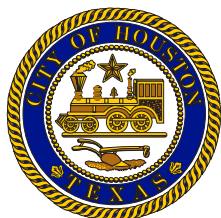


# 2020 CON PLAN & AI TOOLKIT



CITY OF HOUSTON

**HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT**



# OUR VISION

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



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

| <b>CDBG</b><br>Community Development Block Grant  | <b>HOME</b><br>HOME Investment Partnerships Grant  | <b>HOPWA</b><br>Housing Opportunities for Persons with AIDS              | <b>ESG</b><br>Emergency Solutions Grant  |
|---|--|--|--|
| <ul style="list-style-type: none"> <li>• Housing</li> <li>• Public services</li> <li>• Public facilities</li> <li>• Economic development</li> </ul> | Affordable homes for <ul style="list-style-type: none"> <li>• Renters</li> <li>• Owners</li> </ul> | Housing and social services for persons with HIV/AIDS and their families | Shelter and services for homeless persons and those at risk of becoming homeless |

## HOW IT AFFECTS YOU

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

### Consolidated Plan

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

### Analysis of Impediments

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

## HCDD 4 Year Accomplishments



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

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



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

Launched **3** fair housing public service campaigns reaching over



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



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



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

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



# FINDINGS AND NEEDS

## PRIORITY NEEDS

### 2020-2024 CON PLAN

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

## IMPEDIMENTS TO FAIR HOUSING (AI)

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

## 5 YEAR GOALS 2020-2024 CON PLAN

*These goals will be addressed using the four entitlement grants.*

### Preserve and expand the supply of affordable housing

- Repair or reconstruct 178 homes for homeowners
- Build 214 new rental homes and rehab 30 rental homes for low- and moderate-income families

### Expand homeownership opportunities

- Construct 38 new homes for LMI homebuyers

### Provide assistance to persons affected by HIV/AIDS

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

### Reduce homelessness

- Assist 1,425 families with rental assistance or rapid rehousing
- Provide services homeless services for 41,945 people
- Provide Homelessness Prevention to 375 people

### Enhance quality of life through the provision of public services

- Provide health, employment, youth and other services to 92,660 people

### Revitalize communities

- Create or improve 5 public facilities benefiting low- and moderate-income residents

### Promote health and safety

- Remove lead hazards from 250 homes
- Perform 160,000 code enforcement site visits

### Foster community economic development

- Assist 5 businesses
- Create or retain 481 jobs

### Promote fair housing

- Reach 500,000 people with fair housing information



## COMMUNITY ENGAGEMENT RESULTS

### Collaborative Community Engagement

June 2019 – March 2020

Total participated:

**6,592**

#### Survey

- Community needs survey
- Express survey

**3,075** Surveys

#### Community Meetings

- Mobile meetings
- Open houses
- Fair housing ambassador meetings

**3,517** participated at **75** meetings

#### Stakeholder Engagement

- Fair Housing Ambassadors
- Focus Groups

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

## WHAT WE LEARNED FROM PUBLIC ENGAGEMENT AND DATA REVIEW

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



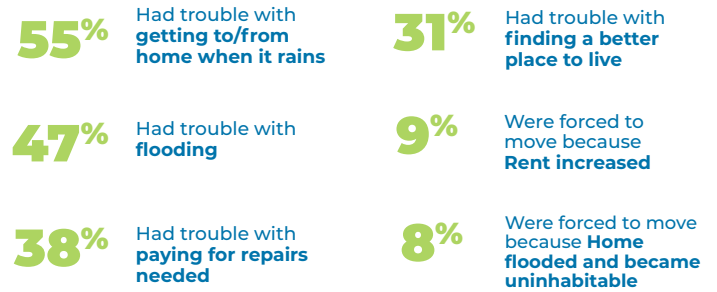
## EXPRESS SURVEY RESULTS

OUT OF 766 PEOPLE SURVEYED



## COMMUNITY NEEDS SURVEY RESULTS

OF 2,309 PEOPLE SURVEYED



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

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

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

### Disabilities

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

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

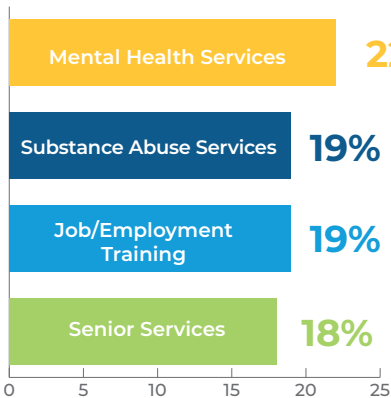
### Health

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

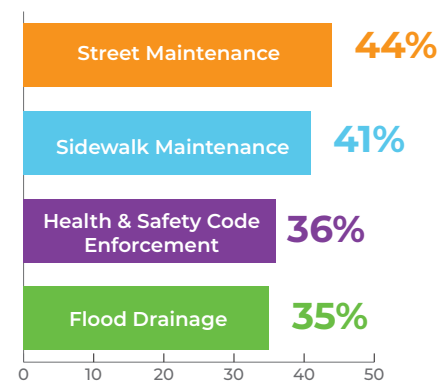
### Top services that need improvement in neighborhoods

Services that the greatest number of respondents rated as poor in their neighborhoods

#### Social Services



#### Neighborhood Services



# 2020 GRANT BUDGETS

(July 1, 2020 – June 30, 2021)

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

| <b>CDGB</b><br>Community Development Block Grant |                     |             |
|--|---------------------|-------------|
| Public Services                                  | \$3,666,114         | 14.7%       |
| ESG Match  | \$500,000           | 2%          |
| Public Facilities and Improvements               | \$4,600,000         | 18.6%       |
| Home Repair                                      | \$7,315,175         | 29.4%       |
| Lead-Based Paint                                 | \$375,000           | 1.5%        |
| Economic Development                             | \$250,000           | 1%          |
| Code Enforcement                                 | \$2,867,843         | 11.6%       |
| Housing Services                                 | \$300,000           | 1.2%        |
| Program Administration                           | \$4,968,532         | 20%         |
| <b>Total</b>                                     | <b>\$24,842,664</b> | <b>100%</b> |

| <b>ESG</b><br>Emergency Solutions Grant       |                    |             |
|---|--------------------|-------------|
| Homeless Management Information System (HMIS) | \$84,130           | 4%          |
| Emergency Shelter                             | \$757,166          | 36%         |
| Homeless Prevention                           | \$536,326          | 25.5%       |
| Rapid Re-Housing                              | \$567,875          | 27%         |
| Administration                                | \$157,743          | 7.5%        |
| <b>Total</b>                                  | <b>\$2,103,240</b> | <b>100%</b> |

| <b>HOME</b><br>HOME Investment Partnerships Grant |                     |             |
|---|---------------------|-------------|
| Multifamily Home Development                      | \$4,477,655         | 43.8%       |
| Single-Family Home Development                    | \$1,722,474         | 16.9%       |
| Rental Assistance                                 | \$3,000,000         | 29.3%       |
| Program Administration                            | \$1,022,236         | 10%         |
| <b>Total</b>                                      | <b>\$10,222,365</b> | <b>100%</b> |

| <b>HOPWA</b><br>Housing Opportunities for Persons with AIDS Grant |                     |             |
|---|---------------------|-------------|
| Operating Costs   | \$2,228,808         | 21.6%       |
| Supportive Services   | \$2,150,030         | 20.8%       |
| Project or Tenant-based Rental Assistance                         | \$2,402,595         | 23.3%       |
| Short-Term, Rent, Mortgage & Utility Assistance                   | \$2,402,595         | 23.3%       |
| Resource Identification   | \$100,000           | 1%          |
| Grantee Administration  | \$309,467           | 3%          |
| Sponsor Administration  | \$722,090           | 7%          |
| <b>Total</b>  | <b>\$10,315,585</b> | <b>100%</b> |

**TO READ THE FULL CON PLAN & AI, VISIT:**

<https://houstontx.gov/housing/caper.html>

Planning and Grants Management

City of Houston

Housing and Community Development Department

2100 Travis Street, 9th Floor

Houston, Texas 77002

