

2020-2024 Consolidated Plan and 2020 Annual Action Plan

2020 Analysis of Impediments to Fair Housing Choice



City of Houston

Sylvester Turner, Mayor

Housing and Community Development

Tom McCasland



@HoustonHCDD

Agenda

- Short presentation
- Public hearing

To make a live public comment
after the presentation: **832.394.8874**

Send questions at any time through: **Facebook Live**



Other Ways to Comment



Online

www.HoustonTX.gov/Housing



Voicemail

832-394-5209



Email

HCDDPlanning@HoustonTX.gov



Mail

HCDD

**Attn: Planning & Grants
Management**

2100 Travis St.

Houston, TX 77002



OVERVIEW

Our Vision

- We envision a city where everyone has a **home they can afford** in a **community where they can thrive.**



Affordable Housing



Infrastructure/
Neighborhood
Services



Community Economic
Development



Supportive
Services

Federal Entitlement Grants

CDBG

Community
Development
Block Grant

- Housing
- Public services
- Public facilities
- Economic Development

HOME

HOME Investment
Partnerships Grant

- Affordable homes for:
- Renters
 - Owners

HOPWA

Housing Opportunities
for Persons with AIDS

- Housing & Social services for persons with HIV/AIDS and their families

ESG

Emergency
Solutions Grant

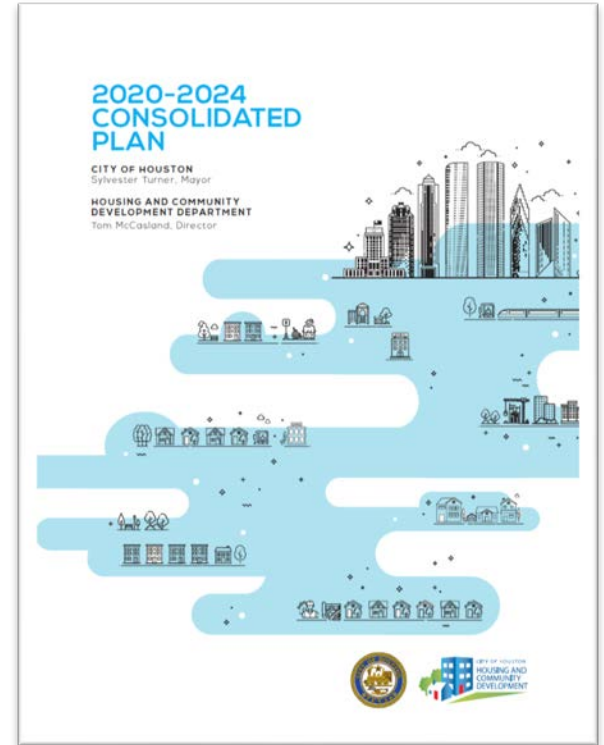
- Shelter and Support services for:
- Homeless persons
 - persons at-risk of homelessness

What We Are Doing

Community Input to Develop Plans

2020-2024 Consolidated Plan & 2020 Annual Action Plan (Con Plan)

- 5-year strategic plan with long-term goals and objectives
- Allocates federal entitlement funds to activities for Program Year 2020
- For improving housing, public facilities, infrastructure and quality of life for low- and moderate-income Houstonians



What We Are Doing

Community Input to Develop Plans

2020 Analysis of Impediments to Fair Housing (AI)

- Reviews data, public and private policies, practices, and procedures to identify barriers to fair housing choice
- Provides the basis for fair housing planning
- Includes a five-year action plan to lessen impacts of fair housing barriers



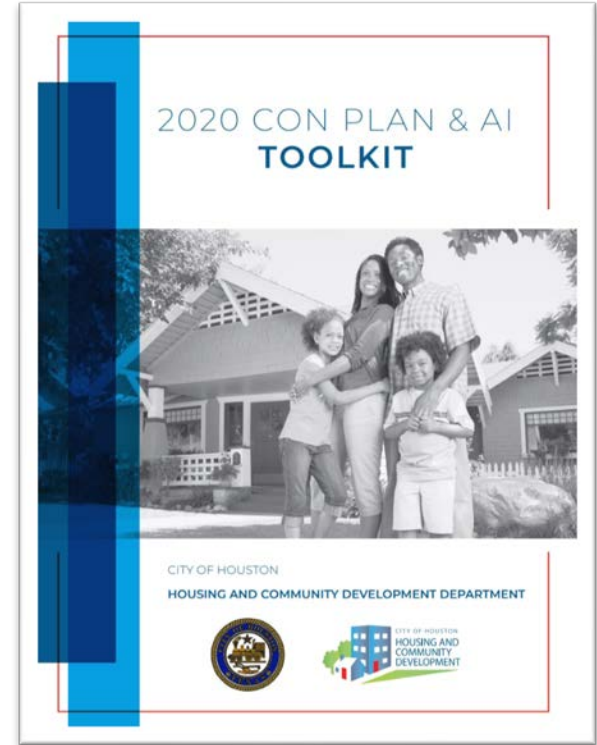
What We Are Doing

Community Input to Develop Plans

Follow along with an overview
with our Toolkit!

Available online at

www.houstontx.gov/housing/caper.html



WHAT WE'VE
HEARD

Demographics

Population: 2,295,982

% Persons with Disabilities: 9.4%

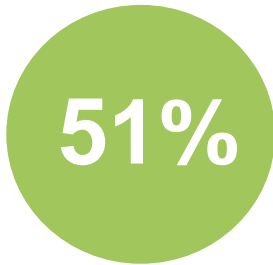
% in Labor Force: 52.2%

Households: 848,340

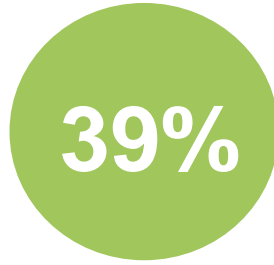
Median Income: \$51,140

Median Home Value: \$161,300

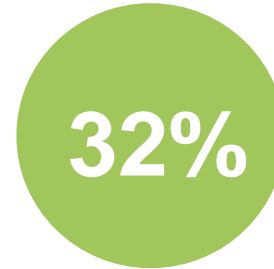
Median Rent Price: \$990



LMI Households



Households with
Housing Conditions



Households with
Lead Risks

Prices Rising Faster Than Income

Houston Area Median Values 2000 – 2016



Home Sale Prices



Rent – 2 bd.



Income



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

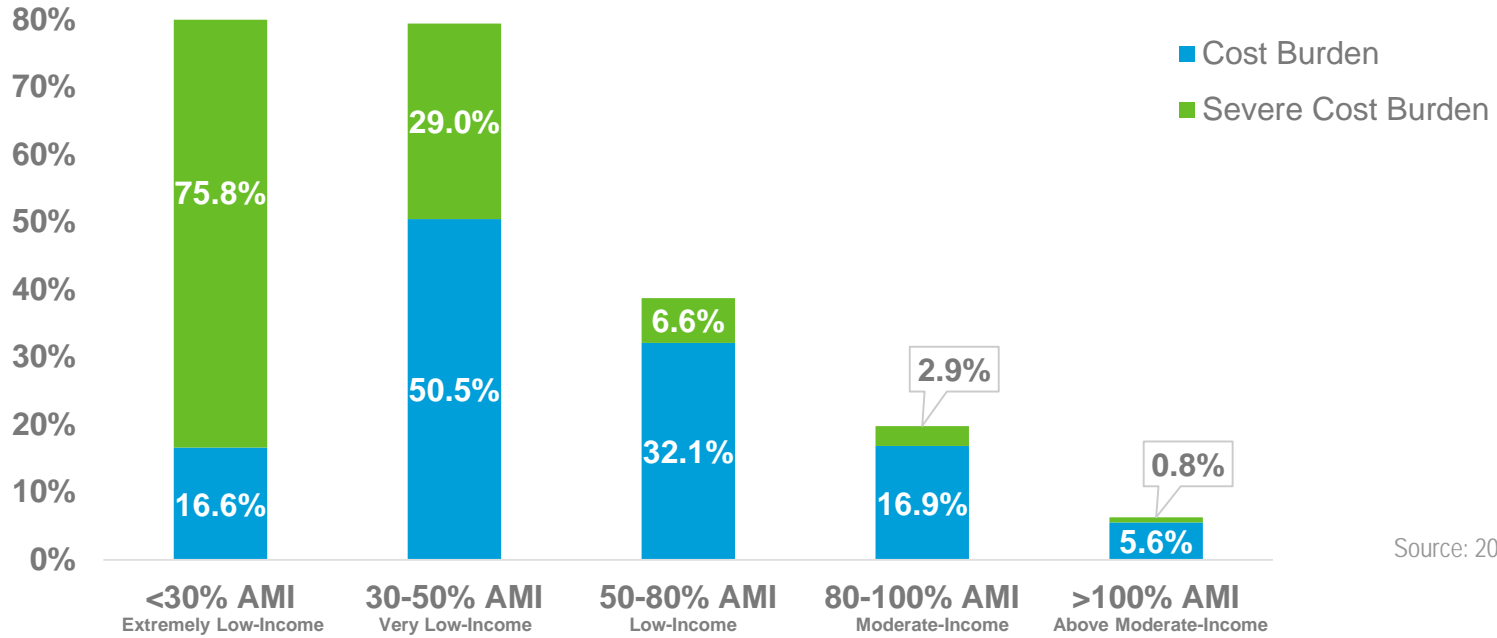
Source: Texas A&M Real Estate Center, HUD Fair Market Rent FY 2000 and 2018, U.S. Census 2000, and 2018 ACS 5-year estimates



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Affordability

Assessing Housing Cost Burden



Source: 2012-2016 CHAS Data



Public Engagement Activities

June - October 2019

Surveys

- Community Needs Survey
- Express Surveys

3,075 Surveys

Community Meetings

- Mobile Meetings
- Open Houses
- Fair Housing Ambassador Meetings

**3,517 participated
at 75 meetings**

Stakeholder Engagement

- Fair Housing Ambassadors Program
- Focus Groups

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

Express Survey

Out of 766 people surveyed

20.2%

Did not know about
fair housing

12.7%

Experienced housing
discrimination in the
past five years

50.9%

Didn't know how to
report housing
discrimination

Community Needs Survey

Of 2,309 people surveyed

HOUSING CHALLENGES



54.9%

Getting to/from home when it rains



37.5%

Paying for repairs needed



31.2%

Finding a better place to live



29.1%

Paying for home insurance

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

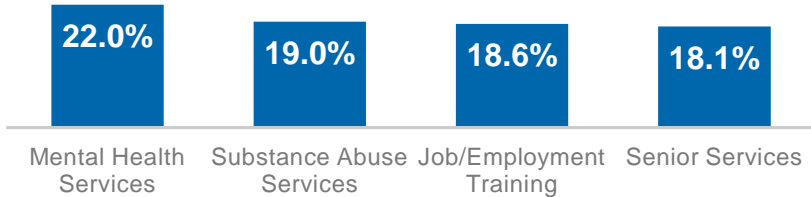
- Paying for rent or mortgage
- Paying for rental deposit or down payment
- Finding a home that is in good condition

Community Needs Survey

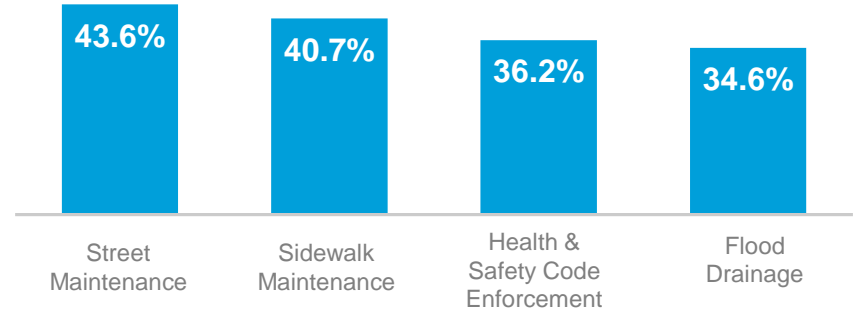
Of 2,309 people surveyed

Improvements Needed in their Neighborhood

Social Services



Neighborhood Services



Barriers to Affordable Housing

- Current Market Conditions
- Transportation & Travel Costs
- Quality of Housing
- Government-Resident Communication & Collaboration
- Regulations
- Lack of Financial Resources & Financial Literacy
- Inaccessibility

**ANALYSIS OF
IMPEDIMENTS TO
FAIR HOUSING
CHOICE**

Impediments to Fair Housing Choice

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

Fair Housing Actions

30 action items addressing impediments to fair housing

Actions include

- Educate people about fair housing
- Preserve & construct affordable housing
- Expand homeownership opportunities
- Complete a regional housing study



CONSOLIDATED PLAN

Glance at the Past 2015-2019

- Provided information to **5,297** Fair Housing Hotline callers
- Launched 3 fair housing public service campaigns reaching **over 2 million people**
- Funded construction or rehab of over **1,600** multifamily affordable rental homes
- Repaired over **1,000** homes for low- and moderate-income families
- Provided **199** low- and moderate-income families with down payment assistance to assist them in purchasing a home.



Glance at the Past

2015-2019

- Supported creation of Houston Community Land Trust and expansion of Houston Land Bank
- Funded **26** new or improved community facilities in neighborhoods
- Assisted **3,157** people with homeless prevention and **1,704** families with rental assistance prevent homelessness
- Funded nonprofit organizations to assist **98,508** people with job training, child care, youth enrichment, or other services



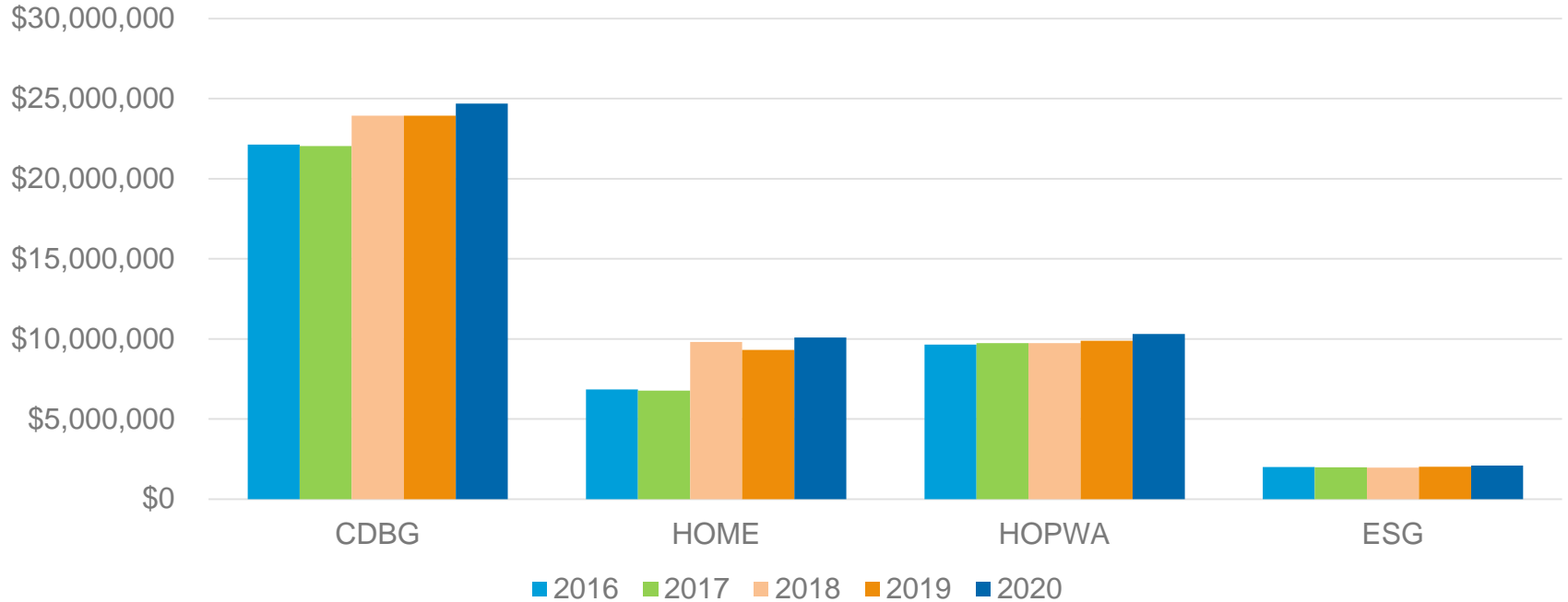
5-Year Strategic Goals

- Preserve and expand the supply of affordable housing
- Expand homeownership opportunities
- Provide assistance to persons affected by HIV/AIDS
- Reduce homelessness
- Enhance quality of life
- Revitalize communities
- Promote health and safety
- Foster community economic development

ANNUAL ACTION PLAN

Grant Allocations

Program Years 2016 – 2020



2020 Annual Entitlement Allocations

Total:
\$47,483,854*

CDBG

Community
Development
Block Grant

\$24,842,664*

HOME

HOME Investment
Partnerships Grant

\$10,222,365*

HOPWA

Housing Opportunities
for Persons with AIDS

\$10,315,585

ESG

Emergency
Solutions Grant

\$2,103,240



*Amount includes estimated Program Income (CDBG - \$153,644 and HOME - \$126,543)
CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



2020 Grant Allocation

CDBG (Community Development Block Grant)	AMOUNT	PERCENT
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%
Code Enforcement	\$ 2,867,843	11.6%
Housing Services	\$ 300,000	1.2%
Program Administration	\$ 4,968,532	20%
TOTAL*	\$ 24,842,664	100%

*Amount includes estimated Program Income of \$153,644



Anticipated Accomplishments for 2020

CDBG

- Provide public services to **18,464** households
- Improve **2** public facilities
- **32,000** code enforcement visits
- Lead hazard abatement of **50** homes
- Construct **75** affordable rental homes
- Repair or reconstruct **250** homes

SER NIÑOS LIBRARY



HEART Program

2020 Grant Allocation

HOME (HOME Investment Partnerships Grant)	AMOUNT	PERCENT
Multifamily Home Rehabilitation and Development	\$ 4,477,655	43.8%
Single Family Housing Development	\$ 1,722,474	16.9%
Tenant Based Rental Assistance	\$ 3,000,000	29.3%
Administration	\$ 1,022,236	10%
TOTAL*	\$10,222,365	100%

**Amount includes estimated Program Income amount of \$126,543*



Anticipated Accomplishments for 2020

HOME

Multifamily Developments

- Develop approximately **75** new multifamily units

HOME Tenant-Based Rental Assistance

- Provide direct rental and utility assistance to approximately **200** chronic or near chronic homeless clients

Single-Family Home Development

- Develop **10** affordable single-family homes



Woodland
Christian
Towers

2020 Grant Allocation

HOPWA (Housing Opportunities for Persons with AIDS)	AMOUNT	PERCENT
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	\$100,000	1%
Grantee Administration	\$309,467	3%
Sponsor Administration	\$722,090	7%
TOTAL	\$10,315,585	100%

Anticipated Accomplishments for 2020

HOPWA

- Provide Tenant-Based Rental Assistance for **475** households
- Provide **850** households with Short-Term Rental, Mortgage, or Utility Subsidies
- Provide funding for permanent or transitional facilities serving **300** households
- Provide supportive services to **100** households



A Caring Safe Place

2020 Grant Allocation

ESG (Emergency Solutions Grant)	AMOUNT	PERCENT
Homeless Management Information System	\$84,1300	4%
Emergency Shelter	\$757,166	36%
Homeless Prevention	\$536,326	25.5%
Rapid Rehousing	\$567,875	27%
Administration	\$157,743	7.5%
TOTAL	\$2,103,240	100%

Anticipated Accomplishments for PY 2020

ESG

- Assist **75** persons with homeless prevention
- Assist **85** households with rapid re-housing services
- Fund operation of emergency shelters serving **1,000** persons

Draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan

Comment period: March 17, 2020 to April 16, 2020

The Plan is available at the
following locations:

www.houstontx.gov/housing

HCDD
2100 Travis St., 9th Floor,
Houston, TX 77002
(copies may be obtained at this location)

Comments will be accepted by:

E-mail: HCDDPlanning@houstontx.gov

Mail: HCDD
Attn: Planning & Grants Management
2100 Travis, 9th Floor
Houston, TX 77002

Voicemail: 832-394-5209

Online: www.houstontx.gov/housing



FAIR HOUSING

Why It Matters



Houston is growing

Houston will be the third largest city in the U.S. by 2030.



Housing Costs Outpacing Income

From 2010 to 2018, area median sales price for homes grew by 30.3% and median income grew by 19%



Low Income Population is Growing Fastest

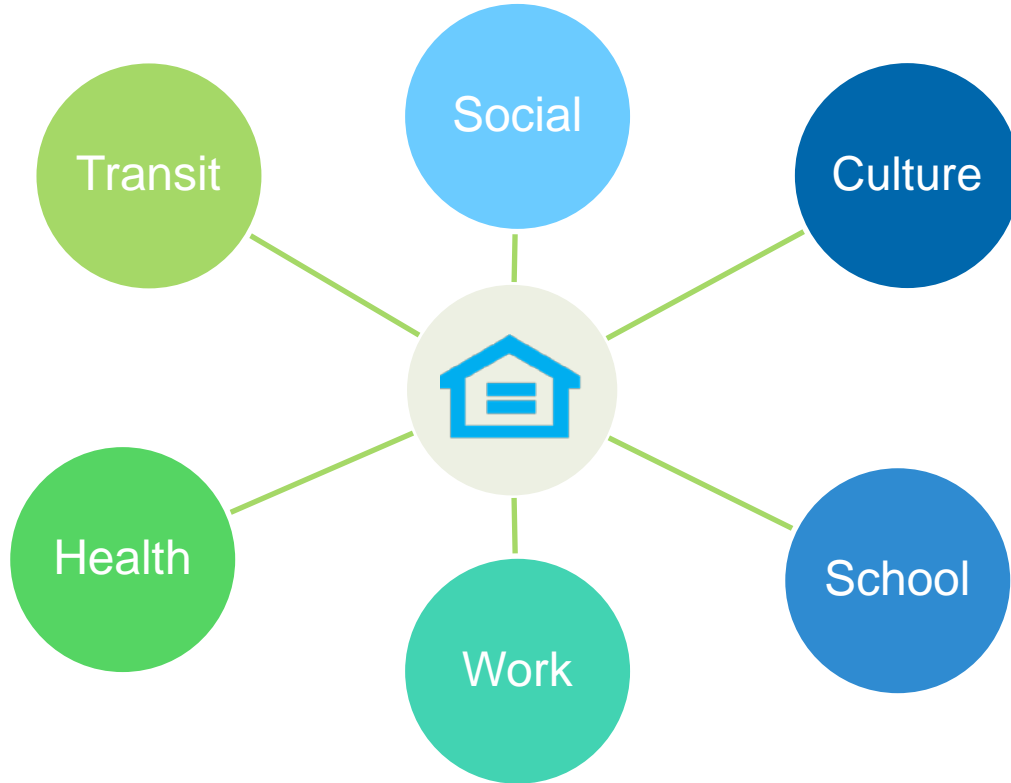
From 2010 to 2016, very low and extremely low-income households increased by 16.0% while total households increased by 6.2%.



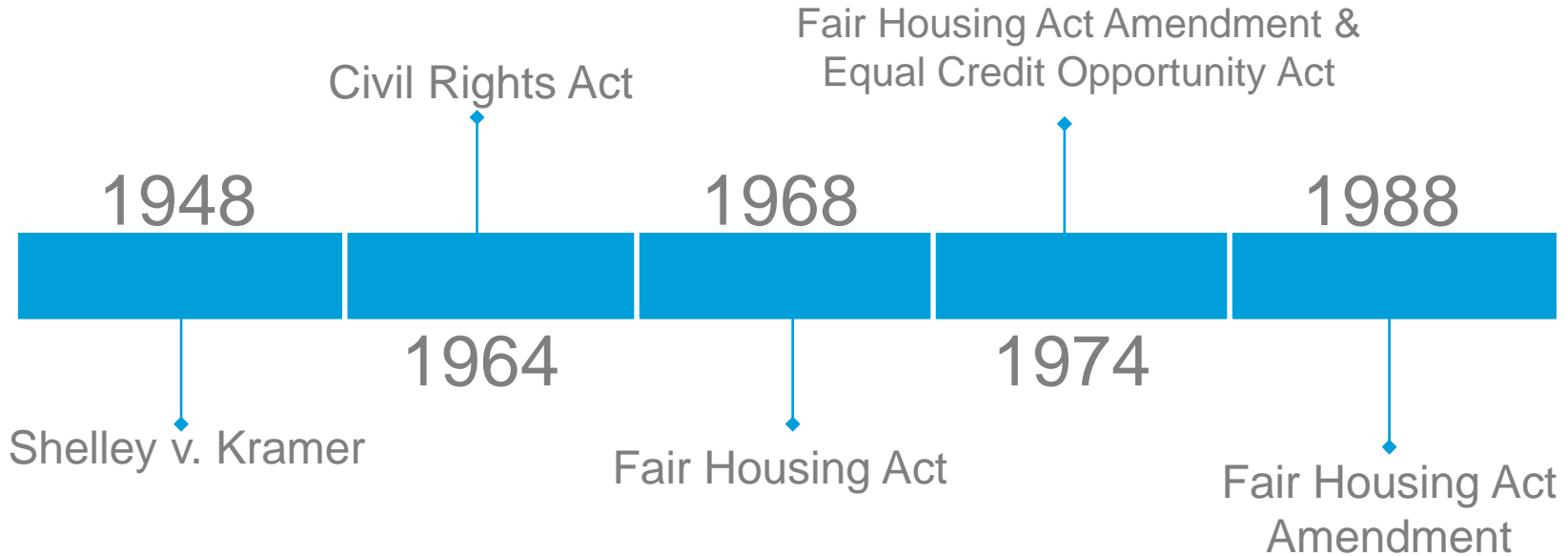
Where You Live Matters

Children whose families moved to better neighborhoods by age 13 had higher college attendance rates and higher future earnings than their peers.

Importance of Fair Housing



Fair Housing Act History



Fair Housing Act Prohibits:

- Discrimination in the rental or sale of housing
- Discrimination in the terms, conditions, privileges, services or facilities of housing
- Making, printing or publishing discriminatory advertisements
- Representing that housing is unavailable to a protected class when housing is actually available

Fair Housing Act Exemptions

The following are exempt from the Fair Housing Act:

- Single-Family and Transitional housing rented or sold by owner
- Rooms within owner-occupied buildings with no more than 4 units
- Housing units operated by non-profit religious groups or private clubs that limit occupancy to members
- Some housing for older persons (55+)

Who is Protected?

The Fair Housing Act prohibits housing discrimination against any of the following protected classes:

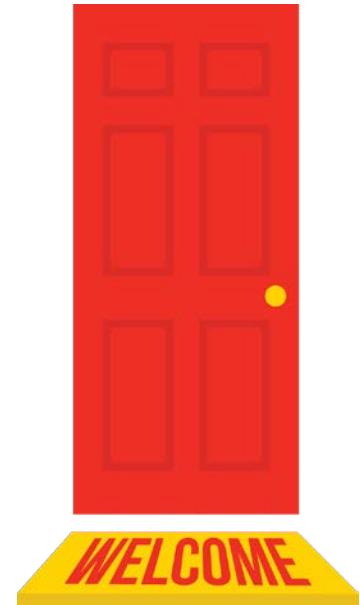
- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Handicap / Disability



Who is NOT Protected?

The Fair Housing Act does not protect the following groups of people:

- Income
- Age
- Sexual Orientation
- Gender Identity
- Marital Status
- Formerly incarcerated Individuals, but...



How do I make a complaint?



**U.S. Department of Housing & Urban
Development**

1.800.669.9777

**Texas Workforce Commission
Civil Rights Division**

1.888.452.4778

Greater Houston Fair Housing Center

713.641.3247

Other Ways to Comment



Online

www.HoustonTX.gov/Housing



Voicemail

832-394-5209



Email

HCDDPlanning@HoustonTX.gov



Mail

HCDD

Attn: Planning & Grants

Management

2100 Travis St.

Houston, TX 77002

THANK YOU!



2100 Travis Street, 9th floor
Houston, TX 77002
832-394-6200

www.houstontx.gov/housing



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