Operating Costs	$2,228,808	21.6%
Supportive Services	$2,150,030	20.8%
Project or Tenant - based Rental Assistance	$2,402,595	23.3%
Short - Term, Rent, Mortgage & Utility Assistance	$2,402,595	23.3%
Resource Identification	$100,000	1.0%
Grantee Administration	$309,467	3.0%
Sponsor Administration	$722,090	7.0%
Total	**$10,315,585**	**100.0%**

Emergency Solutions Grant		
Homeless Management Information System (HMIS)	$84,130	4.0%
Emergency Shelter	$757,166	36.0%
Homeless Prevention	$536,326	25.5%
Rapid Re-Housing	$567,875	27.0%
Administration	$157,743	7.50%
Total	**$2,103,240**	**100.0%**

Public Review and Comment Period

View the Drafts of the **2020-2024 Consolidated Plan and 2020 Annual Action Plan** and **2020 Analysis of Impediments to Fair Housing Choice** at the following locations:

- Online at www.houstontx.gov/housing/caper.html
- Main Public Library – 500 McKinney Street, Houston, TX 77002
- HCDD – 2100 Travis Street, 9th Floor, Houston, TX 77002
  (Copies may also be obtained at this location)

The general public may comment on this Draft Summary, the Draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan, and the Draft 2020 Analysis of Impediments to Fair Housing Choice during the 30-day comment period extending from March 17, 2020 to April 16, 2020. Public comments may be submitted by email to: HCDDPlanning@houstontx.gov or by mail: HCDD, ATTN: Planning, 2100 Travis Street, 9th Floor, Houston, TX 77002. Summaries of public comments and responses will be available in the final versions of the 2020 - 2024 Con Plan and/or 2020 AI.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Jefferies at 832.394.6420.

La Voz

Aviso Publico

Te invitamos a que asistas al evento de **Casa Abierta de Otono y Audiencias Publicas** del Departamento de Vivienda y Desarrollo Comunitario de la Ciudad de Houston, (HCDD, por sus siglas en ingles). Aproximadamente $250 millones en fondos de subvenciones federales estaran disponibles para mejorar los vecindarios y la calidad de vida de las familias de ingresos bajos y moderados de la ciudad de Houston durante los proximos 5 anos. Comparte con nosotros las necesidades y prioridades de tu comunidad para preparar los planes estrategicos a 5 anos, como lo son el Analisis de Impedimentos a la Eleccion de Vivienda Justa 2019 y el Plan Consolidado 2020.

Ubicacion	Fecha
Emancipation Community Center 3018 Emancipation Ave, Houston, TX 77004	Miercoles 4 de septiembre de 2019 a las 6:00 p.m.
Southwest Multi-Service Center 6400 High Star Drive, Houston, TX 77074	Martes 10 de septiembre 2019 a las 6:00 p.m.

Ambos lugares son accesibles para personas con discapacidad. Para obtener informacion adicional o para solicitar arreglos especiales en las audiencias publicas (un interprete, subtitulos para personas con discapacidad auditiva, lenguaje de senas u otros), comuniquese con Ashley Lawson al 832.394.5438 o Ashley.Lawson@houstontx.gov.

Tambien puede realizar la Encuesta de Necesidades Comunitarias 2019 e involucrarse en nuestro sitio web: www.houstontx.gov/housing. Para preguntas o inquietudes especificas sobre la vivienda justa o las relaciones entre arrendador e inquilino, comuniquese con Yolanda Jefferies al 832.394.6240.

Aviso Publico

El Plan Consolidado 2020-2024 (Plan Con) incluye el **Plan de Accion Anual 2020** y constituye la solicitud de subvencion presentada al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en ingles) para la Subvencion en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en ingles), el HOME Partnerships Grant (HOME), el Subsidio de Oportunidades de Vivienda para Personas con SIDA (HOPWA, por sus siglas en ingles) y el Subsidio para Refugios de Emergencia (ESG, por sus siglas en ingles). El Plan Con es un plan estrategico quinquenal que mide los esfuerzos del Departamento de Vivienda y Desarrollo Comunitario de la Ciudad (HCDD, por sus siglas en ingles) para: ampliar y preservar la vivienda asequible; ayudar a las personas con necesidades especiales; revitalizar las comunidades; y proporcionar mejoras publicas a los vecindarios de ingresos bajos y moderados. Como parte del proceso de desarrollo del Plan Con, el **Analisis de Impedimentos a la Eleccion Justa de Vivienda de 2020** (AI, por sus siglas en ingles) revisa las barreras actuales de vivienda justa y enumera las acciones recomendadas para promover una vivienda justa en los proximos cinco anos.

A lo largo del proceso de desarrollo del Plan Con, HCDD colabora con partes interesadas, residentes, organizaciones comunitarias, defensores locales de la vivienda y agencias sin fines de lucro para determinar que estrategias de mejora benefician a las personas de Houston de ingresos moderados. La informacion sobre el proceso de planificacion esta disponible en las jornadas de puertas abiertas. Las jornadas de puertas abiertas de otono se celebraran el 4 de septiembre de 2019 y el 10 de septiembre de 2019. Acompanenos en las proximas jornadas de puertas abiertas de primavera.

Lugar	Fecha
Hiram Clark Multi-Service Center 3810 W Fuqua Street, Houston, TX 77045	**Martes, 24 de marzo de 2019** 6:30 p.m. – 8:30 p.m.
Northeast Multi-Service Center 9720 Spaulding Street, Houston, TX 77016	**Martes, 31 de marzo de 2019** 6:30 p.m. – 8:30 p.m.

Ambos lugares son accesibles para personas con discapacidad. Para obtener informacion adicional o para solicitar arreglos especiales en las audiencias publicas (interprete, subtitulos para personas con discapacidad auditiva, lenguaje de senas u otros), comuniquese con Ashley Lawson al 832.394.5438 o Ashley.Lawson@houstontx.gov.

Las prioridades de financiamiento del Plan Con de HCDD promueven estrategias que: 1) preservan y amplian el suministro de vivienda asequible; 2) amplian las oportunidades de propiedad de viviendas; 3) brindan asistencia a las personas afectadas por el VIH/SIDA; 4) reducen la falta de vivienda; 5) mejoran la calidad de vida; 6) revitalizan las comunidades; 7) promueven la salud y la seguridad; 8) fomentan el desarrollo economico comunitario y 9) promueven una vivienda justa. El Plan de Accion Anual 2020 describe las prioridades y describe como los $47,203,667 en fondos federales y $280,187 en ingresos del programa se utilizaran para beneficiar a los residentes elegibles para los ingresos durante el Programa Anual 2020 (1 de julio de 2020 – 30 de junio de 2021).

Presupuestos Propuestos para Fondos Federales del Programa Annual 2020

Subvencion en Bloque para el Desarrollo Comunitario		
Servicios Publicos	$3,666,114	14.7%
ESG Match	$500,000	2.0%
Instalaciones y Mejoras Publicas	$4,600,000	18.6%
Reparacion de Viviendas para Personas Unifamiliares	$7,315,175	29.4%
Pintura con Plomo	$375,000	1.5%
Desarrollo Economico	$250,000	1.0%
Aplicacion del Codigo	$2,867,843	11.6%
Servicios de Vivienda	$300,000	1.2%
Programa de Administracion	$4,968,532	20.0%
Total	**$24,842,664**	**100.0%**

HOME Investment Partnerships Grant		
Adquisicion Multifamiliar/ Rehabilitacion/ Nueva Construccion/ Reubicacion/ Entrega del Programa	$4,477,655	43.8%
Adquisicion Unifamiliar/ Rehabilitacion/ Nueva Construccion/ Reubicacion/ Entrega del Programa	$1,722,474	16.9%
Asistencia de alquiler basada en inquilinos	$3,000,000	29.3%
Programa Administrativo	$1,022,236	10.0%
Total	**$10,222,365**	**100.0%**

Subsidio de Oportunidades de Vivienda para Personas con SIDA		
Costos Operacionales	$2,228,808	21.6%
Servicios de Apoyo	$2,150,030	20.8%
Asistencia de alquiler basada en inquilinos o proyecto	$2,402,595	23.3%
Asistencia de servicios publicos, alquiler, hipoteca a corto plazo	$2,402,595	23.3%
Identificacion de recursos	$100,000	1.0%
Administracion de beneficiarios	$309,467	3.0%
Administracion de patrocinadores	$722,090	7.0%
Total	**$10,315,585**	**100.0%**

Subsidio para Refugios de Emergencia		
Homeless Management Information System (HMIS)	$84,130	4.0%
Refugios de Emergencia	$757,166	36.0%
Prevencion de Personas Sin Hogar	$536,326	25.5%
Reasignacion de Vivienda Rapida	$567,875	27.0%
Administracion	$157,743	7.50%
Total	**$2,103,240**	**100.0%**

Periodo de Revision Publica y Comentarios

Vea los borradores del **Plan Consolidado 2020-2024 y el Plan de Accion Anual 2020** y el **Analisis de Impedimentos a la Eleccion Justa de Vivienda de 2020** en los siguientes lugares:

- En linea en www.houstontx.gov/housing/caper.html
- Biblioteca Publica Principal – 500 McKinney Street, Houston, TX 77002
- HCDD – 2100 Travis Street, 9th Floor, Houston, TX 77002 (Tambien se pueden obtener copias en esta ubicacion)

El publico en general puede formular observaciones sobre este Borrador del Resumen, el Borrador del Plan Consolidado 2020-2024 y el Plan de Accion Anual 2020, y el Borrador del Analisis de Impedimentos a la Eleccion Justa de Vivienda de 2020 durante el periodo de comentarios de 30 dias que se extiende desde el 17 de marzo de 2020 al 16 de abril de 2020. Los comentarios publicos pueden enviarse por correo electronico a: HCDDPlanning@houstontx.gov o por correo: HCDD, ATTN: Planning, 2100 Travis Street, 9th Floor, Houston, TX 77002. Los resumenes de los comentarios y respuestas del publico estaran disponibles en las versiones finales del Plan Con 2020-2024 y/o de la IA 2020.

Para preguntas o inquietudes especificas sobre la vivienda justa o las relaciones entre arrendador e inquilino, comuniquese con Yolanda Jefferies al 832.394.6420.

Forward Times

PUBLIC NOTICE

The **2020-2024 Consolidated Plan (Con Plan)** includes the **2020 Annual Action Plan** and constitutes the grant application 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 is a five-year strategic plan that measures the City's Housing and Community Development Department's (HCDD) efforts to: expand and preserve affordable housing; assist those with special needs; revitalize communities; and provide public improvements to low- and moderate-income neighborhoods. As part of the Con Plan development process, the **2020 Analysis of Impediments to Fair Housing Choice** (AI) reviews current fair housing barriers and lists recommended actions to further fair housing over the next five years.

Throughout the Con Plan development process, HCDD collaborates with 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 open houses. The Fall Open Houses were held on September 4, 2019 and September 10, 2019. Join us for the upcoming Spring Open Houses.

Location	Date
Hiram Clark Multi-Service Center 3505 W Fuqua Street, Houston, TX 77045	Tuesday, March 24, 2020 6:30 p.m. – 8:30 p.m.
Northeast Multi-Service Center 9720 Spaulding Street, Houston, TX 77016	Tuesday, March 31, 2020 6:30 p.m. – 8:30 p.m.

Both venues are accessible for persons with disabilities. For additional information or to request special arrangements at the public hearings (interpreter, captioning for the hearing impaired, sign language, or other), contact Ashley Lawson at 832.394.5438 or **Ashley.Lawson@houstontx.gov**.

HCDD's Con Plan funding priorities promote strategies that 1) preserve and expand the supply of affordable housing, 2) expand homeownership opportunities, 3) provide assistance to persons affected by HIV/AIDS, 4) reduce homelessness, 5) improve quality of life, 6) revitalize communities, 7) promote health and safety, 8) foster community economic development, and 9) promote fair housing. The 2020 Annual Action Plan outlines priorities and describes how the $47,203,667 in federal funds and $280,187 in program income will be used to benefit income-eligible residents during the 2020 Program Year (July 1, 2020 – June 30, 2021).

Program Year 2020 Proposed Budgets for Federal Funds

Community Development Block Grant		
Public Services	$3,468,214	14.7%
ESG Match	$500,000	2.1%
Public Facilities and Improvements	$4,000,000	16.8%
Single-Family Home Repair	$7,315,175	29.4%
Lead-Based Paint	$375,000	1.5%
Economic Development	$250,000	1.0%
Code Enforcement	$2,867,843	11.6%
Housing Services	$300,000	1.2%
Program Administration	$4,908,552	20.0%
Total	$23,882,804	100.0%

HOME Investment Partnerships Grant		
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	$4,477,955	41.8%
Single-Family Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	$1,722,474	16.0%
Tenant-Based Rental Assistance	$3,000,000	28.0%
Program Administration	$1,022,216	10.0%
Total	$10,221,965	100.0%

Housing Opportunities for Persons with AIDS Grant		
Operating Costs	$2,235,000	21.6%
Supportive Services	$2,150,030	20.8%
Project or Tenant-Based Rental Assistance	$2,362,595	22.8%
Short-Term, Rent, Mortgage & Utility Assistance	$2,362,595	22.8%
Resource Identification	$180,000	1.0%
Grantee Administration	$389,867	3.0%
Sponsor Administration	$732,390	7.0%
Total	$10,313,585	100.0%

Emergency Solutions Grant		
Homeless Management Information System (HMIS)	$84,130	4.0%
Emergency Shelter	$797,166	38.0%
Homeless Prevention	$536,336	25.5%
Rapid Re-Housing	$536,336	25.5%
Administration	$157,243	7.50%
Total	$2,103,243	100.0%

Public Review and Comment Period

View the Drafts of the **2020-2024 Consolidated Plan and 2020 Annual Action Plan** and **2020 Analysis of Impediments to Fair Housing Choice** at the following locations:

- Online at **www.houstontx.gov/housing/caper.html**
- Main Public Library – 500 McKinney Street, Houston, TX 77002
- HCDD – 2100 Travis Street, Houston, TX 77002

(Copies may also be obtained at this location)

The general public may comment on this Draft Summary, the Draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan, and the Draft 2020 Analysis of Impediments to Fair Housing Choice during the 30-day comment period extending from March 17, 2020 to April 16, 2020. Public comments may be submitted by email to: **HCDDPlanning@houstontx.gov** or by mail: HCDD, ATTN: Planning, 2100 Travis Street, 9th Floor, Houston, TX 77002. Summaries of public comments and responses will be available in the final versions of the 2020-2024 Con Plan and/or 2020 AI.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Jefferies at 832.394.6308.

Appendix # 7: Public Participation Summaries

Results for 2019 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 the Community Needs Survey available online and in print from June 1, 2019 to September 30, 2019. 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 requesting paper copies from HCDD staff. The survey was available in English, Spanish, Vietnamese, Chinese, and Korean. 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 2,309 respondents participated in the survey. The survey was completed online via SurveyMonkey by 1,910 respondents, of which 31 were in Spanish, 6 were in Vietnamese, 5 were in Chinese, and 85 were in Korean. HCDD received 399 paper copies of the Community Needs Survey which included 55 surveys in Spanish and 15 surveys in Korean.

The survey consisted of 45 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. Survey questions focused on the availability and quality of community amenities, services, and programs. Other questions called for assessing current issues or challenges while some questions were simply demographic questions.

Demographics of Survey Respondents & Households

According to the 2019 Community Needs Survey results, most respondents (66.5%) live and work within the City. About 20% of respondents say they only live in the City of Houston (City) while only 8% only work inside the City.

The majority of survey participants (56.5%) own their home. Approximately one-third of respondents rent their home; 21.9% of respondents rented apartments renters and 10.2% rented single-family homes. Almost one out of every ten respondents (8.3%) stayed with a friend or family member. Over

one-fifth (21.7%) of respondents reported that they are or live with someone who has a disability, whether physical, developmental, intellectual, or otherwise.

About two-thirds (67.8%) identified as female, over one-quarter (27%) identified as male, and 5.2% preferred either not to say or to self-describe. Approximately 9.4% of respondents identified as part of the LGBTQ+ community.

Almost one out of seven respondents (14.7%) is an immigrant from outside the United States.

Race/Ethnicity	Percentage
Asian*	10.3%
Black or African American*	32.8%
Hispanic	21.4%
White*	32.2%
Other*	6.6%

*Non-Hispanic; survey allowed more than multiple answers for race.

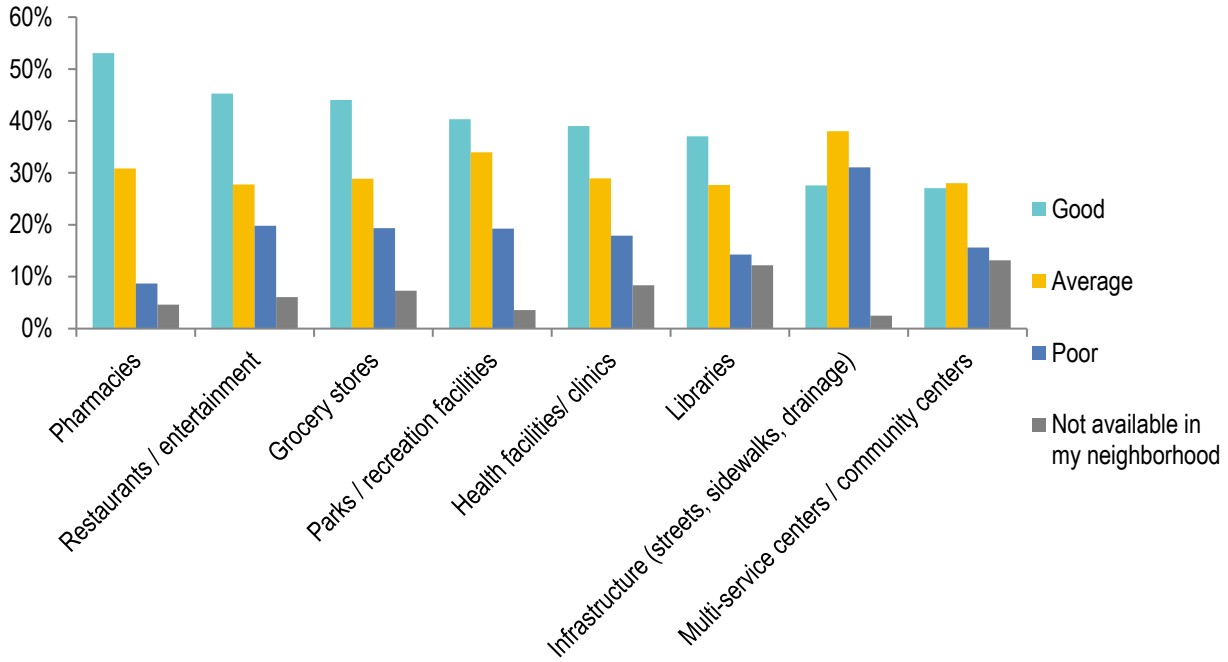
The following table outlines the income distribution amongst survey participants.

Yearly Household Income	Percentage
Less than $16,000	15.9%
$16,001 to $32,000	16.5%
$32,001 to $61,000	25.1%
$61,001 to $100,000	19.2%
$100,001 to $200,000	17.0%
Over $200,000	6.3%

Neighborhood & Environment

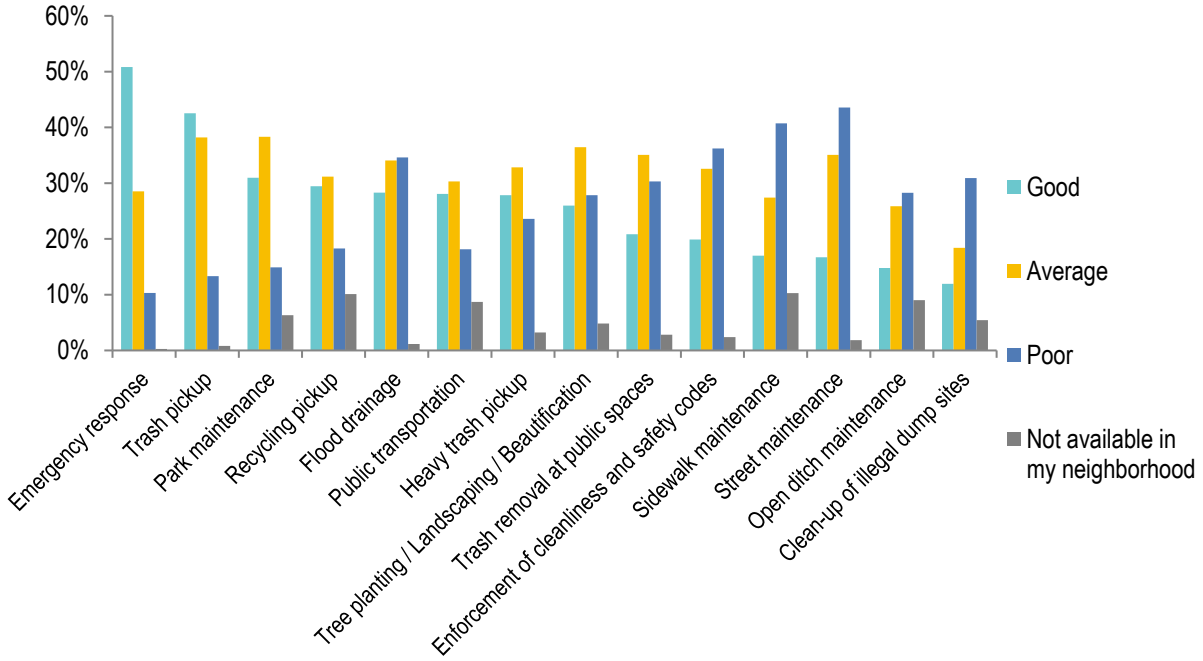
The survey respondents were asked to rate 1) Neighborhood Amenities, 2) Neighborhood Services, and 3) Neighborhood Social Services.

Question 3: Please rate the following amenities in your neighborhood.



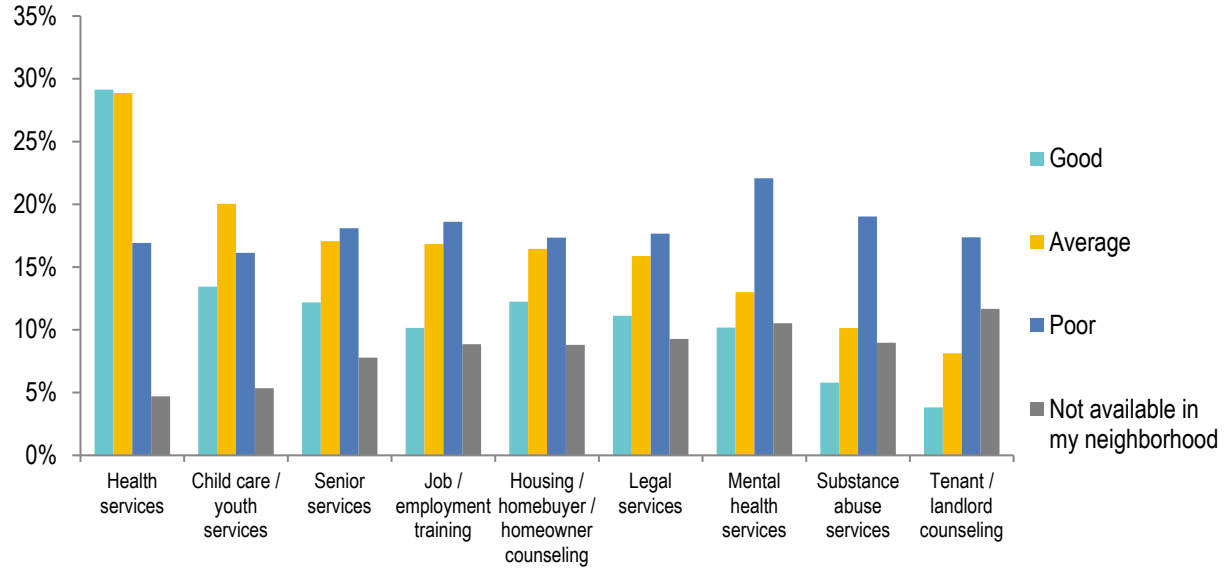
The top three responses for "I don't know / I don't use this service" were Multi-Service Centers / community centers (16.1%), Libraries (8.8%), and Health facilities / clinics (5.8%).

Question 4: Please rate the following neighborhood services in your neighborhood.



The top three responses for “I don’t know / I don’t use this service” were Clean-up of illegal dump sites (33.3%), Open ditch maintenance (22.1%), and Public transportation (14.8%).

Question 5: Please rate the following social services in your neighborhood.

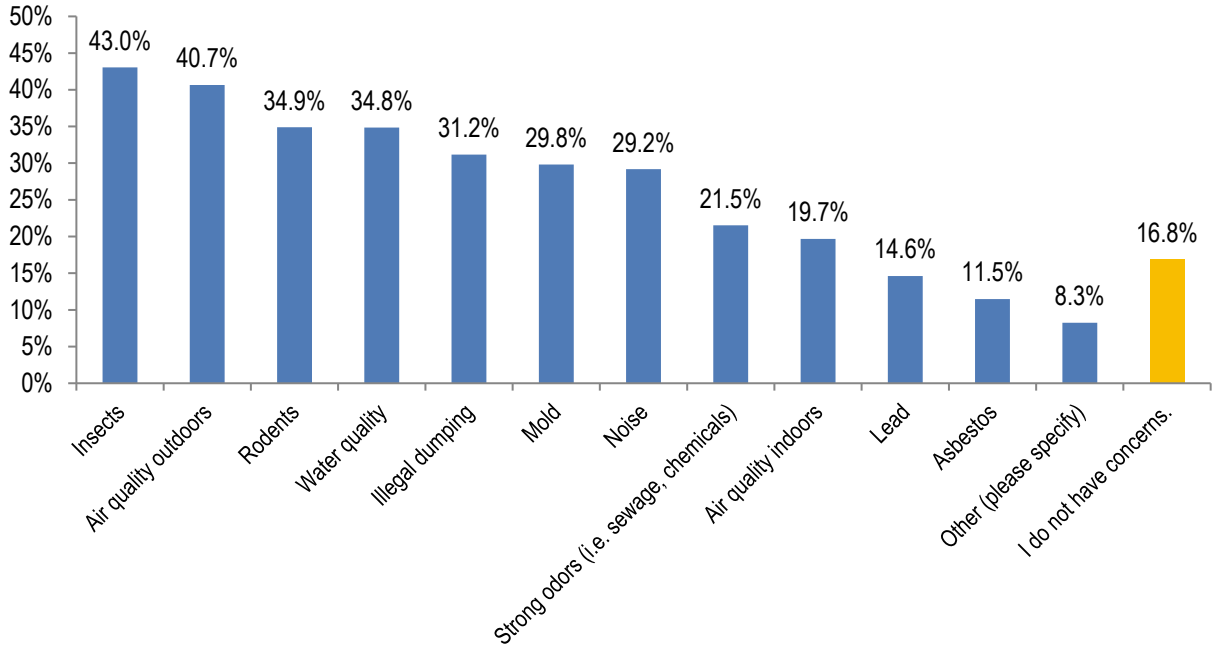


The top three responses for “I don’t know / I don’t use this service” were Tenant / landlord counseling (59.0%), Substance abuse services (56.1%), and Legal services (46.1%)

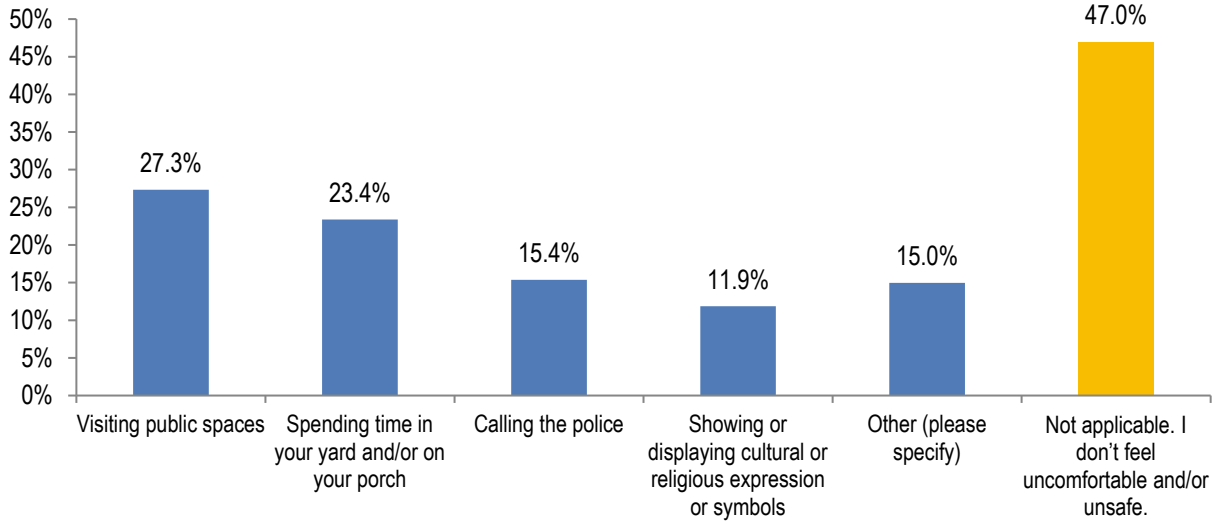
Health & Environment

The survey asked several questions about health and environment. Approximately 16.4% of the survey respondents had experience with or lived with someone who experienced health issues related to environmental contamination, such as asthma, elevated blood lead levels, or COPD. Only 15.4% of survey respondents had no concerns about environmental issues where they live. The top three environmental concerns of survey respondents were: Insects (43.0%), Air quality outdoors (40.7%), and Rodents (34.9%).

Question 6: Do you have concerns about any of the following environmental issues in or near your home? Select all that apply. (Answered: 2,012)

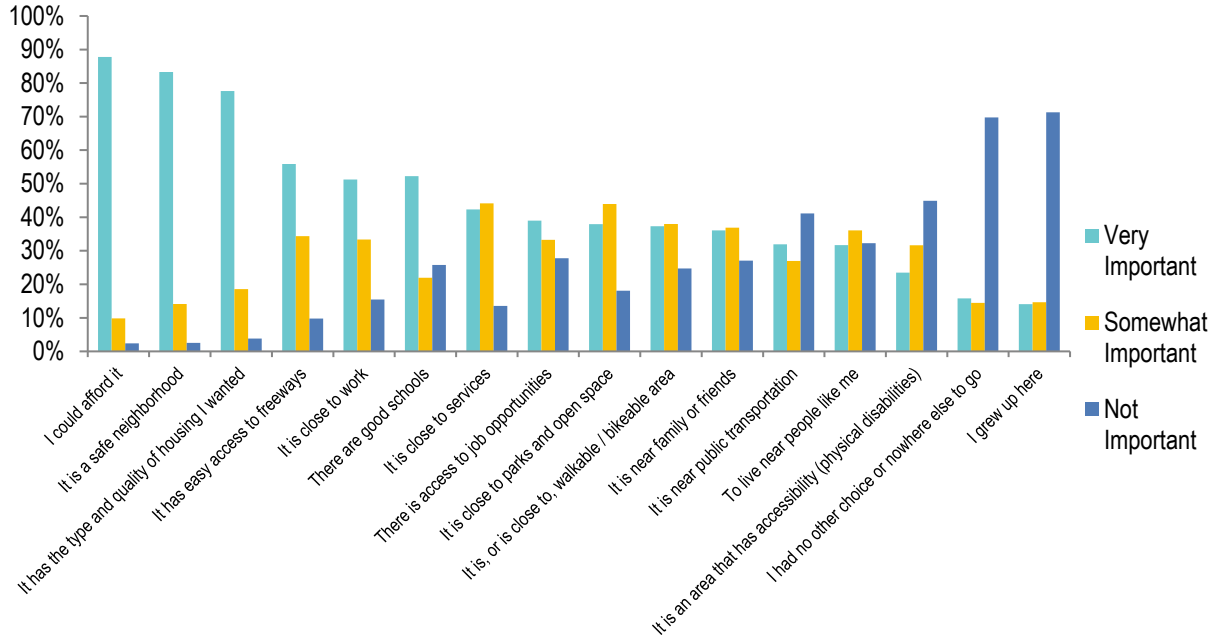


Question 8: While in your neighborhood, do you feel uncomfortable and/or unsafe in any of the following situations? Select all that apply. (A: 1,964)



Housing
The survey asked respondents about their housing choice or lack of housing choice.

Question 9: When you chose to live in your neighborhood, how important were the following factors? (A: 1352)

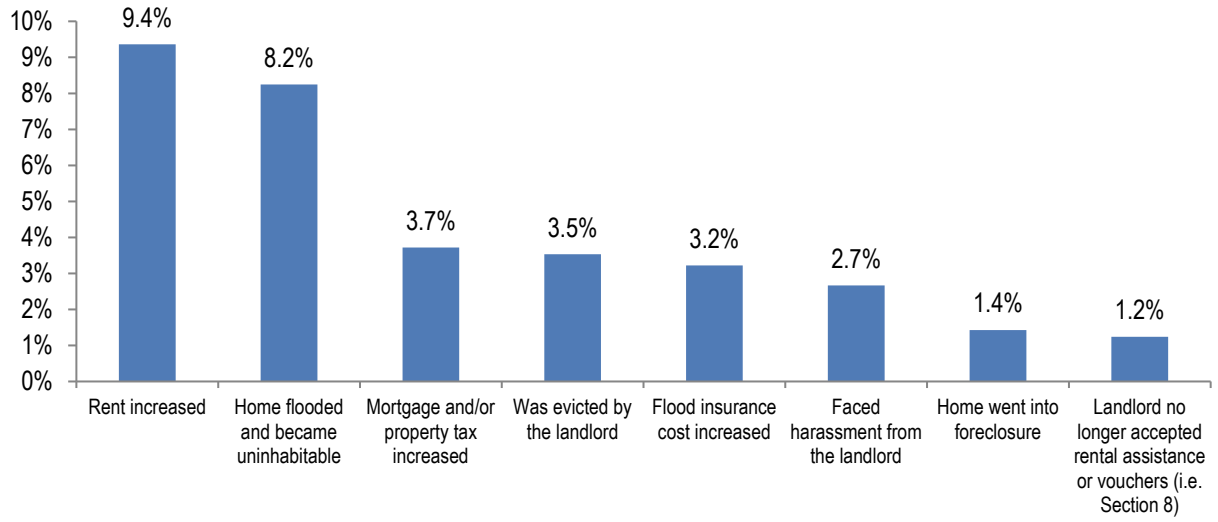


Question 10: About two-thirds (65.3%) of survey participants wanted to continue living in their neighborhood. Less than one-fifth (17.3%) were not sure and less than one-fifth of respondents (17.5%) did not want to continue to live in their neighborhood. (A: 1,901)

Question 11: In the past five years, have you had trouble with the following issues? (A:1,283)

	Yes	No	I don't know
Being able to get to/from my home when it rains	54.9%	42.7%	2.4%
Dealing with flooding in a natural disaster or heavy rain	47.0%	50.2%	2.8%
Paying for repairs that need to be made	37.5%	57.6%	4.9%
Finding a better place to live	31.2%	63.8%	5.0%
Paying for home insurance (including flood insurance)	29.1%	65.6%	5.3%
Paying for property taxes	22.5%	71.5%	6.0%
Homeowners' association or landlord restrictions/requirements	21.5%	71.5%	7.0%
Rent increased to an amount I couldn't afford	18.1%	75.3%	6.6%
My landlord refused to make repairs despite my requests	12.9%	78.8%	8.2%
Being able to make my home accessible for my physical disability	11.5%	81.9%	6.7%
Being evicted or going into foreclosure	8.7%	87.9%	3.5%
If I made a request for repairs, it resulted in a rent increase, harassment, or eviction	6.6%	83.8%	9.6%
My landlord refused to make accommodations for my disability despite my requests	4.1%	86.5%	9.5%
If I requested an accommodation for my disability, it resulted in retaliation	3.5%	86.6%	9.9%
My landlord stopped taking rental assistance or vouchers (i.e. Section 8)	3.2%	83.0%	13.8%
Other	13.0%	62.9%	24.1%

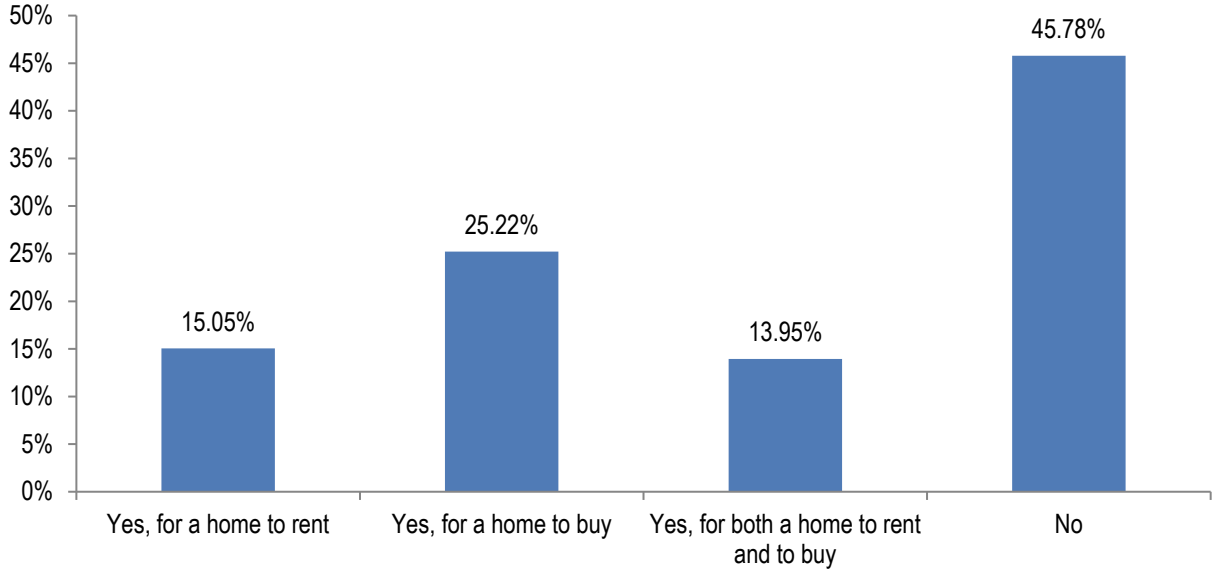
Question 12: In the past five (5) years, were you forced to move out of your home for any of the following reasons? (Check all that apply.) (A: 1,613)



The chart above does not include 71.6% respondents that answered "Not applicable – I did not have to leave my home."

While over half of Houstonians did not look for a new place to live in the past five years, about 40.3% of respondents desired to move out their home. Also, 25.2% looked for a home to buy, and 15.1% looked for a home to rent.

Question 13: In the past five years, have you looked for a new place to live? (A: 1,796)



Question 14: In the past five years, which of the following were challenges when you looked for housing? (A: 1,850)

	Was a Challenge	Not a Challenge	I don't know

Having enough money for rent or mortgage payments	64.7%	31.6%	3.7%
Having enough money for a rental deposit or down-payment	59.8%	35.6%	4.6%
Finding a home that is in good condition	52.7%	41.9%	5.4%
Finding a home that is close to my job	48.3%	44.9%	6.8%
Finding a home near services and amenities, like grocery stores and banks	41.0%	54.3%	4.7%
Finding a home with my credit history or credit score	39.0%	55.0%	5.9%
Getting approved for a rental unit or mortgage loan	37.4%	54.1%	8.5%
Being told homes I was interested in were no longer available	36.2%	53.8%	10.0%
Feeling welcome/safe in the neighborhood(s) where I was looking for housing	35.2%	57.5%	7.4%
Being shown housing in the neighborhood(s) I wanted to move to	34.7%	55.5%	9.8%
Finding a home with access to public transportation	32.6%	57.5%	9.9%
Finding a home that is large enough for my household	31.7%	64.7%	3.7%
Finding a home near family and friends	30.4%	62.8%	6.8%
Finding a home that is accessible to someone with a physical disability (i.e. wheelchair accessible)	15.4%	65.9%	18.7%
Dealing with past evictions	13.1%	77.6%	9.3%
Dealing with a felony/criminal record	10.2%	81.6%	8.2%

Discrimination

About 14% of survey participants reported having experienced housing discrimination in the Houston area in the past five years, and 24.7% did not know whether they had experienced discrimination, showing that almost a quarter of respondents do not know how to identify housing discrimination or that discrimination is hard to identify.

Question 16: Which of the following ways have you or someone you know experienced housing discrimination? Select all that apply.

	I experienced this	Someone I know	I don't know	Neither I nor someone I know has

		experienced this		experienced this
A landlord refused to rent or respond to a request	13.6%	24.8%	34.8%	26.8%
A landlord gave stricter rules than to others living in same housing complex	10.2%	17.1%	41.1%	33.2%
A real estate professional refused to sell or respond to requests for their services	10.0%	8.5%	42.2%	40.6%
A real estate professional directed me/someone I know to only undesirable neighborhoods	9.0%	11.4%	42.5%	38.4%
A landlord falsely claimed that housing was not available when it really was	6.6%	18.8%	41.6%	32.6%
Advertising for a rental home excluded certain types of people	5.7%	14.0%	44.4%	36.7%
A bank or credit union discriminated by denying a housing loan	5.7%	9.3%	44.1%	40.0%
A landlord refused to make reasonable accommodations for disabilities	4.3%	17.3%	40.1%	38.8%
A housing loan was denied because of the location of the home	4.1%	8.8%	44.9%	41.2%
Other	11.8%	10.5%	52.7%	28.4%

Question 17: On what basis do you believe you or someone you know were discriminated against in housing? Select all that apply.

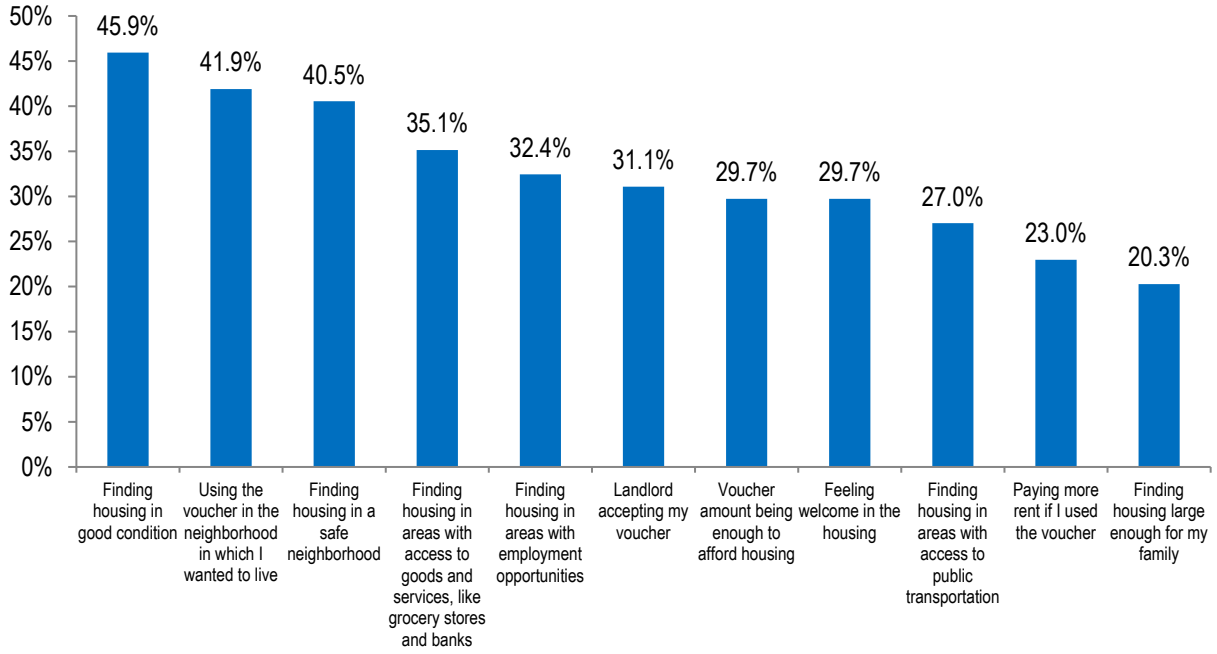
	I experienced this	Someone I know experienced this	I don't know	Neither I or someone I know has experienced this
Race / Ethnicity / Color	14.20%	21.82%	31.99%	31.99%
Age	10.28%	10.12%	38.94%	40.65%
Gender / Sex	6.92%	8.96%	39.62%	44.50%
Disability	5.69%	13.69%	37.85%	42.77%
Pregnant or have children	5.66%	9.43%	40.09%	44.81%
From a country outside of the United States	4.81%	13.49%	39.38%	42.33%

Sexual Orientation	3.93%	11.48%	40.88%	43.71%
Religion	3.41%	8.05%	41.49%	47.06%
Other (Please explain below)	9.36%	11.99%	51.31%	27.34%

Housing Vouchers

Although only 3.5% of respondents reported using a housing voucher in the past five years, about 17.6% of those individuals experienced challenges when using the vouchers.

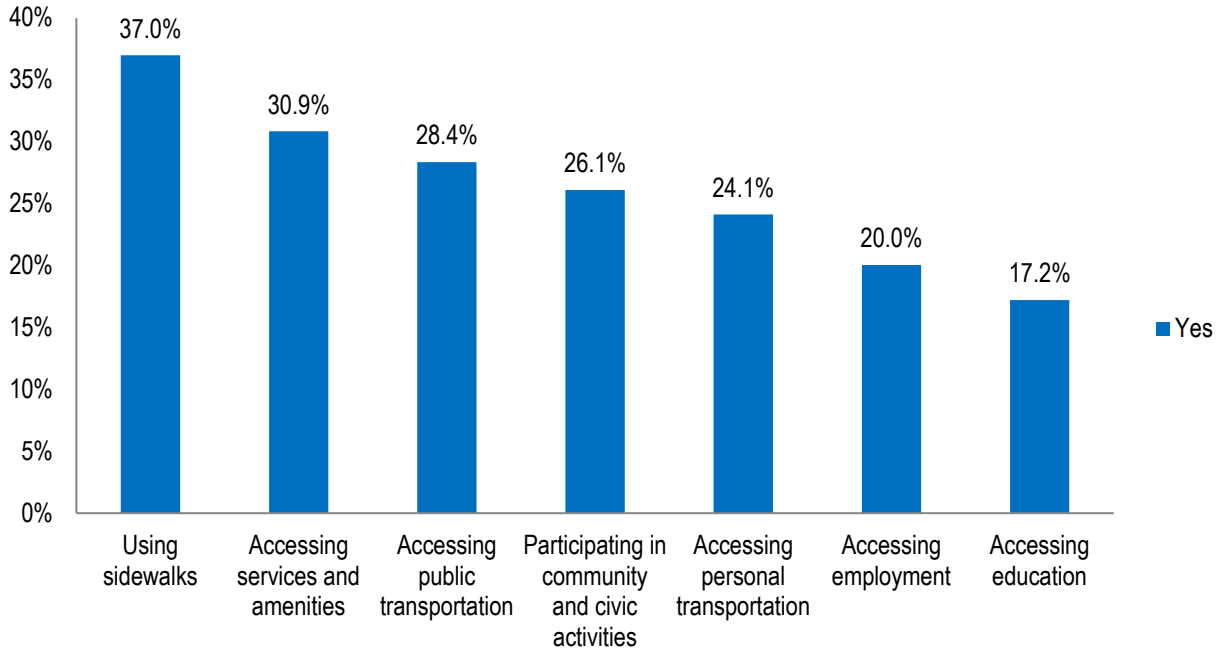
Question 17: Which of the following challenges have you faced when using a voucher? Select all that apply. (A: 74)



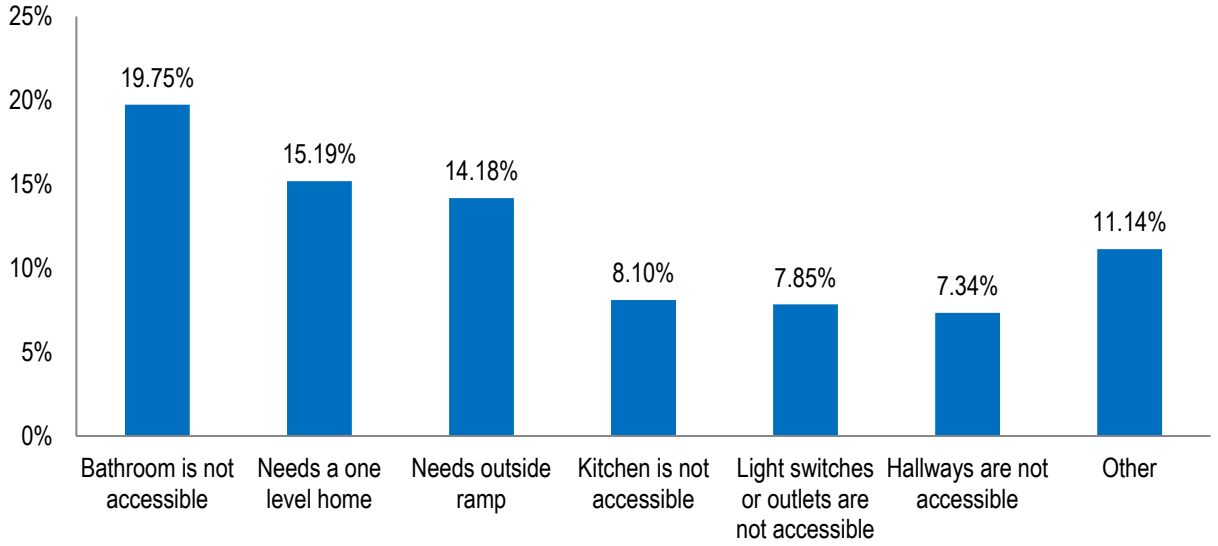
Household Members with Disabilities

Almost one-fourth (24%) of respondents said there is someone in their household with a disability, whether physical, developmental, intellectual, or otherwise (A: 1,732).

Question 22: Does the person in your household with a disability have any difficulty accessing the following services or amenities in your neighborhood?

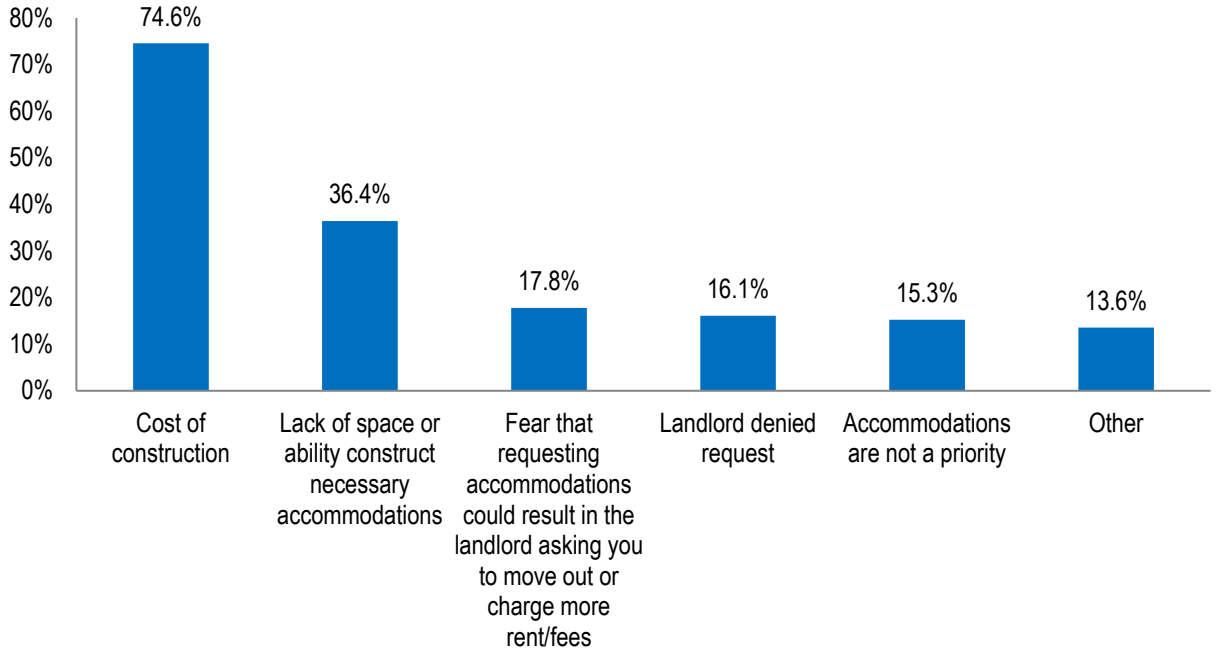


Question 23: Is your current housing insufficient to meet your household member's accessibility needs in any of the following ways? Select all that apply.



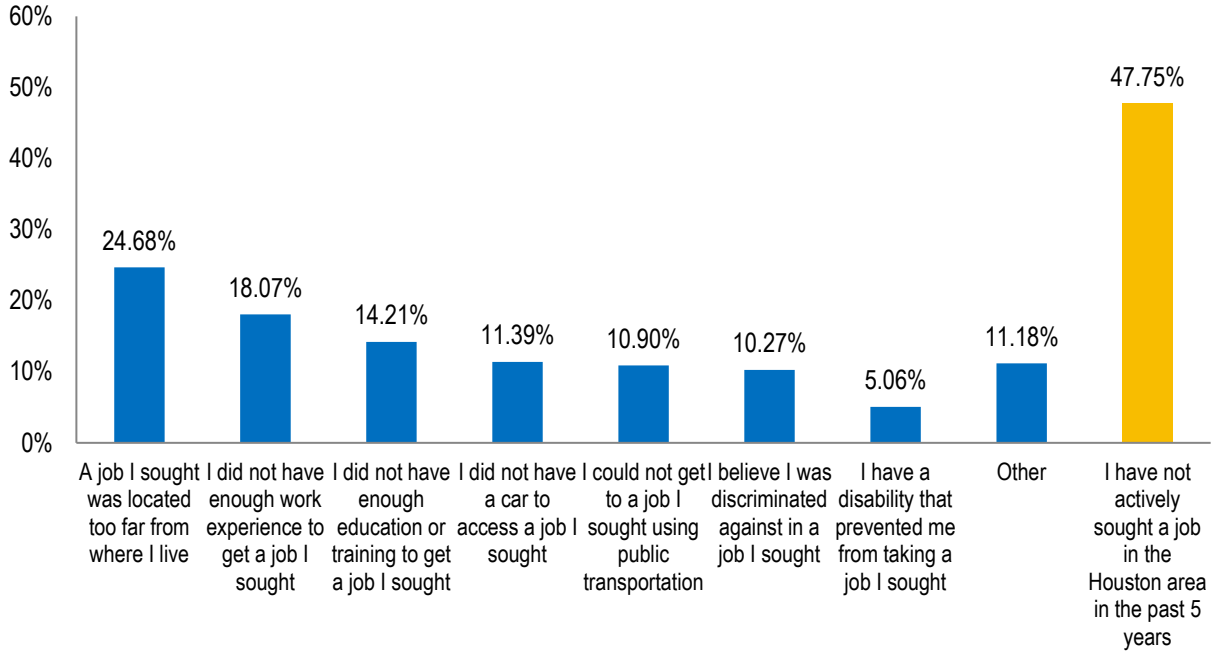
Over one-quarter (28.1%) of respondents with or living with someone with disabilities modified or needed to modify their home to accommodate a household member's disability. Over one-third (37.2%) of those that needed modifications experienced challenges when modifying or attempting to modify their home to accommodate a household member's disability.

Question 26: What barriers have you experienced when modifying or attempting to modify your home to accommodate your household member's disability? Select all that apply.



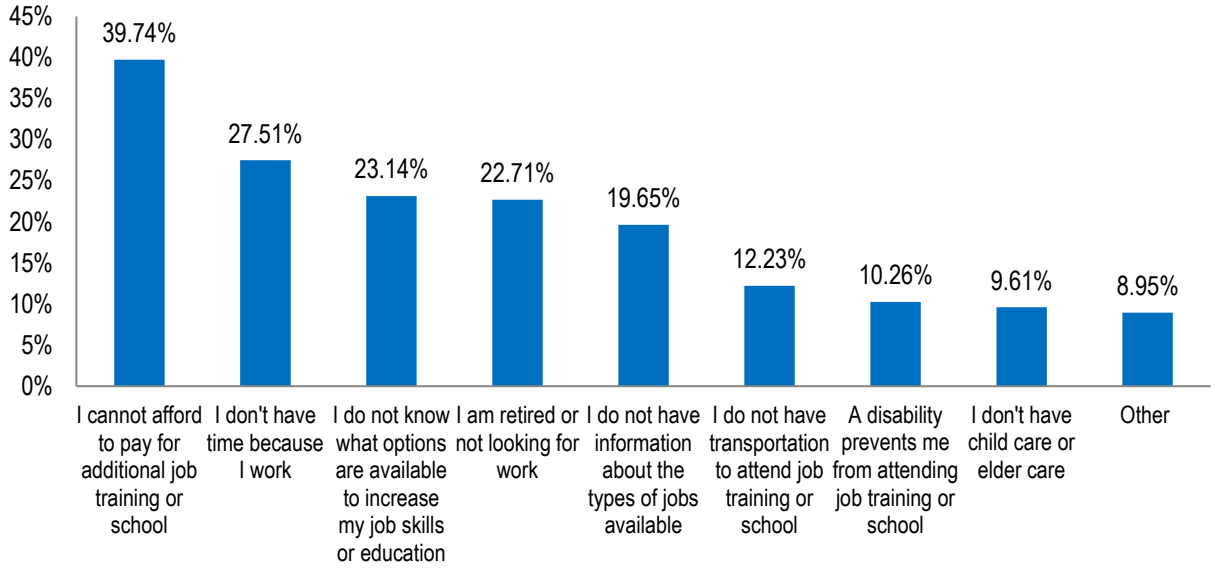
Employment

Question 27: In the past five years, when seeking employment in the Houston area, did you experience any of the following barriers to getting a job you actively sought? Select all that apply.



Approximately one-fifth (20.7%) of respondents believed that they lacked the right job skills and education to obtain a job in the Houston area that pays enough to support themselves and their immediate family (A: 1,640).

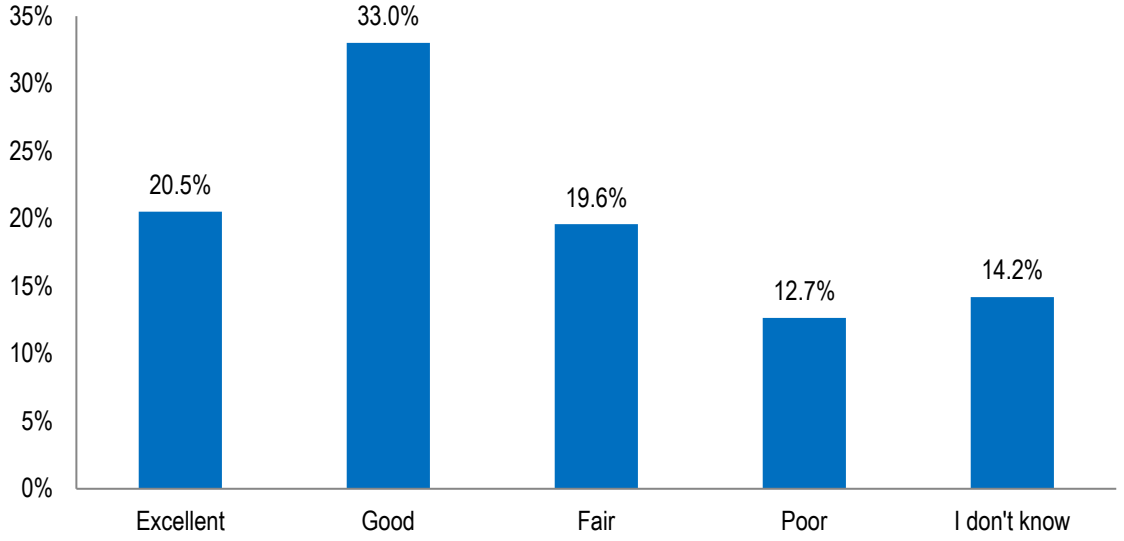
Question 29: Which of the following do you believe are barriers to increasing your job skills or education? Select all that apply. (A:458)



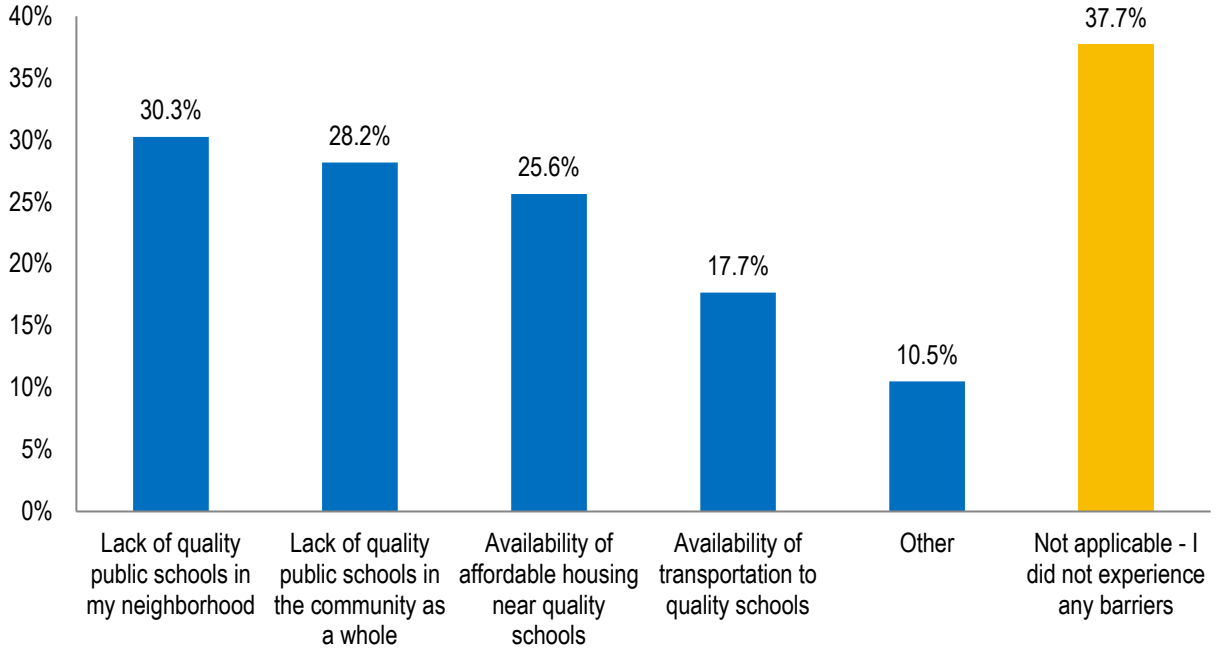
Education

Approximately one-third (33.7%) of respondents have households with a household member under 18 years of age.

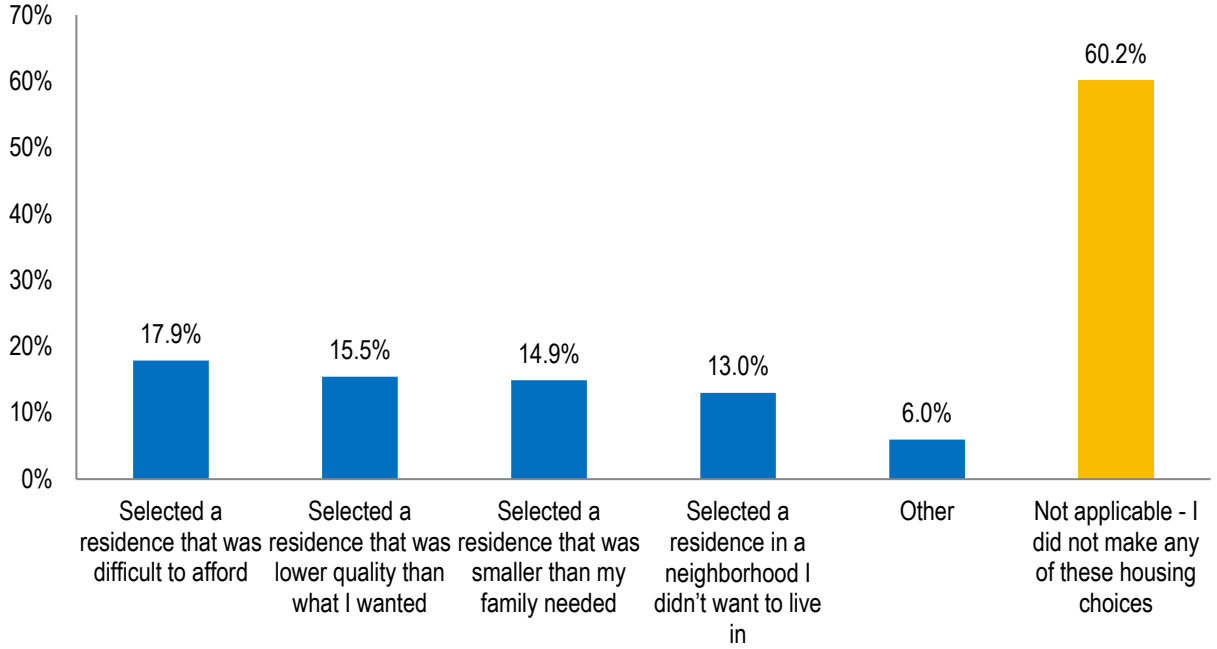
Question 31: How would you rate the quality of schools that your child attended in the past year? (A: 648)



Question 32: What barriers have you experienced in getting a high-quality education for your child? Select all that apply. (A: 628)



Question 33: In the last five years, have you made any of the following choices when seeking housing to ensure that your child could attend a high-quality school? Select all that apply. (A:600)



Express Survey

From June through September 2019, HCDD staff asked the following questions, as feasible, to residents calling HCDD's fair housing hotline and HCDD's general call center. In addition, in partnership with Rice University and METRO, HCDD staff hosted Rice students at three METRORail transit stops to collect fair housing information from commuters one afternoon in July 2019.

1. Do you know that it is illegal for someone to deny you housing based on a protected class, which are race, color, religion, national origin, sex, disability, or familial status?

	METRO		HCDD Fair Housing Hotline		Total	
Yes	294	64.2%	287	93.2%	581	75.8%
No	152	33.2%	3	1.0%	155	20.2%
A Little Bit	12	2.6%	18	5.8%	30	3.9%
Total	458		308		766	

2. In the past five years, have you been discriminated against when you were looking for a new place to live in Houston based on your protected class?

	METRO		HCDD Fair Housing Hotline		Total	
Yes	72	16.1%	24	7.8%	96	12.7%
No	376	83.9%	282	92.2%	658	87.3%
Total	448		306		754	

2.a. What would you do if or what did you do when you were discriminated against in housing?

	METRO	
I don't know	37	29.1%
Nothing	62	48.8%
Report	20	15.7%
Other	8	6.3%
Total	127	

3. Do you know how to report housing discrimination?

	METRO	HCDD Fair Housing Hotline	Total

Yes	90	20.0%	278	93.0%	368	49.1%
No	360	80.0%	21	7.0%	381	50.9%
Total	450		299		749	

Outcomes that Matter Activity

In September 2019, approximately 80 people participated in a priority exercise during five different meetings, two sponsored by the City and three sponsored by SHAPE Community Center. This exercise was made available to all Fair Housing Ambassadors.

Participants were asked "What are the most important housing outcomes for you?" and given 10 outcomes related to housing or neighborhood preferences. Participants were given five votes to prioritize the outcomes.

Residents are most concerned with safety in their neighborhood. They would like to feel safe walking alone within their neighborhood. Second behind safety is neighborhood assets. The participants would like to live in a neighborhood with cultural and social assets. Behind safety and neighborhood assets are affordability and transportation. Residents would like to 1) live in their home without fear of it getting too expensive and 2) easily use public transportation to get to places from their home. All other outcomes were 10% or below.

What are the most important housing outcomes for you?		
	Number	Percentage
I feel safe when walking alone in my neighborhood	65	16.4%
I live in a neighborhood with cultural and social assets	54	13.6%
I can live in my home without fear of it getting too expensive	50	12.6%
I can easily use public transportation to get to places from my home	50	12.6%
I live in a neighborhood that is not at risk of flooding	39	9.8%
I earn enough to live in a home of my choice	39	9.8%
I have knowledge about available housing assistance programs	28	7.1%
I can maintain and repair my home easily and affordably	27	6.8%
I can choose to buy/rent from a variety of housing types	23	5.8%
I can move to a new neighborhood of my choice	21	5.3%

Findings from Fair Housing Ambassadors Program

The Fair Housing Ambassadors Program lasted from July through September 30, 2019 and served to facilitate engagement opportunities for hard-to-reach-communities or communities that are normally underrepresented on behalf of the City of Houston. The Fair Housing Ambassadors Program consisted of organizations and individuals gathering input about housing and fair housing needs and strategies for the Consolidated Plan and AI.

The Ambassadors were provided resources like the *2019 Community Meeting Presentation*, four discussion exercises, and guidelines and tips for meeting organizers, facilitators and notetakers. The Fair Housing Ambassadors were also encouraged to execute their own strategy to conduct public engagement, so long as necessary and sufficient feedback is gathered from the community regarding housing and fair housing needs and solutions.

The following organizations and residents were selected to participate in the program.

- 2nd Chances Life
- Advocate Legal Senior Center
- Bellaire Future Problem Solvers / Fresh Hub
- Covenant Community Capital
- East End Unidos
- Fair Housing Neighborhood Rights / Coalition of Community Organizations
- Fifth Ward CRC (GO Neighborhoods)
- Franklyn Odum
- Higher Dimension Church
- Houston Area Urban Community Development Corporation
- Houston Area Urban League
- Korean Journal Houston
- Mangrove Community
- Marcina Gilliam
- NestQuest
- Parental Survival Center
- Revive Community Workshop
- Shape Community Center
- Spice Lane Community Investment Group
- Zain Zaman Shenwari

Ambassadors held 10 community meetings with Ambassador-led discussions about fair housing lasting from 15 minutes to two hours long. Approximately 235 residents participated in these events. In addition, Ambassadors attended other community events and walked door-to-door where they discussed fair housing, promoted their events, and offered the 2019 Community Needs Survey to residents, approximately interacting face-to-face with an additional 300 residents. Fair Housing Ambassadors also used methods of outreach that worked for their community, including canvassing, social media, word-of-mouth, and articles and information in community newspapers.

Korean Journal Houston

The Korean Journal Houston held two events to discuss fair housing issues and laws and to receive qualitative feedback from community members. In addition, the Fair Housing Ambassador encouraged participants to take the 2019 Community Needs Survey. Also, there were several advertisements and articles about fair housing in the Korean Journal Houston, which has a weekly distribution of 6,000-7,000.

- Article about fair housing in Houston – August 16, 2019
- Article about fair housing – August 30, 2019
- Article summarizing the AI engagement process and 2019 Community Needs Survey – September 6, 2019
- Article summarizing the Fall Open Houses – September 13, 2019
- Article summarizing the Fair Housing Seminar – September 27, 2019
- PSA's using Houston's "I am Protected Campaign" in English and Korean appeared in the following issues
    - August 16, 2019 – familial status
    - August 23, 2019 - disability
    - August 30, 2019 – national origin
    - September 6, 2019 – familial status
    - September 13, 2019 – familial status
    - September 20, 2019 – familial status

Fair Housing Seminar for Korean-American Community
Date: September 21, 2019
40 people (3 people in discussion)

This first-time event included 1) a presentation, 2) discussion (1.5 hours), 3) summary of HCDD and its programs, 4) guest speaker, 5) 2019 Community Needs Survey.

Top themes from discussion

- Characteristics of the Korean-American community in Houston, compared to other races and nationalities
- Lack of information due to language barriers as an immigrant society
- Housing assistance program needed for middle- and low-income families
- Proposing ideas for fair housing outreach in the Korean-American community

Question 1: Houston is the most diverse city in the United States. Do you believe that a barrier to fair housing choice in Houston remains today? Why or why not?

- Discrimination does not stem from society as a whole but more so from each individual.
- Sometimes immigrants that experience problems or difficulties think that it is better to ignore and move on rather than confronting the issue/causing a scene.

Question 2: How would you educate the public about housing discrimination against 7 protected class?

- Real estate and lending professionals and bank officials who are in charge of housing transactions should work together with Korean American leaders to promote fair housing in the Korean language and with Korean translated brochures.

Fair Housing Meeting with Disability Parents Association (DPA)
Date: September 27, 2019
5 people (3 people in discussion)

This first-time event included: 1) a presentation, 2) discussion (1 hour), 3) summary of HCDD and its programs, 4) guest speaker, and 5) 2019 Community Needs Survey.

Top themes from discussion

- Discussed the Fair Housing Act and 2019 Community Needs Survey
- Status about the discrimination cases related to a family with a person with a disability
- Lack of information due to language barriers as an immigrant society
- Housing assistance program needed for middle- and low-income families
- Proposing ideas for fair housing outreach in the Korean-American community

Question 1: Have you or anyone you know experienced housing discrimination? If so, what happened and how did you react?

- I've heard that there are people around who have had trouble renting a house, but they didn't share the details. At the time if the person was being discriminated against because of their disabilities, we believed it was only a matter of the owner's personal inclinations and at the time did not realize we could be protected due to against unfair practices. Perhaps most disabled families felt that such discrimination had be tolerated.

Question 2: How would you work with landlord and property management companies to become compliant with design and construction requirement of the Fair Housing Act?

- If law protects persons with disabilities, I will definitely appeal for these facilities for people with disabilities for apartment or house rentals in the future.
- I will actively inform the community living with disabilities and share fair housing information with them.

Question 3: How can the City educate the public about housing discrimination based on disability?

- Inform local community centers more about fair housing, government programs, and new housing development plans.
- The presence of brochures, which are also made available in Korean, will help inform the neighborhood a lot.
- There are only a few networks or community members informing the Korean community or the Korean community center about the government's beneficial programs.

SHAPE Community Center

Fair Housing Community Forum
Date: September 7, 2019
25 People

The event included an informal discussion on what fair housing means and fair housing barriers. It also included Exercise 2: Outcomes that Matter from the City provided Toolkit. The discussion lasted 2 hours.

Top Themes from Discussion

- Fair housing education
- Marketing and publicity
- Opportunity areas
- Abandoned property

The participants developed a list of questions based on their concerns brought up in the discussion.

- Does fair housing apply to shelters with housing? Can they discriminate against you for how you look? What you drive? Your race? How you dress?
- What can be done about discrimination against people with Section 8 (Housing Choice Vouchers) vouchers when the State of Texas allows it?
- How do we educate elected officials and representatives on our issues?
- Does the 5-year plan include stabilization on the housing crisis?
- Are there more plans for senior housing to address the track of people going from home—to hospital – to hospice?
- Doesn't the point system for complete communities affect where housing is built? (Discussion of Ft. Bend Low income housing threat; High opportunity areas; Fountain View Project)
- If you call 3-1-1 for help and information with fair housing issues, do you get stuck going down the rabbit hole of automated assistance?
- Can areas like Third Ward, with high amounts of subsidized housing, raise the median income by quantifying subsidies as income?
- Will there be more Open House meetings?
- Is the land bank and land trust in line with the 5-year plan?
- How much housing will be destroyed with the new 45 project?
- Wants to understand what the land bank is- what about the people who are not abandoning property, but they don't know that it is theirs? Or what if they don't know what to do?
- Is there any law against the unsolicited notices sent to private homes requesting to buy their houses? How are they getting my information from the City of Houston?
- If I had $5,000 and wanted to do something with it (regarding abandoned property), where would I go?
- How do we get all of this important information into the hands of the people? Can meeting notices be mailed with people's water bills?
- Does this cover tax-credit housing? Can late fees fall under fair housing?

Fair Housing Community Forum Parent Meeting
September 11, 2019
17 People

The event included an informal discussion on what fair housing means and fair housing barriers. It also included Exercise 2: Outcomes that Matter from the City provided Toolkit. The discussion lasted 2 hours. After the Exercise, they discussed some of the differences in priorities from those who anticipated in the first event. This event targeted parents and they were very concerned with having resources in their neighborhoods such as good schools and cultural activities for their children. Parents did not want to travel to "rich" neighborhoods to provide their children with a variety of programming.

Top Themes from Discussion

- Neighborhood resources
- High cost of homeownership
- Gate-keepers and officials who are not responsive to complaints

Fair Housing Community Forum Elders Meeting
Date: September 12, 2019
20 People

The event included an informal discussion on what fair housing means and fair housing barriers. It also included Exercise 2: Outcomes that Matter from the City provided Toolkit. The discussion lasted 2 hours. After the Exercise, they discussed some of the differences in priorities from the other events. This event targeted seniors and some of their greatest concerns were transportation, flooding, safety/security, and have activities for seniors.

Top Themes from Discussion

- Poverty
- Flooding
- High cost of utilities
- Resource for elders
- Availability of information for people who do not access the Internet

Fifth Ward GO Neighborhoods

Fair and Affordable Housing Business Focus Group
Date: September 26, 2019
8 People

Attendees were asked to provide their thoughts about the future of fair and affordable housing in Fifth Ward, how possible construction might affect them and how to ensure affordable housing is available and accessible to the community. The questions posed to the focus group were:

1. How do you define fair & affordable housing?
2. What's the difference between the words 'Fair' and 'affordable?'
3. How do you feel about the current status of the community & the businesses in this community, specifically?
4. How do you feel about the current state of housing in this community?
5. What in your opinion, can the City of Houston do to make housing more affordable in this community?
6. What are ways you think we can empower local business owners to have more discussion & better advocate for fair housing in this community?

Main Themes & Findings

There were several running themes throughout our conversation with participants.

- **Accessibility:** Primary outreach strategies must directly touch residents or "meet them where they are." Accessibility must be considered in activities regarding affordable housing (such as community meetings). We must also ensure the housing itself is accessible. Lastly, community engagement opportunities need to be accessible as well. Heavy emphasis on face-to-face engagement tactics are better ways to keep people informed versus social media.
- **The terms 'fair' and 'affordable' are defined** by individuals' economic circumstances. The community is experiencing challenges balancing what fair and affordable looks like for all.
- Participants expressed trepidation about **gentrification's** negative impact on residents' ability to continue existing and living in Fifth Ward. While new housing structures can be welcomed, displacement of residents during that process is not.
- Participants expressed how important **education** is for affordable housing in the community. Education for home ownership assists residents in the transition from affordable housing to owning property. Education for job skills and money management are important so residents have options and funds to afford "affordable." Education about deed clinics would assist residents in being able to apply for and maintain residency in affordable housing.
- Participants expressed a need for a **strong economic base** in the community to purchase homes, fight gentrification and increase neighborhood morale. All participants were in agreement the number of businesses in the community needs to increase.

Comments from the Focus Group

Below are important comments from the focus group.

What's the difference between the words 'Fair' and 'affordable?'
"I like to get people aware of the economic gap. What is fair to me, may not be fair to another person because they might have been born into a different condition."

"Fair comes in when we're living in the same place, but we're paying different mortgages or different rents. And I don't know how you balance that."
"A lot of times [developers] target low-income areas basically that has high crime and pretty much say it's a solution….to create the more expensive areas and have people move in which we know what it is. I'd say fix the problem. Fix the economic issue."
"So, yea we don't wanna see the $300,000 townhomes move in, but it's an economical decision for those builders. We can't squawk about people we couldn't convince to keep their parents' property."
How do you feel about the current status of the community & the businesses in this community, specifically?
"It's very unfortunate, but a lot of us fell into this bed of goods that it's better to leave Fifth Ward and go live out in the communities where *and I love what you said* there's no accessibility."
"I like the fact that the Fifth Ward [CRC], Chamber, you're trying to preserve what can be preserved at this state of the game, with the Fifth Ward, but I'm still not exactly pleased with the overall."
"There is a desire to start businesses here in Fifth Ward. But the fear conquers the desire. Fear that Fifth Ward isn't ready for certain businesses, fear the residents here can't afford to patronize it."
"Until you build an economic floor base, you'll never be able to have a strong voice on the political level. Where you can put the politics in place to protect your bottom line. Then from there, you can deal with the court systems that effect the community."
How do you feel about the current state of housing in this community?
"As far as housing, all of this, like I said $225,000 is not affordable housing. This neighborhood will not support that. I would rather see, instead of these townhomes, let's go back to the shotgun homes. You put two of those on a lot, you got 2 families taken care of. Instead of 1 lot going up 2 stories: no sidewalks, no yard, no front yard and it just doesn't work. That's not this community [in reference to townhomes]."
What in your opinion, can the city of Houston, do to make housing more affordable in this community?
"Find out what's the low income in fifth ward then create affordable housing based on that statistic. It needs to be based on renters with a desire to own."
"Work to bring better paying jobs into this community. If you have a better paying job, you can fix up your house. Raising the income of the community to keep in the community, that is what the city can do."
What are ways you think we can empower local business owners to have more discussion & better advocate for fair housing in this community?
"I think you have to have an interest living here first."
"There are lots of businesses in this area that don't kinda venture out and participate in these events. So taking them…giving them an opportunity to say, going door to door, and letting them know that these types of discussions occur."

Possible Next Steps

The focus group participants alluded to several ideas community groups and organizations can activate to assist with advocating for and bringing affordable housing to the community

1. Facilitate workshops and seminars about home ownership, home deeds and money management
2. Facilitate workshops to educate the community about affordable housing trends & opportunities in Houston and the community
3. Increase the number of job readiness programs & opportunities in the community. Residents needs higher wages to not only maintain residency in affordable housing, but transition to home ownership.

4. Bring more businesses to Fifth Ward to create a strong economic base and increase resident morale.
5. Lastly, all aforementioned ideas are great, but they will not be effective if the community is not aware they exist. Bringing the information to residents of the community in an effective way. Activating the Gladiators & the online community calendar by the Fifth Ward Community Redevelopment Corporation would assist in these efforts.

Fair Housing Neighborhood Rights (FHNR) / Coalition of Community Organizations (COCO)

The FHNR / COCO group held one large community meeting and partnered with other organizations for six community discussions with 182 people in attendance to collect qualitative community input and 2019 Community Needs Surveys. FHNR / COCO representatives also attended four other community events to advertise their community meeting and discussions and to promote and collect 2019 Community Needs Survey. Approximately 240 people attended these other community meetings. The FHNR / COCO groups collected approximately 134 surveys from community members. In addition, members of FHNR / COCO also went door to door and to neighborhood businesses to advertise their meetings and to discuss neighborhood needs with residents. Approximately 1,000 people were contacted about the event hosted by FHNR / COCO.

Resource Meeting at New Hope Housing
Date: September 11, 2019
20 People (5 people participated in the discussion)

Top Themes from Discussion

- Low income housing, disabilities, and availability of housing while on Social Security income
- Few low-income housing use 30% of income maximum guidelines (especially for Extremely low income residents

Wesley Community Center Meeting
Date: September 12, 2019
52 People

The Harris County Appraisal District and Harris County Tax Assessor gave an overview of paying property taxes, filing homestead exemptions, transfer on death deeds. The fair housing discussion lasted 15 minutes.

Top Themes from Discussion

- Estate planning is needed
    - Wills are needed
    - Concerns about how to pass along property to heirs
- Transfer on Death Deed – avoiding families needing to pay money for probation of wills
- Property tax increases and cost of rent due to future gentrification

Covenant Community Capital "Where You Live Matters" Meeting
Date: September 14, 2019
50 People

A 30-minute discussion on fair housing was initiated during a monthly homebuyer workshop at Covenant Community Capital. The moderator asked: "What keeps you from the housing you want?" and participants identified the barriers they felt kept them from being able to access or afford a home in an area they preferred/desired. Each participant stated their barrier and provided more details regarding their concerns. Then, the entire group was asked if they experienced any other versions of

the same barrier and this resulted in some subcategories; the entire group was asked to vote if they also shared/experienced the same barrier or subcategory.

After identifying "research" as a major barrier to finding preferred housing/neighborhoods participants were invited to participate in a follow-up workshop on conducting additional homebuying research. "Choosing a Good School" and "Credit" were the first topics explored. Ten future homebuyers attended.

Stated Barrier	Description of Barrier (including subcategories)	Total
Research	• Buyers felt they lacked sufficient information on how to identify and research neighborhoods and where to buy a good-fit home	34
Credit	• Buyer's credit scores were too low to qualify for a mortgage loan – 21 • Buyers had insufficient number of tradelines (not enough credit – 8	29
Sufficient Space	• Yard size too small – 13 • Home square footage too small – 9 • Insufficient parking spaces – 7	29
Good Schools	• Buyers are not able to afford neighborhood with good schools / the affordable neighborhoods had poor school ratings	28
Savings	• Buyers struggle to save for homebuyer's upfront fees, cash reserves/emergency fund, or debt payoff	24
Income	• Current debt-to-income ratios too high to purchase a home the desired	23
HOA Deed Restrictions	• General restrictions limiting buyer lifestyle choices (restricted paint color or decor for exterior of house – 6 • Too restrictive rules for car parking – 3	9

Where You Live Matters Event
Date: September 24, 2019
10 People (32 people participated in 30-minute discussions)

Top Themes from Discussion

- Illegal dumping with no resolution after 311 reports
- Abandoned buildings with no response and no resolution to 311 reports
- Disaster Recovery Home Repair Program has a waitlist and applicants are not yet receiving repairs
- Flooding after Imelda: concerns of street flooding – especially along MLK Blvd

Where You Live Matters Follow-Up Workshop
Date: September 28, 2019
10 People

Corretta Fontenot, educator, presented an overview of what to consider when choosing a school and the pros and cons of the different tools/metrics to define a "good" school.

To address concerns regarding credit, Financial Educator, Sharita Humphrey was invited to speak about an opportunity to get help with identifying valid credit disputes and following through with the dispute process. Homebuyers were concerned about the challenges of maneuvering the dispute process, understanding how to apply their rights, fulfill their responsibilities and understand the general rules of why and how creditors and credit bureaus handle delinquent debt.

To address the overall barrier of conducting research on neighborhoods, Covenant purchased a membership to an online platform, Neighborhood Scout, to help potential homebuyers to start critical research on neighborhood options and characteristics. The details of the platform were not able to be explored in the workshop due to time constraints; however, participants were encouraged to schedule one-on-one appointments to explore the online tool.

Illegal Dumping Planning Meeting
Date: October 22, 2019
6 people

A follow up meeting to the September 24th meeting was scheduled to address community concerns heard. Discussion included Catherine Garcia Flower, formerly of the Department of Neighborhoods, and Nile Dixon a researcher on 311 data on illegal dumping. Discussed possible information to prepare for a future event.

Top Themes of Discussion

- Top 10 locations of illegal dumping in South Park / Sunnyside
- Challenges to timely resolution of pick up of illegal dumping
- Strategies to improve pick up of illegal dumping.

Canvassing
Date: Mid-September, 2019

In mid-September two members of FHNR/COCO went door-to-door delivering flyers about the upcoming event. Below is a summary description of the conversations regarding issues in their community from residents of South Park. Top concerns included the need for action to improve the neighborhood, illegal dumping and vacant lots, no major grocery store, and flooding and drainage needs. In addition, according to residents, there are unaddressed drug related crimes in South Park, fearing being robbed while returning from local corner convenience stores.

Community Statement	Approximate Number
Thankful that someone is doing something about the community issues/excited about the event	40
Unaddressed vacant lots and esplanade with illegal dumping and trash	35
Concerned that there were no major grocery stores in South Park	30

Flooding of streets and yards during heavy rains (flash flooding) / Standing water in yards due to heavy rains / Lack of drainage	21
Unaddressed drug related crime in South Park	15
Seniors have no accessible/available social spaces in South Park	10
Members have no trust that the City will actually resolve the community issues	10
Lack of information and communication from the City about resources to help	10
Traffic signal not being synchronized at MLK and Crestridge	6
Junk cars and multiple cars parked in yards	5
Raw sewage spilling onto sidewalks and yards (seems to be from broken City sewer lines)	3
Residents have been robbed while returning from the local corner convenience store	2
Home repair was needed post Harvey	1

Mobile Meetings and Resource Fairs

The Process

Starting in June 2019, HCDD staff attended 47 mobile meetings and resource fairs and engaged with over 3,100 people to inform them about fair housing and housing discrimination while gathering community input for the Consolidated Plan and AI.

HCDD staff members reached over 2,400 people with printed information and face-to-face interaction at 20 resource fairs or community events. HCDD staff members made presentations at 7 community events reaching 382 people. Finally, HCDD staff members made presentations and conducted short or long discussions at 20 community events hearing from 340 people.

During the discussions, attendees were asked to give input about qualities they do and do not like and their top housing concerns in Houston. Generally, HCDD asked four simple questions:

- What are three things you like about your neighborhood?
- What are three things you don't like about your neighborhood?
- What are the top three concerns related to housing in Houston?
- Have you or anyone you know experienced discrimination in housing in Houston?

Generally, community members were concerned with increasing housing and housing maintenance costs, gentrification and displacement, highway and transit access, and infrastructure improvements. Some groups also expressed apprehensions about lack of accessibility and housing accommodations while others expressed concerns about lack of regulations and code enforcement. A summary of the findings is indicated below.

The Findings

HCDD's Community Development Advisory Committee
Date: June 13, 2019
11 people

Organizations represented: Greater Housing Fair Housing Center, METRO, Chinese Community Center, Houston Housing Authority, H-GAC, Fort Bend County, HAUL, Prosperity Bank, Houston Floodplain Management Office, and BBVA Compass

Question: What are the barriers to fair housing choice?

- Lack of banks in low-income areas
  - Including Acres Homes
  - Contributes to families falling prey to predatory lenders
- Lack of knowledge about credit scores
- Lack of financial literacy causes barriers for people trying to access credit
- Fair housing barriers have not changed but been exacerbated since Hurricane Harvey
- Discrimination continues in banking services
- Hard for low-income people to obtain renter's insurance (too expensive and not advertised well)

Question 1: What are the three things the people you serve like about their neighborhood?

- Sharpstown residents like their access to freeways, affordability of large homes, and diversity
- South Acres has a strong sense of place, an older community, is within fifteen minutes of driving to most places
- Sunnyside has a strong sense of community and place where the original homeowners still live and are fully vested in their neighborhood.
- Acres Homes residents like that it is removed from the city's noise and has a niche of its own.
- Sugarland has good schools, affordable homes, and diversity

Question 2: What are the three things people you serve don't like about their neighborhood?

- Alief has safety issues in the high-density area that has a high transient population, which makes it difficult to do community outreach because of language barriers; and it has a lack of transit options.
- Habitability issues of sub-standard rental units that have mode issues
- Transportation is a problem for low-income residents
- Apartments are overpriced in the inner-city neighborhoods
- Lack of sidewalks
- Lack of diversity in the type and price of the new housing stock available in low-income areas
- Need to provide better job skills so low-income people can access better jobs
- Lack of safety and quality of schools in Sunnyside and Alief
- Acres Homes lacks affordable, quality housing and banking services
- Small- and medium-sized businesses did not have resources to grow
- Gentrification is an issue for residents in many neighborhoods

Question 3: What are your concerns related to housing in Houston?

- Lack of access to credit and banks
    - The model of having community lending teams as banking service providers was an ineffective strategy and was not incentivizing loan officers to provide loans to low-income persons.
- Lack of code enforcement in apartment complexes
- Lack of community organizations and non-profit landlords who can provide low-cost housing
    - Lack of Community Housing Development Organizations and too much burden on the Houston Housing Authority
- Lack of a 'face' for the low-income residents of Houston that can better fight NIMBY-ism
- One-third of the metro areas population is under-banked and misinformation is leading vulnerable people towards predatory lending

Baker Ripley Elderly Meeting
Date: July 1, 2019
26 People

Question 1: What are the three things you like about your neighborhood?

- Centrally located for resident in zip code 77004
- Easy accessibility because of nearby freeway in zip code 77004
- Close to downtown and medical center in zip code 77004
- Quiet in area close to Hobby Airport
- Close to downtown and medical district in area close to Hobby airport

- Quiet in area by Kuykendahl Road

Question 2: What are the three things you don't like about your neighborhood?

- Very congested in area by Hobby Airport
- Lack of connectivity because of changes to the Dowling Street bus route; community was not consulted when METRO was implementing changes to bus routes
- Lack of accessibility, cracked sidewalks, and dangerous / unwalkable sidewalks in the Third Ward and Fifth Ward areas
- Loose dogs and cats – unresponsive service for stray animals in Harris County
- Uncovered bus stops
- Lack of connectivity and mobility at night because the bus stops running after 9 pm in Third Ward

Question 3: What are the top three concerns related to housing in Houston?

- High rents
- Housing affordability
- People shouldn't have to feel trapped in their housing situation
- Gentrification: New construction is leading to displacement of residents and increased property values
- Lack of regulation and lack of a civic club in Third Ward
- Lack of code enforcement, people get away with lack of code enforcement in their homes and half-fixes

Montrose Center Senior Meeting
Date: July 3, 2019
16 People

Question 1: What are the three things you like about your neighborhood?

- Nice downtown skyline in a neighborhood at the edge of downtown
- Trees, walkability, accessibility of amenities such as grocery stores within the neighborhood in Montrose
- Trees, old neighborhood with historic character and a designated historic district, walkable, has high density in the West Mooreland neighborhood
- Neighborhood is easily accessible because is on the edge of Montrose and River Oaks
- Close to the Menil Collection, safe and well-taken care of in the Montrose area
- Quiet and nice in the First Ward
- Convenient because of proximity to freeways in 77071
- Nice, quiet and safe and conveniently close to downtown in 77008 (resident lives in Heights Tower)
- Art projects and public spaces (in the) park in 77002
- Affordable and has parks in 77082

Question 2: What are the three things you don't like about your neighborhood?

- Drainage is bad because streets are higher than the sidewalks which leads to ponding in the Montrose area

- Cannot qualify for MetroCab. “It is a cheap option but only for those that cannot walk. I can still walk so I am disqualified. I have to take two buses and walk several blocks. I am qualified for MetroLift.”
- People with more money and younger people who are rude are buying the new townhomes. They block sidewalks by parking on it and cause problems to residents.
- Dunlavy Street and West Gray Street: Increased new housing in the area by converting old single family homes to townhomes. It has created parking issues on the street. New residents in single family homes have obtained No Parking signs for the street in front of their home.
- Commonwealth & Waugh: Traffic bottles up in the area due to so much parking on the street. Goes from three lanes to two lanes.
- 77002: Constant increase in traffic. The stop signs are insufficient to control the traffic. Need to be replaced with traffic lights. Also, drugs and crime in the area.
- 77002: Richmond Avenue & Synott Road: Needs wider streets, better traffic regulation with lights. Lots of drugs in the area.
- Commonwealth & Nevada: Potholes
- Hazard Street & West Alabama Street: Broken pavement
- West Mooreland: Petty crime
- Richmond street between 610 and BW: Completely broken for many years

Question 3: What are the top three concerns related to housing in Houston?

- Not enough affordable housing inside the loop. Price of 1-bedroom apartment is $1,000
- Can live affordably but not in an area of one’s choice
- Need safe neighborhoods
- Huge swathes of low-income neighborhoods where developers are buying people out
- 5th Ward is not safe
- Access to grocery stores and drug amenities should be close by, within walking distance, because some residents cannot drive or even walk. Makes it hard to live where there is public transportation
- Senior citizen affordable homes developed on islands, such as Shepherd & 34th Street development, which is 4 blocks from the closest transit, no convenience store, no grocery store. Need to be near bus lines and amenities.
- Build grocery stores in areas like the 3rd Ward

Question 4: Have you or anyone you know experienced discrimination in housing in Houston?

- The LGBTQ+ community is generally concerned that they are not afforded additional protections under the Fair Housing Act.

Fair Housing Ambassadors Orientation Meeting
Room 926
Date: July, 5, 2019
28 Ambassadors in Attendance

Barriers to fair housing choice (from Why did you become an Ambassador?)

- Participant said his sister was denied housing was convinced it was housing discrimination but didn’t report it
- Lack of affordable housing

- Lack of access to and ability to maintain housing
- Fear
- Slumlords
- Realize that it was discrimination later
- Felony denials for housing limits access
- Affordability

Strategies – that came during Community Meeting Presentation
- People may be denied loans because of credit or income and not because of discrimination
- Need to create job training and get people better paying jobs so that they can afford a home

LISC / GO Neighborhoods Roundtable
Date: July 11, 2019
11:30 am – 1:30 pm
18 People

Question 1: What are the three things you like about your neighborhood?
- Walkability, parks, mixed-use, access to amenities in zip 77459, 77007
- Proximity to park and amenities in 77009
- 77021: Transitioning from a good neighborhood to a neighborhood that has deteriorated because of broken homes, broken social safety nets. But now there is an attempt to fix it through awareness about mental health awareness and improving safety through strategies like police officers playing with the children.
- 77429: Culturally diverse and economic diversity

Question 2: What are the three things you don't like about your neighborhood?
- Spring Branch Central: Gentrification, lack of affordability for renters; Latino owned businesses getting bought out, displacement of locals resulting in cultural change
- Neighborhood gentrification is injecting new people into older communities
- Developers have changed the names of the streets and places in these old neighborhoods when they come in with new development
- Safety nets have vanished because of this gentrification, which is resulting in kids not playing outside, high crime with guns, and police cars on the streets all the time at 77021

Question 3: What are the top three concerns related to housing in Houston?
- Can't live where we work, suburbs have a better mix of residential neighborhoods with amenities than the central city
- Lack of affordability where there are flood zones, where you can't build in the flood zones e.g. Champions area
- Renters deal with rental units in disrepair since Ike, not enough mix income housing with different types of housing at different price points

Question 4: Have you or anyone you know experienced discrimination in housing in Houston?
- I get different responses from landlords when I go looking for apartments based on what I am wearing. If I wear professional clothes, I get treated better.

- Hispanic couple was asked for SSN, home construction ended after every other home in the development was completed, there were other issues with communication with the developer
- Respondent expressed issues with realtor who had inappropriate conversations and would not give an appropriate notice period before showing unit to a prospective renter

Barriers to fair housing choice

- NIMBY-ism is worse since the last AI
- More violations of renter's rights

HHA Kennedy Place
Date: July 9, 2019
9 People

Question 1: What do you like about your neighborhood?

- Close to downtown
- Accessible to freeways, convenient location
- The properties are unique, relatively new and has good amenities
- Sense of place
- Close to public transit
- Safe area
- People are grateful, but it could be better

Question 2: What don't you like about your neighborhood?

- Deep concerns with gentrification
- New townhomes are expensive, too tall and impact the visibility
- New neighbors do not look like the long-term residents
- Stray dogs
- Developers were misleading to existing residents and said townhomes would be affordable and they are not
- HHA tenants don't appreciate the property by not disposing of trash properly, hanging clothing on the balconies, and are not otherwise responsible for their residence
- Tenants damage the units after requesting and receiving improvements
- Units do not have finishings that are practical to maintain the unit, i.e. light-colored carpets and light paint for family units cannot be maintained
- Recertifications can be cumbersome due to tight deadlines and the amount of paperwork that is required
- Neighborhood lacks corner stores
- Grocery stores in the neighborhoods sell expensive items that are outdated and unhealthy. Tenants leave the neighborhood to eat, causing leakage of neighborhood dollars
- No health facility in the neighborhood. LBJ is not good Legacy Health clinic does not assist with major and chronic health issues. No urgent care in the neighborhood.

Question 3: What is your top concern related to housing in Houston?

- Affordability: Cannot afford to live in safer areas. Homes are not affordable in this neighborhood. The more money tenants make, HHA increases the rent. Residents feel that they

are unable to attain upward mobility. They feel stuck. (tenants did not know about the Family Self-Sufficiency plan and do not know how to transition out of HHA)
- Safety: People speed through the property. Cannot afford to live in safer areas. The police response times are slow. Residents tend not to call the police because they feel the Hispanic officers do not help the black residents and they are quick to arrest when called.

NAACP
Date: July 10, 2019
8 People

Question 1: What are the three things you like about your neighborhood?
- No answer

Question 2: What are the three things you don't like about your neighborhood?
- No answer

Question 3: What are the top three concerns related to housing in Houston?
- Lack of affordable housing units
- Tax credit deals only do the minimum amount of units
- The QAP does not help to build the number of units that are needed

Question 4: Have you or anyone you know experienced discrimination in housing in Houston?
- Non-English speaking households have fair housing barriers

HHA Long Drive
Date: July 12, 2019
5 People

Question 1: What are the three things you like about your neighborhood?
- Highway access is very convenient
- METRO bus stop is right outside, do not have to walk far
- Feels fairly safe
- Good neighbors, everyone knows everyone for the most part

Question 2: What are the three things you don't like about your neighborhood?
- Feel like an outsider outside of the complex due to race and income
- Better schools are needed, the high school isn't friendly to students. Teachers treat the students like criminals
- When the METRORail was implemented, many bus routes were discontinued, makes it hard to travel to other parts of the city
- METRO routes can get you to work, but can't get you home
- Charters schools keep the black children out, you have to get lucky to get into the charter schools
- Flooding in the neighborhood keeps people trapped
- Transportation is a barrier to get into better schools

- The city does not cut the grass in parks and other public spaces
- METRO doesn't always arrive as scheduled

Question 3: What are the top three concerns related to housing in Houston?

- Reasonable accommodations took too long, almost one year
- Unable to successfully transition off of housing, if income increases, so does rent, unable to save money to leave HHA (didn't know about the Self-Sufficiency Plan)
- Unable to work where we live/live where we work
- Lack of housing affordability in this neighborhood, or in neighborhoods with better schools

Question 4: Have you or anyone you know experienced discrimination in housing in Houston?

- No/IDK

Fair Housing and Neighborhood Rights Meeting
Date: July 12, 2019
20 Attendees

Question 1: What are the three things you like about your neighborhood?

- Historical value of 3rd Ward. It is close to downtown and has great social capital.

Question 2: What are the three things you don't like about your neighborhood?

- Open drainage
- Neighborhood aesthetics
- Too many potholes and unrepaired streets
- Illegal dumping

Question 3: What are the top three concerns related to housing in Houston?

- Affordability, better communication about available programs and processes from beginning to completion, would like more public-private partnerships (or create multiple funding sources for people benefiting from a program)
- Less impoverished areas, faster programs (reduced red tape or looser regulations), and information/communications about programs available that may not be funded by the City.

HHA Fulton Village
Date: July 15, 2019
14 Attendees

Question 1: What do you like about your neighborhood?

- Growth. Like the way the new homes that are constructed in the neighborhood look. There are a variety of housing types.
- Walkability. Sidewalks and the convenience to the METRORail
- Mixtures of cultures

Question 2: What don't you like about your neighborhood?

- Stray dogs
- Lots of homeless people
- Lack of affordability of newly constructed homes
- No big box stores
- Schools could be much better
- Pedestrian gate is not user friendly for people using powerchairs and experiencing dexterity issues (can't press the pedestrian gate buttons)

Question 3: What are your top 3 housing concerns?

- Affordability
- People in poverty are unable to make home repairs. Dilapidated homes
- I-45 expansion threatens Clayton Homes
- Hardy Toll Road expansion will impact access to this neighborhood
- Concrete plant may have health impacts to residents (asthma)

Question 4: Have you or anyone you know experienced housing discrimination in Houston?

- Yes, maintenance selects how repairs are made by who they like more
- Fees are waived for the "right" race

HHA Victory
Date: July 18, 2019
5 to 7 p.m.
10 Attendees

Comments during the presentation

- Participants did not understand the difference between HUD and Fair Housing. When asked what fair housing was, they responded 'HUD.'
- 'Housing' seemed to be a word used for where participants lived, the housing authority, the city, or HUD.
- For the income slides:
    - Household incomes are on the rise all over the City, especially inside the loop (and in their neighborhood)
    - Development is happening inside the loop and so it is becoming unaffordable; suburban residents are moving in to new townhomes
- For the poverty slides
    - When asked who poverty effects the most, the residents answered African Americans (although we didn't have any data to show that during the presentation).
    - The neighborhood is changing (income and race/ethnicity), however the schools in the neighborhood aren't necessarily improving. However, HISD's vanguard program allows students to go to better schools outside their neighborhood/zoned school, which provides children more opportunity; they just have to get up early/ride a bus across town.
- Fair Housing Barriers – speaker asked if these are still barriers
    - Yes! (everyone replied)

- Teachers in their schools aren't great and are not preparing students well. Therefore, many students have to go to summer school. (some participants didn't mind having kids in summer school).
- Need to change minimum wage so that people can earn more, even if you don't have an education. It's hard to get a good paying job.

Question 1: What do you like about your neighborhood?

- Good transportation (rail, freeways)
- Close to Medical Center, Central Business District
- Doesn't flood
- Park for the children
- 911 response time (first responders)

Question 2: What don't you like about your neighborhood?

- Speeding traffic; bad drivers
- Stop sign is disregarded
- Not enough street signs in a neighborhood with lots of one-way streets where people go the wrong way
- Potholes
- Overall people really liked living in their neighborhood

Question 3: Top housing concerns in Houston?

- Availability of affordable homes, especially for families with children.
  - Allen Parkway Village has five-bedroom units and there needs to be more
- Housing Authority doesn't lease to sex offenders; it's hard for them to find housing options
- Concern about where to place affordable housing because of NIMBY efforts, especially in neighborhoods with high opportunity.

Question 4: Have you or someone you know experienced housing discrimination?

- One resident had experienced it but didn't know it was discrimination at the time.

Overall residents liked living in the neighborhood and like the programs that the housing authority conducted.

Catholic Charities Meeting
4315 Lyons Avenue
Thursday, July 18, 2019
23 Attendees

Questions asked by Attendees

- Even if we are not from America, does the Fair Housing Act protect us?
- For someone with a job but of low income, can we apply for assistance? Yes, please call us for help.

Comments by Attendees

- Immigrants don't report discrimination because there is a fear of being reported.

- Please come back to the Spanish-speaking portion with a Spanish speaker. We really want more information.

HHA Oxford Place
Date: July 24, 2019
5:30-7:30pm
12 Attendees

Comments before presentation

- Stated that there is an extreme rodent problem and it has caused a financial hardship for her
- Would like to see more onsite job training and skills at the property as well as in the immediate surrounding neighborhood, so that residents could transition from HHA housing
- Youth activities and opportunities
    - Want to see more senior activities onsite as well as youth engagement project and activities. They expressed concern that there isn't enough activities or facilities geared towards youth to keep them out of trouble. One resident suggested having a community center onsite to help offset some of these concerns and provide opportunities for engagement for the young adults in the community.
    - They also would like to see more scholarship opportunities made available for the youth onsite and geared more towards the young adults; preferably graduating seniors.
    - It was also noted that they wanted a park with swings/ see-saws for the adolescents
    - They wanted a chapter of the Boy Scouts to be brought back to their apartment complex
- More sidewalks are needed on each side of the apartment complex and in the surrounding areas to be safer and make the property and neighborhood more attractive.
- Parking close to a residents' unit is often hard to find

Presentation feedback

- Surprised to learn that Hispanics comprise much of the Houston population

Question 1: What do you like about your neighborhood?

- They stated that they liked the stores, public transportation, the rail system and the accessibility to the grocery stores and shopping. It was also noted that they liked the accessibility to medical care and the supportive services facilities in the area. They also like their neighbors.

Question 2: What don't you like about your neighborhood?

- It was also noted that certain public transportation stops at a certain time and it isn't conducive to their environment because that is the only means of transportation for those going to and from work. It was noted they wanted more access to supportive services from churches, food banks, furniture banks and thrift stores. Access to quality daycare centers. To install more speed bumps to slow down the speeding on the main thoroughfares. To have office staff who can relate to the needs of the tenants. There was a concern that dangerous and hazardous abandon houses sit empty for months without being knocked down. More covered bus stops were needed in the area, as well as replacing the ones that have been torn up.

Question 3: Top housing concerns in Houston?

- They wanted to see more transitioning programs for those who want to transition out of public housing and access to get there. It was also noted that these transition programs should provide more on-site training and programs for those residents unable to travel to the program areas. Onsite training for residents to learn to navigate the different programs, policy and procedures for their complex.

Question 4: Have you or someone you know experienced housing discrimination?

- Some residents expressed concerns about retaliation for making complaints about their tenant rights and fair housing rights. They expressed concerns about being threatened by management.
- It was also expressed that there is a lot of discrimination at Oxford Place and the need to teach residents about discrimination complaints and who to file the complaints

Avenue Leadership Meeting
Date: August 7, 2019
Leonel Castillo Community Center
2101 South Street
15 Attendees

Comments

- Impediments discussed in the AI should include the 45 Expansion and reoccurring flooding.
- Houston Housing Authority discriminates on the basis on of races.
- Race has nothing to do with housing and the ability to own a home.

Discussion Questions

Past barriers like regulations, lack of affordability in housing, discrimination in financial practices in housing, and NIMBY-ism are still current barriers to fair housing.

Question 1: What do you like about your neighborhood?

- Uptown – Nice view
- Near Northside - Great community; very involved Residents' Council
- Park Place (45-S) - Easy access to other areas; affordable housing; minimal traffic

Question 2: What don't you like about your neighborhood?

- Irvington Village - Currently has a negative perception, but the Resident Council is trying to change community per
- Uptown - Sidewalks, traffic, isolation from other residents
- Heights/Near Northside
    - Poor school achievements & ratings
    - Need more policing-community partnerships
    - There are no police storefronts in the neighborhood
    - Need more interactions and access to police

Question 3: Top housing concerns in Houston?

- Heights/Near Northside
    - Decreased affordability

    - State of housing stock
- Affordable homes are old and unlivable
    - Visible Access to Employment

Question 4: Have you or someone you know experienced housing discrimination?

- Uptown - Attendee says that she received a call from a Hispanic woman who believed she was discriminated against because the two black women she went with to the HHA office received vouchers and she did not.

Homeless Coalition's Case Manager Resource Exchange Meeting
Date: August 14, 2019
~55 people in attendance

Question 1: What are the three most important housing issues in Houston?

- Criminal background is a barrier to finding housing
- Gentrification – the displacement of long-term residents
- Broken leases – it's hard to find another place if you have past broken leases
- Some rental assistance programs only last five months but the client signs a 12-month lease. This leads to homelessness
- Providers/public don't know of all existing programs that could assist
- Affordability – wages don't cover housing and all other living expenses. (housing is too expenses and wages are too low)
- Women veterans have issues with evictions, having a disability, homelessness, and child care, which are all barriers to housing.

Houston Be Fair Focus Groups

HCDD held a 5-Part Stakeholder Focus Group Series entitled "Houston Be Fair" to gain qualitative information for the Consolidated Plan and AI. The Series was held over a two-week period between October 1-11, 2019 with several professional and community-oriented entities involved in the housing process. The focus of this series was on

- Housing challenges for protected classes
- Reasons for housing discrimination
- Housing discrimination tactics
- Potential private-public partnerships
- Potential polices or regulations
- Community engagement and empowerment strategies

Forty-eight people participated in the focus groups, and over 200 people were invited to participate. The following lists organizations that participated in the one or more of the focus groups.

- ANTHEM
- AFL/CIO
- Avenue 360
- Avenue CDC
- Change Happens
- Chase Bank
- City of Houston Controller
- Covenant Capital
- Disability Rights Texas
- FIEL Houston
- Harris Housing Advisors
- HAUL
- Houston Area Realtors
- Houston Community College-Office of International Services
- Houston Habitat for Humanity
- Houston Housing Authority
- Houston Housing Corporation
- Houston Immigration Legal Services Collaborative
- Korean Journal Houston
- LISC
- Lone Star Legal Aid
- Mayor's Office of Persons with Disabilities
- One World Strong
- Prosperity Bank
- PSC
- SEIUTX
- Senior Legal
- SHAPE Community Center
- SIERRA CLUB
- Texas Housers
- The HOME Coalition
- The Montrose Center
- VOX Culture

Houston Be Fair: Ending Lending Discrimination with Lenders
Date: October 1, 2019
7 Participants

Question 1: What are some primary challenges that result in low homeownership rates among protected classes?

- Lack of education about the process to buy a home due to
  - Socioeconomic status
  - Education level
  - Being sufficiently socialized into understanding banking relationships (home or school)
  - Life-long renter (systemic challenges)
- Lack of knowledge of credit
- Access to credit is hard for certain people/communities
  - Residents with no credit profile, always pay in cash or utilize prepaid card – could be missing out on utilizing debt to buy a home
  - Banks must have products that people have the ability to receive
  - Gig-economy may not provide livable wage
  - Physical access – banks not located in LMI communities
  - People may not have a credit union or bank relationship – have no account
- There may be different banking practices in other countries
- Immigrants may have a different view of banks, as untrustworthy
- No central location of information or resources about all available programs / banking products
- Lack of encouragement and financial planning
- Lack of ADA compliance in existing structures

Question 2: How might the City of Houston go beyond existing city, state, and federal policies and regulations to address these and other fair housing issues?

- Homeownership and generational wealth
  - Messaging about transfer of ownership to prepare for next generation of homeownership
  - More policies about keeping homes affordable after deeding/willing
  - Way to alleviate liens and taxes after transfer of home upon death
- Protect and support renters
  - Potential Landlord Regulations
  - Protect people who rent homes but would like to purchase the land/home
  - First right of refusal if people have been renting the home for 30 years or more
- Partner with banking institutions to reach more residents
  - The city should inform stakeholders about City initiatives.
  - Should have some kind of a clearing house
- Address housing affordability
  - Look at transportation insecurities for those who cannot afford homes in a centralized location.
  - Transit oriented developments
  - Make all TIRZs set aside 15% of their budget to allocate to affordable home developments in those areas. (earmarked TIRZ fund)

Question 3: What opportunities exist for partnerships between the City of Houston, financial institutions, and the real estate community in addressing these and other fair housing issues?

- City should support community and banking efforts with marketing, event space, and funding
    - A similar event had over 1000 people and the City supported the event by giving the GRB Convention Center for the event space and marketing the event
- City should provide new programs
    - Program to help pay for residents' homes if property values are increased due to gentrification
    - New homeownership options
    - Work with Houston Endowment to help homes be properly passed onto next familial generations
- Prioritize affordable homes in prime locations
- Share success stories to help people rally behind and educate insecure populations
    - Opportunities for narratives (i.e. complete communities, non-ideal homebuyer success, testimonials)
    - Report numbers to show success

Question 4: How can the city and community partners help to increase homeownership levels among the communities we discussed today?

- Educate young people to change behaviors before they start
- Reduce discriminatory practices with more data
    - City Controller should get fair lending data report for Houston from Banking regulators, including FDIC and FOC
    - Have more information than HMDA
    - Banks are more apt to provide information to regulatory agencies rather than other organizations

Houston Be Fair: Ending Rental Housing Discrimination with Housing Providers
Date: October 3, 2019
5 Participants

Question 1: What are some of the primary challenges that rental housing providers/property management companies face when it comes to adhering to fair housing regulations?

- Non-profit providers challenges
    - Financial challenges for accommodations or build-outs
    - Training on-site staff (even down to maintenance workers)
        - Making sure people understand regulations and rules
        - Teach people how to be fair
        - Some use third-party managers
- Challenges for associations
    - Lack of education
        - Newest least trained lessors are more likely to be tagged with housing discrimination; it is not necessarily about bigotry or racism, but rather a lack of knowledge about policies
        - Technical violations
- Challenges for rental management
    - Turnover amongst staff & ancillary lack of training
    - Providing private landlords with the same information at one time
    - Different properties, property managers, landlords
    - Refresher trainings
    - Changes in procedures/social values that change the way that we address issues
    - How to overcome unconscious behaviors?

Sub-question: What about marketing to all protected classes?

- Marketing is typically for vacancies, and bigotry does not behoove you to exude when marketing
- Go out of their way to market in Spanish and Hispanic communities
- Marketing to the most commonly spoken languages in Houston (English & Spanish)
- Be inclusive of other races/ethnicities in marketing documents
- Immigrants tend to cluster because of cultural and linguistic connections

Sub-question: What about diversity of staff?

- It may be a challenge to find more qualified bilingual staff.
- Want staff to reflect the community, and it is difficult to find people who have the knowledge base to be a leasing agent or manager and speaking the language of the community
- Sometimes provide translation services or use someone within the office.
- May have to schedule meetings but have the capabilities of providing linguistic accommodations
- Consumer action will provide things in different languages
- Having leasing documents in different common languages

Question 2: How might the City of Houston go beyond existing local, state, and federal policies and regulations to address these challenges?

- Contracting or offering fair housing training to single-family residential landlords and possibly tenants.
- Sponsor HUD public fair housing training.

- Explore hosting a large one-day symposium for training, showcasing, and resourcing for all landlords.
    - With smaller breakout sessions
    - Have representatives talk about inspections, locks, and fire safety code compliance.
    - Example: Chicago has symposium a well-attended by thousands of people with topics of Financing, Management, Suppliers, Fair housing; Chicago Authorities requires all voucher holders to attend orientation
    - Another example is in Atlanta
- Targeted ad for people who are searching for apartments or homes

Sub-question: What about housing inspections? Fair housing testing?

- Work with the Greater Houston Fair Housing Center
- New Inspection Process with Habitability and Fire Marshalls but do not work well

Sub-question: What about renovating units for accessibility?

- Grant money available specifically for accessibility modification for units built before grandfathering
- Building Code should address this (overlap with TAS)
    - Consider parking based on transit capabilities of residences
    - Make an adjustment in the number of the parking spaces required for affordable housing providers
- Streamlining policies at all levels with respect to ADA compliance.
    - Clearer guidelines and memos as a resource for developers and managers
    - ADA and Fair Housing Accessibility (UFAS – Uniform Federal Accessibility Standards)

Question 3: What opportunities exist for partnerships between the City of Houston and rental housing providers/property management companies in addressing fair housing issues?

- Focus groups are good, just more people, but City should host symposium as well
- Have a table and workshop at the Houston Apartment Association Conference

Question 4: How can we support landlords in increasing their efforts to promote fair housing?

- Education opportunities
- Supplying materials at the property level
- On-site interactions with staff and fair housing team
- Make the fair housing section easily accessible

Sub-question: What about educating residents? What might that look like?

- Provide resources to residents annually
- Some municipalities require pamphlets during leasing process
- Have PSAs on the payment systems and social media ads or imagery
- Billboard, TV, and radio PSAs would help promote the message better.
- Partner with strong community centers who have liaisons who educate the community; make information more available

Sub-question: What about improvements to rental housing conditions: In low-and-moderate income areas; For low-and-moderate income people; For housing for persons with disabilities/elderly; For housing for families?

- Tax discount or exemptions if a property maintains a particular percentage of LMI residents.
    - Full property taxes and increases of these taxes may make affordable units unsustainable.

- This may increase quality and the stock of affordable (workforce) housing because property owners may reinvest in their properties rather than paying taxes.

Fair Housing Ambassadors Houston Be Fair Focus Group
Date: October 7, 2019
9 Participants

Question 1: What are some of the primary fair housings challenges that protected classes face?

- People did not know exactly what discrimination idea of what it was
- People need more access to information
- Realtors make assumptions based on race about whether people are qualified for a price point or area before they have any valuable information about the person.
    - This happens at a point where discrimination is hard to capture because there is no documentation of the refusal to assist.
    - Some realtors require a pre-approval letter before they assist certain people. This again does not capture any discrimination, if any.
- There is a lack of opportunity/awareness to purchase homes because
    - People have not heard about their options
    - There is a lack of knowledge about federal protections. This is hard to explain effectively to people
- People are afraid to report discrimination because they are afraid of retaliation through actual eviction or effective eviction.
- Most discrimination is on the basis of race and disability
- Poverty impacts whether people will be discriminated against

Question 2: What are some of the primary challenges that result in low homeownership rates with certain populations/in certain areas?

- Credit Score is the most common determinant for homeownership.
    - Even the City requires a 640, which is too high.
    - Most people who need assistance have a score of 580-590.
    - Hispanics do not typically have established credit and do not have an understanding of what credit is.
    - Asians typically have a better understand of credit.
- We should consider tying-in financial education with public education
    - Home economics should be re-explored because it teaches about finances and budget, which prepare young people for credit.
    - Setting a Financial Goal Curriculum would help young people budget for wants and needs and what kind of income would satisfy those wants and needs.
- The cost of living is too high, and wages are not comparable to housing costs
    - Because of this, low-income people do not focus on obtaining home, life, and car insurance

Sub-question: How can populations with lower homeownership rates be empowered to apply for home loans?

- People do not believe they have job security. People are earning low wages. Even if people work, they are less apt to stay at that job in order to earn higher wages
- Costs of homeowner upkeep are too expensive. Examples: Plumbing issues or Lawn maintenance
    - People don't know about purchasing Home Warranties
- People are a product of their environment. If parents are not concerned about the purchasing a home, children are not concerned about it either.

- Parents previously gave assistance to their children to purchase homes, but times have changed
- People are losing their home because of the cost of taxes
    - People do not understand that there is equity in a home and do not know that they can
    - People do not understand the transference of wealth & proper preparation (this is dealt with the Urban League)
    - Wealth Stripping because of lack of knowledge
- City-wide workshops that are strategically placed
    - A series of workshops that are easy to duplicate and educate the community
- A lot of people are self-employed and loan requirements are more stringent for those that are self-employed
- Mixed status households; they need loans that accommodate people who need assistance, income, and a loan
- Even debt free, people do not have the income to purchase homes and the cost of the homes
- City should partner with affordable developers like LGI and NACCA
    - Need to join forces with other affordable developers
    - Help sell homes and educate people with buying these homes
- Need a different type of homeownership
    - Consider HOA fees during lending process

Question 3: How might the City of Houston go beyond existing city, state, and federal policies or regulations to address these challenges?

- Get a letter in the mail about foreclosure
    - Ask if people have lost a job or need Job training, etc.
    - People don't know that they can recoup money that exceeds the value of the home and amount of foreclosure price
        - Tax Collector's office should notify people about the amount exceeding
        - Money stays in the coffers of the County
- Get developers and providers to collaborate and develop assistance programs

Question 4: What opportunities exist for partnerships between the City of Houston and existing fair housing advocate groups or initiatives engaging in fair housing issues?

- Provide more educational information to more organizations
- Need a platform to talk about fair housing
- Need to overcome language barriers and information asymmetry in immigrant communities.
    - Need to provide information in more languages
    - Partner with more immigrant communities
- Promote 3-1-1 more
- Have a number just for housing to access information about
- Have fun interactive videos
- Partner with justice of the peace Jeremy Brown, who has a program to help people whose homes are near foreclosures
- Partner with universities
    - Target college students who are coming out of school soon
    - Help them understand to credit, homebuying process, budgeting and financing
- Notify people of eviction
- Pull apartment locators in the fold because they have information about all kinds of demographics

- Engage the Chambers of Commerce because they have books published that have insightful information for particular areas
- Engage school system by Saturate every student backpack and teacher inbox

Question 5: What are some of the primary fair housings challenges that protected classes face?

- Education & training sessions throughout the year
    - Know your rights & responsibilities AND rights & responsibilities of their landlord
    - Require Section 8 voucher holders to do certain training
    - Apartment association members must be required to go fair housing training
    - Stress a more workable relationship with tenant
- Landlords do not what tenants to know their rights
    - Based on experience of callers
    - Tenants of projects are afraid of reporting because of retaliation
    - Victims of domestic violence who hold vouchers
- Approach places that are engaged in promoting Investments in Flipping Houses
- Ads on social media and other websites
- Require an owner or landlord to take a class and hand out information about fair housing

Question 6: How can people be empowered to advocate for themselves when it comes to fair housing issues?

- Show the benefits of education
    - Long-term renters if they do certain things
    - Maintaining a premise
    - Reduce turnover
- Develop official landlord rating/grading system
    - City of Houston Certificate of Excellence
    - Maybe have an award (SN: banquet for developers, providers, lenders, financial institutions, regulatory agencies/businesses)
    - Provide grants/incentives to help housing providers maintain properties
- Although realtors are educated about fair housing before they gain their license, but realtors do not practice fair housing in daily work
- More outreach from realtors to work with low-income tenants
    - Need more counselors
    - Need more training that is specific to the Houston market
- Training of what to do and not what to do + education

Question 7: How did you like the fair housing ambassador program?

- Learned a lot about housing challenges
- Survey was too long & irrelevant
    - The questions on the survey were not going to make a difference in terms in homeownership
- Distrust with the City, local government, or other agencies
- Need to build trust & relationships
- Hear about the study with no follow-up
- Some people appreciated people asking the questions on the survey
- Survey required focus time so its hard to attach yourself to an event
- The “Where you Lives Matters” Brochure was great! It spawned additional conversations

- Have an option of the shorter and longer survey (maybe break up the survey)
- The Speak up Brochure was too busy
- Concerns about the reimbursement program
    - Maybe pay invoices upfront
    - Need an outside source for refreshments
- Events
    - Ra-ra event with Ambassadors to get them on board
    - Big event with all ambassadors at night with full dinner, keynote speaker, survey, then breakout sessions into groups
    - Like having the option of having smaller meeting to have organic maters
- Need more time and more food
- Several months advance notice, about 6 months.
- Provide funding in stages
- Loved the idea of the program!!! Would do it again!

Sub-question: Was the toolkit helpful?

- Yes, the graphs were helpful.

Sub-question: What should the target be for the next round? How many people? Gaining qualitative information? Providing more information?

- Provide information, Specific information about programs by council district
- Provide specific information/outcomes about all of the questions in the survey
- Get qualitative information
- More videos or apps to target young folks
- May be do a chat bot for
- Do short polls through text and Facebook

Houston Be Fair: Ending Rental Housing Discrimination with Housing Advocates
Date: October 10, 2019
24 Participants

Question 1: What are some of the primary fair housing challenges that protected classes face?

- Economics - the cost
    - As people desire to work closer to home, people are forced to move away from the areas they prefer because the costs are too expensive.
    - Transportation is also difficult
    - Housing situation affects the resources around you (e.g. Lack of health food.)
- People make housing more expensive to exclude minorities or low-income homes.
    - Socioeconomic classes can be a proxy for the protected classes in order to exclude certain people.
- Nuisance: even if vouchers are accepted, they are pushed to the back of the apartment complex or put in a corner.
    - This is highly applicable those with criminal backgrounds, with disabilities, and of minority groups.
    - These people are more likely to accept subpar services
- Smaller property owners lack education on how to deal with people who have disabilities or otherwise, and they make decisions based on stereotypes.
- The protected classes are intersecting, and the definitions of the protected classes are too restrictive.
    - Income and socio-economic status are not protected classes
- Differences within protected classes
    - People with different lower income levels live in unsafe units and unhealthy
    - Stronger civic groups
    - Restrictive covenants
    - i.e. if you don't see beautify, how do you know what it is.
        - Not physically safe, psychologically safe, aesthetically safe, etc.
        - Because of the impact of disparate housing opportunities, there are additional affects.
        - Children will not see
        - E.g. woman moves from urban to affluent areas. Late on rent once. New management said that because of the late payment, they would not renew their rent or others with late payments. Wanted to fight, but did not know how.
        - Effects may be changing schools for people with children
    - No recourse for unsafe units
        - To complain, 311 is an option, but it is hard for people with linguistic and literacy barriers. There is also a fear of documentation and too much paperwork. (SN: slow timelines.) This is a barrier to maintaining the fair housing and expressing the need.
        - Housing units do not have the repair forms readily available for people.
        - The forms are all on paper and must ask for them so there is a fear of being evicted. This must be done while the leasing office is open; this is hard for people are already socioeconomically distressed particularly because they will not have time to go to the leasing office during operation hours.

    - People who are immigrants cannot get their homes repaired because they were afraid of being reported.
        - These people may have been displaced because they could not afford the repairs; OR
        - They stayed in areas that were unsafe.
        - Rents were also increased because there was a shortage of livable apartments in the area.
- Difference between renters and homeowners
    - There is a problem with lending and financing. People will find increases in credit score because they may be a "riskier" homeowner. Can be penalized by electricity companies and other utilities, but the consumers are not told this.
    - Lending documents are not available in Spanish and in other languages.
    - The banks are not transparent on their lending rules, and people accept bank decisions at face value without questioning the lending rules.
    - There is a lack of knowledge of navigating the housing market.
    - Form of payment can be a form of discrimination. Most owners are required to use a credit/debit card to pay. This is an avenue of discrimination.
        - Potential solution: city enforce allowing people to pay with other forms of traceable payments (e.g. money orders, cashier's check, etc.)
    - What can the city do to remediate housing stock that is already built?

Question 2: Think about public or private policies that may limit fair housing choice in Houston. Are there changes to existing city, state, or federal policies or regulations that could address fair housing challenges or promote fair housing choice?

- It is policies that do not exist that do not protect people.
    - Inclusivity
    - Sidewalks and proper wheelchair accessibility
    - Provide transportation in all areas for people who need better accessibility and opportunity.
    - Need additional support services that help people with disabilities.
    - Structure issue that continues to allow discrimination.
- Homeownership & Education
    - People may purchase a home, but they cannot maintain. Ensure the purchase and maintain the property. Consider: escrows for maintenance.
        - Lack of education for homeownership
    - The way that property taxes support education system.
        - The funding for schools is not congruent with property tax revenues
- Placement of tenants with disabilities far away from the handicap accessible parking spots.
    - Tie this to funding
- Provide Homebuyer Assistance in other languages and in different ways
    - A translator makes the experience
    - Integrate linguistic differences; this is a problem across the board.
        - This is an investment that we have to make in manpower and funds
- Sometimes, the homeowner association is a large barrier to homeownership
    - HOA fees and unrestricted rules
    - Lack of understanding what the rules are

    - Develop templates and messaging particularly in areas that are being gentrified because the HOA quickly shifts and people do not know how to push change within the HOA
        - Make them more flexible and democratic
        - Make policies about the what the HOAs can and cannot do
        - Push for change in STATE law regarding HOAs
        - Incentive HOAs through positive reinforcement
        - Habitat is a working on building an HOA that is set by the community
        - Push for HOA fees to be presented before closing or during financing process
- Lack of education on how to change property tax amount
    - Guidelines are not accessible

Question 3: What are some recent activities or actions that have helped promote fair housing or decrease discrimination in Houston? These could be actions taken by non-profit organizations, governmental organizations or businesses, etc.

- No answers

Question 4: We have found that people may not be aware of their fair housing rights, and of those that do know, many may not know how to report discrimination. How can residents (renters, homeowners, homebuyers) be empowered to advocate for themselves when it comes to fair housing issues?

How to help advocate for my own right, and how to help others?
How help accelerator in advocacy?

- Alternate forms for people to participate
    - More participation locations
    - More ways to communicate
    - More open forums
    - Bring the government to people
    - For the information gleaned in these different forms, how do we get this information properly into the public record.
    - Speaking before council is difficult
- Education to homeowners
    - Mandatory class for all homeowners
    - Home economics should be reintroduced into the school system (including financial literacy, budgeting, homeownership)
        - Need a fundamental understanding of reading and money
        - Need to fundamentally equip people because it undergirds fair housing and how to combat it.
    - Where is this education coming from? Where is the funding coming from?
    - Guidance of the navigating the property code & equip people with self-help
    - Housing is only a component. There are social determinants to consider. We should educate people on the basics of living costs.
    - Because of stigmas and social pressures, people believe that do not have social mobility. They are also afraid to ask questions that will help them to be socially mobile because they do not want to look silly.
- Objection to too much government interference.
    - Help people long-term

Houston Be Fair: Ending Rental Housing Discrimination with Disability Advocates

Date: October 11, 2019
2 Participants

Question 1: How does housing affect those with disabilities? What are the challenges?

- Flooding
  - Additional efforts for evacuation for people with disabilities
  - Additional support for people with disabilities who choose to stay in their homes
- Neighborhood accessibility
  - Streets and sidewalks should be available for those using wheelchairs
  - Sidewalk should be an integral part of all neighborhoods in Houston
- Homes should
  - Be affordable
  - Have a range of prices
  - Have reasonable accommodations for those that need it
  - People on disability often stay in homes no one else will stay because that is all they can afford
  - Income is not keeping up with prices
- Many people with disabilities live in the south/southwest area of Houston
- Apartments that are low-income, often do not offer easy access for those with disabilities
- Accommodations
  - When people with disabilities make requests for suitable accommodation, they sometimes go ignored
  - It is expensive to build (and remove) the "reasonable accommodations" tenants need
  - Landlords may ask tenants to move to another apartment rather than make the accommodations (tenant becomes disabled living in second floor apartment; landlord asks them to move to a first floor unit)
  - Poverty compounds the problem
- Housing for people with disabilities
  - Affordable housing does not have a range of options in Houston
  - Affordable housing is needed near bus stations
- Housing Choice Vouchers
  - Most voucher-holders are African Americans
  - Landlords will not accept vouchers - easier to decline vouchers than learn about them
  - The voucher waiting list is closed and most people who need them won't get them

Question 2: How do different disabilities result in different fair housing needs?

- Typically, people live inside the loop because it is close to town has access to transportation
- More tranprotation is needed throughout the city.
- Better walkability is needed (sidewalks; crosswalks with lights)

Question 3: Do people with disabilities have problems with access our programs?

- Yes, most do
- Some people don't have email or don't know how to operate it
- Some lack knowledge of the Internet: cannot get an Uber, order food for delivering, call MetroLift
- There should be more braille on items throughout the city, even in the items that the city hand out.

Question 4: How might the City of Houston go beyond City, State and Federal polices?

- More rehab of housing in Houston that is affordable to those that need it
    - Example program could include an inspector identifying homes that need to rehabilitate and perhaps these homes could be made available to those with limited income or with housing vouchers. Offer Incentives to landlord for their cooperation in this process. Offer useful classes for landlords to attend.

Questions 5: How can we improve access to federal housing for those with disabilities?

- The landlord must have security in knowing that his property will be taken care of by others.
- We must break the barriers down where required.

Question 6: What opportunities are available for those with disabilities?

- There is a lot of positive information being shared, including what is happening in our community and how to improve the situation
- Improve the PSA's and audio that are targeted for persons with disabilities
- Start a fair housing planning committee that includes the Mayor's Office of Disabilities, so they can have a say in what is being shared
- Information should be included in bills that go out
- Continuously ask about people's living arrangements and how they can be improved

Fall 2019 Open Houses

Summary

On September 4, 2019 and September 10, 2019, HCDD held Fall Open Houses that were structured to gain input from the community about what should be included in the Consolidated Plan and AI. The first Open House was held at Emancipation Community Center and the second at Southwest Multi-Service Center.

After a short presentation, participants were separated in to groups at several tables. Two HCDD staff members were assigned to each group: one moderator and one notetaker. Each group was asked a series of five questions about two maps based on recent data from the American Community Survey. Map Set 1 showed the race/ethnicity group distribution amongst the City of Houston using dot density. Map Set 2 included two maps: (1) 2017 Home Median Income in Houston and (2) Race/Ethnicity Distribution and School Performance. Questions 1 and 2 were corresponding to Map Set 1, and Questions 3-5 related to Map Set 2.

Summary of Findings

Many meeting participants expressed that Houstonians cannot live in neighborhoods of their choice, mentioning race, ethnicity, language access, and income as determining factors. Participants thought that the City should promote programs that expand affordable housing options and opportunities in Houston as the main way to promote inclusive communities. Other participants thought that the City should expand or start new programs that assist rental owners to maintain their properties and reinvest in the community and others that promote historic preservation and small business opportunity. The majority of participants thought that where Houstonians live determines their opportunities. Some of the reasons cited were historical segregation, decisions made without community support and NIMBYism. Many ways that neighborhoods differ is access and options for services, including grocery

stores and youth enrichment, transportation, and schools. Generally, participants thought that job training/economic development, housing, education, and transportation were ways the City could expand opportunity in areas with high poverty.

Discussion Group Findings

Question 1: Do you think Houstonians can live in any neighborhood of their choice, which they can afford?

- Everyone has a right to live in all neighborhoods
    - Every Houstonian has the right to live where they want albeit money.
    - Northside is a very diverse area.
- Not everyone can live in every neighborhood (race and income mentioned)
    - There was no formal policies preventing people from living where they choose but does feel there is unspoken assumptions about living in minority concentrated areas.
    - There is a shortage of affordable housing for renters especially those renters with vouchers.
    - Everyone feels there is always resistance to mixed income affordable housing. Essentially NIMBY ism and residents with Section 8 vouchers
    - City Council has big impact on passing laws and ordinances within the jurisdiction as it relates to housing
    - These neighbors don't want me living next to them because I am black women. Therefore, they are putting these $300,000.00 condos' in our neighborhoods. They are raising our taxes so that we can't afford to stay here. No, we can't live anywhere, they want people who are doctors and attorneys.
    - There are places that we can't go to without conforming to their dress code. i.e. no gold jewelry, no saggy pants, no shirts that are not what they deem permissible, like the Midtown area
    - They seem to zero in on our income. There's nowhere in this neighborhood that you can even walk from this location (Emancipation Park) to find a job that will pay you at least $12.00 an hour. In this neighborhood, you have to ride the bus if you don't have a car.
    - As a white person, I did not have trouble with financing and purchasing but black neighbors did. Difficult financing causes racial clustering; however, her neighbors has a difficult time getting financing.
    - Black female feels unwelcome in a predominantly Hispanic Area.
    - Houston is no better than other notoriously racist states like Mississippi.
    - In most places, if a person walking it's not seen as low income, like in New York or Chicago, however, here it is. The only place you can walk is downtown or the Heights area and to do that you have to live in the area. Prices continue to go up and it impossible for someone who a teacher even to afford to stay downtown or in the Heights area.
    - Housing is not affordable.
    - There are income barriers. Roads could have been designed to segregate races. No, people cannot live wherever they want where they can afford. The biggest barrier to me is how much it costs to buy the land. There are areas of town where you cannot live. The Housing Corp. tries to rehab units, but we cannot afford the land.

    - There is a lack of information in the Korean community. No one knows how to get help. We have no access due to limited information. I do think Houstonians can live anywhere they can afford to.
    - Affordability is a huge challenge. Magnet programs helps to get access to good schools, even if you can live in a neighborhood of your choice.
    - It's harder and harder to live in a neighborhood of your choice. I live on Westheimer and Hillcroft. Rents go up every year. We have tried to buy a house, but taxes are high. In my neighborhood, I can rent but I cannot buy. It's possible that I won't be able to rent due to rising rents. I like the place where I live, but the places where there is high crime are more affordable.
- Everyone can live where they choose
    - There are not restrictions if you have the money to live where you want.
    - Yes, to a certain extent. It depends on your relationship and involvement.
    - Yes, I have lived in several areas, but family is nearby.
    - Depends on the person.
    - Yes, but where you live limits your access
- Other comments
    - The community isn't brought in soon enough to sway public opinion about affordable housing.
    - Houston was originally diverse.
    - Personal space and family is important.
    - Transportation costs will eat up what you saved in rent. It may even cost you more than what you saved in rent or mortgage.
    - Better transportation is needed

Question 2: What can the City do to promote and build inclusive neighborhoods that have a diversity of people, especially in areas that are historically populated by a majority of one race?

- City programs that expand housing choice
    - Provide Incentives
    - Variety of housing for public and private sector for more ethnicity and economically inclusive neighborhoods.
    - We need to build more affordable homes for everyone.
    - Why do we need $300,000.00 home anyway? We can't afford that! We need some homes that are for low income persons.
    - Yes, put a cap on the price of homes in this area.
    - If you are a senior, they should build homes/condos for person over the age of 62 that are beautiful to live in within Houston. Typically, we don't like to put our parents in senior homes, but this may help those that are having tax issues.
    - We need more affordable homes right now!
    - Work where you live/live where you work. Mix businesses with commercial and residential properties. Livable areas with retail businesses that they can use, like daycares rather than a Whole Foods, doctor's offices, etc.
- Other City programs needed
    - Supportive services to promote real growth and to invest for developers.
    - Incentive small businesses in "revitalized" areas
    - Historic preservation is an option for preserving historically minority areas
    - HPD is not checking up on apartments. Residents are retaliated against if they complain.

    - City needs to enforce quality of apartments. Reinvest in and beautify the area. Then, go for complete communities.
    - Have an ombudsman for apartments that are part of the city.
    - Only the city can enforce codes and rules. Owners will respond to tickets, not complaints to "hold them accountable."
    - Encourage people to maintain lower income properties
    - Provide education and services for immigrants
    - Deed restrictions have segregated races. We need to invest more into minority areas and give them the same opportunities as you would in other parts of town. Where there is capital investment, people will follow. Create requirements for businesses, if they get tax breaks to build in a nice part of town, they should be required to build another store/business in a low-income area in the same way.
    - Get small businesses to invest in high opportunity areas.
    - Have more services, like parks and playgrounds in lower income areas.
- Additional regulations needed
    - Pay attention to the "good ole boy system," of developers and break down that system.
    - They build buildings but don't invest anymore into the declining and/ or minority concentrated neighborhoods
    - Managers have to be engaged and rent is not reinvested in apartments.
    - Make developers minimize the impact of the construction.
- Schools
    - Increase resource equity amongst neighboring school districts/school within Houston
    - Would consider moving outside of the city to get access to better education
- Remove regulations
    - Zoning ordinances create barriers in terms of value in a neighborhood
- Other issues to be addressed
    - Property tax issues is the problem. Anytime you have homes that are over $3K taxes go up and for those persons who have lived in this area a long time they can't afford to pay the higher taxes. That's why I'm moving to the suburbs. You can get a home for half as much out there.
    - A woman who owned her home but not her land had her home sold at auction. Shameful!
    - Keeping the community as a neighborhood is important.
    - Transportation is a problem.
    - Some people are okay with racially clustered areas.
    - Southwest Houston apartments are way too dense.
    - Racial profiling in some neighborhoods based on the way someone looks/the type of care they drive is a problem
    - Owners don't care about residents.

Question 3: Generally, does where someone live in Houston determine their access to opportunities?

- It doesn't matter where you live
    - No. There are opportunities everywhere.
- Where you live determines your access to opportunity
    - The majority believed that where one lives does impact access to opportunity.
    - Yes, Yes, Yes
    - Opportunity is limited if you don't have a car.

    - Yes, where you live determines your access to opportunity. Encourage more affordable housing in high opportunity areas for both rental units and homes for sale.
- Reasons for differences in access to opportunity
    - The group believed a lot of the issues when dealing with access to opportunities within in a neighborhood is more to do with historical patterns of segregation when it comes to access to municipal services.
    - The group believed the federal government had a lot to do with impact on access to opportunity in low-income and minority concentrated areas.
    - No community center in my area. A gym was recently demolished without talking to the community. These are the things that are being done to hurt us!
    - Opposition to opportunities need to be reduced.
- Additional opportunities in some areas are needed
    - Parents are working two jobs and the children don't have anything to do. I think we need more programs to help the children stay out of the streets and give them an opportunity.
    - We need to have opportunities that the under privilege can take advantage from churches in the area to the two colleges in our area. You should be able to go from high school to perhaps a job that suits your interest.
    - They move teachers within the inner-city schools that are doing well and put them in the white schools. I think that is awful. We need incentives to keep good teachers here. Like a home that they can afford to purchase here in this neighborhood.
    - We don't have health care in our neighborhoods. You have to drive some distance to a doctor.
    - Transportation is a need for the inner-city. For instance, if you had a program at TSU for children coming out of high school to go into a job or even U of H, that would be wonderful to see. You could even offer transportation to and from the school to the university.
    - Co-Op Grocery Stores, doctors, teachers, police and fire fighters they should offer down payment assistance to these persons and pull them into the community.
    - The church has a campus and could have a career path program in place.
    - Education exposure and resources must become equitable in all schools
    - Transportation barriers hampers business and entrepreneurship
    - Lack of "fresh food" opportunities and farmers markets
    - Need transportation from East Houston to jobs and good schools
    - METRO was supposed to come to high opportunity areas but got stopped by high income neighbors.
    - Chimney Rock needs to be expanded. Gulfton needs to be more than a throughway.
    - Richmond was an original siting for METRO which would have been ideal. Residents stopped it 10 years ago.
- Other issues
    - Most responded by saying they don't believe school ratings should exist and doesn't see the value in utilizing school rating systems.
    - Opportunities add value to where you live
    - Parents should be more vocal about what they want to see in their schools and neighborhoods.
    - Assist communities to be more expansive and see the bigger picture.
    - Reach out to younger folks who can vote.
    - Get people to complete the census because numbers are under counted.

- My girls go to a charter school. I would never change to HISD because there is a difference in the way that they learn.

Question 4: How do opportunities near where you live compare to other neighborhoods in the city?

- Lack of services and amenities
  - Differences in grocery stores aesthetics
  - HEB in Gulfgate has regularly empty shelves
  - HEBs in low-income areas sell less products (no flowers or birthday cards) and less quality
  - A full service grocery store is necessary.
  - Near Calhoun, MacGregor has a lot of parks but not a lot of accommodations or nice restrooms. The area needs a full grocery store.
  - North MacGregor has a small HEB.
  - Have to drive to museums. It's a 30-minute drive.
  - Gulfton lost big grocery stores and retailers. Gulfton is very dense; there is little green space and few Starbucks.
  - Need to entice more major businesses to come into the neighborhood.
  - Need more anchor retailers. There was land to be developed, including the hotel (off 59) that burned down (where firefighters died) and a large car dealer's lot along 59 that closed down and is now just vacant. Put some economic development on this land, and other businesses / job opportunities / etc. will follow and attract even more viable businesses.
  - Access to services, food desserts, and supportive services contribute to deterioration
- Lack of transportation access and options
  - No Bike trails, park & rides
  - The buses do not come frequent enough
  - It is impossible to have a job without a car in Houston, and there is a lack of transportation alternatives
  - Bike trails bring both gentrification and improvement
  - People who are low-income do not care about bike trails
  - Some areas do not want public transportation because they perceive that public transportation is associated with low-income people and crime.
- Other issues/general thoughts
  - Zoning laws and ordinances
  - Crime and poverty in areas of high minority concentration when compared with other neighborhoods in the community with more access to services
  - More community input and get the community's buy-in before large undertakings
  - I have reasonably good access where I live to jobs and transportation, but there are still disparities. People can do better about making and keeping their areas cleaner and more livable.
  - Improve charter schools

Question 5: What are some ways to expand access to opportunity in neighborhoods that may have a high poverty rate and lack opportunity?

- Job training
  - Job training
  - Vocational training
  - Job placement and municipal services within the community

    - Economic Development
    - Vocational Programs
    - Educate about non-college opportunities
    - Service stations are not economic opportunity. They may even lessen retail incentives.
    - Need for a community college
- Education
    - Access to quality schools
    - Invest money in existing schools rather than building a new school. Improve after school programs and provide better training for teachers.
    - Education (good Schools)
    - Teach languages earlier in schools so they can understand the different cultures around the city
- Housing
    - Truly Supportive Housing
    - Housing
    - Mixed use buildings (single and multi-family)
    - More Affordable Housing in the area
    - Mix neighborhoods and economic communities
- Transportation
    - Change perception of public transportation
    - Expand ACCESS to public Transportation
- General
    - Expand Access to Lower Income Areas
    - Full Childcare
    - Transportation, communication, businesses
    - Full-service grocery store
    - What does Complete Communities mean and where is the money to advance enhancement?
    - Less regulated zoning
    - Support for more family/small businesses
    - Protect spaces for social services (if the services move than families have to move too)
    - Keep historic neighborhoods while encouraging growth and diversity by improving
        - Sense of belonging (Pride about your community)
        - Connectivity around the loop
        - Education- not to ashamed of where you come from

Appendix # 8: Written Comments and Responses

This Appendix section will be completed once the public comment period has ended and before submission to HUD.

CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT

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