DRAFT
2025 - 2029
CONSOLIDATED PLAN

CITY OF HOUSTON
JOHN WHITMIRE, MAYOR

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
MICHAEL C. NICHOLS, DIRECTOR

2025-2029 CONSOLIDATED PLAN

2025 ANNUAL ACTION PLAN



CITY OF HOUSTON

JOHN WHITMIRE, MAYOR

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

MICHAEL NICHOLS, DIRECTOR

3.14.25

MAYOR

John Whitmire

CITY OF HOUSTON

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Executive Summary

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

1. Introduction

Overview

Every five years, the City of Houston (City) develops a five-year strategic plan as required by the U.S. Department of Urban Development (HUD). On behalf of the City, the City's Housing and Community Development Department (HCD) developed the 2025-2029 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, and public service needs during the five years from July 1, 2025, to June 30, 2029. The resources that will be used to address priorities in the Con Plan include four federal formula 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 formula 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 2025-2029 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

The objectives of the 2025-2029 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 the quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by investing in infrastructure and the enforcement of safety codes 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 2025-2029 Con Plan align directly with HCD'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.

2025 Action Plan
The 2025 Annual Action Plan represents the first year of the 2025-2029 Con Plan. The Annual Action Plan (Plan) is the City's official application for HUD formula grants and proposes programs and services to be funded during the City's Fiscal Year (FY) 2021/HCD's Program Year (PY) 2020 (July 1, 2025 - June 30, 2026). In the Annual Action Plan, HCD 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 HCD's goals. As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, or 2) suitable living environment. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability. The annual activities that will enable HCD 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
- 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 opportunities 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, HCD achieved many of the goals set from July 1, 2020, to June 30, 2024. The following will review the goals and outcomes of the past five-year period through the close of the fourth year, ending June 30, 2024. A review of the fifth and final year of the past strategic plan period will be included in the 2024 CAPER, which will be available in the fall of 2025.

Table 1 – 2020-2024 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: $5,324,615/ HOME: $10,769,447	Rental Units Constructed	Household Housing Unit	214	155	72.0%	71	0	0.0%
			Rental Units Rehabilitated	Household Housing Unit	30	127	423.3%	0	29	-
			Homeowner Housing Constructed	Household Housing Unit	44	0	0.0%	12	0	0.0%
			Homeowner Housing Rehabilitated	Household Housing Unit	178	95	53.4%	31	19	61.3%
Expand Homeownership Opportunities	Affordable Housing	CDBG: $2,049,783	Direct Financial Assistance to Homebuyers	Households Assisted	75	105	140.0%	33	69	209.1%
Provide Assistance to Persons Affected by HIV/AIDS	Affordable Housing (Non-Homeless Special Needs)	HOPWA: $13,293,296	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	2,375	1,609	67.7%	475	376	79.2%
			HIV/AIDS Housing Operations	Household Housing Unit	1,500	992	66.1%	300	259	86.3%
			Other (Supportive Services)	Other	13,000	12,346	95.0%	4,130	2,435	59.0%
Reduce Homelessness	Homeless	ESG: $2,129,884/ CDBG: $500,000	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	1,425	5,368	376.7%	200	573	286.5%
			Homelessness Prevention	Persons Assisted	375	2,774	739.7%	300	203	67.7%
			Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	41,945	38,623	9.2%	7,150	6,358	88.9%
Enhance Quality of Life through the Provision of Public Services	Non-Housing Community Development	CDBG: $3,692,169	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	92,660	59,894	64.6%	10,970	8,473	0.0%

Revitalize Communities	Non-Housing Community Development	CDBG: $5,014,832	Public Facility or Infrastructure Activities	Other	5	4	80.0%	2	0	83.33%
Promote Health and Safety	Non-Housing Community Development	CDBG: $2,917,156	Housing Code Enforcement / Foreclosed Property Care	Household Housing Unit	160,000	152,008	95.0%	32,000	39,395	123.1%
			Other (Lead-Based Paint)	Household Housing Unit	250	128	51.2%	50	29	58.0%
Foster Community/Economic Development	Non-Housing Community Development	CDBG: $500,000	Jobs Created/Retained	Jobs	481	408	84.8%	20	0	0.0%
			Businesses Assisted	Businesses Assisted	5	2	40.0%	0	0	0.0%
Promote Fair Housing	Non-Housing Community Development	CDBG: $150,000	Other	Other	500,000	1,942,092	388.4%	50,000	4,930	9.9%
*Accomplishments as 2023 CAPER										

The chart above lists the eight overarching goals from the 2020-2024 Consolidated Plan:

- preserve and expand the supply of affordable housing;
- expand homeownership opportunities;
- provide assistance to persons affected by HIV/AIDS;
- reduce homelessness;
- improve quality of life;
- revitalize communities;
- promote health and safety; and

Each goal is supported by one or multiple programs or activities that HCD carries out using funding from one or more of the formula grants. The funding amounts used to support each of the eight goals are shown in the “Source/Amount Column”. Each program or activity that HCD carries out in support of these eight goals has numeric goals. The five-year numeric goals are shown in the “Expected Strategic Plan” column and the one-year numeric goals are shown in the “Expected Program Year” column. The HUD-identified “Indicator” and “Unit of Measure” columns describe the numeric goals. The amount completed for the five-year and annual goals is shown in the two “Actual” columns.

For example, HCD has specified a goal to enhance quality of life which is a non-housing community development action. HCD allocated a total of $ CDBG funding for this goal and will achieve this goal through Public Service Activities other than a Low/Moderate Income Housing Benefit. HCD will measure this indicator by the number of persons assisted, and HCD expects to assist persons through public services. From 2020-to-date the actual number for this goal is persons assisted, which means % has been completed. The annual goal for 20 was persons assisted, and the actual number of persons assisted was, which means that HCD exceeded its annual goal by %.

The 2020-2024 Consolidated Plan Goals and Accomplishments table is from the CAPER and only shows the first four years of the goals and accomplishments of the 2020-2024 Consolidated Plan. Many of the five-year goals like rental home construction, tenant-based rental assistance, homelessness prevention, job creation/retention, and code enforcement have been met. Almost 75% of all the public service activities also have been completed. These activities include providing health, homeless, reentry, and general public services, like services for youth, elderly persons, and persons with disabilities. With a focus on disaster recovery efforts, the Home Repair Program will likely fall short of its 2020-2024 Consolidated Plan goals to rehabilitate homeowner housing, and the Homebuyer Assistance Program will also likely fall short of its five-year goals to provide direct financial assistance to 500 homebuyers. However, most activities will exceed or be very close to the goal by the end of the consolidated planning period in June 2020.

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

HCD will work to carry out the 2020-2024 Consolidated Plan goals listed in this plan. Some goals may change due to unforeseen changes in community needs, funding changes, or federal rule changes. HCD 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 2025-2029 Consolidated Plan and 2025 Annual Action Plan, the Housing and Community Development Department (HCD) planned an extensive citizen participation and stakeholder consultation process.

HCD 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
- Online Comment Forms
- Written and Electronic Comments
- Housing Advocates Collective Meetings

To expedite the awarding of ESG-RUSH funds and rapidly provide homeless assistance, HUD has waived consultation and citizen participation requirements for the allocation of ESG-RUSH. A summary of the ESG-RUSH budget was posted on HCD's website before submission of the substantial amendment.

5. Summary of public comments

A summary of citizen comments on the 2025-2029 Consolidated Plan and 2020 Annual Action Plan, along with a summary of HCD's responses, is in the Appendix of this document.

6. Summary

During the next five years, HCD will build upon experience and new strategies striving to meet the new strategic goals set in this Con Plan. HCD 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. HCD 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 experience with improved efficiency.

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

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

The Process

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

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 the administration of each grant program and funding source.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	HOUSTON	HCD

Narrative

The City of Houston Housing and Community Development Department serves as the lead agency responsible for administering the programs covered by the 2025-2029 Consolidated Plan and this 2025 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 2025-2029 Consolidated Plan and 2025 Annual Action Plan, please contact the City of Houston's Housing and Community Development Department (HCD) at 832.394.6200 or submit your comments to Alan Isa:

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PR-10 Consultation – 91.100, 91.200(b), 91.215(l)

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 to ensure quality service provision, housing development, and neighborhood revitalization efforts.

In preparation for this 2025-2029 Consolidated Plan, HCD 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 are important to the City of Houston when developing its Consolidated and Annual Action Plans. HCD will continue to work with several City departments, the Houston Housing Authority, major non-profit organizations, and other stakeholders to ensure that the planning process is comprehensive. HCD secures information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

HCD coordinates with private industry, businesses, developers, and social service agencies. For instance, HCD 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.

In PY 2025, HCD plans to continue to obtain meaningful input to strengthen programming and activities through the consolidated planning process. HCD will

- Continue to reach out to and consult with organizations listed in the table titled “Agencies, groups, organizations who participated” in this section of the Plan
- Seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community issues and fair housing
- Participate in the process and advance community strategies to end chronic homelessness in Houston
- Host monthly Lunch & Learns about HCD programs and activities that benefit Houston residents where residents and stakeholders can learn more information, ask questions, and provide feedback

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. HCD is involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community.

HCD continues to lead a community-wide effort to create deeply subsidized affordable housing units that are linked to mainstream and social support, 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.

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

In addition, HCD will continue stakeholder engagements such as those listed in the following table "Agencies, groups, organizations who participated." HCD 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.

HCD 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). HCD holds a voting seat on the CoC Steering Committee. HCD and the Special Assistant to the Mayor for Homeless Initiatives, a full-time dedicated staff position 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.

HCD 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 a person who needs assistance.

In addition to addressing chronic homelessness, HCD has actively participated in planning efforts to standardize and target homelessness prevention and rapid re-housing services. This included updating program standards and common system outcomes, in partnership with Harris and Fort Bend Counties, the City of Pasadena, and 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 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 the 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 that ensures 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 (Homeless Management Information System). Agencies receiving funding from HCD must receive verification of participation in this system as a threshold requirement for funding. In

the CAPER, HCD 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 who: 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.

HCD plans to continue funding the Coalition to support the operation and administration of HMIS. In addition, HCD works with the Coalition and the CoC to ensure that policies and procedures are aligned with HUD requirements. As HCD 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.

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?
A Caring Safe Place (ACSP)	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.
Access Care of Coastal Texas Galveston (ACCT)	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.
Allies in Hope	Services – Persons with HIV/AIDs	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.

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	HCD consulted with Avenue CDC on addressing community and housing needs for LMI families through various types of community developments.
Brentwood Community Foundation	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.
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 HCD with lead-based paint program information and data for use in the development of the Plan, as needed.
City of Houston – Mayor's Office of Resilience and Sustainability	Agency – Managing Flood Prone Areas Other Governmental - Local	Other: Disaster Recovery Strategy	HCD regularly consults with the Office of Resilience and Sustainability to develop and implement activities related to removing homes from flood-prone areas and improving drainage, disaster recovery, and emergency management.
City of Houston - Houston Public Libraries	Other government – Local	Community Development Strategy	HCD consulted with HPL to determine funding needs for providing technological and education opportunities to LMI areas. HCD plans to continue partnering with HPL to
City of Houston Office of Emergency Management	Other government - Local	Other: Disaster Recovery Strategy	HCD meets with the Office of Emergency Management regularly to discuss the implementation of the City of Houston's Hazard Mitigation Plan.
City of Houston - Houston Public Works	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Other government - Local	Other: Disaster Recovery Strategy	HCD regularly consults with HPW to develop and implement projects related to removing homes from flood-prone areas, improving drainage, and disaster recovery. HCD and HPW are partnering on several drainage infrastructure projects funded with CDBG-DR that will improve drainage in low- and moderate-income areas and several housing buyout projects to protect LMI residents from future flooding disasters.

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 – Parks and Recreation Department	Services-Children Services-Education Other government – Local	Anti-poverty Strategy	HCD consulted with HPARD to determine the demand for youth programs. HCD plans to continue partnering with HPARD to serve youth. HCD 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	HCD consulted with PDD to determine what public facilities or neighborhood improvement projects may be considered priority project. HCD 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 were consulted regarding the Homeless sections of the Plan. The Coalition manages the HMIS system in which HCD subrecipients report accomplishments for ESG activities. Data from HMIS is used to evaluate ESG program performance.
Goodwill Houston	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.

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?
Harris County	Housing Services-homeless Regional organization Planning organization	Housing Strategy Homelessness Strategy Homelessness Needs – Chronically homeless Homelessness Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Services – Housing	HCD meets regularly with various staff members at Harris County, including to strategically plan housing, services, and community outreach.
Houston Area HIV Services Ryan White Planning Council	Services-Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD 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. HCD staff serves on the Council and also serves as a co-chair of the Priorities and Allocations Committee. This information is utilized when determining the needs of and services for the HIV/AIDS community.
Houston Community Land Trust	Other	Housing Strategy Services - Housing	HCD consulted the CLT about developing and selling affordable homes and creating different pathways to homeownership. HCD will continue to partner with CLT to provide quality newly constructed homes.
Houston Habitat for Humanity	Housing	Housing Strategy	HCD consulted with Habitat for Humanity to develop a strategy to assist CHDOs with staffing capacity and maintaining affordability while constructing new homes.
Houston Help	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.
Houston Housing Authority (HHA)	PHA	Public Housing Needs Homeless Strategy	HCD consulted with HHA staff regarding the Public Housing sections of the Plan. HHA serves on the CoC. HCD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives to address homeless needs.
Houston Land Bank (HLB)	Other	Housing Strategy	HCD consulted the HLB about affordable land acquisition as a component of the Single-Family Home Development program. HCD will continue to partner with HLB to obtain affordable land options.

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?
Texas Department of Housing and Community Affairs (TDHCA)	Other government – Local	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCD consulted with TDHCA about its allocation process for Tax Credits on new multifamily developments. HCD plans to continue to consult with TDHCA to improve its process, as needed.
Way Home Funders	Regional organization Other: Partnership with Public/Private Organizations	Homelessness Strategy	To address homeless needs identified in the Consolidated Plan, HCD 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.
Comcast – Texas Region	Services - Broadband Internet Service Providers Services – Narrowing the Digital Divide	Other: Digital Inclusion Strategy	HCD consulted with Comcast—Texas Region's Government Affairs section about bridging the digital divide, Houston's most pressing needs regarding internet access, and current resources available for low—and moderate-income Houstonians.

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

HCD contacted many organizations through various outreach techniques including meetings, e-mails, phone calls, and online surveys to solicit input and participation in the planning process. HCD believes that all critical agency types were consulted during the participation and consultation process and did not intentionally fail to consult with any 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?
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 HCD aim to help very low-income households secure housing.
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.
City of Houston Hazard Mitigation Plan	City of Houston Office of Emergency Management	The City of Houston recently updated its Hazard Mitigation Plan, which lists various mitigation actions meant to reduce the threat of disasters to residents.
City of Houston Stormwater Master Plan	City of Houston Public Works Department	The City of Houston recently developed a comprehensive Stormwater Master Plan to assist the City with the prioritization of infrastructure projects.
Climate Action Plan	City of Houston Office of Sustainability	The Climate Action Plan provides evidence-based measures to reduce greenhouse gas emissions and preventative measures to address the negative outcomes of climate change. The plan will demonstrate how the City will adapt and improve its resilience to climate hazards that impact the city today as well as risks that may increase in the coming years.
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 HCD'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.
Harris County Consolidated Plan	Harris County	HCD'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.
HHD Strategic Plan 2018-2022	City of Houston Health Department	HHD's strategic plan gives the department's framework for promoting and protecting the health and social well-being of Houstonians and the environment in which they live. This includes several priorities such as chronic diseases, human services, and access to care. HCD partners with HHD to provide programs that align with these priorities like the Lead-Based Paint program, Chronic Disease Prevention Program, Community-based Mental Health Program, HIV/AIDS Education Program, and Elderly Service Program, among other programs.
HOME-ARP Allocation Plan	City of Houston Housing and Community Development Department	HCD has applied for HOME funds under the American Rescue Plan, as known as HOME-ARP, which provide homelessness assistance and supportive services through several eligible activities to qualified populations that include • Sheltered and unsheltered homeless populations • Those currently housed populations at risk of homelessness • Those fleeing or attempting to flee domestic violence or human trafficking • Other families requiring services or housing assistance or to prevent homelessness Those at greatest risk of housing instability or in unstable housing situations

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 HCD's Areas for Community Reinvestment. The objectives of these Plans, including improving quality of life, overlap with the Strategic Plan's public facilities strategy.
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.
One Clean Houston	City of Houston	The City of Houston's One Clean Houston addresses illegal dumping and cleanup of our neighborhoods. This plan, the One Clean Houston program, focuses on three key areas of impact: (1) rapid cleanup; (2) better enforcement; and (3) prevention and education.
Resilient Houston	City of Houston Mayor's Office of Resilience	Resilient Houston is a framework for collective action and links existing efforts with new ones that will work collectively to protect Houston against future disasters from hurricanes and flooding to extreme heat waves and chronic stresses such as aging infrastructure, poor air quality, and climate change.

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 and disaster recovery efforts 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 a presentation and discussion group.

Narrative (optional):

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

HCD 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. HCD works closely with HHA and Harris County to align funding objectives, especially objectives addressing homelessness. In addition, HCD continues to participate in numerous conferences with the Texas Department of Housing and Community Affairs (TDHCA) to align HCD's objectives of ending chronic homelessness through developing permanent supportive housing with those of TDHCA. Finally, HCD continues to work closely with HUD officials at the local office.

PR-15 Citizen Participation

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

HCD 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, HCD aggressively solicited community involvement and provided residents with every opportunity to become involved in the development of this Con Plan. As input and comments are received, appropriate HCD 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

HCD implemented a broad outreach campaign to promote public participation in the development of this Con Plan and Annual Action Plan. There was a 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 held at neighborhood locations near low- and moderate-income residents the Magnolia Multi-Service Center and Southwest 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 2025.
- 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, and persons with disabilities.

Table 5 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2024 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 from June 7, 2024, to February 3, 2025. The survey was made available online through www.surveymonkey.com, the HCD website, and by QR code with the flyer. announced during events attended by HCD staff. A total of 688 respondents participated in the survey. The survey was completed online via SurveyMonkey by weblink (8), and by the HCD Website (680), 8 respondents, of which 31 were in Spanish, .	A summary of the Survey findings is located in the Appendix.	No public comments were received. All surveys were accepted.	N/A
Internet Outreach	Non-targeted/broad community	A CitizensNet Email was sent on August 2024, 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	In August 2024, On information about the 2024 Community Needs Survey was presented on the HCD 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	In August 2024, information about the 2024 Community Needs Survey was presented on the HCD 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	HCD published a public notice in the *Houston Chronicle* on August 30, 2024 and *La Voz* in Spanish, in addition to advertising and a announcing the draft 2023 CAPER was available for public comment	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 October 11, 2024, information about the fall public hearings was posted on HCD's Facebook page and Twitter page.	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)
Mobile Meetings	Non-targeted/broad community	HCD staff went to meetings and other events to let citizens know about the Con Plan development process. HCD staff were available with information at each event and sometimes gave a short presentation, discussion groups, and informed the Community Needs Survey . A list of organizations visited during the mobile meetings are listed in *Appendix 7: Public Participation.* HCD staff were available to go to events in the community to promote the citizen participation process for the Consolidated Plan and AI. During meetings, HCD reached at least 900 people and advertising in media outlets made information available to a much wider audience.	Feedback was given through 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
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 October 24, 2024. Advertisements also appeared, in the Southern Chinese Daily News on October 24, 2024, in the Korean Journal October 25, 2024; and in Spanish in *La Voz* on November 6,2024.		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	HCD held two fall public hearings for the 2025-2029 Consolidated Plan, 2025 Annual Action Plan, and 20205AI. The hearings were held on November 7, 2024 (virtually), and (in person) on November 13, 202 at the Kashmere Gardens Multi-Service Center. The hearings presented the consolidated planning process and pertinent information about the development of the Analysis of Impediments to Fair Housing Choice. The Community Needs was also advertised to garner public participation. Public comments were received during the hearings. There was a total of 51 people that attended both public hearings.	3 speakers commented at the fall public hearings.	All comments were considered. HCD did not specifically reject any comments received.	N/A
Internet Outreach	Non-targeted/broad community	HCD emailed over 200 invitations to the Housing Advocates, Housing Providers, Advocates for persons with Disabilities	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	HCD held a Stakeholder Focus Group entitled “Better Together” to gain qualitative information for the Consolidated Plan and AI. There were several presentations over a two months span period between	.		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)
	Persons with disabilities Residents of Public and Assisted Housing	October and November 2024 with several professional and community-oriented entities involved in sharing their input. Over 100 people were invited to the focus groups and approximately 40-50 people attended each presentation			
Newspaper Ad	Minorities Non-English Speaking – Specify other language: Spanish, Vietnamese, and Chinese Non-targeted /broad community	A notice of the spring public hearings, the 30-day public comment period, and the availability of the draft plan was published in the *Houston Chronicle* on March 10, 2020. Advertisements also appeared in Spanish in *La Voz* on March 10, 2020. A second public notice was published on March 30, 2020, in both the *Houston Chronicle* and *La Voz*, noting that the second public hearing was rescheduled for April 7th and that the comment period was scheduled to end on April 16th.	Four callers commented at the virtual spring public hearings.	All comments were received, and a summary of the comments are included in Appendix 5 No public comments were rejected.	http://www.houstontx.gov/housing/publiclegalnotices.html
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 HCD database which included Residents, and community organizations.	No public comments were received.	No public comments were received.	http://www.houstontx.gov/citizensnet/index.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	HCD held two spring public hearings for the 2025-2029 Consolidated Plan, 2025 Annual Action Plan. The hearings were held virtually on March 27, 2025; and on April 2, 2025. The hearings presented the drafts of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan.	.	All comments were received, and a summary of the comments are included in Appendix 5 No public comments were rejected.	N/A
Internet Outreach	Non-targeted/broad community	On the following dates, information about the virtual spring public hearings and comment period was email and/or presented on the HCD Facebook, Twitter, and Instagram pages: March 18th, 23rd - 27th April 2nd, 6th - 7th, 9th, 14th, 16th	No public comments were received.	No public comments were received.	N/A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Houston faces overwhelming housing needs. To better understand community needs, the City examine 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 2017 to 2021 provided by HUD, the following was found:

- 16.8% of all households (151,090) are extremely low-income (0-30% HAMFI)
- 53.8% of all households (799,185) have incomes ranging from zero to 80% HAMFI
- Approximately 30.7% of households are severely cost-burdened: 103,035 (22.0%) renter households pay over 50% of their income for rent and 32,895 (8.7%) of homeowners pay half or more of their income for housing costs
- Approximately 6.4% of all City households (48,980) are overcrowded, and of those, almost three-quarters of renters 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. Almost all households experiencing housing problems are cost-burdened and/or overcrowded.

The development of the 2025-2029 Con Plan coincided with the drafting of the 2020 Analysis of Impediments to Fair Housing Choice (AI) allowing for the 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 residents in need
- Gentrification
- Incongruity of jobs, wages, rent, and home sales prices
- Accessibility
- Insufficient neighborhood amenities
- Availability of amenities for persons with disabilities
- Repetitive flooding impacting housing and quality of life

[1] *2017-2021 Comprehensive Housing Affordability Strategy Table 8*, https://www.huduser.gov/portal/datasets/cp.html

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

Summary of Housing Needs

According to the "Total Households Table", there are 799,185 low- and moderate-income households in Houston; over half of households (53.8%) in Houston are low- and moderate-income households. 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: 2022	% Change
Population	2,068,026	2,296,253	9.4%
Households	764,758	897,150	8.4%
Median Income	$42,962	$60,440	19.0%

Data Source: 2010 Census (Base Year), 2018-2022 ACS (Most Recent Year), Tables DP02 & S1901

Number of Households Table

Table 7 – Total Households Table

Household Type	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	151,090	123,685	159,410	86,105	358,625
Small Family Households *	48,945	48,980	64,530	33,900	164,795
Large Family Households *	14,065	15,235	16,215	8,585	27,445
Household contains at least one person 62-74 years of age	30,250	22,645	29,445	15,540	67,900
Household contains at least one person age 75 or older	16,240	12,005	14,670	7,500	23,220
Households with one or more children 6 years old or younger *	31,560	96,485	25,000	12,640	48,815

Data Source: 2017-2021 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	3,115	1,390	1,650	510	6,665	525	285	320	235	1,365
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	5,195	3,895	3,380	1,785	14,255	235	310	470	345	1,360

	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
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	8,175	8,200	7,955	2,770	27,100	825	1,910	2,125	1,405	6,265
Housing cost burden greater than 50% of income (and none of the above problems)	69,870	27,130	7,270	775	105,045	18,245	7,280	4,695	1,495	31,715
Housing cost burden greater than 30% of income (and none of the above problems)	7,400	38,885	39,285	10,140	95,710	6,115	8,200	11,725	4,675	30,715
Zero/negative Income (and none of the above problems)	7,535	9,260	45,205	35,350	97,350	6,285	16,935	35,330	26,610	85,160
Data Source: 2017-2021 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	91,425	78,025	58,020	15,535	243,005	25,435	17,790	19,054	7,990	70,269
Having none of four housing problems	20,499	9,105	44,260	34,645	108,509	9,825	16,835	34,954	26,115	87,729
Household has negative income, but none of the other housing problems	-	-	-	-	-	-	-	-	-	-
Data Source: 2017-2021 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	34,600	32,250	18,260	85,110	5,630	5,900	6,570	18,100
Large Related	10,140	7,640	2,250	20,030	2,010	2,650	1,950	6,610
Elderly	18,145	11,170	7,300	36,615	12,985	6,260	5,180	24,425
Other	28,465	24,720	22,460	75,645	4,645	1,775	3,195	9,615
Total need by income	91,350	75,780	50,270	217,400	25,270	16,585	16,895	58,750
Data Source: 2017-2021 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	30,985	9,935	1,095	42,015	4,470	2,410	1,645	8,525
Large Related	7,835	1,630	120	9,585	1,255	910	200	2,365
Elderly	14,960	5,625	2,090	22,675	9,070	2,850	1,895	13,815
Other	26,980	11,690	4,200	42,870	4,100	1,250	1,100	6,450
Total need by income	80,760	28,880	7,505	117,145	18,895	7,420	4,840	31,155

Data Source: 2017-2021 CHAS, Table 7

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	11,965	10,630	9,825	3,190	35,610	870	1,635	1,785	1200	5,490
Multiple, unrelated family households	1,200	1,300	1,025	495	4,020	210	590	830	585	2,215
Other, non-family households	300	220	650	870	2,040	0	0	10	0	10
Total need by income	13,465	12,150	11,500	4,555	41,670	1,080	2,225	2,625	1,785	7,715

Data Source: 2017-2021 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	28,270	22,170	17,970	68,410	3,290	5,030	7,030	15,350

Data Source: 2017-2021 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 297,823, which accounts for over 33.1% of all households.[2] Using the percentage of low- and moderate-income households in the total population of Houston (53.8%), it is estimated that approximately half of the single-person households, or 147125 single-person households, are low- and moderate-income and therefore, may need housing assistance. No available Census data describes the number of single-person households needing 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 2018-2022 ACS data, about 237,384, or 10.4% of Houstonians have hearing, vision, ambulation, cognition, self-care, or independent living difficulties.[3] Of these, 24,316 were under 18 years of age. It is estimated that Houston has over 24,000 low- and moderate-income families with children with disabilities who may need 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 require 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.

In 2022, the Houston Area Women's Shelter, a non-profit organization assisting victims of domestic violence, answered 62,260 calls on the Crisis Hotlines from community members and housed 693 survivors fleeing violence at the residential campus.[4]

According to the Point-In-Time (PIT) count on January 22, 2014, there were 439 survivors of domestic violence in need of housing assistance[5] 380 persons were in emergency shelters, transitional housing, and safe havens, and 59 persons were unsheltered. There are thousands of families each year fleeing from domestic violence. Almost all these households are female-headed, and some have children. Housing and assistance should benefit 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 53.8% of households in Houston, or 799,185 households, are low- and moderate-income. Out of all Houston households in all income categories, 24.1% of the owner-occupied households had at least one housing problem and 52.3% 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 276,150 low- and moderate-income households, including 148,300 households with severe cost burden paying over half of their income for housing. A related problem is a high rate

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[2] *2018-2022 American Community Survey: Table DP02*, U.S. Census Bureau (Retrieved December 10, 2024) https://data.census.gov.
[3] *2018-2022 American Community Survey: Table S1810*, U.S. Census Bureau (Retrieved December 10, 2024) https://data.census.gov.
[4] *2022 Impact Report (Annual Report)*, Houston Area Women's Center (20ee) https://hawc.org/wp-content/uploads/2023/07/2022-Impact-Report.pdf
[5] 2024 Analysis of the Point-In-Time Count & Survey of People Experiencing Homelessness, The Way Home Continuum of Care (2024) https://irp.cdn-website.com/8ccc955e/files/uploaded/Homeless_Count_2024_final.pdf
[6] *2017-2021 Comprehensive Housing Affordability Strategy: Table 1*, U.S. Housing and Urban Development (2024).

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 49,385 households earning below 80% of the area's median family income have overcrowding issues. Housing cost burden and overcrowding 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, 1,365 owner-occupied households and 6,665 renter-occupied households according to 2017-2021 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 2017-2021 CHAS data for Houston, low-income households are more affected by housing problems than other groups in Houston. When reviewing all income categories, 24.1% of homeowners and 52.3% of renters have housing problems. However, for households earning below 80% of the AMI, 50.3% of homeowners and 75.5% of renters have housing problems. In addition, the number of low- and moderate-income renters with housing problems (227,470) greatly outweighs the number of low- and moderate-income homeowners (62,279); subsequently, renters experience housing problems at more than three times the rate of homeowners.[7] Lower-income households, both renters and homeowners, are more affected by housing problems than homeowners in all income brackets. The household type with the greatest number of low- and moderate-income households with housing cost burden was small, related households for renters and elderly households for homeowners. Overall, lower-income households are experiencing housing cost burdens and housing problems at a higher rate than higher-income households.

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 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 are unemployed, and/or are uninsured. Most are at risk of losing their housing through eviction due to the inability to pay rent.

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[7] *2017-2021 Comprehensive Housing Affordability Strategy: Table 1*, U.S. Housing and Urban Development (2024)

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 $37,868, much lower than male-headed family households at $55,888.[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.

HCD has been targeting rapid rehousing assistance to those who: 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. 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.

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 cause a loss of income/family member or an unexpected expense. Additionally, a lack of housing options that suit households' needs may also contribute to housing instability, and homelessness may also be exacerbated by mental illness, physical illness, and chronic substance abuse.

Discussion

Houstonians face overwhelming housing needs. Over half of renter households have at least one severe housing problem and one in four owner households has at least one severe housing problem. These problems stem from low incomes and can lead to unsuitable housing, and in extreme circumstances, homelessness.

[8] *2014-2018 American Community Survey: Table S1903*, U.S. Census Bureau (Retrieved December 20, 2024) https://data.census.gov.

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

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

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 a given income level experience housing problems at a greater rate (10% or more) than the income level. The following will provide an assessment of 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	119,690	31,395	-
White	19,395	5,785	-
Black / African American	41,045	11,710	-
Asian	6,305	3,025	-
American Indian, Alaska Native	145	90	-
Pacific Islander	-	4	-
Hispanic	49,970	9,710	-

Data Source: 2017-2021 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	97,490	26,195	-
White	15,215	4,230	-
Black / African American	28,055	7,190	-
Asian	4,620	1,275	-
American Indian, Alaska Native	355	10	-
Pacific Islander	40	10	-
Hispanic	47,530	13,225	-

Data Source: 2017-2021 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	78,870	80,535	-
White	18,335	12,785	-
Black / African American	23,620	21,655	-
Asian	3,965	4,005	-
American Indian, Alaska Native	79	29	-
Pacific Islander	90	0	-
Hispanic	30,985	40,740	-

Data Source: 2017-2021 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	24,145	61,960	-
White	8,265	14,095	-
Black / African American	4,560	17,895	-
Asian	1,930	3,255	-
American Indian, Alaska Native	105	80	-
Pacific Islander	0	20	-
Hispanic	8,665	25,415	-

Data Source: 2017-2021 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

Overall, approximately 80% of households who are at 50% AMI or below in the jurisdiction have at least one housing problem. Different population groups have housing challenges throughout various income levels. At the lowest income level, Hispanic households have the highest rate of having one or more housing problems at 84% compared to 79%. For the income category of 30-50% AMI, American Indians experienced housing problems at 97% compared to the jurisdiction at 79%.

Jurisdictional housing problems significantly decrease for those above 50% AMI, with 49% of all households experiencing at least one or more housing problems. In the 50-80% AMI category, 100% of Pacific Islanders and 73% of American Indian/Native have at least one or more housing problems compared to 49% jurisdictional-wide. For other races, nearly half have one or more housing problems.

Lastly, for those above 80% AMI, nearly ¼ of the jurisdiction (28%) have one or more housing problems. Still in this category, American Indian/Native has the highest rate of housing needs (57%). Nearly 1/3 of Asians and Whites also have housing problems.

Looking at the data, as AMI's move up above 50%, there is a drop of about 25-33% in housing problems.

At the same time, it is hard to determine how many households have all 4 issues or only one. There is a possibility that the lower the income, the more numbers of problems. We know from prior data that there is a disproportionate need to address the rent burden and overcrowding for those at lower income levels. These housing problems are not just "stand-alone" items, but rather more holistic, connected problems, for many households.

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

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

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. The following will provide an assessment of 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	106,180	44,910	-
White	17,860	7,325	-
Black / African American	36,605	16,150	-
Asian	5,490	3,845	-

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
American Indian, Alaska Native	145	90	-
Pacific Islander	-	4	-
Hispanic	43,495	16,185	-

Data Source: 2017-2021 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	50,405	73,285	-
White	9,320	10,130	-
Black / African American	14,150	21,090	-
Asian	2,605	3,290	-
American Indian, Alaska Native	245	120	-
Pacific Islander	40	10	-
Hispanic	23,145	37,610	-

Data Source: 2017-2021 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	27,865	131,545	-
White	6,610	24,510	-
Black / African American	6,075	39,200	-
Asian	1,815	6,155	-
American Indian, Alaska Native	45	70	-
Pacific Islander	15	75	-
Hispanic	12,810	58,920	-

Data Source: 2017-2021 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	9,325	76,775	-
White	2,855	19,505	-
Black / African American	880	21,575	-
Asian	650	4,535	-
American Indian, Alaska Native	40	150	-
Pacific Islander	-	20	-
Hispanic	4,615	29,465	-

Data Source: 2017-2021 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

Overall, approximately 40% of households who are at 50% AMI or below in the jurisdiction have at least one severe housing problem. As noted in the previous session, those at 50% AMI and below seem to have significantly more housing problems compared to those above this AMI. At the lowest income level, Asian households have the highest rate of having one or more housing problems at 70% compared to 42.3% jurisdiction-wide. For the income category of 30-50% AMI, all groups except for African Americans, had reported at least one or more severe housing problems compared to the Jurisdiction at 40.8%.

Jurisdictional housing problems significantly decrease for those above 50% AMI, to below 20% of all households experiencing at least one or more severe housing problems. In the 50-80% AMI category, 39.1% of American Indian/Native have at least one or more severe housing problems, which is more than double compared to the jurisdictional wide percentage (17.5%). For other races, nearly a quarter to a fifth have one or more housing problems.

Lastly, for those above 80% AMI, nearly 11% of the jurisdictions have one or more severe housing problems. Still in this category, American Indian/Native has the highest rate of housing needs at 21.2%, which is close to double the jurisdictional total.

Similarly to the e section above, as AMI's move up above 50%, there is a drop of about 25-33% in severe housing problems.

At the same time, it is hard to determine how many households have all 4 issues or only one. There is a possibility that the lower the income, the more numbers of problems. We know from prior data that there is a disproportionate need to address the rent burden and overcrowding for those at lower income levels. These housing problems are not just "stand-alone" items, but rather more holistic, connected problems, for many households.

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.

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.

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	544,215	161,120	154,020	19,544
White	190,525	37,335	34,855	3,730
Black / African American	110,735	44,290	51,240	6,620
Asian	42,380	8,870	8,465	2,135
American Indian, Alaska Native	915	250	435	35
Pacific Islander	85	110	15	4
Hispanic	187,890	66,520	55,495	6,275
Other (including multiple races, non-Hispanic)	11,685	3,745	3,515	745

Data Source: 2017-2021 CHAS, Table 9

Discussion

Over one-third of Houston households (35.9%) are cost-burdened, paying over 30% of their household income for housing expenses. Almost one-fifth of all Houston households, or 18.3%, in Houston are cost-burdened with paying between 30%-50% of their household income for housing expenses, and about the same number of households were severely cost-burdened (17.5%) 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, more than half (59.5%) are cost-burdened. Almost a quarter (24.8%) of Black / African American households and 17.9% of Hispanic households are also severely cost-burdened. The racial group Pacific Islanders was the only group that had a disproportionately greater need in comparison to the needs of all City households, while white households were the least cost-burdened (totaling 27.5%) followed by Asians at 29.1%.

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, more people experience disproportionate need with severe housing problems. While smaller in representation, data shows that Pacific Islanders and American Indian/Alaskan Natives are racial groups most likely with a higher number of households that are cost-burdened at all levels of AMI. Additionally, the number of Africans who experience severe housing burdens with an AMI under 80% is higher than the overall jurisdictional percentage.

Additionally, Hispanics have a higher percentage of households with severe housing problems as compared with the jurisdiction. Hispanics make up over two-fifths (42.8%) of the households with severe housing problems. White households make up 19.1% of those who have at least one of the four severe housing problems while Blacks or African Americans make up 30.4%. Hispanics experience housing problems, including cost burden, then any racial group.

All racial/ethnic groups have households that are severely cost-burdened, and just over one-third, or 35.0%, of all Houston households are cost-burdened. Pacific Islanders have the greatest disproportionate need when compared to other racial/ethnic groups. Of Pacific Islander households, 58.4% are cost-burdened. However, Black/African American households are also disproportionately cost-burdened, at 44.9%, and Hispanic residents have a disproportionate need because about 38.6% of Hispanic households are cost-burdened, as well.

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 over time, 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. Asian residents live predominately near the Texas Medical Center area and in southwest Houston. Black and African American residents predominately live near downtown near the Third Ward or Fifth Ward or north or south of the 610 loop. White residents predominately live in a narrow strip heading straight west from downtown. Housing problems, including cost burden, can be a problem no matter what a household's income is, however, housing burdens take a greater toll on those with lower incomes without safety nets.

Additionally, in recent years, Houston has collectively strategized and planned several neighborhood resilience plans that aim to improve the safety and well-being of historically underinvested communities, including Black neighborhoods, which are more prone to flooding and damage from natural disasters. These plans focus on climate adaptation, infrastructure, and social empowerment.

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, the elderly, persons with disabilities, and other residents. HHA also administers one of the nation's largest Veterans Affairs Supportive Housing (VASH) programs exclusively serving homeless veterans.

Totals in Use

Table 23 – Public Housing 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 Unit Vouchers in use	0	149	2,416	20,461	1,063	18,340	983	75	

*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							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	$8,678	$12,221	$13,579	$8,737	$18,108	$18,231	$9,190
Average length of stay	0	3.6	6.75	5.8	2.75	12.1	0	0
Average Household size	0	2	2.1	2.2	1	3	2	3
# Homeless at admission	0	0	100			289		

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	51	764	3,426	291	2,670	463	2
# of Disabled Families	0	66	919	1.946	460	878	603	5
# of Families requesting accessibility features	0	0	757	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0
Data Source: HHA								

Race of Residents

Table 25 – Race of Public Housing Residents by Program Type

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	22	314	1,566	255	1,100	197	14	-
Black/African American	0	124	1,957	18,486	776	16,873	777	61	-
Asian	0	5	121	367	0	367	0	0	-
American Indian/Alaska Native	0	0	24	10	0	0	10	0	-
Pacific Islander	0	1	0	11	11	0	0	0	-
Other	0	0	0	0	0	0	0	0	-

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

Data Source: HHA

Ethnicity of Residents

Table 26 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	9	314	1,063	117	1,100	69	13	-
Not Hispanic	0	140	2,102	16,635	946	17,240	914	62	-

***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 the sites are fully compliant. In the 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 (#)
Bellerive	65%	11	17
Cuney Homes	67%	16	24
Ewing	52%	154	299
Fulton Village	27%	871	3,195
Heatherbrook	12%	279	2,245
Independence Heights	26%	41	158
Irvinton	43%	326	755
Kelly Village	55%	560	1,027
Kennedy Place	25%	632	2,578
Lincoln Park	61%	476	780
Lyerly	0%	0	0
Oxford Place	40%	563	1,396
Total Public housing waiting list	**31%**	**3,929**	**12,474**
Long Drive			
Telephone Rd			
Total Section 8 New Construction	**18%**	**1,291**	**7,048**
Grand Total	**27%**	**5,220**	**19,522**

Table 28 – Tenant Transfer Waiting List

	Awaiting	Offered but Declined
Grab bars; Live in aide; Additional bedroom; closer to specific area; quiet location	7	-
Downstairs; minimal stairs	36	6
Accessible	11	-
Walk/Roll in Shower*	-	-
Elderly	0	-
Air Conditioned Unit	0	-

"Included in number for "Accessible"
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 in 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 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
Fulton	48	180	4,262
Heatherbrook	28	136	2,162
Lincoln Park	30	67	1,420
Oxford Place	27	75	2,193
Bellerive	1	3	10
Cuney Homes	2	10	39
Ewing	16	52	520
Irvinton	20	70	290
Kelly Village	18	72	273
Kennedy Place	41	204	3286
Lyerly	0	0	0
Independence Heights	13	32	134
Total	**244**	**901**	**14,589**

Source: HHA

Table 30 – Public Housing Waitlist by Bedroom Size

Property	1 BR	2BR	3BR	4BR	5BR
Bellerive	200	10	0	0	0
Cuney Homes	225	229	81	18	0
Ewing	22	18	0	0	0
Fulton Village	24	52	20	12	0
Heatherbrook	0	23	23	0	0
Independence Heights	18	12	6	0	0
Irvinton	104	122	48	34	0
Kelly Village	72	106	72	20	0
Kennedy Place	20	58	26	4	0
Lincoln Park	44	90	66	0	0
Lyerly	198	1	0	0	0
Oxford Place	48	104	78	0	0
Total	**975**	**825**	**420**	**88**	**0**

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.

The 2024 "Gap Report"[9] by the National Low Income Housing Coalition found a shortage of more than 679,301 homes for individuals/families at or below extremely low income and an additional deficit of 168,544 affordable and available rental units for those at or below 50% AMI. In the

[9] The Gap A Shortage of Affordable Homes, 2024, National Low Income Housing Coalition (March 2024) https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf

Houston area, the same report finds that there is a deficit of 184,283 affordable and available rental units for individuals/families at or below extremely low income and an additional deficit of 46,397 affordable and available rental units (a shortage of 230,680 total) for those at or below 50% AMI.

These numbers far exceed the number of individuals and families on the HHA waitlist
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.

HHA currently administers approximately 20,000 HUD-funded rental subsidies with about 18,000 through the Housing Choice Voucher program (formerly Section 8), and about 2,000 of those subsidies for the Project-based Voucher program. The waitlist for vouchers was last opened in September 2016. Of the 68,000 applications received for the 30,000 positions available on the waitlist, 18,000 applicants remain on that waitlist today. This continues to show a clear need in the community for additional voucher funding and other ways to subsidize rents for low-income families.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The annual Point-in-Time Homeless Count & Survey (PIT Count) 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 PIT 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 the Lead Agency to The Way Home and coordinates the PIT Count as part of those responsibilities. The Way Home encompasses Houston, Pasadena, Harris, Fort Bend, and Montgomery Counties, Texas.

A PIT Count 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 January 22, 2024, with the unsheltered portion of the count conducted over three days from January 23-25, 2024. The purpose of the count is to determine the number of persons experiencing homelessness, as defined by HUD, as those staying in emergency shelters, 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 covers a vast geographic region (3,611 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. 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 PIT 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 service providers participated in the count as well as community volunteers, including persons currently and previously experiencing homelessness.

The 2024 count included individuals staying in a total of 54 programs, including emergency shelters (30 different programs), transitional housing units (23 different programs), and safe havens (1 program) on the night of January 22, 2024, based on reports received from the programs and data entered 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 may have been residing.

The information below describes the results of the 2024 PIT count as well as information from the Homeless Information Management System (HMIS). HMIS is a computerized data collection tool specifically designed to capture client-level, system-wide information over time on the characteristics and service 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.

HUD's 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)	738	0	2,267	1,798	1,821	94
Persons in Households with Only Children	9	0	114	104	103	40
Persons in Households with Only Adults	1,426	1,107	10,676	9,048	8,340	107
Chronically Homeless Individuals	176	318	2,584	2,169	1,956	151
Chronically Homeless Families	19	0	44	37	32	192
Veterans	163	50	841	656	654	126
Unaccompanied Youth (24 and under)	142	33	1,451	1,272	1,288	70
Persons with HIV	60	17	271	210	222	131

*2024 PIT, as reported to HUD HDX. Also, chronically homeless status is self-reported.

**2024 HMIS enrollment data from the project types: Emergency Shelter, Transitional Housing, Safe Haven, and Street Outreach with living situation of "place not meant for habitation"
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 backed up by the length of time homeless, as shown in the HMIS. The days of homelessness are based on the difference between the earliest entry and the latest exit for persons who exited the system during the year.

Source: Coalition for the Homeless Houston/Harris County

2024 PIT Count Key Findings

Data collected shows a total of 3,280 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, most were in Houston/Harris County (89.4%) with only one out of fifty (1.6%) counted in Fort Bend County while approximately one out of twelve persons experiencing homelessness in the total CoC area were found in Montgomery County (8.9%). All three counties, Harris, Fort Bend, and Montgomery, had

decreases in the number of persons experiencing homelessness counted in 2019 vs. 2024 (3,567 vs. 2939, 73 vs. 52, and 298 vs. 289 respectively). It is important to note that, for those experiencing unsheltered homelessness on the night of 22 January, the 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. Within the sheltered population of the total CoC, three out of four were in emergency shelters on the night of the PIT Count. Although shelters were back at full capacity in 2024, the shelter numbers are still lower than pre-pandemic levels.

The estimated combined population of the Houston-MSA, which includes Houston, Pasadena, Harris County, Fort Bend County, and Montgomery County, in 2023, was 7,510,253[10] [11]. Approximately one out of 2,500 of those living in the three-county area were experiencing homelessness on the night of the PIT Count, similar to results found in 2023. Homelessness has fallen significantly since 2011, which reported 8,471 people experiencing homelessness. For the last three years, the number of people experiencing homelessness has remained level.

Nature and Extent of Homelessness: (Optional)

Race	Sheltered	Unsheltered (optional)
White	621	347
Black or African American	1,317	561
Asian	23	12
American Indian	12	17
Native Hawaiian	4	3
Multiple races	188	167

Ethnicity	Sheltered	Unsheltered (optional)
Non-Hispanic or Latino	1,944	918
Hispanic	229	189

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 have similar needs to house low-income families. Both may struggle with incomes that are far less than they need to pay for housing. It is often an unforeseen 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. One-third (34.1%) of sheltered persons were in households with children, while nine children-only households were found among the sheltered population. There were no children, either in households with children or children-only households that were counted among the unsheltered population. All households with children were in emergency shelters or transitional housing.

[10]https://www.houston.org/houston-data/talking-points#:~:text=POPULATION%20AND%20DEMOGRAPHICS,4%20Houstonians%20are%20foreign%2Dborn.

[11] Worldpopulationreview.com/accessed 4/26/2024 via *The Way Home Continuum of Care 2024 Analysis of the Point-In-Time Count and Survey of People Experiencing Homelessness*

The National Alliance to End Homelessness reports that 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 diminish in the years following a homeless episode between children who have experienced homelessness and low-income children who have not experienced homelessness.

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

- Have higher levels of emotional and behavioral problems
- Have an increased risk of serious health problems
- Are more likely to experience separations from their families
- 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 connections to other supports designed to strengthen and improve their lives, such as childcare, employment assistance, early childhood services, income support, or mental health counseling.

During the 2024 PIT Count, there were 237 homeless households with children counted, totaling 738 persons. Of that subset, 4 chronically homeless households with children were counted, totaling 14 persons. All chronically homeless households with children 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 2024:

- 213 Veterans were experiencing homelessness (a significant decrease since 2019 with 375 Veterans)
- 163 Veterans were sheltered, while 50 Veterans were unsheltered
- One in ten (10%) Veterans experiencing homelessness were classified as chronically homeless
- Two Veteran households with children were identified; both families were counted in shelters

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 white residents and therefore, make up a disproportionate share of the homeless population. Nationally, the most striking disproportionality can be found among African Americans, and this trend is similar in Houston. The 2024 PIT Count revealed that over 60% of those experiencing homelessness are Black/African American people, which is much higher than the percentage of the same group (21%) in Harris County.

From slavery to segregation, Black/African American people have been systematically denied equal rights and opportunities in the United States. 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 Black/African American people experiencing homelessness.

Rental Housing Discrimination

African American/Black and Hispanic families are more likely to live in areas of concentrated poverty and 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 shows that Hispanic and Black/African American residents often face barriers when attempting to move to more favorable neighborhoods. A recent study indicates that households of color face higher constraints when searching for rental properties in U.S. markets. The strongest constraints facing Hispanic/LatinX renters in Louisville, KY, Houston, TX, and Providence, RI. In addition, there is a strong relationship between neighborhood segregation and racial discrimination in the rental market, disproportionally affecting housing access for African American households due to stronger patterns of neighborhood segregation facing the African American community in most U.S. cities.[12]

Incarceration

According to the United States Interagency Council on Homelessness (USICH), more than 50,000 of the people released from jail or prison every year have nowhere to go but the streets or a shelter[13]. In addition, people who have been incarcerated are up to 13 times more likely to experience homelessness, and people without a home are more likely to be jailed simply for existing, especially in places that criminalize homelessness.

In 2022, Black/African American individuals comprised 38.7% of the Texas prison population, while African Americans made up 13% of Texas residents. 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. According to the Health Resources and Services Administration, an agency of the Health and Human Services

[12] Christensen, Peter; Sarmiento-Barbieri, Ignacio; Timmins, Christopher. Racial Discrimination and Housing Outcomes in the United States Rental Market. November 2021. National Bureau of Economic Research.< https://www.nber.org/system/files/working_papers/w29516/w29516.pdf>

[13] https://www.usich.gov/news-events/news/homelessness-prevention-series-spotlight-jail-homelessness-pipeline#:~:text=It%20is%20a%20vicious%20cycle,in%20places%20that%20criminalize%20homelessness.

Department, almost 80% of people leaving incarceration have chronic medical, psychiatric, and/or substance use conditions.

Mental Health
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.

A study by NIH states that mental disorders for African Americans are more severe, persistent, and disabling, and less likely to utilize psychiatric services, and if they receive care, it is usually of lower quality than care provided to whites.[14]

The results of the 2024 PIT Count found high rates of serious mental illness (34%) and substance abuse disorder (26%) among those experiencing homelessness, which was lower than other years but still higher than the general population. Interestingly, higher rates were found in the sheltered versus the unsheltered population. This may be due to different interview settings for the unsheltered and those in shelter situations. In addition, those who are sheltered may have a safer relationship with the interviewer, leading to the disclosure of sensitive topics. These conditions are self-reported and may be artificially low, as a person may not want to disclose their condition due to stigma.

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 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, or 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.

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 the 2023 Annual Homeless Assessment Report to Congress published by HUD, on any given night in the U.S., over 653,100 people experience homelessness with 39.9% unsheltered, sleeping outside or in places not meant for human habitation. According to the 2024

[14] https://pmc.ncbi.nlm.nih.gov/articles/PMC6407345/

PIT Count, there were 3,280 homeless individuals in Houston on any given night, with 34% unsheltered.

In the 2024 PIT Count, there was a total of 3,280 individuals experiencing homelessness.

The majority, 66% (2,173 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 – 1,046 unsheltered and 1,893 sheltered
- Fort Bend County – 11 unsheltered and 41 sheltered
- Montgomery County – 50 unsheltered and 239 sheltered
- Total Count: 3,280 – 1,107 unsheltered and 2,173 sheltered

All homeless households with children were sheltered, 26% of the sheltered population experiencing homelessness were under the age of 18 and 8% were between 18 to 24 years old. Three-quarters (76%) of Veterans were in a sheltered situation. There was a higher percentage of individuals experiencing chronic homelessness among the unsheltered (29%), compared to the entire homeless population (23%). For slightly less than half (45%) of unsheltered persons, this was their first time experiencing homelessness. Thirty-nine percent of unsheltered persons had been homeless for three years or longer while 11% were newly homeless. Subpopulations were more likely to be part of the sheltered population compared to the percentage of the sheltered population (66%), 87% of survivors of domestic violence were sheltered, 80% of adults with substance abuse disorder, 78% of adults with HIV/AIDS, 77% of veterans, and 73% of adults with serious mental illness were sheltered.

Discussion:

At a time when homelessness has increased by 12% across the nation, the work of the partners of The Way Home has resulted in a dramatic reduction in homelessness — more than 60% since 2011. Collectively, The Way Home has housed over 32,000 individuals since 2012. This is why Houston is considered a model for the nation for addressing homelessness.

In the last few years, federal COVID relief funds allocated by the City of Houston and Harris County created an unprecedented opportunity to transform the homeless response system and get ahead of the demand for crisis housing services due to the economic impact of COVID-19. Additionally, the Coalition created an Encampment Response Strategy that is used as a national best practice by HUD. Paired with the opening of the City of Houston's housing navigation center in February 2023, this strategy facilitated the closure of 127 encampments and engagement with over 800 individuals and led to a 33% decrease in unsheltered homelessness between 2020-2024. Although The Way Home has made notable progress in reducing homelessness, the end of pandemic-era funding will mean an end to programs that have been instrumental in preventing an increase in homelessness. Without new funding, there will not be sufficient program slots to house new people falling into homelessness. They will face significant waits for housing, and homelessness will increase. Instead of responding to homelessness with disaster funding, The Way Home requires a sustained annual investment to continue to make progress and remain a model for other cities.

It is estimated that it will take at least $50 million per year in additional, sustainable funding for housing and services to maintain the status quo after pandemic relief dollars expire. Without

additional funding, the ability to house people experiencing homelessness will be reduced considerably, which may increase homelessness over the next few years.

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 service level needs of people experiencing homelessness vary based on their circumstances. Sometimes people need longer-term rental assistance and services support 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 can 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 is 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 of the non-homeless special needs groups.

HOPWA

Table 33 – HOPWA Data

Current HOPWA formula use	
Cumulative cases of AIDS reported	35,803
Area incidence of AIDS	951
Rate per population	16.3
Number of new cases prior year (3 years of data) – 2020 to 2022	3,710
Rate per population (3 years of data)	26.4

Current HIV surveillance data	
Number of Persons living with HIV (PLWH) – 2022	28,890
Area Prevalence (per million)	600
Number of new HIV cases reported last year	1,313

Data Source: 2022 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	50
Short-term Rent, Mortgage, and Utility	10
Facility Based Housing (Permanent, short-term, or transitional)	10

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Table 35 – Persons with Disabilities by Age Range in Houston

Age Range	#	%
Under 5 years	982	0.6

5-17 years	23,334	6.0
18-34 years	35,431	5.6
35-64 years	85,521	10.3
65-74 years	42,129	26.7
75 years and over	49,987	48.2

% represents a share of the total population.
Source: S1810 2022 ACS

Table 36 – Disability Types in Houston

Disability Type	#	%
Hearing Difficulty	58,402	2.5%
Vision Difficulty	86,798	3.8%
Cognitive Difficulty	109,415	5.1%
Ambulatory Difficulty	125,556	5.9%
Self-care Difficulty	56,296	2.6%
Independent Living Difficulty	94,432	5.4%

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 S1810 2022 ACS

Table 37 – Household Type and Size Households - Housing Problems

	All Households		Households with Housing Problems	
Household Type	**#**	**%**	**#**	**%**
Elderly (62+ years) Family and Non Family	183,645	20.9	72,145	20.4
Small Family (2-4 persons	361,150	41.1	130,915	37.0
Large Family (5+ persons	81,545	9.3	46,7205	13.2
Other	252,565	28.7	104,445	29.5
All Households	878,915	100	354,225	100

Data Source: 2017-2021 CHAS Table 16

Table 38 – 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*	52.42%	20.57%	42.62%	14.89%	34.38%	12.96%	30.36%	9.98%	183,645
Small Family (2-4 persons)	21.29%	35.90%	31.28%	42.87%	38.83%	41.34%	40.75%	38.43%	361,150
Large Family (5+ persons)	7.32%	9.94%	15.26%	11.16%	14.69%	7.81%	14.77%	6.72%	81,545
Other	18.96%	33.59%	10.85%	31.08%	12.09%	37.88%	14.11%	44.86%	252,565
All Households in Houston	36,215	114,875	34,925	88,760	54,665	104,745	247,360	197,370	878,905

*Family and Non-Family Households
Data Source: 2018-2022 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, 52.3% were extremely low- to moderate-income households, which is a slightly higher percentage of extremely low- to moderate-income households than the city, at 49.4%, according to most recent CHAS data. There is a much higher percentage of elderly households living in owner-occupied housing compared to other households in the city.

Over a fifth (20.9%) of all elderly households are experiencing housing problems. About one-third of these elderly households living in owner-occupied housing have housing problems. Also, about 40% of elderly rental households have housing problems compared to all rental households in Houston (57.5%). Most older adults are on fixed incomes and do not work.

Persons with Disabilities
Houston has 530,899 people, or 23.3%, who have reported one or more of the following disabilities: sensory, physical, mental, work, mobility, and/or self-care limitations. Over 23.6% of those with a disability reported an ambulatory difficulty, meaning difficulty walking or climbing stairs and 20.6% reported having cognitive difficulty remembering, concentrating, or making decisions. These individuals may need assistance with transportation access. 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 developmental 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
According to the Houston Health Department's 2024 HIV Surveillance Quarterly Report, there are 32,372 persons living with HIV/AIDS in the Houston area.[15] The special needs of the HIV/AIDS population will be discussed later in this section.

Victims of Domestic Violence

[15] 2024 *HIV Surveillance Quarterly Report*, Houston Health Department (2024) https://www.houstonhealth.org/media/9791/download

The Houston Area Women's Center (HAWC), a non-profit organization assisting victims of domestic violence, received 6,426 calls on the Crisis Hotlines from community members in 2022 and assisted 9,498 survivors with supportive housing during the same year.[16] Currently, HAWC is building another campus which will consist of 135 units with funding from the City of Houston.

According to the PIT count[17] on January 22, 2024, there were 439 victims of domestic violence in need of housing assistance, 308 persons in emergency shelters, 42 persons in transitional housing, and safe havens, and 59 persons unsheltered. The needs of victims 0fleeing 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 HCHarris County's "My Home is Here" published in 2021, show that senior services, homeless shelters, and supportive services for the elderly. Persons 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 2021 Harris County had the highest number of cases of HIV Infection, AIDS, and people living with HIV.[18] According to the *2018 CDC HIV Surveillance*, 28,890 people are living either HIV/AIDS in the Houston metro area,[19] and in 2024, almost half (47.3%) are part of the racial group African American/Black about one-third are Hispanic/Latino (32.5%) and a little over 14% are White (14.6%).[20]

The special needs population with HIV/AIDS requires 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.

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[16] HAWC Sexual Assault Report 1/10/2024 https://hawc.org/wp-content/uploads/2024/01/24.01.08b-HAWC-sexual-assault-report.pdf

[17] *2024 Analysis of the Point in Time Count & Survey of People Experiencing Homelessness (2024), Coalition for the Homeless* https://irp.cdn-website.com/8ccc955e/files/uploaded/Homeless_Count_2024_final.pdf

[18] *Texas HIV Surveillance Report: 2021 Annual Report*, Texas Health and Human Services (September 1, 2022) https://www.dshs.texas.gov/sites/default/files/hivstd/reports/HIVSurveillanceReport.pdf

[19] *HV Surveillance Supplemental Report: Estimated HIV Incidence and Prevalence in the United States, 2018–2022* https://stacks.cdc.gov/view/cdc/156513

[20] 2024 Epidemiologic Supplement Report, Houston Area Ryan White Planning Council (2024) http://www.rwpchouston.org/Publications/2024%20Epi%20Supplement%20FINAL%2011-14-24.pdf

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 are its special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

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

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

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 Houston were health and safety-driven improvements. The greatest need for improvement revealed a 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 for Houstonians. The top three neighborhood amenity improvements that need to be made, according to 2024 Community Needs Survey takers, are childcare centers, health facilities/clinics, and youth centers 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 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 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 that are to be addressed in Houston. According

to the Community Needs Survey the enforcement of cleanliness, safety codes, and the cleaning of illegal dumping sites, were two of the top five neighborhood 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 require 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 require updates. Many of these public improvements are similar to the needs listed in the prior Consolidated Plan.

According to the Local Housing Needs Assessment, many Houstonians have been repetitively flooded since the flood events in 2015, 2016, and 2017,[21] and even more, residents were flooded during Hurricane Imelda in 2019. In May of 2024, a Derecho struck Houston, taking power out from millions of people and causing minor flooding as well. 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 services deter 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.

HCD 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 HCD. Public services can help assist and stabilize households in Houston. The citizen participation process also influenced the need of public services. According to the 2024 Community Needs Survey, the three supportive services needing the most improvement in Houston were the demolition of substandard buildings, enforcement of cleanliness and safety codes, and neighborhood crime awareness/prevention. 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 three neighborhood services, based on the survey, were childcare centers, health facilities/clinics, and youth centers. 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.

[21] *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 provide these families and individuals with the support needed to create a more suitable living environment and enhance their quality of life.

The public service needs for the 2019-2024 Consolidated Plan are a continuation of prior plans' needs. These include

- Child Care Services (affordable and accessible)
- Mental Health Services
- Homeless Services (shelter, case management, rental/financial assistance including eviction prevention)
- Job/Employment Training Services
- Substance Abuse Services

How were these needs determined?

Information from the "My Home is Here Housing Assessment Needs", focus groups, mobile meeting discussion groups, and research influenced the determination of the need for affordable permanent housing and public services. Seniors and persons with disabilities were others who were in the most need of supportive services in Houston. The report specifically iterated the need for mental health services, permanent supportive housing, job/employment training, and substance abuse services. Other public participation efforts including 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

Between 2010 and 2023, the number of occupied housing units in Houston's three-county region increased by 35%, more than two times the national growth rate of 15%. The substantial increase in Houston-area rentals (41%) is the primary driver of the overall increase in occupied housing, though the number of housing units occupied by homeowners increased by 32% during this period as well.

Though several Federally declared disasters, including Winter Storm Uri, Derecho, and Hurricane Beryl from 2021-2024, Houston's housing market has seen a constant increase in housing stock quantity.

According to a report by the Kinder Institute, new home sales have substantially increased in all three of the biggest counties in the Houston metro area: Harris, Fort Bend, and Montgomery. Comparing the single years of 2011 and 2023, the number of new homes sold increased almost 50% in Fort Bend (from 2,474 to 3,685), more than doubled in Harris (from 4,720 to 9,733), and increased almost sixfold in Montgomery (1,046 to 6,076). On the other hand, there are 37 neighborhoods (of 143) that recorded 10 or fewer home sales over those same five years, most are located in the central areas of the City.

However, the median new home price in Harris County in 2023 was roughly $357,365, almost 20% higher than the median price of an existing home ($300,000) compared to 5 years ago. In 2011, the median existing home sold for $130,000.

Alongside the increase in home prices, the median new home sold in Harris County is smaller than the median existing home, albeit only slightly (2,029 square feet, compared to 2,040) compared to 2011.

At 18.8 percent below the national average, Houston's housing costs are the second most affordable among the most populous U.S. metros[22]. Furthermore, housing costs in Houston are 52.2 percent below the average of the most populous U.S. metros. At the same time, according to the Kinder Institute, the Houston metro area is one of the worst in the country when it comes to affordable housing options for its lowest income. Many reasons have contributed to the shortage of affordable housing, with higher interest rates and construction costs tempering construction activity.

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 about existing public housing, assisted housing, and housing and services for homeless and non-homeless persons with special needs will be provided. This section will also review the barriers that may affect the cost of developing, maintaining, or improving affordable housing. Lastly, this section will provide an analysis and discussion of the housing market in Houston.

[22] https://www.houston.org/houston-data/housing-cost-comparison

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

Introduction

The largest percentage of homes in the City of Houston are 1-unit, both detached and attached, structures, making up 48.3% of the total housing stock. The next most common housing units are in structures with 20 or more units making up 25.5% of the housing stock and in structures with 5-19 units making up 18.7% of the housing stock.[23] Since the 2020 Consolidated Plan, the percentage of 1-unit structures has increased about 3%and the percentage of structures with 20 or more units has increased, while structures with 5-19 have decreased.

Most residents living in Houston are renters, representing 58% of the occupied housing. Houston remains a predominately renter-occupied city and showed little change from 2019 to 2023. The majority (81.4%) of Houston homeowners live in housing units that consist of 3 or more bedrooms. This differs from those living in apartments with many renters living in units that are either 1-bedroom (37.4%) or 2-bedroom (35.1%) units. Renters living in a 0-bedroom unit have increased from 4% (in 2018) to 11.4% in (2023).

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 the 2022 Market Value Analysis prepared by the Reinvestment Fund for the City of Houston, the methodology changed since 2016 and revealed that, Overall, the market receded by two or more market categories, especially the lower market areas. These properties also experience and have higher levels of deferred maintenance and elevated foreclosure activities. However, Houston's market strength has not meaningfully declined, as mid-tier neighborhoods have observed substantial new townhome constructions and moderate renovation activities. The market continues to be the strongest in areas inside the 610 Loop west of downtown and the west of Houston, as well as north of I-10.[24] 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.

Since 2020, the City has experienced several Federally-declared natural disasters. In February 2021, severe winter storms plagued the State of Texas for almost a week. The 2021 Winter Storm (Winter Storm Uri or the 2021 Freeze) was a severe weather event in which a record amount of snow and ice impacted the entire State of Texas, including the City of Houston. The 2021 Winter Storm lasted for 5 days, February 13 -17, 2021 and caused a power outage for approximately 70% of Texans. As a result, over 200 people perished and caused approximately $80-$130 billion in direct and indirect financial losses for the state[25].

With extremely low temperatures, many Houstonians lost power and water as well. The *Winter Storm Uri Survey* conducted by the University of Houston estimated that 91% of Houston area residents lost power, which is significantly higher than in other counties. Houston area residents

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[23] *2014-2018 American Community Survey: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2019) available at www.data.census.gov.
[24] *Market Value Analysis (MVA): Houston*, Reinvestment Fund (2022)https://houstontx.gov/housing/gis/reports/Market_Value_Analysis_Final_Report-110222.pdf .
[25] Brian K. Sullivan, Texas Deep Freeze Could Cost $90 Billion in Losses, Bloomberg, February 24, 2021.Available at https://www.bloomberg.com/news/articles.

also seemed to experience a disproportionate loss of water compared to other Texas counties, with 65% of the population being without water during the storm. Because of the freezing temperature, about 38% of Houstonians experienced bursting pipes and suffered water damage, and despite the risk of carbon monoxide poisoning and other hazards, many Houstonians had to resort to extreme measures to stay warm.

In May 2024, a Derecho struck the Gulf Coast of the United States from Southeast Texas to Florida, causing widespread damage, particularly in the City of Houston and the surrounding metropolitan area.

As the derecho moved through the Greater Houston area, it produced wind gusts of up to 100 mph (161 km/h) in Downtown Houston. The derecho was considered the worst damaging wind event to affect Houston in nearly 25 years. The strong winds in Downtown Houston blew out the windows of many high-rise buildings in the area, littering the streets below with broken glass. A brick building occupied by a bar near the intersection of Congress Street and Travis Street suffered the collapse of a wall. The derecho caused extensive damage to transmission lines along with widespread straight-line damage and more than a million customers lost power in the Greater Houston area and nearby counties as a result of the high winds. More than 24 hours later, almost 555,000 customers remained without power. When repairs were initially expected to be finished the following week, nearly 60,000 homes, businesses, and schools in the worst-hit areas of the city were still without power. Over 7 people lost their lives, and derecho caused an estimated $5-8 billion in damage.

Hurricane Beryl was also another significant federally declared disaster that caused over 2.7 million households and businesses near the Gulf Coast, primarily in the Houston metropolitan area, to suffer from prolonged power outages during high temperatures and high humidity. The post-storm power outages played a contributing factor in at least ten deaths related to excess heat or nonfunctional medical equipment. The combined power outages and excessive heat caused "countless" families to have their food spoiled in powerless fridges which in addition to several stores suffering from power outages caused a significant food shortage, requiring food banks to distribute food across multiple underserved regions. The power outages and resulting lack of air conditioning significantly exacerbated the effects of hot temperatures and high humidity creating triple-digit heat indexes across the greater Houston. At least 22 people were killed in the Houston area from damages caused by Hurricane Beryl.

Some residents have yet to recover, both physically and financially from the impacts of the derecho and Hurricane Beryl.

All residential properties by number of units

Table 39 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	437,508	43.5%
1-unit, attached structure	48,273	4.8%
2-4 units	65,502	6.5%
5-19 units	188,627	18.7%
20 or more units	256,342	25.5%
Mobile Home, boat, RV, van, etc.	10,140	1.1%
Total	***1,006,392***	***100%***

Data Source: S1810 2022 ACS 5-Year Estimates DP04

Unit Size by Tenure

Table 40 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,294	0.8%	65,000	11.4%
1 bedroom	9,950	2.5%	202,775	37.4%
2 bedrooms	61,204	15.3%	190,577	35.1%
3 or more bedrooms	325,097	81.4%	87,239	16.1%
Total	***364,153***	***100%***	***484,187***	***100%***

Data Source: 2023 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 contracts, that use State low-income housing tax credits, or that are financed with federal, state, and local sources such as Bonds, TIRZ, or other formula 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 in the lower income brackets at 50% AMI or below. HCD has about 7,400 units of affordable housing in its portfolio.

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

Of the approximate 7,400 affordable housing units housed in 111 developments in HCD's portfolio, 3,079 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. 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, HCD 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.

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 pay more than 50% of their monthly income for housing costs. Overcrowding is also a problem. Approximately 53.6% of renters are paying more than 30% of their gross income towards rent. Overcrowding is also a problem. Approximately 46,954 households earning below 80% area median family income have overcrowding issues. The persistence of both 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 that were built before the 1980s outweighs the number of new units requiring rehabilitation or repair. Also, as the population continues to increase, there is a need for new multifamily apartment units and single-family development. Since many 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 2023 of 35.3 years of age, the median age is increasing.[26] There may be a need for more family housing in the future.

For Houston, the median age reported in the last Consolidated Plan (2020) was 32.9 years of age. The median age reported for 2023 was 34.3[27]. As shown, the median age has been steadily increasing over the last decade and there may be a need for more family and elderly 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.

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[26] *2023 American Community Survey: Age & Sex (Table S0101)*, U.S. Census Bureau (2023) available at www.data.census.gov.
[27] *American Community Survey: Age & Sex (Table S0101)*, U.S. Census Bureau (2023 5 year estimate) 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 costs are 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 median sales price in the Houston area was $338,154, a 10.6% increase since December 2020 ($305,579).[28] 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 in 2023 ($253,400) has increased from $179,100 (41.5%) since 2018.[29] Similarly, the median rent amount increased from $1,032 to $1,313 (27.2%) in 2018. Both the median home value and median rent amounts have almost doubled since 2010.[30]

After three Presidentially declared disasters in 2021 and 2024, over two hundred thousand more homes were impacted by flooding because of Hurricane Beryl in 2024, and about 30% of households' real and personal property was damaged during the storm. The estimated residential damage from Hurricane Beryl is $15,871,516,366, according to the City of Houston's Local Housing Needs Assessment.[31] 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 experiencing loss because of Winter Storm Uri, Derecho, and Hurricane Beryl.

Some of the housing units affected by Hurricane Harvey was located outside the floodplain. However, many of the households within the floodplain experienced repetitive loss from the derecho and Beryl, which resulted in flood events. 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

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[28] *Housing Activity*, Texas A&M University: Real Estate Center (2020) https://www.recenter.tamu.edu/.
[29] *2018-2023 American Community Survey: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2023) available at www.data.census.gov.
[30] *2010 Census: Selected Housing Characteristics (Table DP04)*, U.S. Census Bureau (2025) available at www.data.census.gov.
[31] Local Housing Needs Assessment (2019) https://houstontx.gov/housing/plans-reports/Local-Housing-Needs-Assessment-112818.pdf.

having severe repetitive loss. Approximately 50% of the Texas NFIP applicants from 2019 who submitted a loss were in the 100-year floodplain[32].

Cost of Housing

Table 41 – Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	$ 179,100	$ 235,400	41.5%
Median Contract Rent	$ 1,032	$ 1,313	27.2%

Data Source: 2018 Census (Base Year), 2018-2023 ACS (2023)

Table 42 – Rent Paid

Rent Paid	Number	%
Less than $500	14,045	2.7%
$500-999	109,402	21.1%
$1,000-1,499	204,591	39.5%
$1,500-1,999	121,186	23.4%
$2,000 or more	69,184	13.4%
Total	***471,360***	***100.0%***

Data Source: 2014-2018 ACS

Housing Affordability

Table 43 – Housing Affordability

# of Units affordable to Households earning	Renter	Owner
Household income is less than or equal to 30% of HAMFI	114,875	36,215
Household income is greater than 30% but less than or equal to 50% of HAMFI	88,760	34,925
Household income is greater than 50% but less than or equal to 80% of HAMFI	104,745	54,665
Household income is greater than 80% but less than or equal to 100% of HAMFI	51,335	34,770
Total	***359,715***	***160,575***

Data Source: 2017-2021 CHAS, Table 7

Monthly Rent

Table 44 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,226	$1,279	$1,529	$2,038	$2,568
High HOME Rent	$1,056	$1,133	$1,357	$1,565	$1,726
Low HOME Rent	$828	$887	$1,065	$1,230	$1,372

Data Source: 2025 HUD FMR and 2024 HOME Rents

[32] https://nfipservices.floodsmart.gov//reports-flood-insurance-data

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 Census Bureau, the percentage of homes available at lower costs has become a smaller percentage of the overall residential price distribution of the Houston area. For instance, in 2018, 28.1% of homes were valued at below $99,999, and in 2023 this share had dropped to 11.2%. This is the same for homes available between $100,000 to $149,999, in 2018, 18.4%, 2023 11.9%, $150,000 to $199,999 12.2% increased to 13.9% There are fewer homes available for lower-income households now than 5 years ago.

The availability of housing to purchase has been very limited, while the price of homes has increased. Generally, the housing market's equilibrium is 6 to 7 months of inventory on the market. From January 1990 to January 2020, Houston's average months' inventory was about 5.9 months; however, Houston's inventory has decreased from 7.3 months in 2011 to 1.93 months in 2020 and slightly increased to 4 months in 2024.[33] This shows that if buying continued at the same current pace and no new housing became available on the market, it would take 4 months for all the housing to be bought. Currently, Houston is a seller's market with 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 a decreasing housing choice for those earning 0-30% HAMFI. While there are only 36,215 rental units affordable for this income group, there are 114,875 households in this income group according to 2017-2021 CHAS.[34]

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

In the last five years, buyer's frenzy led to some risky deals that violated the 9 Kisses of Death which was caused by limited inventory, low interest rates, and increased buying power of the average American household. The unusual situations and deals caused by this may lead to the creation of a lot of buyer's remorse down the road. Many 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 can price out residents who currently live in the community. However, due to this huge increase in available new rental housing units, some project that the increasing rental prices will level out. Others believe that added luxury housing investments will bring additional challenges to disadvantaged neighborhoods.[35]

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[33] *Housing Activity*, Texas A&M University: Real Estate Center (2025) https://trerc.tamu.edu/data/housing-activity/?data-MSA=Houston-Pasadena-The+Woodlands

[34] 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) Data, U.S. Department of Housing and Urban Development (2024) available at https://www.huduser.gov/portal/datasets/cp.html.

[35] *Houston Real Estate Market 2022 Forecast*, Houston Properties (Retrieved January 2025) https://www.houstonproperties.com/houston-real-estate-forecast-2022.

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 a 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 58% of all households in the City of Houston are renters, the cost and affordability of multifamily housing and rental housing are of particular importance. The median rent has increased by 27.2% from 2018 and 2023. According to the Census Bureau, families paying less than $999 in 2018 have decreased by half in 2023. In return, those with rents ranging from $1,500-$1,999 and $2,000 more have doubled. 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 ($1,279) was over 162 hours per week and about 211 hours for a two-bedroom unit at fair market rent ($1,529), not accounting for taxes and withholdings..[36]

With a high-priced market, strategies that 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 multiply the impact of available funds by increasing the number of households that can be served over a long time, especially when HOME rents are lower than those found throughout the City.

Discussion

The Texas Housing Affordability Index (THAI), published by the Texas A&M University's Texas Real Estate Research Center, 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 2025 THAI data, Houston area affordability has decreased from 1.71 in 2019 to 1.14 in 2024 for all homebuyers, and THAI score for first-time homebuyers was 0.89.[37] 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.

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[36] *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.

[37] Texas Housing Affordability Index, Texas A&M (Retrieved February 10, 2025,) https://trerc.tamu.edu/data/housing-affordability/?data-MSA=Houston-Pasadena-The+Woodlands

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

Introduction

The housing stock in Houston is getting old with 42.4% of the housing built within the past 35 years, since 1990. The decade with the largest percentage of housing units built in Houston was the 1970s with 17.4.% of total housing units built, which corresponds to the rapid growth and expansion that Houston experienced during this time. Although a lot of housing stock is currently being updated in Houston, the majority of the housing stock is older than in 1980. Older housing stock tends to be 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 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 2025-2029 Con Plan, many residents commented on the need to rehabilitate 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: The housing unit has no structural, electrical, plumbing, or mechanical defects or has only slight defects 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: A housing unit that is deficient in any or all 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 a "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).

Table 45 – Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	#	%	#	%
With one selected Condition	90,587	24%	246,087	47%
With two selected Conditions	2,999	1%	31,963	6%
With three selected Conditions	211	0%	800	0%
With four selected Conditions	-	0%	48	0%
No selected Conditions	282,765	75%	242,050	46%

Data Source: 2018-2022 ACS,B25123

Table 45 – Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	#	%	#	%
Total	376,562	**100%**	520,948	**100%**

Year Unit Built

Table 46 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	#	%	#	%
2020 or later	15,191	3.8%	15,986	2.9%
2010-2019	47,318	11.8%	97,617	18.0%
2000=2009	50,014	12.5%	85,186	15.7%
1990-1999	27,852	7.0%	60,012	11.1%
1980-1989	43,320	10.8%	78,461	14.5%
1970-1979	65,498	16.4%	98,166	18.1%
1960-1969	56,842	14.2%	45,825	8.4%
1950-1959	56,382	14.1%	29,934	5.5%
Before 1950	37,128	9.3%	17,066	3.1%
Total	**399,545**	**100%**	**542,601**	**100%**

Data Source: 2023 ACS, B25036

Risk of Lead-Based Paint Hazard

Table 47 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	#	%	#	%
Total Number of Units Built Before 1980	215,850	80%	205,339	69%
Housing Units build before 1980 with children present	53,340	20%	91,875	13%
Total	269,190	100%	297,214	100%

Data Source: 2018-2022 ACS B25036 (Total Units) CHAS 2016-2020, Table 13 (Units with Children present)

Vacant Units

Table 48 – 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 remains 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 for 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 indicates its relative condition. The general implications of 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 56.1% of units within Houston are over 40 years old, and 65.4% are over 30 years old. Approximately 80% 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.[38] Of all the housing units in Houston, 69% 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 is a similar number of single-family units and multifamily units built before 1980, which may indicate a need for rehabilitation.[39]

The number of vacant units can also serve to measure the need for rehabilitation. With the recent influx of population, there is a very low vacancy rate, 11.3% of the total housing units are vacant housing units, of which the majority are rental vacancies. Of these vacant units, most 50.8%, or 61,029 units, were either for sale, for rent, and/or sold.[40] Some residents are living in housing units with no plumbing or kitchen facilities. According to the 2019-2023 ACS, an estimated 14,288 housing units, or 1.35% of the total housing units in Houston, lack complete plumbing facilities of which 34,623 units are occupied. In addition, an estimated 21,345 housing units, or 2.0% of the total housing units in Houston, lack complete kitchen facilities of which 9,261 of these units are occupied.[41] 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 remain unoccupied.

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

Table 49 – Tenure by Year Structure Built and By Units in Structure

	Owner		Renter	
	#	%	#	%
Built 2020 or later:	**6,008**	**0.66%**	**6,216**	**0.68%**
1, detached or attached	5,654	**0.62%**	467	**0.05%**
2 or more units	**171**	**0.02%**	5,629	**0.61%**
Built 2000 to 2019:	**87,358**	**9.53%**	**164,085**	**17.90%**
1, detached or attached	81,842	**8.93%**	19,310	**2.11%**
2 or more units	3,611	**0.39%**	143,555	**15.66%**
Built 1980 to 1999:	**71,822**	**7.84%**	**145,030**	**15.82%**
1, detached or attached	60,715	**6.62%**	16,689	**1.82%**
2 or more units	8,815	**0.96%**	126,178	**13.77%**
Built 1960 to 1979:	**123,660**	**13.49 %**	**156,178**	**17.04%**

[38] *2014-2018 ACS: Educational Attainment by Employment Status for the Population 25 to 64 (Table B25036)*, (2019).
[39] *2014-2018 ACS: Tenure by Year Structure Built by Unites in Structure (Table B25127)*, (2019).
[40] *2019-2023 ACS: Vacancy Status (Table B25004)*, and *Selected Housing Characteristics (DP04)* U.S. Census Bureau (2025)
[41] *2019-2023 ACS: Selected Housing Characteristics (Tables B25047 & DP25051)*, U.S. Census Bureau (2025)

	Owner		Renter	
	#	%	#	%
1, detached or attached	111,000	**12.11 %**	31,304	**3.42%**
2 or more units	11,651	**1.27%**	124,331	**13.57%**
Built 1940 to 1959:	**76,152**	**8.31%**	**43,635**	**4.76%**
1, detached or attached	74,810	**8.16%**	25,847	**2.82%**
2 or more units	1,165	**0.13%**	17,534	**1.91%**
Built 1939 or earlier:	**19,672**	**2.15%**	**16,720**	**1.82%**
1, detached or attached	18,395	**2.01%**	7,937	**0.87%**
2 or more units	1,084	**0.12%**	8,653	**0.94%**
Total Occupied Housing Units	**384,672**	**41.97 %**	**531,864**	**58.03%**

Data Source: 2019-2023 ACS, B25127
% based on total occupied housing units
Excludes counts on mobile homes, RV, etc/

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, approximately 57% of the owner-occupied housing stock is estimated to have lead-based paint hazards. According to the 2019-2024 ACS, approximately 29% of households have children less than 18 years old present.[42] From this, we can estimate that approximately 30%, or 63,650 units, of the 219,484 units built before 1980 have children under 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 lead hazards. The following table shows that about half, 51.4% of low- and moderate-income renters with at least one child under the age of 6 are likely to be living in housing units with lead hazards. In addition, approximately a third, 34.7% % of low- and moderate-income owners are likely living in housing units with lead hazards.

Table 50 – 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	11,625	11,415	18,500	41,540	28,270	22,170	17,970	68,410
Built after 1980	9,300	7,845	14,230	31,375	13,325	10,260	9,640	33,225
Built between 1940 and 1979	2,130	3,400	4,000	9,530	14,030	11,155	7,590	32,775
Built before 1939	195	170	270	635	915	755	740	2,410

Source: CHAS 2017-2021; Table 13

[42] *2014-2018 American Community Survey: Selected Social Characteristics in the United States (Table DP02)*, U.S. Census Bureau (2019) https://data.census.gov.

Discussion

More than half 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 2019-2023 ACS, the median year residential structures were built in Houston was 1984, meaning half of the structures in Houston are over 40 years old.[43] The median age for homeowner structures was 1978, slightly older than renter-occupied structures in 1988.[44]

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.[45] As shown earlier in this section approximately 42,305 or 38.5% of all who live with the risk of lead-based paint and contain children aged 6 and younger are LMI households.[46]

HCD and Houston Health Department's (HHD) Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. Since 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.

[43] *2019-2023 American Community Survey: Median Year Structure Built (Table B25035)*, U.S. Census Bureau (2025) https://data.census.gov.
[44] *2019-2023 American Community Survey: Median Year Structure Built by Tenure (Table B25037)*, U.S. Census Bureau (2025) https://data.census.gov.
[45] *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.
[46] CHAS 2017-2021; Table 13

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

Introduction

The Houston Housing Authority (HHA) provides affordable housing and services to more than 60,000 low-income individuals throughout the City of Houston serving families, elderly persons, and persons with disabilities.

Totals Number of Units

Table 51 – Total Number of Units by Program Type

PROGRAM	TOTAL UNITS	ACCESSIBLE UNITS
PUBLIC HOUSING	**2,416**	**262**
SECTION 8 PROGRAMS		
Mainstream	653	653
Non-Elderly Disabled	169	169
VASH	983	
Family Unification	75	
Foster Youth to Independence	30	
Emergency Vouchers	622	
Project Based Vouchers	1,063	
Tenant Based Vouchers	13,886	
Subtotal	**17,613**	**822**
Port In Vouchers	417	
TOTAL VOUCHERS ADMINISTERED 12/31/2024	**18,030**	

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

Capital needs for the public housing portfolio were estimated at over $250 million or $147,000 per unit in 2024. Based upon the existing capital funds allocated to HHA of $8 million in 2024, it would take 31 years to address the anticipated capital needs of the public housing properties. To expedite this process, HHA has embarked on an aggressive plan to reposition all public housing properties by 2034.

CHOICE NEIGHBORHOOD REDEVELOPMENT

Cuney Homes – The Houston Housing Authority (HHA) and the City of Houston submitted a Choice Neighborhoods Implementation (CNI) grant application requesting $50M from the U.S. Department of Housing and Urban Development in December 2023 to implement the Third Ward Cuney Homes Choice Neighborhoods initiatives and was awarded the $50 million grant in July 2024. The Cuney/Third Ward CNI initiatives include public and private funding for $671.2M in both social and physical investments that HHA and the City leveraged in collaboration with local and regional partners.

The CNI Housing Plan includes a total of 1,115 mixed-income apartments of which 553 will replace the existing Cuney Homes public housing units. The Housing Plan utilizes a build-first strategy that will strive to build new apartments within the Third Ward before the relocation of Cuney Homes households and the demolition of the public housing units. A total of 155

replacement apartments will be included in three separate developments within the Third Ward CNI area but not built on the Cuney Homes public housing footprint. The HUD CNI program requires that all new Cuney Homes replacement apartments be included in mixed-income developments.

Irvinton Village - HHA and the City received a $500,000 Choice Neighborhood Planning grant from HUD to undertake a comprehensive planning process which will result in a Neighborhood Transformation Plan. The grant will be leveraged by a cash match of $345,000 f as well as $442,850 in partner in-kind commitments

The Choice Neighborhood Planning process will capitalize upon investments to transform the Near Northside and the lives of the Irvinton Village public housing residents. This serves as a critical juncture for Houston; all stakeholders have an opportunity to ensure HHA's distressed public housing sites become a part of a thriving community that benefits all.

The Choice Neighborhood Planning process will include a housing strategy that will redevelop the Irvinton Community into a mixed-income, mixed-use development. Replacement units are envisioned to be developed throughout the Choice Neighborhood area through public-private partnerships.

SECTION 18 DISPOSITION

Kelly Village – HHA is currently in negotiations with the Texas Department of Transportation (TxDOT) to dispose of Kelly Village for highway expansion. It is anticipated that two or more mixed-income developments will be developed within a 5-mile radius as replacement units for Kelly Village.

RAD SECTION 18 BLEND CONVERSION

The chart below summarizes the RAD/Section 18 Blend conversions expected to be completed over the next few years pending the availability of private capital to finance each transaction. HHA will continue to assess each property as conversion plans are finalized.

PROPERTY	CONVERSION TYPE	REDEVELOPMENT
Lyerly	RAD/Section 18 Blend	Demolition/New Construction
Bellerive	RAD/Section 18 Blend	Demolition/New Construction
Kennedy	RAD/Section 18 Blend	Rehabilitation
Ewing	RAD/Section 18 Blend	Demolition/New Construction
Fulton Village	RAD/Section 18 Blend	Rehabilitation
Lincoln Park	RAD/Section 18 Blend	Rehabilitation
Oxford Place	RAD/Section 18 Blend	Rehabilitation
Heatherbrook	RAD/Section 18 Blend	Minimal Work
Independence Heights	RAD/Section 18 Blend	Stabilize

Table 52 – Public Housing Condition

As an MTW agency, HHA no longer receives inspection scores.

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

As noted above, all public housing communities have substantial capital needs. HHA has developed a strategy to reposition all properties by 2034. To successfully achieve this goal, HHA

will need to access private capital to finance new construction and substantial rehabilitation. The primary source of private capital is Tax Exempt Bonds and Low Income Housing Tax Credits both 4% and 9%. The greatest challenge will be access to TEBs and LIHTCs due to the extreme demand and the limited per capita allocation. HHA will need to compete on an annual basis with other developers throughout the state of Texas. We are looking at other financing products including FHA tools, 501c3 Bonds, Public Facility Corporations, and Essential Function Bonds.

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

Capital needs for the public housing portfolio were estimated at over $250 million or $147,000 per unit in 2024. Based upon the existing capital funds allocated to HHA of $8 million in 2024, it would take 31 years to address the anticipated capital needs of the public housing properties. To expedite this process, HHA has embarked on an aggressive plan to reposition all public housing properties by 2034.

Table 53 – Houston Housing Authority Planned Capital Improvements

PROPERTY	CONVERSION TYPE	REDEVELOPMENT
Cuney Homes	Choice Neighborhood	Demolition/New Construction
Irvinton Village	Choice Neighborhood	Demolition/New Construction
Kelly Homes	Section 18 Disposition	New Construction Off Site
Lyerly	RAD/Section 18 Blend	Demolition/New Construction
Bellerive	RAD/Section 18 Blend	Demolition/New Construction
Kennedy	RAD/Section 18 Blend	Rehabilitation
Ewing	RAD/Section 18 Blend	Demolition/New Construction
Fulton Village	RAD/Section 18 Blend	Rehabilitation
Lincoln Park	RAD/Section 18 Blend	Rehabilitation
Oxford Place	RAD/Section 18 Blend	Rehabilitation
Heatherbrook	RAD/Section 18 Blend	Minimal Work
Independence Heights	RAD/Section 18 Blend	Stabilize

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 support 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 shelters, 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 54 – Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	2,185	0	806	2,169	0
Households with Only Adults	1,227	0	757	4,554	0
Chronically Homeless Households	0	0	0	3,017	0
Veterans	0	0	105	1,697	0
Unaccompanied Youth	120	0	65	87	0

Source: HUD 2024 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 resources 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 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 demographics 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, and 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 support 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 55 – 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	300
STRMU	650
ST or TH facilities	80
PH placement	-

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 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 require 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 kinds 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 reported needing housing services in the past 12 months, and 28% of persons living with HIV (PLWH) reported being in unstable housing. Although housing was ranked eight out of fourteen in HIV services needed, approximately one-third of all participants reported being on 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.[47]

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-burdened. Because of the housing cost burdens and the lack of affordable housing stock, public housing agencies assist with housing opportunities for low-income families.

Victims of Domestic Violence
The housing needs of victims fleeing domestic violence can range from shelter to 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, childcare 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 PY2025, 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)

HCD 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

[47] 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 homeless prevention for extremely low- and low-income Houstonians including prioritizing services for victims of domestic violence
- Provide rental assistance to low- and moderate-income households.
- Provide financial assistance to help the development or rehabilitation 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 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, the 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's 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 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 housing affordability.

Hurricane Beryl left over 2.2 million area homes without power and resulted in at least seven deaths. The extensive power outages have paused real estate activities, as many are still without power and unable to focus on housing.

Although Beryl was severe, its impact is less than Hurricane Harvey, which caused $125 billion in damage and affected over 200,000 homes. Many homes sustained water damage, requiring repairs. The storm has tightened the already low inventory stemming from the derecho that occurred a few months back as well. These have significantly contributed to 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 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 affordability 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 was the greatest barrier to finding and maintaining housing and was the greatest barrier to fair housing choice in Houston. If federal funding stays relatively constant as it did during the last five years, it may limit future development without other sources of funding.

According to the Kinder Institute, over half of Houston renters are 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 and increased interest rates, the gap between the availability of financial resources and median home prices is widening, a phenomenon known as the affordability gap. According to the Kinder Institute, the price of housing has been outpacing wage growth in the Houston area, resulting in an average home price being over 5 times more than the per-capita income. 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 HCD 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 the 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.

Lack of communication between government and residents

Effective communication between residents and government entities remains a challenge. Community engagement revealed that one of the most noteworthy barriers is communication about current City programs, community resources, laws, rights, and educational/engagement opportunities. The City will work towards developing long-lasting partnerships and opening more avenues of communication between residents and community leaders, and the City will also help to address other barriers.

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 have barriers.

A lack of regulations can also limit how 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 are 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 the burden of enforcement of these units and the livelihood of 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 using incentives. Special Minimum Lot Size Blocks (SMLBs) could help reduce luxury redevelopments in affordable neighborhoods because they restrict 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. City priorities include creating programs encouraging local commercial activity and economic growth, creating and sustaining jobs, increasing livable-wage employment, and expanding investment opportunities. Labor market saturation, job training, and education, especially for low- and moderate-income persons, are also very important to creating a strong workforce that may attract businesses in the future.

Economic Development Market Analysis

Business Activity

Table 56 – Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	20,030	85,527	1.7	2.8	1
Arts, Entertainment, Accommodations	104,416	360,032	8.9	11.8	3
Construction	109,913	247,716	9.4	8.1	-1
Education and Health Care Services	256,838	761,255	21.9	24.9	3
Finance, Insurance, and Real Estate	69,796	178,110	5.9	5.8	0
Information	11,713	37,928	1.0	1.2	0
Manufacturing	88,050	241,977	7.5	7.9	0
Other Services	55,776	100,002	4.7	3.3	-1
Professional, Scientific, Management Services	194,772	285,776	16.6	9.3	-7
Public Administration	28,746	71,510	2.4	2.3	0
Retail Trade	118,640	330,332	1.0	10.8	10
Transportation and Warehousing	87,457	175,896	7.4	5.7	-2
Wholesale Trade	28,369	185,354	2.4	6.1	4
Total	1,174,516	3,061,415	--	--	--

Data Source: 2023 ACS, Table S2405 (Workers), 2024 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 57 – Labor Force

Labor Force	Number
Total Population in the Civilian Labor Force	1,207,805
Civilian Employed Population 16 years and over	1,128,657
Unemployment Rate	6.6%
Unemployment Rate for Ages 16-24	16.5%
Unemployment Rate for Ages 25-65	5.1%

Data Source: 2018-2022 ACS, SDP03

Table 58 – Occupations by Sector

Occupations by Sector	Number of People
Management, business, and financial	346,037
Farming, fisheries, and forestry occupations	723
Service	121,331
Sales and office	153,257
Construction, extraction, maintenance, and repair	105,423
Production, transportation, and material moving	103,408

Data Source: 2018-2022 ACS, S2402

Travel Time

Table 59 – Travel Time

Travel Time	Number	Percentage
< 30 Minutes	567,293	56%
30-59 Minutes	367,012	37%
60 or More Minutes	81,332	7%
Total	***1,015,637***	***100%***

Data Source: 2018-2022 ACS, S0801

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 60 – Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	166,962	10,111	72,510
High school graduate (includes equivalency)	184,131	13,523	74,221
Some college or Associate's degree	208,799	16,643	57,120
Bachelor's degree or higher	370,115	13,557	58,413

Data Source: 2018-2022 ACS, B23006

Educational Attainment by Age

Table 61 – Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	14,121	33,440	38,352	77,813	38,793
9th to 12th grade, no diploma	29,780	26,415	27,373	46,190	19,974
High school graduate, GED, or alternative	72,485	84,891	70,528	116,492	57,313
Some college, no degree	73,689	72,400	51,831	81,802	47,997
Associate's degree	10,879	26,814	19,836	30,162	12,725
Bachelor's degree	29,017	105,699	67,950	92,151	51,187
Graduate or professional degree	3,390	58,649	54,234	64,024	38,069

Data Source: 2018-2022 ACS ACS, B15001

Educational Attainment – Median Earnings in the Past 12 Months

Table 62 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$ 27,461
High school graduate (includes equivalency)	$ 33,046
Some college or Associate's degree	$ 38,933
Bachelor's degree	$ 65,363
Graduate or professional degree	$ 84,642

Data Source: 2018-2022 ACS, S1501 (In 2022 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, and 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, and 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 than 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 oversupply of labor except for 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 to a report in 2024, transporting over 261 million tons.[48] 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 need 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.[49] 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 are heavily concentrated and are not equally available in all areas of the city. Equitable opportunities for all communities are necessary 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 continuous economic growth. The Houston Metro was recently ranked as the seventh largest economy in the nation.[50] Growth has been especially strong since the COVID-19 pandemic began to subside in 2021. In the two years from 2021 to 2023, Houston's GDP grew by 25.1 percent, which was faster than the U.S. overall, where GDP grew by 16.0 percent during the same period. In fact, among the 20 most populous U.S. metro areas, Houston has had the fastest-growing economy since 2021, as measured by GDP.

Historically, much of Houston's economy has been based around energy businesses and this continues today. Five industries; manufacturing, professional/business services, real estate, government, and healthcare/ education, have been the leading drivers of this growth. Together,

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[48] U.S. Department of Transportation: Bureau of Transportation Statistics (2024) https://www.bts.gov/sites/bts.dot.gov/files/2024-01/2024_Port_Performance_Report_0.pdf

[49] 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.

[50] *Houston Economic Highlights 2024*, Greater Houston Partnership (June 2024).

they made up more than 50 percent of Houston's GDP in 2023. In addition to that, of the 52 Fortune 500 companies in Texas, 26 are in Houston and most are energy firms.[51]

According to the Greater Houston Partnership, in the fourth quarter of 2024 alone, a total of 540 businesses were added, with 379 companies expanding their Houston area operations and 158 establishing new operations, creating more than 5,000 jobs and fueling the regional economy with $1.1 billion total capital investment[52].

Under the new plan, METRO is planning to invest $100M in road, sidewalk, and street repairs, $60M in creating a new Park & Ride that will provide an additional 1,750 parking spaces, and $7M in public and METRO safety. The plan also includes an investment of $300M in the Gulfton Area, "Gulfton Revitalization Project", pending Board approval. The plan will drive travel improvements across hundreds of miles of transportation routes, making investments in service and accessibility.

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."[53] The project is currently ongoing, with partial projects completed.

The revitalization of Tony Marron Park is at the heart of the $310 million Buffalo Bayou East project that will extend the park into Houston's East End and Fifth Ward neighborhoods. The plans for Tony Marron Park include nearly doubling the park's size, growing it from 19 acres to 40. As a central hub for Buffalo Bayou East, the redesigned park will feature sprawling lawns, civic spaces with soccer fields, vibrant public art, a multi-age play area, an interactive water playscape, a barbecue pavilion with a picnic grove, and more. Construction is set to begin as the park closes this month.

The former Halliburton campus in the Westchase District is set to be transformed into Park Eight Place, a walkable, 70-acre mixed-use destination. The $1 billion project will feature a mix of residential, retail, hotel, and office space with access to nature and recreational amenities in the adjacent 200-acre Arthur Storey Park. Construction on roads and utilities is scheduled to begin in 2025/2026.

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 87.3% and the highest percentage of persons employed (84.0%)

[51] Fortune 500, Greater Houston Partnership (2024) https://www.houston.org/houston-data/fortune-500-companies.
[52] 2024 Partnership Economic Development Efforts Fuel Business Growth in Houston https://www.houston.org/news/2024-partnership-economic-development-efforts-fuel-business-growth-houston
[53] *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.

compared to groups with less education.[54] The unemployment rate was higher for residents with some college or associate's degree (7.4%), with a high school diploma (7.0%), or with less than a high school diploma (5.6%) compared to residents with a bachelor's degree or higher who had a 3.6% unemployment rate. Those with less than a high school diploma has the lowest rate of participation in the labor force compared to other groups. This could be due to 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 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 the 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 new incumbent worker training to build talent development activities that will cultivate a more skilled and reliable workforce. During the planning process, the Board established a new mission and vision statement that more accurately reflects the efforts to ensure that workforce investments contribute to regional economic growth and help all individuals build careers, particularly in high-demand industries.

Other organizations like Houston Area Urban League, Latino Learning Center, Baker Ripley, and SER Jobs for Progress provide job training. These organizations provide workforce development services to help people overcome employment barriers and receive corporate training, skill training, career coaching, and vocational training.

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.

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[54] *2019-2023 American Community Survey: Employment Status (Table S2301)*, U.S. Census Bureau (2014) https://data.census.gov.

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 years of 2020 to 2024. This CEDS analyzes the regional economy, establishes regional economic goals and strategies, and outlines a plan of action. The plan focuses on promoting economic resilience in the region by addressing potential disruptions from natural disasters, diversifying industries beyond oil and gas, investing in infrastructure improvements, and supporting workforce development, particularly in areas like logistics, technology, and clean energy, while also prioritizing the ongoing Coastal Texas Project to protect the region from storm surges

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 is a full-service grocery store. The goal is to promote economic expansion through job creation and commerce while combating food deserts and swamps.

Avenue Center is a proposed public facility developed by Avenue Community Development Corporation (Avenue). It will serve as a community programming space for health, education, and financial management services along with other supportive services aimed at improving the 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. 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 exceeds 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 promptly. A portion of each TIRZ's incremental tax revenue is earmarked for affordable housing and is also funding 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 any populations or households in areas or neighborhoods that are more affected by multiple housing problems? (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 2017-2021 CHAS data, 32.0% of all Houston's occupied households had one or more housing problems. Only 13.0% of owner-occupied units had one or more housing problems.

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 on the northwest side of Houston in neighborhoods such as Spring Branch, Timbergrove, Willowbrook, Greater Greenspoint, and Northwest Crossing.

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. 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. To determine racial and Hispanic concentrations, census tracts were used as a proxy for neighborhoods. 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 the minority. Census tracts where 95% or more of its residents are minorities than the city is 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 27% of this racial group. These were predominantly in south-west Houston, on the Fort Bend County border, as well as a few pockets near Bellaire (Chinatown) and 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 were present in all areas of Houston, mainly outside the I-610 loop. 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?

Similar to other large metros, areas where low-income families are concentrated and where minorities are concentrated tend to have less private investment than areas with wealthier residents. In Houston, 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, whereas other areas with higher percentages of minorities and lower-income families are associated with fewer businesses, higher crime, and poverty.

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 acting 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 institutions nearby including the University of Houston, Texas Southern University, and Houston Baptist University. Also, many of these educational institutions have 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. To have community collaboration, the City partnered with community residents and leaders to determine the needs of their community and the best strategies to enhance their neighborhood. Neighborhood-specific needs, projects, and activities will be identified from the results of community engagement.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Greater Houston Partnership, the Houston MSA has some of the most sophisticated and robust communications networks in the world.[55] Just over 96%, or 912,355, of households in Houston, have computing devices such as desktops and laptops, and with improvements in technology and increased use of computers, the internet has become almost necessary to gain access to information and services and to communicate with others. Currently, there are two mainstream forms of the internet: broadband and dial-up. Because high-speed or broadband internet allows users to access the information and services provided on the internet at much higher speeds than dial-up, broadband internet has nearly replaced dial-up internet.[56] While most internet users in Houston have broadband or high-speed internet, less than 1% of households still use dial-up, and another 3.1%, or 29,791, of households either do not have access to a computer or households have a computer but no access to internet at home. A significant improvement was made in the last 5 years, with partnerships and investments stemming from government, private, and non-profit efforts.

Table 63 – Number of Households with Computer & Internet Access

Household	#
Has a computer	912,355
With Dial-up Internet	1,607
With a Broadband Internet	849,159
Without Internet	61,589
No computer	29,791
Total	942,196

Data Source: 2018-2022 ACS, B28003

Broadband access opens opportunities for all people, especially for LMI households who may lack opportunities in their neighborhoods. Resources like information, financial services, and social services become easily accessible with broadband, and as telecommuting, distance learning, Voice over Internet Protocol (VoIP) telephone services, and telehealth services are becoming increasingly available, the need for establishing internet services in neighborhoods also increases. Equitable access to these digitally provided services in all neighborhoods would particularly benefit LMI households.

Additionally, most new employment opportunities are only available online. This means that applying for a job will require access to the internet and computing devices. Households who do not have access to both the internet and computing services will not have the advantage of finding

[55] Patrick Jankowski and Elizabeth Balderrama, *Telecommunications*, Greater Houston Partnership (February 28, 2019) https://www.houston.org/houston-data/telecommunications

[56] *Getting Broadband Q&A*, Federal Communications Commission (Retrieved April 6, 2020) https://www.fcc.gov/consumers/guides/getting-broadband-qa.

employment or gaining new career skills without broadband. According to the Pew Research Center, not only are online job applications difficult without the internet, but also creating a resume, job listings, and obtaining employer information.[57] If Houstonians who are seeking a job do not have access to high-speed internet, employment opportunity gaps are likely to persist. Nevertheless, internet access may not be accessible for all households at income levels.

Table 64 – Number of Households with Internet by Income

Household Income	Dial-up Internet	Broadband Internet	No Internet
Less than $10,000	7	44,251	16,056
$10,000 to $19,999	29	51,220	22,991
$20,000 to $34,999	266	102,835	24,789
$35,000 to $49,999	95	96,261	17,454
$50,000 to $74,999	128	141,324	14,701
$75,000 or more	170	347,815	17,118
Total	695	783,706	113,109

Data Source: 2022 ACS, B28004

Based on the 2022 American Community Survey, access to the Internet increases as income increases. While about 93% of households with incomes above $50,000 have access to the internet, over 24% of households who make between $20,000 and $35,000 do not have access to the Internet. However, almost 41% of households with incomes less than $20,000 do not have access to the internet at home. Conditions like service costs and available computing devices play a role in household hurdles to broadband internet access.

In households that have lower incomes, broadband internet services can be expensive. Internet service costs are typically dependent upon bandwidth speed and data caps. Low-usage households that use a data amount less than 20 gigabytes (GB) monthly at a speed of 0.25 megabits per seconds (MBPS) or more, and high-usage households that use 200 GB monthly at a speed of 250 MBPS to 2000 MBPS.[58] In Houston, the average starting price is almost $44 per month, or $524 annually, for lower-speed internet with low data caps, and prices for higher internet usage range from $75 to $300 per month, or $900 to $3,600 annually.[59] While the internet is a useful tool, an added bill of $524 is a costly expense for LMI households.

Even with the cost of internet services, households that need broadband internet would have to factor in the cost of computing devices. While most people rely on mobile devices like smartphones and tablets, these computing devices are not the best tools for building a resume or applying for a job, which require extensive text entry; however, computers and laptops that come equipped with keyboards are better suited for these tasks. While several households with broadband internet also have access to computers, about 76% of households have a computing device.[60] Since 2015, the cost of technology devices has increased, with the average cost of a

[57] Aaron Smith, *Lack of broadband can be a key obstacle, especially for job seekers*, Pew Research Center (December 28, 2015) https://www.pewresearch.org/fact-tank/2015/12/28/lack-of-broadband-can-be-a-key-obstacle-especially-for-job-seekers/
[58] *Broadband Statistics*, OECD (June 2017) Available at https://www.oecd.org/sti/broadband/broadband-statistics/.
[59] *Internet providers in Houston, TX*, AllConnect (Retrieved March 20, 2020) https://www.allconnect.com/local/tx/houston.
[60] *2018 ACS 5-Year Estimates, Table S2801*, U.S. Census Bureau (2019) Available at www.data.census.gov.

personal computer ranging from $600-700 today and $300 for smartphones. This is an added expense, which contributes to the digital divide.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Apart from service costs and computing devices, a lack of internet service providers (ISPs) in each area and regulations are also barriers. While regulations can help to ensure that quality broadband is delivered to residents, regulations can also prevent ISP Competition. The Texas Utilities Code prohibits municipalities and people from providing broadband services. To provide basic telecommunications services, a company must apply for a state certificate that is subject and must show proof of being a franchise or city permit, which also limits the pool of entities that can provide these services.[61]

Additionally, the lack of ISPs or internet services indicates a lack of adequate broadband infrastructure, which increases the service prices for the consumer. Since high costs are most like the cause for not having internet access, introducing more competition amongst ISPs would help drive costs down because more services would be available. Lower cost options can, then, increase access to broadband internet for households.

With more ISPs, broadband infrastructure, or telecommunication network equipment that carries internet signals, deployment will increase. More broadband infrastructure will improve bandwidth and latency consistency, which will provide higher connectivity to more people.

In 2021, Congress pushed through the Affordable Connectivity Program as part of the Bipartisan Infrastructure Law. The Federal Communications Commission was tasked with using $14.2 billion to develop and implement the program. The program was created amid the COVID-19 pandemic when many companies and schools closed down and switched to work-from-home or distance-learning models.

As of December 2023, more than 18.4 million subscribers were using the service, including 1.45 million in Texas. In Harris County, more than 224,300 subscribers are using the program.[62] With its funding now tapped out, the program no longer accepts new applications and is projected to end in April unless Congress authorizes additional funds.

The digital divide is also a statewide problem and the Texas Comptroller's Office[63] has recognized that broadband internet access is necessary for continued education, public safety, health care, and agriculture. In a survey of 16,000 Texans for a comptroller's report, 54% said their internet service was not affordable.

The Kinder Institute for Urban Research found that about 20% of Houston-area residents lacked the resources for children to do schoolwork while at home during the pandemic. The numbers for minorities were starker, with about 33% of Black families and 25% of Hispanic families lacking the technology to complete remote learning. Meanwhile, just about 10% of White and Asian families reported similar barriers. About a third of all White workers were in jobs they could do from home in 2018, but fewer than 20% of Black and 16% of Hispanic workers could

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[61] Texas Utilities Code § 54.001 & 54.201, available at https://statutes.capitol.texas.gov/.
[62] Kinder Institute, "**Why thousands of Houston-area households could soon lose a crucial internet subsidy" (2024)** https://kinder.rice.edu/urbanedge/houston-affordable-connectivity-program-internet
[63] "Texas Broadband Plan" (2022) https://comptroller.texas.gov/programs/broadband/about/what/plan.php

work remotely, and without additional support, a majority of Black and Hispanic workers could be locked out of 86% of jobs by 2045.

Overall, service costs, broadband infrastructure, available computing devices, and regulations are barriers to household access to broadband internet.

MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

With continued changes in climate due to high emission rates, Houston is likely to see more flooding, hurricanes, extreme heat, high winds and tornados, extreme cold, wildland fires, and hail.[64] Climate change has almost doubled the probability of intensified and increased rainfall.[65] Within the last 5 years, Houston has experienced several presidentially declared disasters including Winter Storm Uri (2021); Derecho windstorm (2024), and Hurricane Beryl (2024). With each of these flooding disasters. As a result, Houston has experienced associated non-climate risks like damage to homes, homelessness, short-term and long-term displacement, food insecurities, environmental degradation, limited healthcare access, unemployment, and transportation shortages, to name a few.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Vulnerability during emergency events can be determined by looking at households that may need supplies like food, water, medicine, shelter, transportation, or assistance with recovery resources. Because of disparities among Houston neighborhoods, LMI areas may be more vulnerable to housing, health, and safety challenges during flooding events. Many households impacted by Hurricane Harvey were low- and moderate-income households. Households with higher incomes are more likely to recover at faster rates than households with lower incomes.

Households that repetitively flood may be more vulnerable to the effects of disasters. According to FEMA's National Flood Insurance Program (NFIP), repetitive loss due to flooding is defined as a home having 2 or more separate claim payments where the total of the payments exceeds $1,000 within 10 years since 1978. After Hurricane Harvey, almost half of NFIP applications from Houston households located in the floodway had repetitive loss. With repetitive loss, households suffer property damage as well as financial losses when recovering from disasters. LMI Households that have experienced housing problems and repetitive flooding in the last five years are likely to be more vulnerable, especially those in the floodplain.

Data by First Street[66] indicates climate abandonment areas of Houston are predominantly in less affluent neighborhoods with older infrastructure spread across the city but generally located inside the 610 Loop. Additionally, areas that were heavily impacted by Hurricane Harvey in 2017 may still be desirable and retain their populations. Without changes to infrastructure and other services, LMI homes in the floodway or floodplain are likely to be more vulnerable when cut off from services like mental and physical health services, transportation, and grocery stores. Because fewer recovery resources are available for flood damage to rental properties, these households are more vulnerable to hazard risks. Climate abandonment also needs to take into account the cost of a home based on its location along with the added costs associated with higher rates for homeowners and flood insurance policies. Higher costs often drive some

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[64] *2019 National Threat and Hazard Identification and Risk Assessment (THIRA)*, U.S. Department of Homeland Security (2019) Available at https://www.hsdl.org.
[65] *Rapid attribution of the extreme rainfall in Texas from Tropical Storm Imelda*, World Weather Attribution (September 27, 2019) https://www.worldweatherattribution.org/rapid-attribution-of-the-extreme-rainfall-in-texas-from-tropical-storm-imelda/.
[66] First Street, "The First National Flood Risk Assessment" https://firststreet.org/research-library/national-risk-reports

homeowners out of the neighborhood to nearby areas with lower insurance rates due to lower flooding.

Neighborhoods of concentrated vulnerability to natural disasters require more resources and concerted efforts to rebuild communities. When natural disasters like flooding events or tornadoes occur, immediate impacts like restricted access to health care, limited grocery stores, or resource scarcity become more imperative issues. Low- and moderate-income households may need food and water along with other functional needs.

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 HCD will use to meet these needs. These goals are listed below in no 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 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 the 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 65 – Target Area: Third Ward/Cuney Homes Choice Neighborhoods	
Target Area Type: Local Area – Choice Neighborhoods **Other Target Area Description:** N/A **HUD Approval Date: Awarded July 26, 2024**	**% of Low/ Mod: 39% poverty** **Revital Type:** Comprehensive **Other Revital Description:** N/A
Identify the neighborhood boundaries for this target area.	The CNI area includes Cuney Homes, a 553-unit Public Housing development operated by the Houston Housing Authority, inside the I-45-Gulf Freeway (northern border); Columbia Tap Trail, Scott and Cullen Blvd. (eastern border); N. MacGregor Way, Blodgett and Elgin Streets. (southern border); and Hwy 288 South Freeway (western border).
Include specific housing and commercial characteristics of this target area.	The Third Ward was established shortly after Houston's founding in 1836, making it one of the city's original four wards. From its beginning, the neighborhood was a stronghold for the black community, many residents were newly emancipated from enslavement. The Third Ward's history was formed by civil rights leaders staking claim on the geographical and sociopolitical landscapes. From 1910 to 1930, the Third Ward's African American population skyrocketed from 22,929 to 66,357, making it Houston's black economic/cultural center; Emancipation Ave. became the central hub of commerce/activity as the number of Black-owned businesses started to increase. However, the construction of I-45 in the 1950s separated the Third Ward from Downtown, and, in the 1970s, the construction of Hwy-288 further cut off the Third Ward from TMC, Innovation/Museum Districts investments immediately west. During the early 1950s, wealthy/middle-class blacks started to leave the Third Ward both as residential areas integrated, and other black households relocated for opportunities in northern states. Throughout the 1960s and 70s, population and business out-migration continued, leaving the Third Ward a shell of its former prominence. Today, The Third Ward is a mix of institutions; TSU and UH, Wesley A.M.E. and Wheeler Avenue Baptist churches, and locally owned stores that contribute to the community's close-knit and diverse tapestry.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Houston, in conjunction with the Houston Housing Authority, initially applied and was awarded the CHOICE Planning Grant. Following successful planning, the City also received the CHOICE Implementation grant. During both phases, the City of Houston and HHA engaged in various community meetings in the target neighborhood areas to communicate and understand the needs of the community as part of the CHOICE process. A special website was created, which acted as a depository and a place for residents to access and communicate about the CHOICE plan. The Cuney Homes resident council was also very active informing both the City and

	HHA to understand the various needs and challenges for the community and residents.
Identify the needs in this target area.	Cuney Homes is one of the oldest Public Housing developments in Houston and Texas. The 90+ year-old development is in dire need of revitalization and reconstruction of the 553 distressed public housing units. Some needs/challenges in the neighborhood include: • **Economic Disparities and Opportunities (within the Third Ward)** • **Employment Barriers** • **Access to schools and community amenities** • **Housing quality/variety** • **Public Safety**
What are the opportunities for improvement in this target area?	The CNI funds will fund various supportive services, critical community improvements and assets, construction of mixed-income developments, art & culture, community safety, and public transportation/infrastructure.
Are there barriers to improvement in this target area?	Some barriers to improvements may include perceptions of the neighborhood when attracting outside investment or new residents, the high amount of single-family and homeowner rehabilitation needs, public safety, and the limited resources to address housing, infrastructure, and service needs.

Table 66 – 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 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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 is 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?	Complete Communities are neighborhoods with community capacity to help with the 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

Table 66 – Target Area: Complete Communities (Acres Homes)	
	development, increased 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 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 of 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 (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 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the 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, increased 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 67 – Target Area: Complete Communities (Gulfton)	
Are there barriers to improvement in this target area?	As the City has selected 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 68 – Target Area: Complete Communities (Near Northside)

Target Area Type: Local Area

% of Low/ Mod: N/A

Other Target Area Description: N/A
HUD Approval Date: 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 have 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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 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.

Table 68 – Target Area: Complete Communities (Near Northside)	
What are the opportunities for improvement in this target area?	Complete Communities are neighborhoods with community capacity to help with the implementation of planned activities. Near Northside has many opportunities including its proximity to downtown, the 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, increased 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/activities will be identified from the results of community engagement.
Are there barriers to improvement in this target area?	As the City has selected 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 of these Complete 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 (Second Ward)

Target Area Type: Local Area	**% of Low/ Mod:** N/A
Other Target Area Description: N/A	**Revital Type:** Comprehensive
HUD Approval Date: N/A	**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 of 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the 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, increased 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 (Second Ward)	
Are there barriers to improvement in this target area?	As the City has selected 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 of 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 (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 variety 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 who have balanced perspectives 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.

Table 70 – Target Area: Complete Communities (Third Ward)	
What are the opportunities for improvement in this target area?	Complete Communities are neighborhoods with community capacity to help with the 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, increased 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 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	**% of Low/ Mod:** N/A
Other Target Area Description: N/A	**Revital Type:** Comprehensive
HUD Approval Date: N/A	**Other Revital Description:** N/A

Identify the neighborhood boundaries for this target area.	Alief is 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 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the implementation of planned activities. Alief/Westwood's communal and commercial variety is likely to assist in the efforts to address the needs within the area. Opportunities for improvement may include single-family affordable home development, increased 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 70 – Target Area: Complete Communities (Alief/Westwood)	
Are there barriers to improvement in this target area?	As the City has selected 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 of these Complete 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 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the 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, increased 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 71 – Target Area: Complete Communities (Kashmere Gardens)	
Are there barriers to improvement in this target area?	As the City has selected 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 of these Complete 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	**% of Low/ Mod:** N/A
Other Target Area Description: N/A	**Revital Type:** Comprehensive
HUD Approval Date: N/A	**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 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the 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, increased 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 72 – Target Area: Complete Communities (Magnolia Park Manchester)	
Are there barriers to improvement in this target area?	As the City has selected 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 of these Complete 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 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 in 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the 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, increased 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 73 – Target Area: Complete Communities (Sunnyside)	
Are there barriers to improvement in this target area?	As the City has selected 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 of these Complete 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	**% of Low/ Mod:** N/A
Other Target Area Description: N/A	**Revital Type:** Comprehensive
HUD Approval Date: N/A	**Other Revital Description:** N/A

Identify the neighborhood boundaries for this target area.	Fort Bend Houston is 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 variety 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 who have balanced perspectives ranging from city-wide to neighborhood specific. Further citizen participation and consultation will take place in each of the Complete Communities 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?	Complete Communities are neighborhoods with community capacity to help with the implementation of planned activities. Fort Bend Houston's pockets of industrial land use and its single-family community present 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, increased 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 74 – Target Area: Complete Communities (Fort Bend Houston)	
Are there barriers to improvement in this target area?	As the City has selected 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 of these Complete 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 HCD 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 has been selected for activities. Other formula grants, mostly related to housing, and public facility improvements will be prioritized in these target areas because these are historically under-resourced neighborhoods.

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 Expand homeownership opportunities Reduce homelessness
	Description	The City of Houston continues to have a majority of renter-occupied housing units. About 58% of housing units were identified as renter-occupied,[67] 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 ($1,279) was 176 hours per week, and 211 hours for a two-bedroom unit at fair market rent ($1,529). 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 the demand for quality, affordable rental housing. 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 continued 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 the needs of renters is a high priority, HCD will continue to help finance the rehabilitation and/or construction of rental units and provide other assistance, including rental assistance, to renters during the Consolidated Plan period.

[67] 2018-2021 CHAS Data (2024).

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 require assistance. The CHAS 2017-2021 data shows that the largest two groups of low- and moderate-income homeowners are elderly households (52,665) and small family (39,860) households followed by all other households (17,265) and large, related households (16,010). Elderly and small-related homeowner households are also the two groups that have the greatest number of households with high-cost burdens with 14,315 elderly households and 15,805 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 the 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. Many low-income households are living in areas identified as having high occurrences 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 2024 Community Needs Survey found that nearly half, 46.6% of respondents had challenges paying for homeowner repairs, which was the second highest priority affordable housing need in the community, with paying for insurance (including flood insurance) being third. Data as well as resident input shows that assistance to homeowners to help with home maintenance is a need in Houston. Assistance to homeowners through the rehabilitation of single-family homes and flood/hazard mitigation 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 Expand homeownership opportunities

Description

As housing prices rise and inventory decreases in Houston, affordable homeownership choices become less available. HCD 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 several listings, Houston has emerged as a hot residential real estate market. Although Houston is regarded as one of the few affordable metroplexes in the US, average and median sales prices have continued to increase over the past five years. Both rising prices and lower inventory have created less choice for homebuyers of all income groups but have 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 HCD will utilize formula grants and other funding sources funds to address this need during the Consolidated Plan period, homebuyer assistance 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	Reduce Homelessness Provide assistance to persons 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 2024 Homeless PIT count estimated that there were 3,280 homeless persons on any given night in the Houston area, including 2,173 (66.3%) sheltered individuals (staying in emergency shelters, transitional housing, or safe haven) and 1,107 (33.7%) 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 the number of unsheltered homeless has become less than the number of sheltered homeless. In the last 5 years, the decline in homelessness is about 17.7%. 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 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, about 7 out of 5,000 people in Harris and Fort Bend Counties are homeless, according to the Coalition for the Homeless. HCD 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 service providers. Housing and services supporting homeless individuals are high priorities for the City of Houston.

4	**Priority Need Name**	Homeless Needs

Basis for Relative Priority

Addressing homelessness goes beyond assisting emergency shelters. Instead, it involves a coordinated system that 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 part of the Mayor's initiative, the City's goal is to continue reducing the number of homeless residents. Addressing homeless needs is a high priority, and HCD 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.

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	Assist persons affected by HIV/AIDS Enhance Quality of Life

Description

Providing and maintaining a high quality of life for all residents is a high priority for the City and HCD. In past years, HCD has allocated CDBG funding for public services near the CDBG public services funding cap. Even though it is allocated to the cap, HCD continues to receive requests from service agencies needing funding to address the continued demand for services throughout the city. HCD 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 HCD 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

Priority public service needs 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 2024 Community Needs Survey, the top concerns were youth centers, health facilities/clinics, and parks/recreation spaces. 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
- Parks/recreation facilities, multiservice centers, libraries, and other city-owned facilities
- Facilities that serve special needs populations including the 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 HCD's formula grants because there is 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. The top three neighborhood amenity improvements that need to be made, according to 2024 Community Needs Survey takers, are childcare centers, health facilities/clinics, and youth centers shows that there is a deficit in the quality of health-related services and food options available to people in their neighborhoods. Street maintenance, sidewalk maintenance, and flood drainage improvements are the top three most important needs for Houstonians.

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, 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. Infrastructure improvements and neighborhood facility improvements and services were two of the top three priority needs defined by residents through the Community Needs Survey. Through community engagement, residents reiterated the importance of neighborhoods. HCD will fund various activities to address neighborhood needs during the 2025-2029 Con Plan period.

8	**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 Promote
	Description The HCD's 2024 Community Needs Survey revealed that some Houstonians do not feel safe in public places or in their own homes. Some of the survey takers expressed having some environmental issues in or near their home, and 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 to the 2024 Community Needs Survey, many Houstonians 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, HCD seeks to address health and safety concerns like lead reduction, which aligns with HUD's Health Homes Initiative.	

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

Influence of Market Conditions

The following Market Characteristics 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 to have increasing rental rates.
TBRA for Non-Homeless Special Needs	Like 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. There is a need for rental assistance for special needs populations.
New Unit Production	Just over 40% of Houston households 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 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 homes due to the limited availability of safe, resilient, affordable housing. As a result of recent natural disasters, many homes were flooded, and some were destroyed and removed from the housing market. In addition, any of the low-rent housing available in Houston is 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 formula funding from CDBG, HOME, HOPWA, and ESG. HCD administers the formula funding on behalf of the City of Houston. In addition to formula grant funds, HCD 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 the various needs listed in the Consolidated Plan, and HCD works with these departments to leverage formula 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 Housing Public Improvements Public Services	24,581,197	66,103.08	0	24,647,300.08	98,695,929	CDBG funds finance housing, public facilities and improvements, and public services. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When requests 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 a 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	9,548,316	119,543	0	9,667,859	40,611,804	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 that have other sources of financing.
HOPWA	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	13,527,833	0	0	13,527.833	54,111,332	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	2,183,245	0	0	2,183,245	8,500,691	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	0	0	0	CDBG-DR2 will be used to fund the development of affordable single family and multifamily rentals 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: $		
Homeless Housing Services Program (HHSP)	public – state	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	1,554,213	0	0	1,554,213	6,216,852	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	16,202,540	0	30,000,000	46,202,540	60,000,000	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	15,000,000	15,000,000	0	CDBG-DR15 will be used to fund infrastructure improvements, buyout, and homeowner rehab to address damage 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	4,000,000	4,000,000	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 Public Services	0	0	27,246,803	27,246,803	0	CDBG-DR17 will be used to address the 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.
CDBG-MIT	public – federal/state	Infrastructure Improvement	0	0	57,620,507	57,620,507	0	CDBG-MIT funds will be used to address increased needs for drainage to decrease impacts of future flooding.

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-CV	public – federal	Administration and Planning Housing Public Services	0	0	1,623,996	1,623,996	0	CDBG-CV funds will be used to prevent and reduce the impacts of COVID-19 through rental assistance and supportive services.
HOPWA-CV	public – federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	HOPWA-CV funds will be used to prevent and reduce the impacts of COVID-19 through rental assistance, homeless prevention, and shelters.
ESG-CV	public – federal	Street Outreach Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG-CV funds will be used to prevent and reduce the impacts of COVID-19 through homeless prevention and shelters.
CDBG-DR21	public – federal	Homeowner Rehab Public Improvements Admin and Planning	0	0	50,096,000	50,096,000	0	CDBG-DR21 funds will be used to assist Houston residents by repairing and reconstructing storm-damaged homes, reimbursing homeowners for eligible repairs to their homes, creating more resilient neighborhood facilities that can support residents before, during, and after a disaster, and assisting renters to find and maintain housing.
CDBG-DR24	public – federal	Multifamily Public Services Public Facilities and Improvements Admin and Planning	0	0	0	0	314,645,000	CDBG-DR24 funds usage is still being determined by the Administration.

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: $		
ESG-RUSH	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	1,193,358	1,193,358	0	ESG-RUSH funds will be used to assist Houston residents by providing additional rapid re-housing to those Houstonians in need.
HOME-ARP	public - federal	"Conversion and rehab for transitional housing Public Services Rental Assistance Services Planning and Administration"	0	0	18,989,148	18,989,148	0	HOME-ARP funds will be used to help families and individuals who are homeless or at risk of homelessness and reduce housing instability through several eligible activities.
FY22 DOL CPF	public - federal	Job Training	0	0	450,000	450,000	0	DOL CPF funds provide job training, career pathways, credential attainment, and employment opportunities for job seekers.
FY23 DOL CPF	public - federal	Job Training	0	0	950,000	950,000	0	DOL CPF funds provide job training, career pathways, credential attainment, and employment opportunities for job seekers.
FY22 HUD EDI-CPF	public - federal	Parks Public Facilities	0	0	5,621,000	5,621,000	0	EDI-CPF funds provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and other critical infrastructure and services.
FY23 HUD EDI-CPF	public – federal	Parks Public Facilities	0	0	6,300,000	6,300,000	0	EDI-CPF funds provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and other critical infrastructure and services.

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: $		
FY24 HUD EDI-CPF	public - federal	Parks Public Facilities	0	0	6,539,579	6,539,579	0	EDI-CPF funds provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and other critical infrastructure and services.

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

HCD will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. HCD's Homebuyer Assistance Program leverages HOME funding through a deferred, forgivable loan with private funding including cashflow from the homebuyer and private mortgage loans. Through the Multifamily Housing Program, for-profit and non-profit developers partner with HCD to build or rehabilitate affordable housing. Developers must use HCD 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

HCD 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). HCD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCD 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 formula 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 has required multifamily applicants to help generate this match. Rules regarding what can be counted as a match under the HOME Program are very specific; therefore, HCD 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.

ESG Match. The ESG matching requirement is a one-to-one match and will be satisfied with CDBG funding from HCD 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 the acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes. HCD will partner with HLB to carry out affordable home development, which is a need identified in this plan.

Discussion

While HCD is responsible for the provision of services to low- and moderate-income Houstonians using formula funds and one-time grants, HCD cannot achieve these goals alone. Many other organizations 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. HCD 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 formula funds could decline, HCD will research ways in which HCD 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 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.

HCD 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. For an agency to qualify as a CHDO, it must have staff with housing experience appropriate to its 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, many existing services target homeless persons and persons with HIV. HCD coordinates with other agencies, such as the Coalition for the Homeless and the Ryan White Planning Council, to link housing with services targeted at the homeless and individuals affected by HIV/AIDS.

Since July 1, 2014, HCD has used HUD's Homeless Management Information System (HMIS) as the client database for HOPWA programming in the region. This allows HOPWA programming to be part of the coordinated access system.
HCD defines a year based on a particular participant's 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 HCD'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	2025-2029	Affordable Housing	Citywide	Assistance for: • Homeowners • Renters • Homebuyers	CDBG: $62,116,018.74 HOME: $26,828,308.75	Homeowner units rehabilitated: 180 Household Housing Unit Rental units constructed: 60 Housing Units Rental units rehabilitated: 600 Housing Units
Expand homeownership opportunities	2025-2029	Affordable Housing	Citywide	Assistance for homebuyers	HOME: $16,677,056.75	Homeowner units constructed: 50 Household Housing Unit
Provide assistance to persons affected by HIV/AIDS	2025-2029	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: $67,639,165.00	Tenant-based rental assistance / Rapid Rehousing: 1,750 Households HIV/AIDS Housing Operations: 1,125 Households Other: 8,500 – Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2025-2029	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: $10,916,225.00 ESG-RUSH: $1,193,358.00	Tenant-based rental assistance / Rapid Rehousing: 750 Households Assisted Homelessness Prevention: 500 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 27,500 Persons Assisted
Enhance quality of life through the provision of public services	2025-2029	Non-Housing Community Development	Citywide	Public service needs	CDBG: $20,666,761.20	Public service activities other than Low/Moderate Income Housing Benefit: 2,050 Persons Assisted
Revitalize communities	2025-2029	Non-Housing Community Development	Citywide	Improvement of neighborhood facilities Neighborhood needs	CDBG: $16,500,000.00	Other: 8 Public facility or infrastructure activities other than low/moderate-income housing benefit
Promote Health and Safety	2025-2029	Non-Housing Community Development	Citywide	Public service needs Health and safety Neighborhood Needs	CDBG: $961,244.70	Lead-Based Pain Removal: 190 Units Abated/Remediated

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	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.

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 does not apply 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 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 monthly 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 the 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 design; therefore, it is not necessary for HCD to provide financial or other assistance to HHA to remove such a designation during the next year.

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

Barriers to Affordable Housing

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

Current market conditions

Houston's 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 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 housing affordability.

Hurricane Beryl left over 2.2 million area homes without power and resulted in at least seven deaths. The extensive power outages have paused real estate activities, as many are still without power and unable to focus on housing.

Although Beryl was severe, its impact is less than Hurricane Harvey, which caused $125 billion in damage and affected over 200,000 homes. Many homes sustained water damage, requiring repairs. The storm has tightened the already low inventory stemming from the derecho that occurred a few months back as well. These have significantly contributed to 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 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 affordability 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. If federal funding stays relatively constant as it did during the last five years, it may limit future development without other sources of funding.

According to the Kinder Institute, over half of Houston renters are 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 and increased interest rates, the gap between the availability of financial resources and median home prices is widening, a phenomenon known as the affordability gap. According to the Kinder Institute, the price of housing has been outpacing wage growth in the Houston area, resulting in an average home price being over 5 times more than the per-capita income. 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 HCD 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 the 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.

Lack of communication between government and residents

Effective communication between residents and government entities remains a challenge. Community engagement revealed that one of the most noteworthy barriers is communication about current City programs, community resources, laws, rights, and educational/engagement opportunities. The City will work towards developing long-lasting partnerships and opening more avenues of communication between residents, community leaders, and the City will also help to address other barriers.

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 have barriers.

A lack of regulations can also limit how 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 are 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 the burden of enforcement of these units and the livelihood of 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 using incentives. Special Minimum Lot Size Blocks (SMLBs) could help reduce luxury redevelopments in affordable neighborhoods because they restrict the lot size of new single-family home developments. However, these protections are not currently applied in all neighborhoods.

Strategy to Remove or Ameliorate the Barriers to Affordable 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 HCD'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
- 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 HCD'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 to create 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 the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCD staff
- Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCD 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

HCD will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCD 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 assess 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, HCD 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 homelessness.

Addressing the emergency and transitional housing needs of homeless persons

HCD 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. HCD'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 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.

HCD prioritizes multifamily housing activity for the 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 PY2025, HCD's Multifamily Housing Program anticipates continuing funding units that will support the Mayor's homeless initiative by issuing an RFP for $20M for the creation of new permanent supportive housing units.

HCD is also committed to broadening 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 each year) of Houston's homeless population will require rapid rehousing to stabilize. Currently, the system can serve 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 includes 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

HCD 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 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 to 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 homeless. This standard will be developed using HUD's ESG eligibility criteria and local data regarding characteristics common among people who are 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 a memorandum of understanding (MOU) with mainstream and other homeless service providers on behalf of the homelessness prevention system 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 the 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

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

High-Impact Lead-Based Paint Hazard Reduction Program. HCD 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 funded by federal grants, including the Lead-Based Paint Hazard Reduction (LHR) Grant.

Beginning in 2020, HHD will use HCD's funding as match dollars in support of the LHR grant, targeting the removal of lead-based paint in 4 contiguous census tracts near the Near Northside and Fifth Ward Super Neighborhoods. HCD 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 HCD's single family home repair activities. Since ending its contract with HHD, HCD 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 efficient and prompt delivery of repair services. HCD 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, and the number of children and adults protected from lead poisoning.

The LHR program is a citywide program. The rationale for allocating funds on a citywide basis is due to the fact that pre-1978 homes are not concentrated in any one geographic area. These homes are dispersed throughout the city. The citywide approach allows the 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- and 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 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 the 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 to the U.S. Census Bureau, about 19.5% of Houstonians live in income poverty, which is solely based on income levels and the number of household members.[68] While the federal poverty threshold for a family of four is $32,812.[69], the annual cost of living for a two-parent, two-child family in Houston MSA is about $97,109 and $8,092 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.[70] Without accounting for taxes and withholdings, a full-time job paying minimum wage annually grosses roughly $15,030, which is only one-sixth 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 2023

- 31% don't have enough savings to live above the poverty line for three months – liquid asset poverty
- 21% don't have enough net worth to live above the poverty line for three months – asset poverty
- 5% are unbanked – do not have a checking or savings account
- 18% are underbanked – have a bank account but still use check cashing or payday loans.[71]

Liquid asset poverty includes households that do not have much savings 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.

HCD provides many services for persons who are in poverty. These efforts are intended to help lift people out of poverty. HCD 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

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[68] 2023 *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.
[69] *2019 Poverty Thresholds*, U.S. Census Bureau (2025) available at https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html.
[70] *Family Budget Calculator*, Economic Policy Institute (2025) available at https://www.epi.org/resources/budget/.
[71] Prosperity Now Scorecard, Prosperity Now (2025) available at https://scorecard.prosperitynow.org/data-by-location#msa/26420
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HCD will also explore ways to partner with other organizations in the community that 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

HCD plans to assist with repairs on homes so that low- and moderate-income homeowners may maintain and enhance their assets. Also, HCD 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

HCD'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 HCD-administered programs and activities. The following illustrates how HCD 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 HCD'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 HCD 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 under laws and regulations mandated by city, state, and federal guidelines. Enforcement provisions are conducted per rules for the following programs: Section 3, 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.

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 the 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 the participation of contractors, and reviewing accounting records through the 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.

Annual Plan

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 formula funding from CDBG, HOME, HOPWA, and ESG. HCD administers the formula funding on behalf of the City of Houston. In addition to formula grant funds, HCD 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 HCD works with these departments to leverage formula 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 Housing Public Improvements Public Services	24,685,257	153,644	0	24,838,901	98,000,000	CDBG funds finance housing, public facilities and improvements, public services and assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When requests 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 a 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	10,093,665	126,543	0	10,220,208	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 that have other sources of 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	10,315,066	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.

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: $		
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	8.0000.00	Organizations applying for ESG funding mu a 1 to 1 match for the ESG funds they rece selected through a competitive request for process.

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: $		
ESG-RUSH	public - federal	Conversion and rehab for traditional housing, financial assistance, overnight shelter, rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	1,193,358	0	0	1,193,358	0	ESG-RUSH provides rapid responses to address homelessness by filling in Federal assistance gaps in communities hit by disasters.
CDBG-DR Hurricane 2 (CDBG-DR	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 the development of affordable single family and multifamily rentals and repair single family homes to address homes damaged by Hurricane Ike.
CDBG-DR for the 2015 Flood Events (CDBGDR15)	public – federal	Acquisition Homeowner rehab Public Improvements Admin and Planning	0	0	76,126,895	70,126,895	0	CDBG-DR15 will be used to fund infrastructure improvements, buyouts, and homeowner rehab to address damage caused by the 2015 flood events and resilience to future flooding.
Homeless Housing Services Program (HHSP)	public – state	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	1,000,000	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: $		
TIRZ Affordable Housing Set-Aside	public – local	Housing	18,000,000	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-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 2016 Flood Events (CDBGDR16)	public – state	Homeowner rehab Housing Public Improvements Admin and Planning	0	0	20,000.000	20,000,000	0	
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 Acquisition Administration and Planning Public Services	0	0	48,348,621	48,348,621	0	CDBG-DR17 will be used to address the 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.
CDBG-Mitigation (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 the impacts of future flooding.

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-CV	public – federal	Administration and Planning Housing Public Services	0	0	104,993,035	104,993,035	0	CDBG-CV funds will be used to prevent and reduce the impacts of COVID-19 through rental assistance and supportive services.
TIRZ Bond	public – local	New Construction Homebuyer Assistance	0	0	52,145,687	52,145,687	0	TIRZ bond funds are local funds that will be used to create a greater impact for low- and moderate-income persons and communities.
HOME-ARP	public – federal	Conversion and rehab for transitional housing Public Services Rental Assistance Services Planning and Administration	0	0	25,941,711	25,941,711	0	HOME-ARP funds will be used to help families and individuals who are homeless or at risk of homelessness and reduce housing instability through several eligible activities.
CFBG-DR for the 2021 Winter Storm (CDBG-DR21)	public - federal	Homeowner Rehab Public Improvements Public Services Planning and Administration	50,095,000	0	0	50,095,000	0	CDBG-DR21 will be used to address the impacts of the 2021 Winter Storm and improve resilience for Houstonians through home repair, public service, and public facility activities.

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

HCD 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 HCD to build or rehabilitate affordable housing. Developers must use HCD 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

HCD 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-DR15, CDBG-DR16, CDBG-DR17, CDBG-MIT, CDBG-CV and Homeless Housing Services Program (HHSP). HCD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCD 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 formula grants leverage these dollars with other resources. For example, HHD leverages CDBG funding with other funding sources for several programs like the Chronic Disease Prevention and the Community Re-Entry Network.

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 has required multifamily applicants to help generate this match. Rules regarding what can be counted as a match under the HOME Program are very specific; therefore, HCD 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.

ESG Match
The ESG matching requirement is a one-to-one match and will be satisfied with CDBG funding from HCD and both "in-kind" and private funding from subrecipients. Match requirements do not apply to ESG-RUSH funding.

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

Although there are no parcels of City-owned land or property that will be used to address the needs with formula funding, HCD's Affordable Home Development Program utilizes non-formula funds to acquire and develop City-owned sites for large-scale single-family home development. There are currently several City-owned large tract developments that will increase the City's affordable housing stock with 1,067 new affordable homes and provide homeownership opportunities for low- and moderate-income (LMI) households.

HCD will also partner with Houston Land Bank (HLB) to carry out affordable home development, which is a need identified in the Con Plan. The HLB is governed by a 14-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District and advised by a 4-member non-voting advisory board. HLB performs the acquisition, assembling, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes. HCD continues to explore ways to partner with other organizations to identify property for affordable home development.

Discussion

While HCD is responsible for the provision of services to low- and moderate-income Houstonians using formula funds and one-time grants, HCD cannot achieve these goals alone. Many other organizations 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. HCD 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.

AP-20 Annual Goals and Objectives

Table 82 – Goals Summary (Annual Action Plan – 1 Year Look)

Goal Name	Years	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2025-2029	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: $15,392,238.90 HOME: $5,365,661.75	**Homeowner units rehabilitated:** 56 Household Housing Unit
Expand homeownership opportunities	2025-2029	Affordable Housing	Citywide	Assistance for homebuyers	HOME: $3,335,411.35	**Homeowner units constructed:** 10 Household Housing Unit
Provide assistance to persons affected by HIV/AIDS	2025-2029	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: $13,527,833	**TBRA / Rapid Rehousing:** 350 Households **HIV/AIDS Housing Operations:** 225 Households **Other:** 1,700– Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2025-2029	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: $2,183,245 ESG RUSH: $1,193,358	**TBRA / Rapid Rehousing:** 194 Households Assisted **Homelessness Prevention**: 100 Persons Assisted **Public service activities other than Low/Moderate Income Housing Benefit:** 5,500 Persons Assisted
Enhance quality of life through the provision of public services	2025-2029	Non-Housing Community Development	Citywide	Public service needs	CDBG $4,133,352.24	**Public service activities other than Low/Moderate Income Housing Benefit:** 3,160 Persons Assisted
Revitalize communities	2025-2029	Non-Housing Community Development	Areas for Community Reinvestment	Improvement of neighborhood facilities Neighborhood needs	CDBG: $0	**Public facility or infrastructure Improvements**: 4 Infrastructures/Facilities Improved
Promote Health and Safety	2025-2029	Non-Housing Community Development	Citywide	Public service needs Health and safety	CDBG: $192,248.94	**Lead-Based Pain Removal:** 536 Units Abated/Remediated

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 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 the removal of lead-based paints. This goal will support the City's efforts to revitalize communities.

AP-35 Projects – 91.220(d)

Introduction

Projects have been selected for inclusion in this Plan based on 2020-2024 Con Plan priorities and public input. Projects align directly with HCD's primary initiatives: Eliminate Chronic Homelessness, Revitalize Communities, and Enhance the Quality of Life. During PY 2024, HCD will engage in community development activities by increasing the availability and quality of affordable housing, the delivery of public services, and investment in neighborhood facilities.

Request for proposals (RFPs) or Notice of Funding Availability (NOFAs) will be conducted before and during the program year to choose locations and subrecipients for some projects.

These projects only represent those funded with federal formula grants for PY 2024 and do not signify all activities that will be carried out during the program year by HCD. For instance, some activities, such as the repair of single-family homes or homebuyer assistance, may use TIRZ Affordable Housing Set-Aside or CDBG-DR funding.

Table 83 – Project Information

#	Project Name
1	Public Services
2	Home Repair
3	Lead-Based Paint
4	CDBG Administration
5	Multifamily Housing Program
6	Single Family Home Development
7	HOME Administration
8	ESG
9	2023-2026 CityofHouston TXH20F003 (CoH)
10	2023-2026 Sponsor Agencies TBD TXH20F003 (SpAgTBD)

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

HCD has made allocations for PY 2025 based upon the priorities set in the 2025-2029 Con Plan, citizen and community input, qualified responses to RFPs and NOFAs, an analysis of prior years' budget and expenditures, and Mayoral and City Council direction. Other factors that contributed to targeting funds to specific activities include compliance with HUD formula grants' (CDBG, HOME, HOPWA, and ESG) rules and regulations and cohesion with disaster recovery and COVID funds so that community needs are met efficiently.

HCD will continue to partner with the CoC and other organizations in the Houston area. Reducing homelessness is a priority for HCD. It is expected that the public services NOFA and the multifamily NOFA will give priority to projects that serve the homeless population, especially in a way that promotes permanent supportive housing.

HCD 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. HCD 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 is 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
1	Public Services	Citywide	Reduce homelessness Enhance quality of life	Public service needs	CDBG: $3,633,352.24
2	Home Repair	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: $3,036,547.37
3	Homeownership Assistance	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: $966,174.16
4	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: $192,248.94
5	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: $4,929,460.03
6	Multifamily Housing Program	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	CDBG: $11,389,517.34 HOME $5,368,104.00
7	Single Family Home Development	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	HOME: $3,335,411.35
8	HOME Program Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities	Assistance for renters Assistance for homebuyers	HOME $5,365,661.75
9	ESG	Citywide	Reduce Homelessness	Homeless needs	ESG $2,183,245.00 CDBG $500,000.00 ESG-RUSH: $1,193.358.00
10	2023-2026 CityofHouston TXH20F003 (CoH)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA $919,891.00
11	2023-2026 Sponsor Agencies (TBD) TXH20F003 (SpAgTBD)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA $12,607,942.00

Project Title	Public Services
Project ID	1
Target Areas	Citywide
Annual Goals Supported	Enhance quality of life Reduce Homelessness
Priority Need(s) Addressed	Public service needs
Expected Resources	CDBG: $3,633,352.24
Description	This project includes the provision of financial support to nonprofit organizations that provide essential social services. This may include employment training services, childcare services, health services, and homeless services for low- and moderate-income Houston residents or residents with special needs. A NOFA was issued in the Winter of 2023 for public service projects. Private non-profit agencies were selected to carry out general public service programs during PY2024 with one-year renewals continuing projects into PY2025. A NOFA for childcare and out-of-school time programming was held in spring/summer 2024, and non-profit agencies were selected to carry out these activities starting in PY 2024 and continue into PY2025. Public service activities conducted by other City Departments will also be selected 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 service activities. These activities will primarily serve extremely low- and low-income families or people with special needs. This funding includes activity delivery expenses. Projected CDBG program income in the amount of $159,307 is estimated to be used for public service activities. The target date for expending these funds is June 30, 2026.
Target Date	6/30/2026
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve approximately 12,701 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	12,701 Persons assisted through public service activities other than low/moderate-income housing benefit to enhance quality of life through the provision of public services. 5,750 Persons assisted through public service activities other than low/moderate-income housing benefit to reduce homelessness.

Project Title	Home Repair Program
Project ID	2
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Funding	CDBG: $3,036,547.37
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, 2029.
Target Date	6/30/2029
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit approximately 32 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	32 Homeowner Housing Units Rehabilitated

Project Title	Homeownership Assistance
Project ID	3
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homebuyers
Annual Goals Supported	Expand homeownership opportunities
Funding	CDBG: $966,174.16
Description	This project funds HCD's Homebuyer Assistance Program, which improves the affordability of homeownership for low- and moderate-income residents by providing deferred, forgivable loans in the form of downpayment, closing cost, principle buy down, and other assistance. The total funding amount includes projected CDBG program income in the amount of $200,219 to be expended on homeownership assistance activities. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2025.
Target Date	6/30/2025
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 33 of low- and moderate-income households.
Location Description	Location of assistance will be determined through an application process.
Planned Activities	Planned activities include providing homebuyer assistance, closing costs, principle buy down, and other similar direct financial assistance.
Goal Outcome Indicator	33 Households Assisted: Direct Financial Assistance to Homebuyers

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: $192,248.94
Description	This project funds the Houston Health Department Bureau of Community and Children's Environmental Health lead hazard activities. HCD 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 in targeted areas within the 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, 2026.
Target Date	06/30/2026
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	CDBG Administration
Project ID	5
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
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
Expected Resources	CDBG: $4,133,352.24
Description	This project will fund the City of Houston's administrative costs associated with CDBG-related planning, financial management, compliance, and legal activities. This includes oversight of projects and organizations funded by CDBG as well as funding for the Coalition for the Homeless of Houston/Harris County to assist with the Point-In-Time Count. \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	6/30/2025
Estimate the number and types of families that will benefit from the proposed activities	This is an administrative activity.
Location Description	This administrative activity 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	6
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	CDBG: $11,389,517.34 HOME: $5,365,661.75
Description	HCD'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 600 newly constructed affordable, City restricted units will be completed during PY 2029. 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 2029.
Target Date	12/31/2029
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	7
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: $3,335,411.35
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, 2026.
Target Date	6/30/2026
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	The location of assistance will be determined by the 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 Units Added for Homeowner Housing

Project Title	HOME Program Administration
Project ID	8
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: $966,785.90
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, 2025.
Target Date	6/30/2025
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	9
Target Areas	Citywide
Priority Need(s) Addressed	Homeless needs
Annual Goals Supported	Reduce Homelessness
Expected Resources	ESG: $2,183,245.00 ESG-RUSH: $1,193,358.00 CDBG: $500,000.00

Description	**ESG-RUSH Funding** ESG-RUSH funds support the needs of individuals and families who are experiencing homelessness or at risk of homelessness in declared disaster areas and have needs not fully met by existing Federal disaster relief programs. HCD will allocate $1,103,856.15 for rapid re-housing and $87,251.85 for administration. HCD may select one or more subrecipients through a NOFA process or another application process. HCD reserves the right to focus grant funds (both old money and new money) and corresponding eligible component types on the disaster affected areas. HCD may make targeted grant awards to nonprofits to address direct deficits to existing programs, provide temporary support to expand program occupancy, or fund a new activity such as street outreach or case management that can be utilized on the street or in temporary shelters to move new and existing clients into permanent housing. The estimated number of people served with rapid re-housing, including case management and housing subsidies, with ESG-RUSH funding is 44 households. These activities are expected to be completed in PY 2025. The target date to expend these funds is June 30, 2026. **Formula Funding** 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. HCD will allocate $87,330 for HMIS, $1,045,774 for Emergency Shelter, $362,419 for Homeless Prevention, $523,979 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and $163,743 for Administration. In addition, $500,000 in CDBG matching funds will support ESG subrecipients' activities. HCD will select subrecipients through a Request for Expression of Interest process in the Spring of 2025. Selected subrecipients will be located throughout the Houston area. The estimated number of primarily extremely low-income persons to be served through these activities is approximately 1,235. 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 2025 is 3,000. HMIS and the agencies utilizing the database serve a majority of individuals that are extremely low-income. HMIS is administered at the Coalition

Project Title	ESG
	for the Homeless Houston/Harris County located at 2000 Crawford Street, Ste. 700 Houston, TX 77002. Funds will also be used to support HCD staff responsible for the 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, 2026.
Target Date	6/30/2026
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	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	179 Tenant-based rental assistance/Rapid re-housing 100 Homelessness prevention 1,000 Homeless person overnight shelter 3,000 Other – HMIS records maintained 7,000 Other – Persons assisted with ESG match

Project Title	2023-2026 CityofHouston TXH20F003 (CoH)
Project ID	10
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: $919,891.00
Description	Grantee administration is funding for HCD 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, 2027.
Target Date	6/30/2027
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	2023-2026 Sponsor Agencies TBD TXH20F003 (SpAgTBD)
Project ID	11
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: $12,607,942.00
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. HCD will allocate $2,083,286 for operating costs, $2,787,069 for supportive services, $4,667,103 for project or tenant-based rental assistance, $2,908,484 for short-term rent, mortgage and utility subsidies, $62,000 for resource identification and/or technical assistance, and $100,000 for housing information. HCD released a NOFA in the Spring of 2025 that will select agencies to carry out HOPWA activities during PY 2025. HCD will develop agreements with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 2,995 persons who have or are affected by HIV/AIDS. Services will be in the Houston Eligible Metropolitan Statistical Area (EMSA). The target date for completing these activities is June 30, 2027. As contracts are funded, IDIS projects will be created to replace this project and its funding.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve at least 2,275 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	350 Households-Tenant-based rental assistance/Rapid re-housing 225 Households - HIV/AIDS housing operations 1,700 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 2025 relative to designated low- and moderate-income areas. Locations of the remaining PY 2025 projects and activities will be determined in detail after solicitation processes are completed and all subrecipients are identified.

Each year, HCD staff analyzes 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. Nine demographic and income characteristics of Houston's eighty-eight Super Neighborhoods were considered in the analysis while developing the Areas for Community Reinvestment

- Primary residential - percentage of residential land use
- Low- and moderate-income areas
- Dangerous building violations
- HCD investments and activities
- Area median income as a percentage of city-wide median income
- Area median housing value as a percentage of city-wide median housing value
- Illegal dumping activities
- Heavy trash pickup activities
- Demolition permits
- Ditches

In July 2024, HUD announced the grant award of $50 million to the Houston Housing Authority for the Choice Neighborhood Implementation Grant for Cuney Homes and the Third Ward neighborhood. Third Ward is a predominately Black and African American neighborhood as well as a low- and moderate-income neighborhood. The grant will leverage funding to rehabilitate Cuney Homes public housing property and improve the surrounding Third Ward neighborhood.

Geographic Distribution

Table 85 – Geographic Distribution

Target Area
Areas for Community Reinvestment

Rationale for the priorities for allocating investments geographically

The goal of the target areas is to take the limited funding HCD receives and leverage it with private investment within these areas. Establishing specific areas allows HCD 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 the 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, HCD staff may give special consideration to projects that fall within the boundaries of the

Areas for Community Reinvestment or leverage additional funding, such as State Housing Tax Credits. Other formula funds may be prioritized in the target areas because these neighborhoods are most in need of public facilities, but some projects may also be funded in other areas of the city because of the great need in neighborhoods throughout the city.

Discussion

HCD will continue to prioritize its community engagement in historically under-resourced areas to target our activities to those residents most in need of assistance. Due to the current location of service providers, some of these assistance activities may occur in areas outside of Houston or Harris County, and through this are serving residents of the City of Houston. During PY 2024, HCD will also continue to update the data used to identify Areas of Community Reinvestment, to ensure that HCD targets areas where investment will have the greatest possible impact.

AP-55 Affordable Housing – 91.220(g)

Introduction

HCD employs a variety of approaches to maintaining, creating, and improving the quality of affordable housing in Houston. In PY 2024, HCD 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
- ESG -RUSH – 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	322
Non-Homeless	156
Special-Needs	950
Total	**1,428**

Table 87 – One-Year Goals for Affordable Housing by Support Type	
Rental Assistance	1,272
The Production of New Units	55
Rehab of Existing Units	68
Acquisition of Existing Units	33
Total	**1,428**

Discussion

Affordable homes continue to be among HCD's highest priorities. HCD continues to build capacity and increase efficiency to best serve residents through the CDBG-funded Home Repair Program and the Homebuyer Assistance Program. The Home Repair Program is working towards restructuring the program and partnering with nonprofit organizations to increase market competition and improve housing affordability.

Using HOME funds, HCD will work with CHDOs to develop new affordable single-family homes under the Single Family Development Program. This program may issue a new NOFA 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. HCD also intends to continue focusing on multifamily housing

resources to provide housing for low- and moderate-income families and permanent supportive housing for the homeless, specifically to address chronic and veteran homelessness.

Hurricane Harvey and other recent disaster events have greatly increased the need for affordable homes in Houston. In the past few years, CDBG-DR funding for Winter Storm Uri, Derecho, and Hurricane Beryl has significantly increased the resources available to assist low- and moderate-income families in the City of Houston. HCD continues to build capacity, remain flexible, and increase efficiency to best serve residents. To address a variety of home rehabilitation needs in PY 2025, HCD will continue to use Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside and CDBG-DR-15 funding for single family home rehabilitation activities. In PY 2024, HCD will utilize CDBG funds for homebuyer assistance activities. HCD will utilize all funding sources and continue to expand and build capacity within other organizations to expand the supply of affordable homes.

In PY 2025, HCD plans to begin activities using CDBG DR-21 and CDBG DR-24 funding, as well as receiving Community Project Funding (CPF) which is allocated by Congress. With this funding, HCD will continue to fund activities such as providing home repair assistance, building new rental homes, rendering public services, and improving public facilities.

AP-60 Public Housing – 91.220(h)

Introduction

The Houston Housing Authority (HHA) provides affordable housing and services to more than 60,000 low-income individuals throughout the City of Houston serving families, elderly persons, and persons with disabilities.

HHA is a Moving-to-Work (MTW) designated Housing Authority. Less than 5% of all PHA's across the country have received an MTW designation from HUD. Moving to Work (MTW) is a designation that provides PHA's the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from existing public housing and voucher regulations and provides funding flexibility with how they use their federal funds. MTW PHA's pioneered several innovative policy interventions that have been proven to be successful at the local level and subsequently rolled out to the rest of the country's PHAs.

HHA's real estate portfolio consists of 4,652 units across 23 properties that fall into four property categories: traditional public housing, mixed-finance developments, non-public housing affordable housing properties, and RAD-converted properties. The public housing portfolio consists of seven properties totaling 1,698 units. The mixed-finance housing portfolio consists of five properties totaling 902 units of which 627 are public housing units. The RAD conversion properties consist of 4 properties totaling 666 units. The non-public housing affordable housing portfolio consists of six properties totaling 1,386 units.

In addition to the owned real estate, HHA also stimulates the development of affordable housing by private developers through the approval of Public Facility Corporations (PFC's) under Texas state laws. In exchange for property tax exemption, the private developer commits to providing rent restrictions on the percentage of units in a property making them affordable for households below 80% of AMI. As of December 31, 2024, HHA has sponsored 119 transactions with a total of 34,084 units of which 56% are affordable units.

As of April 2023, HHA's Housing Choice Voucher Program had 18,314 units under its Annual Contributions Contract (ACC) with HUD, of which 17,603 were leased based on available funding. HHA's 2025 Total Budget Authority for its Housing Choice Voucher (HCV) program is approximately $265 million.

HHA's FY 2025 financial resources total approximately $350 million, of which approximately $265 million is dedicated to HHA's Housing Choice Voucher Program. Roughly $29 million of this estimated budget is for Public Housing Operations and $8 million for the Capital Fund Program and the balance of $48 million is a combination of miscellaneous grant programs and non-federal funding.

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

HHA's public housing is relatively old, with an average age of 61 years. Cuney Homes, Kelly Village, and Irvinton Village, which constitute 49% of all HHA's public housing units, were built between 1939 and 1941. Ewing was constructed approximately ten years later in 1951, and the two senior high-rise properties, Bellerive and Lyerly, were both constructed in 1975. Kennedy

Place is the newest public housing property. It was torn down and re-built in 2011 using federal stimulus funds from the American Recovery and Reinvestment Act.

Capital needs for the public housing portfolio were estimated at over $250 million or $147,000 per unit in 2024. Based upon the existing capital funds allocated to HHA of $8 million in 2024, it would take 31 years to address the anticipated capital needs of the public housing properties. To expedite this process, HHA has embarked on an aggressive plan to reposition all public housing properties by 2034.

CHOICE NEIGHBORHOOD REDEVELOPMENT

Cuney Homes – The Houston Housing Authority (HHA) and the City of Houston submitted a Choice Neighborhoods Implementation (CNI) grant application requesting $50M from the U.S. Department of Housing and Urban Development in December 2023 to implement the Third Ward Cuney Homes Choice Neighborhoods initiatives and was awarded the $50 million grant in July 2024. The Cuney/Third Ward CNI initiatives include public and private funding for $671.2M in both social and physical investments that HHA and the City leveraged in collaboration with local and regional partners.

The CNI Housing Plan includes a total of 1,115 mixed-income apartments of which 553 will replace the existing Cuney Homes public housing units. The Housing Plan utilizes a build-first strategy that will strive to build new apartments within the Third Ward prior to the relocation of Cuney Homes households and the demolition of the public housing units. A total of 155 replacement apartments will be included in three separate developments within the Third Ward CNI area but not built on the Cuney Homes public housing footprint. The HUD CNI program requires that all new Cuney Homes replacement apartments be included in mixed-income developments.

Irvinton Village - HHA and the City received a $500,000 Choice Neighborhood Planning grant from HUD to undertake a comprehensive planning process which will result in a Neighborhood Transformation Plan. The grant will be leveraged by a cash match of $345,000 f as well as $442,850 in partner in-kind commitments

The Choice Neighborhood Planning process will capitalize upon investments to transform the Near Northside and the lives of the Irvinton Village public housing residents. This serves as a critical juncture for Houston; all stakeholders have an opportunity to ensure HHA's distressed public housing sites become a part of a thriving community that benefits all.

The Choice Neighborhood Planning process will include a housing strategy that will redevelop the Irvinton Community into a mixed-income, mixed-use development. Replacement units are envisioned to be developed throughout the Choice Neighborhood area through public-private partnerships.

SECTION 18 DISPOSITION

Kelly Village – HHA is currently in negotiations with Texas Department of Transportation (TxDOT) to dispose of Kelly Village for highway expansion. It is anticipated that two or more mixed-income developments will be developed within a 5-mile radius as replacement units for Kelly Village.

RAD SECTION 18 BLEND CONVERSION

The chart below summarizes the RAD/Section 18 Blend conversions expected to be completed over the next few years pending the availability of private capital to finance each transaction. HHA will continue to assess each property as conversion plans are finalized.

PROPERTY	CONVERSION TYPE	REDEVELOPMENT
Lyerly	RAD/Section 18 Blend	Demolition/New Construction
Bellerive	RAD/Section 18 Blend	Demolition/New Construction
Kennedy	RAD/Section 18 Blend	Rehabilitation
Ewing	RAD/Section 18 Blend	Demolition/New Construction
Fulton Village	RAD/Section 18 Blend	Rehabilitation
Lincoln Park	RAD/Section 18 Blend	Rehabilitation
Oxford Place	RAD/Section 18 Blend	Rehabilitation
Heatherbrook	RAD/Section 18 Blend	Minimal Work
Independence Heights	RAD/Section 18 Blend	Stabilize

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

Resident Involvement - HHA established a Resident and Community Engagement Team under the Client Services Department who focus solely on engaging residents in the HHA policy development and strategic decision-making processes. Residents are encouraged to actively participate in their community's Resident Council. Each Resident Council meets on a monthly basis and HHA Community Engagement Specialists participate in each meeting. .

Choice Neighborhood Resident Ambassador Program – HHA has implemented a Resident Ambassador Program at both Choice Neighborhood communities. This program identifies and trains volunteer residents to increase capacity for residents to serve as liaison between the planning and implementation teams and the general resident population. This program has significantly increased active resident participation in the planning and redevelopment process of their communities.

Homeownership - HHA administers a robust Family Self-Sufficiency (FSS) Program for public housing residents 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.

HHA also administers a Housing Choice Voucher Homeownership Program which allows families with a Voucher to use the voucher to purchase a home. The HCV Homeownership Program is available to first-time homebuyers, a person who does not own a home or has not owned a home during the past three years. The program is growing each year and has applications in the pipeline. HHA works closely with each applicant to prepare them for homeownership. As of December 2024, HHA had 95 families in the Homeownership program providing almost $100,000 per month towards buyer assistance.

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

N/A

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), known as The Way Home, to align priorities and funding to address the needs of residents experiencing or at risk of homelessness. A staff member from the City serves on the CoC Steering Committee in an ex-officio position to provide governance and oversight to CoC policies and procedures.

Completed in early 2021, *The Way Home's Community Plan to End Homelessness* is the CoC's strategic plan to prevent and end homelessness in the greater Houston area, which outlines the goals and strategies through 2026.

The Community Plan includes the following new goals

- Address Racial Equity and Social Justice - Address historical inequities and build opportunities for justice among system partners and participants
- Expand Affordable Housing - Connect people to permanent housing with appropriate services to help them maintain housing
- Prevent Homelessness - Focus on preventing people from entering homelessness because of discharges from healthcare, child welfare, or criminal justice systems
- Strengthen Crisis Response - Identify and engage people experiencing homelessness and connect them to low-barrier crisis housing while developing long-term housing strategies
- Refine Engagement Strategies for People Living Unsheltered - Balance the need to maintain community access to and use of public spaces while recognizing that there is a critical gap in crisis housing that leaves insufficient alternative appropriate avenues for shelter
- Build Strong Cross-System Partnerships - Strengthen connections with system partners necessary to accelerate housing placements and improve their sustainability

The Community Plan also continues to build on the work of previous plans, with the following goals

Retain Historical Focus by

- Ending chronic homelessness
- Eradicating street homelessness
- Maintaining effective zero of Veteran homelessness
- Achieving an effective end to family and youth homelessness

The Way Home Continuum of Care's (CoC) most recent Community Plan to End Homelessness details activities and goals for the coming years. The goals for the next year focus on ending chronic homelessness by continuing to utilize and expand Permanent Supportive Housing (PSH) programs.

Additional activities include managing and expanding Rapid Re-housing (RRH) for singles and families, reviewing RRH outcomes, reviewing system-wide performance expectations, developing a systemwide response to unsheltered homelessness, and addressing racial equity and social justice. Major activities are outlined below.

Continued oversight of Permanent Housing and other targeted affordable housing development linked to system-wide homeless prevention and diversion activities

- Host a pipeline workgroup, as needed, comprised of major funders to coordinate funding and guide new development and turnover of existing PSH units
- Increase capital investments for targeted affordable housing development in support of diversion and prevention activities, particularly for non-chronically homeless single individuals
- Encourage the increase of public housing authority investments in affordability using Housing Choice Vouchers

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

- Nurture partnerships between the Local Mental Health Authority, Federally Qualified Health Centers, Mental Healthcare Providers, Managed Care Organizations, and Homeless Service Providers
- Advocate for Texas State Legislative changes to the Medicaid system to better support people experiencing homelessness and increase their housing stability
- Connect integrated care teams to new and existing PSH units as they become operational and financially support this expansion with financial resources available.

Provide oversight for single coordinated intake, assessment, triage, and central referral system for all homeless housing interventions

- Manage the Coordinated Entry System including income triage, assessment, and referral
- Make Coordinated Entry available across the CoC
- Connect the Coordinated Entry System diversion and homeless prevention programs

Expand Rapid Re-housing (RRH)

- Continue to leverage resources that combine federal, state, local, and philanthropic funding to create a single standardized RRH model across the CoC and ensure maintenance and scaling
- Continue to prioritize resources for RRH and linked diversion activities to build a safety net system for homeless and families at-risk of homelessness

Expand and Refine Income Initiatives

- Nurture and manage relationships with Houston-Galveston Area Council (HGAC) and Workforce Solutions Career Offices to ensure seamless and quality income services for people experiencing homelessness through the Income Now program
- Nurture and manage relationships with the Social Security Administration to ensure seamless and quality SOAR services for people experiencing homelessness and to improve access to required documentation for employment
- Increase number of intentional referrals to community income service providers
- Work with local employers to encourage and ensure employment pathways for people at risk of or experiencing homelessness
- Monitor data and performance for workforce and income outcomes where referrals are made through HMIS
- Work with HGAC to monitor data and performances for Income Now program through workforce solutions

- Include Navigators in shelters to connect clients to childcare, transportation, job training and employment
- Include Navigators at youth and adult drop-in centers and furnishing them with space to complete application processes
- Establish partnerships with WIOA providers to expand access to youth and adults experiencing homelessness

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 repurpose of existing resources in support of the CoC strategic plan
- Quarterly performance reports (QPR) data is provided to CoC NOFO-funded agencies with the hope of expanding all projects within the year. Providers can view system performance data, including HUD measures such as income and utilization. Projects underperforming are monitored, and, if needed, appropriate supports are put into place to get the project back on track.

Refine Engagement Strategies for People Living Unsheltered

- Continue to partner with our Local Mental Health Authority, the Harris Center for Mental Health and IDD as they operate the Respite, Rehab, and Reentry facility (also called 6160) and connect people experiencing homelessness to the appropriate housing intervention through Coordinated Entry

HCD works closely with the Coalition and other service providers, especially when a disaster strikes. Disasters, including the Houston Derecho and Hurricane Beryl, severely affect survivors who are experiencing homelessness or are at risk of experiencing homelessness because disasters affect housing, homeless services, and locations where people are sleeping. Homeless service providers and the people they serve are impacted by disasters in several ways: 1) Disrupting lives and support networks of individuals and families experiencing homelessness resulting in increased need for assistance and increased work for homeless providers, 2) Damaging or rendering unusable homeless shelters or other facilities for programs that serve individuals and families experiencing homelessness, and 3) Significantly increasing the number of people experiencing homelessness or at risk of homelessness because homes become damaged or unlivable.

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

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

HCD will continue to support organizations that assess the needs of the homeless to create a more robust service delivery system to address unmet needs. HCD provides ESG, CDBG, HOPWA, ESG-RUSH, State, and local funding to service delivery organizations to assess and address the needs of people experiencing homelessness and will continue to support organizations to create a more robust service delivery system to address unmet needs for persons experiencing homelessness.

The Coalition collaborates with service delivery agencies and with others in the public sector and in philanthropy to analyze existing system 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 2025, HCD will continue to financially support the Coalition's preparation for the annual PIT Count. Additionally, the CoC Steering Committee has two positions held by people with lived experience to obtain input from current and formerly homeless individuals, youth, and families.

In 2014, the CoC implemented a coordinated assessment system (CAS), now referred to as coordinated entry system (CES) ensuring standardized assessment for any individuals experiencing homelessness at a variety of access points. This system functions to triage, assess, match and refer homeless individuals to the most appropriate service(s) and permanent housing options across the CoC. This system expanded in 2016 and is optimizing access for both sheltered and unsheltered individuals experiencing homelessness seeking support across the city. Outreach workers are trained as assessors and navigators ensuring full access to individuals experiencing homelessness to all housing opportunities and services. The CES has the capability to refer all populations to PSH, RRH, Diversion, Income Now, and SOAR.

Addressing the emergency shelter and transitional housing needs of homeless persons

HCD continues to fund service delivery agencies providing emergency shelter for homeless individuals and families. Services will include case management, navigation, rent and/or utility assistance, and operations costs associated with overnight shelter. HCD'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 and the CoC funding process, the CoC collaborates with local ESG recipients to continue right-sizing the system toward permanent housing options. This coupled with enhanced diversion and prevention resources will dramatically reduce demand for emergency shelter 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

HCD is working towards the goal to end homelessness by providing supportive housing units, and HCD's Multifamily Housing Program continues to encourage the creation of Permanent Supportive Housing (PSH) units.

HCD is also committed to blending federal, state, and local resources in partnership with Harris County and the CoC to fund rapid re-housing for individuals and families, 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 85% 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 City of Houston was impacted by both the Houston Derecho, a Presidentially declared disaster on May 17, 2024 (DR-4781-TX), and Hurricane Beryl, a Presidentially declared disaster dated July 9, 2024 (DR-4798-TX). Disasters disrupt lives and support networks of individuals resulting in an increased need for assistance and increased work for homeless providers. The number of individuals experiencing homelessness or at risk of homelessness continues to increase as shown through the increased waiting times between assessment and re-housing. In response, on August 28, 2024, HUD announced the availability of ESG-RUSH funding and again on February 26, 2025, the second round of ESG-RUSH funding, which HCD will use for rapid-rehousing activities.

The coordinated entry 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 includes people who are chronically homeless, individuals and families, families with children, veterans, persons fleeing domestic violence, and unaccompanied youth.

The CoC continues to implement a coordinated and comprehensive response to address youth and young adult (YYA) homelessness across its service area. Through the Youth Homelessness Demonstration Program (YHDP), the CoC has developed ten (10) projects focused on housing, outreach, diversion, and supportive services to meet the unique needs of YYA experiencing or at risk of homelessness. These projects are a core component of the CoC's overall homeless response system and are included in the annual CoC NOFO renewal process to ensure ongoing funding and sustainability.

The CoC's youth-specific interventions include:

- Permanent Supportive Housing (PSH): Long-term housing with supportive services for YYA with disabilities or complex needs.
- Joint Transitional and Rapid Rehousing (TH-RRH): Time-limited transitional housing paired with rapid rehousing assistance.
- Diversion Plus: Services to prevent homelessness through mediation, financial assistance, and case management.
- Coordinated Access: Expanding outreach and housing navigation support for YYA.
- Employment Support: Assisting YYA with education and workforce participation.
- YYA Homeless Outreach: Enhancing street outreach to ensure system-wide coverage.
- HMIS Expansion: Strengthening data collection, training, and system coordination.

In addition to CoC-funded projects, the youth system is supported by a network of service providers and partners that participate in active workgroups to coordinate resources, referrals, and best practices. These partners, including organizations not directly funded through YHDP, play a critical role in identifying, engaging, and serving YYA. Their contributions help expand the reach and impact of the youth homelessness system beyond CoC-funded projects.

Over the past year, the CoC has continued to make progress in stabilizing YYA experiencing homelessness and connecting them to long-term housing solutions. Key 2024 data points include:

- 1,093 families served, with 782 new households (HH).
- 56% of YYA exited to permanent housing.

- 53% of exits were to rental units leased by clients, indicating increased housing independence.
- 162 YYAs moved into Permanent Housing (RRH/PSH).
- 117 YYAs transitioned into Transitional Housing (TH).
- 93 YYAs served through Diversion, including 58 new Households.
- 75% of YYAs diverted achieved permanent housing outcomes.
- 14% of YYAs returned to homelessness, demonstrating continued challenges in long-term stability.
- The Youth Homelessness Demonstration Program (YHDP) created over 130 new permanent housing opportunities exclusively for youth and young adults (YYAs) experiencing homelessness.
- The Coordinated Entry System (CES) has expanded to enhance YYA access by introducing dedicated YYA Accessors, a YYA Engagement Phone Line, targeted YYA outreach, and in-reach services across the CoC. These efforts aim to improve connections between YYAs and the broader homeless response system.

In 2024, the CoC was awarded the Youth Homelessness System Improvement (YHSI) grant, which aims to strengthen the effectiveness of the youth homelessness response system. The initiative launched in November 2024 and will continue through April 2026, focusing on:

- Expanding system coordination and collaboration among youth-serving agencies.
- Enhancing diversion strategies to prevent homelessness.
- Improving data collection and performance measurement to assess system impact.

The CoC remains committed to implementing the Coordinated Community Plan (CCP) to prevent and end youth homelessness. Key priorities include:

- Early Identification & Access: Ensuring timely connection to housing and services.
- Housing Stability: Increasing long-term housing retention and reducing returns to homelessness.
- Employment & Education: Expanding access to workforce training and educational opportunities.

Through the ongoing investment in YHDP projects, the YHSI initiative, and collaboration with community partners, the CoC continues to enhance system coordination and improve housing outcomes for YYA across the region.

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

HCD 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
- Case management services geared towards problem solving and rapid resolution for people receiving diversion services
- Mortgage payments
- Rapid resolution case management and/or mediation services

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."

The CoC developed a homelessness prevention eligibility standard to target those most at-risk of becoming literally homeless. This standard used 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 either admits the person to their program or conducts a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing or other services. 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 client to another provider to which the person is being referred.

The CoC continues to execute a memorandum of understanding (MOU) with mainstream and other homeless service providers on behalf of the homelessness prevention system 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 continue to assist in creating or modifying discharge plans to prevent discharge into homelessness by:

- Engaging in discharge planning with mainstream system providers such as behavioral health, physical health, criminal justice, juvenile justice, and child welfare
- Working with mainstream partners to identify appropriate housing opportunities for discharged people so that crisis housing and shelter are not used as a temporary housing placement strategy
- 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

HCD has established a contractual relationship with the Coalition to manage efforts related to addressing chronic and family homelessness. The City continues to support the Coalition's efforts by meeting regularly, participating, and providing resources that leverage the following:

- Implementing and operating the Homeless Management Information System (HMIS)
- Developing and implementing a Strategic Plan to End Chronic Homelessness and Street Homelessness
- Resource planning and prevention of service disruptions
- Homeless Point-In-Time Count
- 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 Entry for the CoC system
- CoC Steering Committee and workgroups

The Coalition continues to be the administrator of the Homeless Management Information System (HMIS) within the CoC. Since its initial implementation in 2004, the HMIS has grown to become the main repository of homeless assistance data in our community. This data is regularly used for various reports and analyses. Many federal and local funders, including the City of Houston, now require participation in the HMIS.

At the end of 2024, over 250 projects and about 1,000 individual users from 108 organizations actively participated in the HMIS. The database consisted of about 400,000 unique client records. In addition to the literally homeless individuals, a large segment of the HMIS represents at-risk persons receiving homelessness prevention, diversion, and other basic services. Of the approximately 57,000 persons enrolled in any HMIS projects during 2024, about 23,400 literally or formerly homeless individuals were enrolled in emergency shelters, transitional housing, or permanent housing, or were contacted by street outreach.

The Coordinated Entry (CE) system continues to be the key component of the HMIS. All HUD-funded Permanent Supportive Housing and Rapid Re-Housing projects receive referrals through the Coordinated Entry. Between the CE system’s launch in early 2014 and the end of 2024, over 44,000 individuals (over Daikin Park’s capacity) were assessed; close to 19,600 people were placed in permanent housing and over 6,900 persons were assisted by homelessness diversion services.

The HMIS software used is ClientTrack by Eccovia Solutions. The CFTH’s HMIS support team includes nine staff members. The team continues implementing proactive data quality measures and monitors the HMIS to ensure completeness, accuracy, and standardized data collection processes. Support specialists work with The Way Home partners by offering ongoing training and technical assistance individually and in groups. Site visits to partners are conducted annually to confirm housing inventories and adherence to the HMIS policies and procedures; this information is used in the CoC NOFA (Notice of Funding Availability) application scoring. The team 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	525
Tenant-based rental assistance	350
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	170
Units proved in transitional and short-term housing facilities developed, leased, or operated with HOPWA funds	55
Total	**1,100**

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

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
- Expand the amount of certified CHDO's to help increase housing stock
- 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
- Expand the pool of contractors for home repair services
- Work with lending institutions to provide services for underserved populations
- Invest in alternative forms of homeownership
- Develop additional revenue streams of funding for affordable housing
- Utilize land in the Houston Land Bank to create new affordable homes
- Enhance HCD'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
- Develop and maintain partnerships with Pre-Approved Grant Relationship Sponsorship organizations like the Houston Redevelopment Authority to provide funding for Single Family Home Development projects.
- Initiate program changes for the Home Repair Program, like striving to reduce the time residents spend waiting on assistance

Invest in building 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
- 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 HCD'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 to create strategies that will eliminate barriers
- Work with Houston Public Works to reduce impacts to the timing of construction of new homes by the permitting process

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 the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCD staff
- Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCD 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

HCD 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. In preparation for this Plan, HCD undertook an extensive resident participation effort, and HCD will continue to use partnerships to reach out to Houstonians.

HCD will continue to pursue other funding to benefit residents. Also, HCD 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 fund activities 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

HCD also found in our 5-year strategy and ongoing consultations, as described in AP-10, that many low and moderate-income Houstonians are vulnerable because of their lack of access to internet and computer devices. HCD consulted with Comcast – Texas Region's Office of Government Affairs and posed a series of questions concerning internet access in the Houston area. It was communicated that with the sunsetting of the Federal Communications Commission's (FCC) Affordable Connectivity Program which provided eligible households with a credit towards their home broadband connection, there was a need to educate residents about opportunities to maintain an affordable connection to the internet. According to Comcast – Texas Region, nearly 1 million low-income residents in Harris County will be impacted. This means that it will become imperative that replacement funding be secured to maintain affordable internet connectivity for these residents. This includes continuing to fund activities and programs like digital skills training for low- and moderate-income residents as well as senior citizens, jobseekers and immigrant populations. Some of these activities are already being undertaken by the City and County, made possible in part through the Infrastructure Investment and Jobs Act (IIJA), and should be continued.

Many Houstonians are also vulnerable to hazardous risks associated with increased disasters, whether they are naturally occurring or otherwise. The City of Houston will continue to implement activities and strategies that improve long-term recovery and resiliency. Some of those actions are also presented below.

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 2025, HCD will strive to overcome the obstacles of the underserved by

Leveraging its resources

- HCD will continue to implement programs through special grants and to support funding applications for various non-profit agencies. HCD will continue partnering with housing and service organizations to create permanent supportive housing units for the homeless.
- HCD staff will continue to research, apply for, and manage competitive and non-competitive grant opportunities to fund and enhance community development activities in Houston.

- HCD 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 formula funds.
- HCD will continue to seek partnerships with entities in the private sector, such as banks, realtors, builders, and non-profits to fund training and utilize volunteered resources.
- HCD will leverage its formula and disaster recovery funds to fund Homebuyer Assistance Program activities.
- HCD will also explore ways to reduce externally contracted pre-construction services and increase in-house services or partner with other City Departments for such services as engineering or architecture.

Assisting households increase their income and assets

- HCD 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.
- HCD'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.
- HCD 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.
- HCD will continue to support subrecipients involved in local initiatives helping families build wealth, such the United Way's THRIVE.
- HCD will continue to support subrecipients involved in local initiatives helping families improve money management and generate wealth, such the United Way's THRIVE and the Alliance's Houston Financial Empowerment Centers.

Making housing and services available for the underserved

- HCD 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.
- HCD will also work to coordinate services between HOPWA providers and to identify resources.
- HCD 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 formula funds will continue to comply with Section 504 requirements to make housing available for persons with disabilities.

Advertising available services to the underserved

- HCD will continue to develop translated materials to reach non-English speaking residents regarding available programming and general formula grant information and will continue to partner with community-based organizations to reach non-English speaking residents in a culturally appropriate manner regarding available housing resources.
- HCD will continue to utilize various outreach methods and communication with residents living with disabilities to improve accessibility.
- HCD will strive to hold public hearings in low-income neighborhoods and conduct meetings at agencies that serve special needs populations; however, HCD will continue to hold at least one virtual meeting to expand its reach.

- HCD will also coordinate with existing public and private partners that serve LMI families to promote programs.

Improving neighborhoods that are underserved

- HCD will revitalize communities by improving or developing community amenities – such as parks, libraries, community centers, health clinics, grocery stores etc.– and by enhancing infrastructure (e.g. streets, drainage, stormwater, etc.) to mitigate flood risks and improve safety

Actions planned to foster and maintain affordable housing

As of February 2025, HCD's multifamily compliance portfolio includes 14,964 housing units in over 116 developments, and because of federal and local funding sources, 7,725 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 with public and private housing developers, builders, and finance agencies to foster resilient, decent, safe, and affordable housing.

HCD will also create new affordable housing opportunities in Houston. HCD will continue to solicit and finance new affordable multifamily developments that leverage available funds, maximizing their use, not only to create new affordable rental homes, but also to ensure the preservation of existing rental homes.

HCD generally provides up to 30% funds in gap funding for various multifamily developments and requires developers to provide the remaining funds for multifamily developments. In PY 2025, several more multifamily developments will be completed, including, 3300 Caroline, HAY Center Campus, and Houston Area Women's Center (Supportive Housing). Upon completion of these developments, there will be over 8,400 City of Houston income-restricted rental units.

In PY 2024, HCD staff will continue to 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. HCD will also preserve and expand the supply of affordable single family housing in PY 2024 through the rehabilitation of 18 single family homes and the construction of 20 new single family homes. Home repair staff have focused on increasing capacity and will release a procurement opportunity to expand the pool of contractors with non-profit organizations. The Single Family Home Development program has provided technical assistance to CHDO developers and will continue to help these developers build capacity. This will increase the number of CHDO developments and help more residents achieve homeownership and maintain long-term housing affordability.

Hurricane Beryl and other recent disaster events negatively impacted the supply of affordable housing in Houston and created an urgent need for new homeowner housing development and rehabilitation of existing homes damaged by the recent flood events. In PY 2025, HCD will be winding down programs funded with CDBG-DR17 but plans to continue to serve households, while leveraging local, federal, and potentially additional disaster recovery funds to develop and

rehabilitate affordable homes. For example, the Affordable Home Development Program will provide financing for larger-scale single family developments that will create affordable homeownership opportunities.

In July 2024, HHA was awarded a $50 million Choice Neighborhood Improvement Grant. This initiative will redevelop the Cuney Homes public housing property and improve the Third Ward neighborhood. The City of Houston is partnering with HHA.

Actions planned to reduce lead-based paint hazards

In PY 2025, HCD 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
HCD 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 funded by federal grants, including the Lead-Based Paint Hazard Reduction (LHR) Grant.

Beginning in 2020, HHD used HCD'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 a match, BCCEH performs lead hazard reduction and remediation on approximately 50 homes annually. HCD may continue to provide match funding to HHD lead-based paint initiative under this program during PY 2025. HHD will continue to seek additional funding to leverage its current resources for lead-based paint reduction.

Home Repair Program Lead Activities
Since HCD staff does not presume that all homes built before 1978 have lead hazards for home repair activities, HCD hires certified third-party contractors that conduct Hazard Assessments for lead-based paint, mold, and asbestos. The third-party contracts also monitor the remediation and provide a clearance letter as a testament of the lead abatement. HCD staff ensure that contractors are certified for lead hazard abatement and address lead hazard according to regulations and requirements. This ensures the delivery of home repair services are provided in a timely, efficient, and healthy manner.

Actions planned to reduce the number of poverty-level families

HCD provides many services intended to help reduce the number of persons in poverty. HCD 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 Financial Assets

- Provide professional, one-on-one financial counseling to all Houstonians at no cost through the Houston Financial Empowerment Centers (FEC), especially to low- and moderate-income residents. FECs are staffed with professionally trained financial counselors to help residents manage their money, pay down debt, and establish and build credit. Counseling services are available in both English and Spanish.
- Provide home repair assistance to households that do not currently have enough savings to make necessary repairs.
- Create affordable multifamily homes through new construction and rehabilitation, which reduces the housing cost for LMI households and assists families in building savings.
- Provide workshops (like the 360 Road to Homeownership Series) to new and existing homeowners and potential homebuyers that improve knowledge about building healthy credit and maintenance expectations, as well as succession/estate planning and tax liabilities for those who may pass away or become incapacitated.

Acquiring Real Property Assets

- Create opportunities for LMI households to become homeowners by assisting CHDOs in single family home development through technical assistance, training, and workshops.
- Purchase large tracts of land utilizing non-formula funds to create communities of affordable single family homes and increase housing stock.

Actions planned to develop institutional structure

Internally, HCD is comprised of five major functions: Program Areas (Multifamily and Public Facilities, Single Family Housing, Disaster Recovery and Public Services), Financial Services and Administration, Planning and Grant Reporting, Compliance and Grants Administration, and Communications and Outreach Divisions. The current structure highlights HCD'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.

HCD 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 expanding development initiatives through the Affordable Home Development Program which will create new, affordable single-family developments on large tracts owned by the City. The Multifamily program also meets with developers to provide resources or information and provide technical assistance to potential partners that develop

affordable rental homes.
    - It is also increasing capacity by hiring more staff to support these efforts.
    - The Homebuyer Assistance Program expects to continue coordinating with HCD's
    - Harvey Homebuyer Assistance Program and to market the program in the community.
    - HCD expects to improve Home Repair Program service levels by introducing new nonprofit contractors to the pool of approved contractors.
    - HCD's Home Repair Program will also continue to streamline its internal process by improving its application process and assessing its production workflow.
    - The CHDO Single Family Home Development Program will continue to identify gaps in staff capacity and develop a marketing plan to reach targeted populations and improve homeownership outcomes.
    - The Public Services team has expanded its team to improve upon Resource Identification efforts for people living with HIV/AIDS and to enhance coordination between HOPWA providers.
    - The Public Facilities team plans to improve and streamline the NOFA process to better capture past performance measures and to more effectively deliver finished projects.
- 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.
    - HCD partners 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. HCD will further refine ways to communicate regulations to other City departments which may include additional meetings and desk reviews
    - HCD will work to communicate the reimbursement process for other City Departments with LOAs. Staff at HCD will focus on relationship management and improved communication with City departments. Staff will also provide technical assistance to City departments.
    - HCD will continue to automate the LOA process through standardizing document formats and signature fields, electronic submissions of reports and payments, and making processes paperless.
    - HCD will work with Houston Public Works (HPW) to create and maintain plan analyst jobs specifically tasked with prioritizing permitting projects from the Single Family Home Repair and Single Family Home Development programs.
    - Updated program guidelines will be implemented in PY 2024
    - HCD will also work with other City Departments/Divisions like the General Services Department (GSD) to determine ways to partner through existing City efforts and the Strategic Procurement Division (SPD) to improve procurement processes.
- 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.
    - HCD will fund CHDO-certified organizations to develop affordable single family homes.
    - HCD will work to improve marketing to ensure program efficiency and compliance.
    - HCD will continue to implement new payment procedures to help CHDO's build capacity and ensure timely completion of construction in the future.
    - HCD will work to improve ways to track and report CHDO performance.
    - HCD will update and implement the new program guidelines in PY 2024.
- Use established partnerships to identify opportunities for joint ventures with agencies that

have sources of funding to construct or operate affordable housing.
    - HCD and HHA will continue to plan the rehabilitation of housing units supported by HHA.
    - HCD will build capacity with the Houston Land Bank to provide 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.
    - HCD will work with finance agencies, including the Houston Housing Finance Corporation, to develop future housing finance opportunities.
    - The Multifamily Division will continue to build relationships with financial institutions and lenders to be better informed on pricing and communicate about upcoming projects.
    - HCD will continue to partner with realtors and banks, including those working with minorities and in low-income areas of the city, to advertise and promote HCD's Homebuyer Assistance Program.

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, HCD 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.

HCD 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.* HCD funds HMIS, the primary data system maintained by the Coalition used to track information related to the region's homeless population and the HOPWA population. Such data informs efforts to address the needs of the homeless population in the region in cooperation with agencies across several counties. HCD will support the Coalition's efforts to analyze HMIS data to enhance coordination between service providers, HOPWA providers, and homeless housing providers. In addition, HCD financially supports the Coalition's efforts in the coordination of the Point-In-Time Count each year, which serves as a basis for federal homeless funding.
- *Continuum of Care (CoC).* The CoC brings together local government units, 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, HCD 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.* HCD 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.
- *City Departments.* HCD will also continue exploring ways to partner with other City Departments to streamline processes, align efforts, and leverage resources.

The activities and partnerships with some of the 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 structures, 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. HCD staff will continue to streamline its processes and coordinate with various agencies throughout PY 2024 in support of its formula and disaster recovery programs. Cultivating and strengthening relationships with agencies, advocates, and community partners will also improve the delivery of activities funded through formula grants.

The City provides homebuyer assistance through its CHDO activities. The City intends to use the HOME affordable homeownership limits provided by HUD for these activities. Applicants interested in buying a home and receiving assistance through the CHDO Single-Family Home Development Program must have a household income that does not exceed 80% AMI, attend at least 8 hours of homebuyer counseling through a HUD-certified homebuyer counseling organization, agree to occupy the property as their principal residence for the affordability period and comply with the CHDO Single-Family Home Development Program Guidelines and relevant HOME requirements. The City does not limit the beneficiaries or give preferences; the City will process CHDO Single-Family Home Development applications on a first-come first-served basis, upon referral from the CHDO. Organizations interested in receiving CHDO funding may submit a proposal to HCD by email. Those interested in purchasing a home or receiving CHDO funding to build affordable single family homes through the CHDO Single-Family Home Development Program can find more information about the program through HCD and through participating CHDOs listed on HCD's website (https://houstontx.gov/housing/chdo.html). If we need to update information in the Annual Action Plan, please let us know how to proceed accordingly.

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 the 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 and 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	$66,103.08
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:	**$66,103.08**

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 2025, HCD will utilize a recapture requirement for homeownership activities for HOME-assisted units constructed as a part of the CHDO Single Family Home Development Program. HCD 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 the HCD 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 subsidies that reduce 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 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, HCD 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. HCD'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, HCD

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 HCD 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

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

Annually, HCD 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), HCD 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

HCD solicits proposals for HOPWA sponsors through a NOFA process that usually occurs every two years. Selected sponsors are contracted for a one-year period and may include a one-year extension, up to four total extensions, if all agreement requirements are met. The most recent NOFA occurred in Winter of 2022 where several agencies were selected as project sponsors for PY 2022 allocations. There were 13 applications submitted and all were selected. One agency declined the award. As such HCD selected an additional nonprofit to provide services to currently housed TBRA clients at risk of losing housing.

In PY 2025, HCD will allocate:

- $2,083,286 for operating costs to provide 225 individuals with permanent and transitional facility-based housing
- $2,787,069 for supportive services serving 1,075 individuals
- $4,667,103 for project or tenant-based rental assistance for 350 individuals
- $2,908,484 for short-term rent, mortgage and utility subsidies for 525 individuals
- $62,000 for Resource Identification and Technical Assistance
- $100,000 for Housing Information

Discussion

HOPWA activities in PY 2025 are expected to serve approximately 2,275 persons who are living with or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). HCD continues to serve as a member of the Ryan White Planning Council (Ryan White), and an HCD staff member also serves on the Priorities and Allocation Committee under the Council. In addition to receiving critical community health needs information from Ryan White, HCD staff also meet with HOPWA providers regularly to receive information about the implementation and needs of the current providers. HCD has been currently meeting with all HOPWA providers quarterly since November of 2022, to discuss current needs, barriers with clients, and provide a space for dialog with other project sponsors regarding program operations. When HCD receives information from stakeholders like Ryan White and from HOPWA providers, HCD can adjust future funding decisions.

In 2014, HCD's HOPWA program migrated from Powersource to using HUD's Homeless Management Information System (HMIS) as the client database for HOPWA programming in the region. This has allowed HOPWA programming to be part of the coordinated access system and establish linkages with other homeless, essential service and housing assistance programs.

Using HMIS, HCD changed 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. HCD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

The HOPWA Program uses Fair Market Rent as the rent standard, 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 2024.

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 rollout or Phase One of this system was implemented. The system began full implementation at the end of the summer of 2014. In February 2013, the four local jurisdictions, the Coalition, and the Corporation for Supportive Housing gathered to discuss strategies around the ESG program and Coordinated Access integration. Plans continue to develop around the implementation of Coordinated Access and specifically the utilization of Rapid Rehousing.

The ESG homelessness prevention and rapid re-housing programs use common assessments and eligibility criteria. Clients may access homelessness prevention, emergency shelter, or rapid re-housing services at any point in the system. 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. 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.

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).

HCD selects projects for funding based on the greatest community need, as well as the effectiveness of the organizations in assisting the community. In December 2022, a Public Services NOFA was released and included the ESG funding source as a potential use.

In the fall of 2023, HCD notified the administrator of the City's Homeless Services Program, a subrecipient, that there would be no renewal of funding and that HCD would administer the Homeless Services program directly. HCD's administration of the Homeless Services Program began in the fourth quarter of PY 2023 and will continue into PY 2025.

Some of ESG resources may go to organizations located outside of the City limits of Houston. Those organizations outside the city limits are typically limited to Victim Service and Emergency Shelter providers. Funds will be used for activities that benefit residents of the City of Houston and may include emergency shelter, street outreach, homelessness prevention, and/or rapid re-housing. HMIS services continue to be funded out of the ESG program, and the Coalition, serving

as the Lead Agency and HMIS Administrator, continues to receive funding for local HMIS activities.

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 the CoC Steering Committee, Consumer Advisory Council, CoC's Action Plan, and data analysis from HMIS.

With this information, ESG jurisdictions, including HCD, 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.

5. Describe performance standards for evaluating ESG

In consultation with the Coalition and other Emergency Solutions Grants grantees within the CoC, HCD has developed program standards for Emergency Shelters, Homelessness Prevention, Rapid Re-Housing, and HMIS activities.

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 will have common goals. The CoC will measure progress toward those goals on a community level, as well as individual grantee level. HCD will use the data collected on these outcomes over the following program years to analyze effective programs and establish more measurable standards. 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. The latest ESG Written Standards were updated in PY 2024.

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. HCD 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 shelters. For Homelessness Prevention and Rapid Re-housing, the CoC will use the same performance standards to help measure the success of these interventions for the community. HCD 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. When a disaster impacts the Houston area, HCD tries to leverage resources under its purview to support vulnerable residents, including those experiencing homelessness or at risk of homelessness. In order to provide flexible and meaningful support, HCD reserves the right to focus grant funding (both old money and new money) and corresponding eligible component types to the affected disaster areas. As needed, HCD may make targeted grant awards to nonprofit organizations to address direct deficits to existing programs, provide temporary support to expand program occupancy or fund a new activity such as street outreach or case management that can be utilized on the street or in temporary shelters to move new and existing clients into permanent housing.

Appendices

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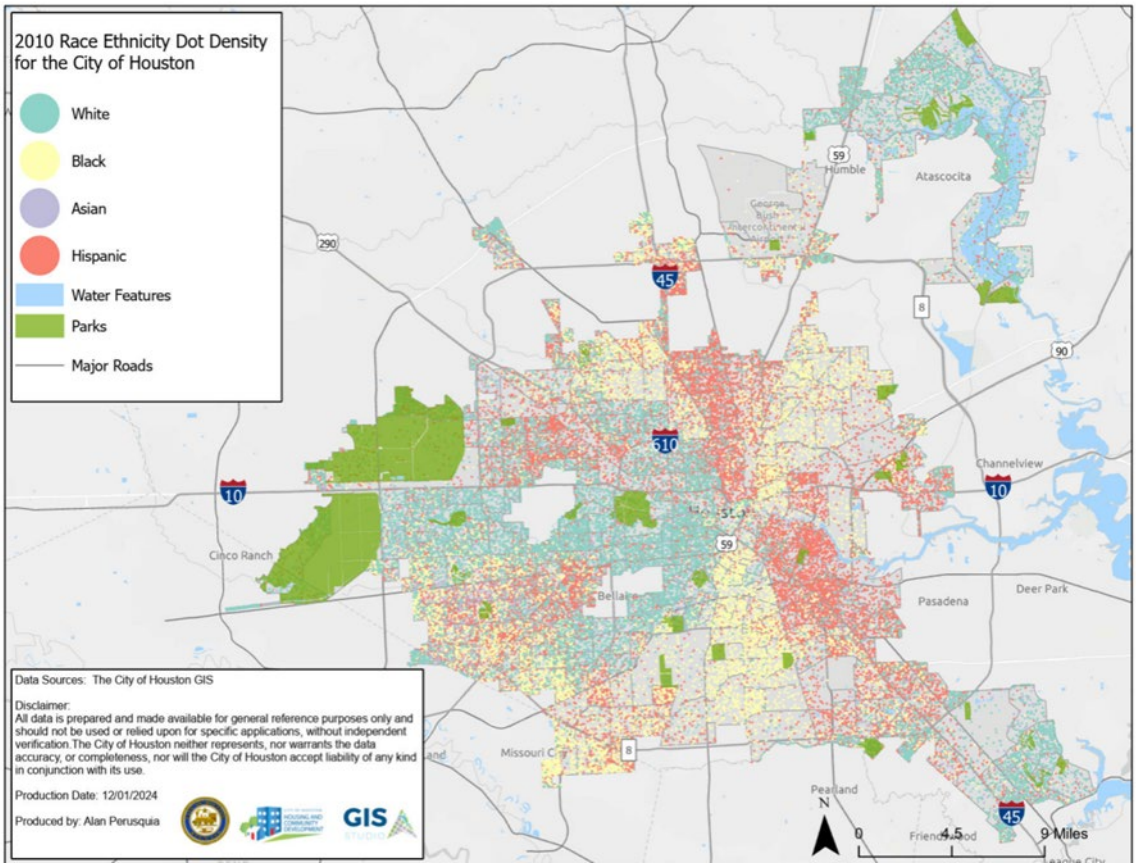
Appendix 1: Maps


2010 Race Ethnicity Dot Density for the City of Houston
White
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Hispanic
Water Features
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Major Roads
Data Sources: The City of Houston GIS
Disclaimer:
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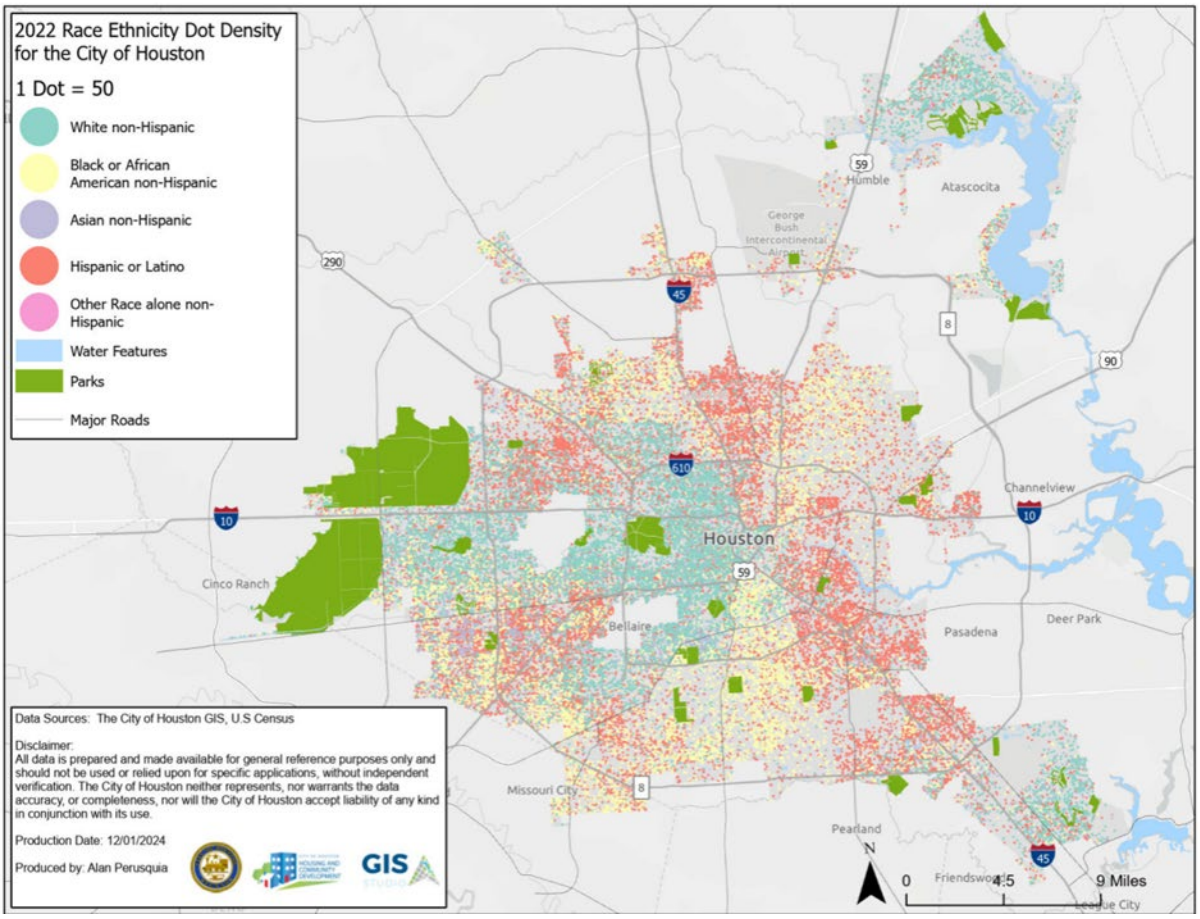
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Black or African American non-Hispanic
Asian non-Hispanic
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Other Race alone non-Hispanic
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Data Sources: The City of Houston GIS, U.S Census
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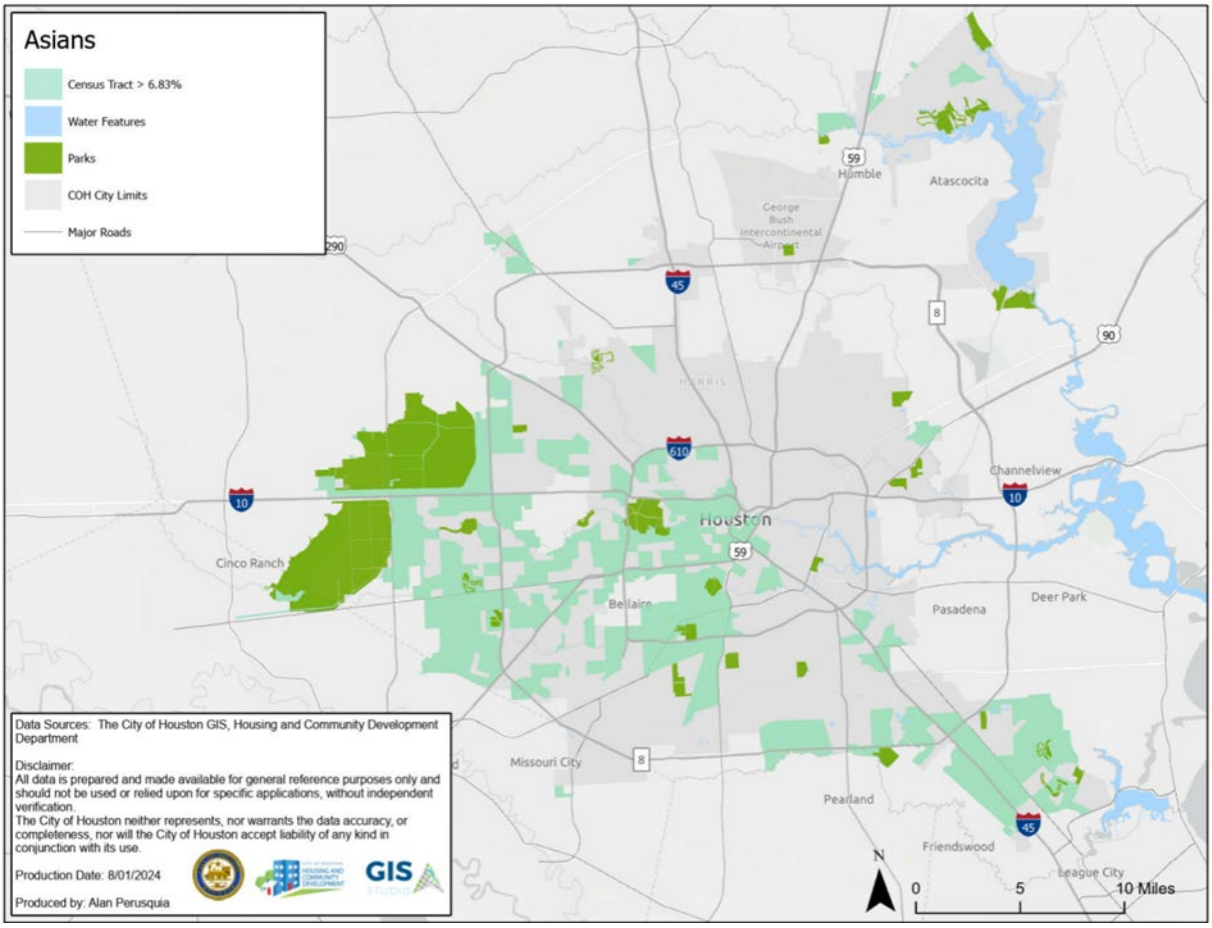
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Data Sources: The City of Houston GIS, Housing and Community Development Department
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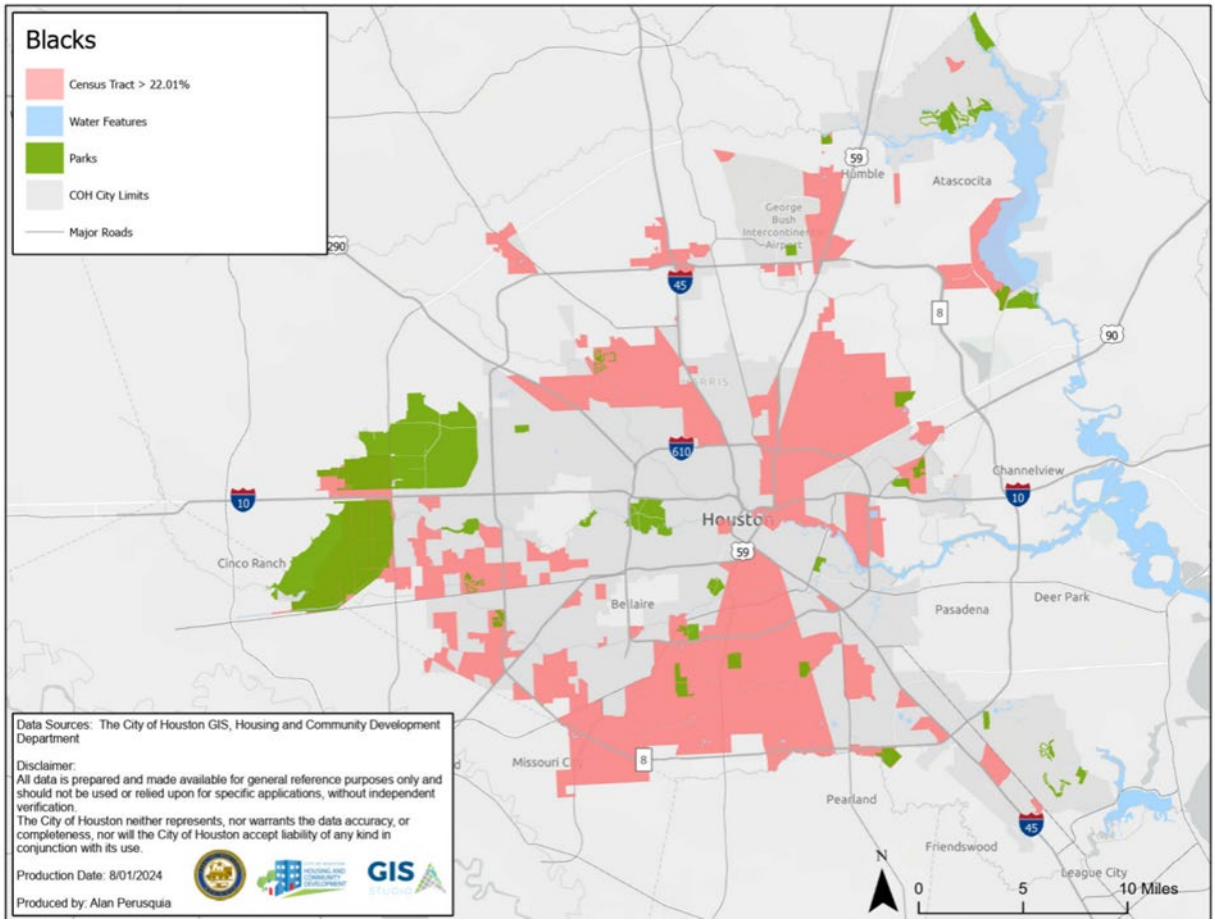
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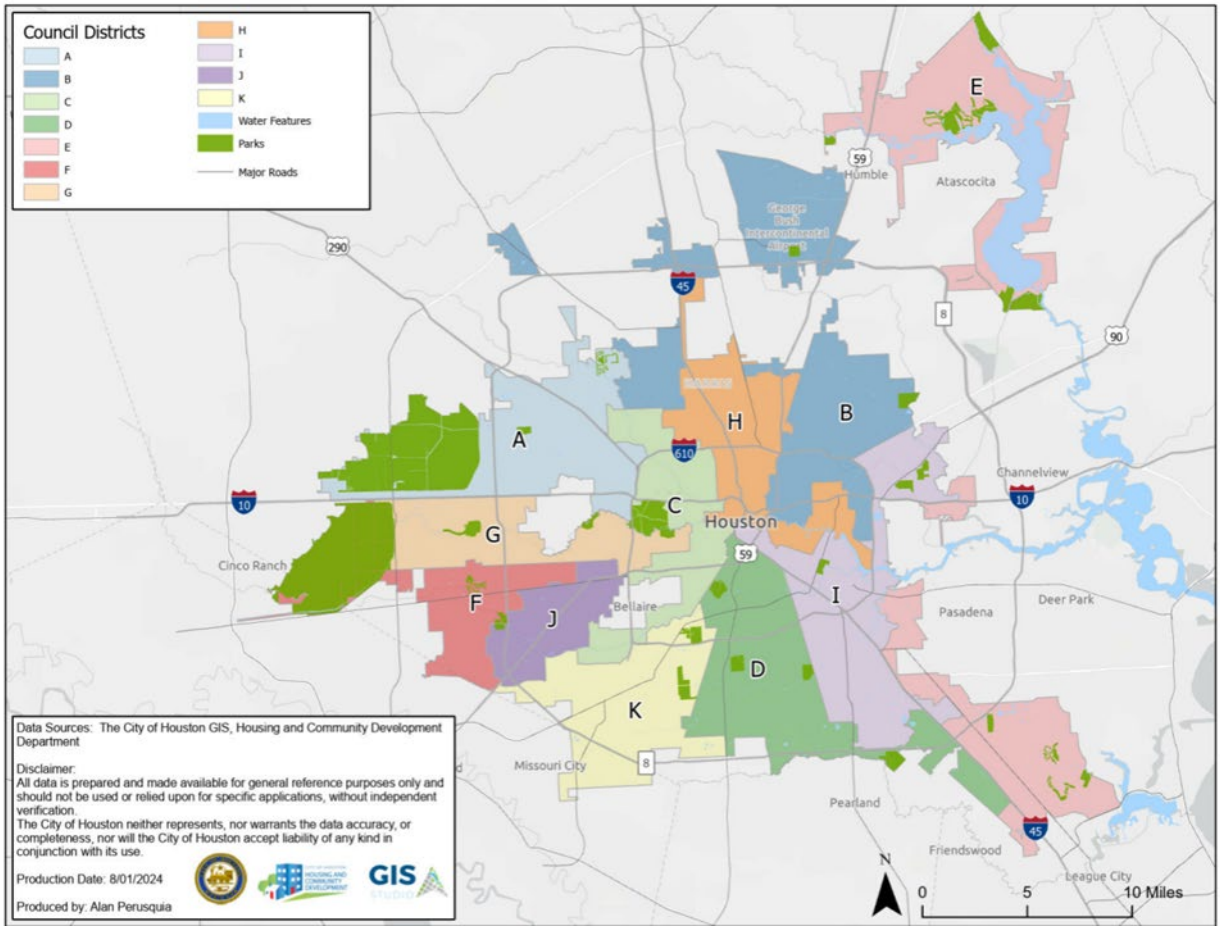
Council Districts
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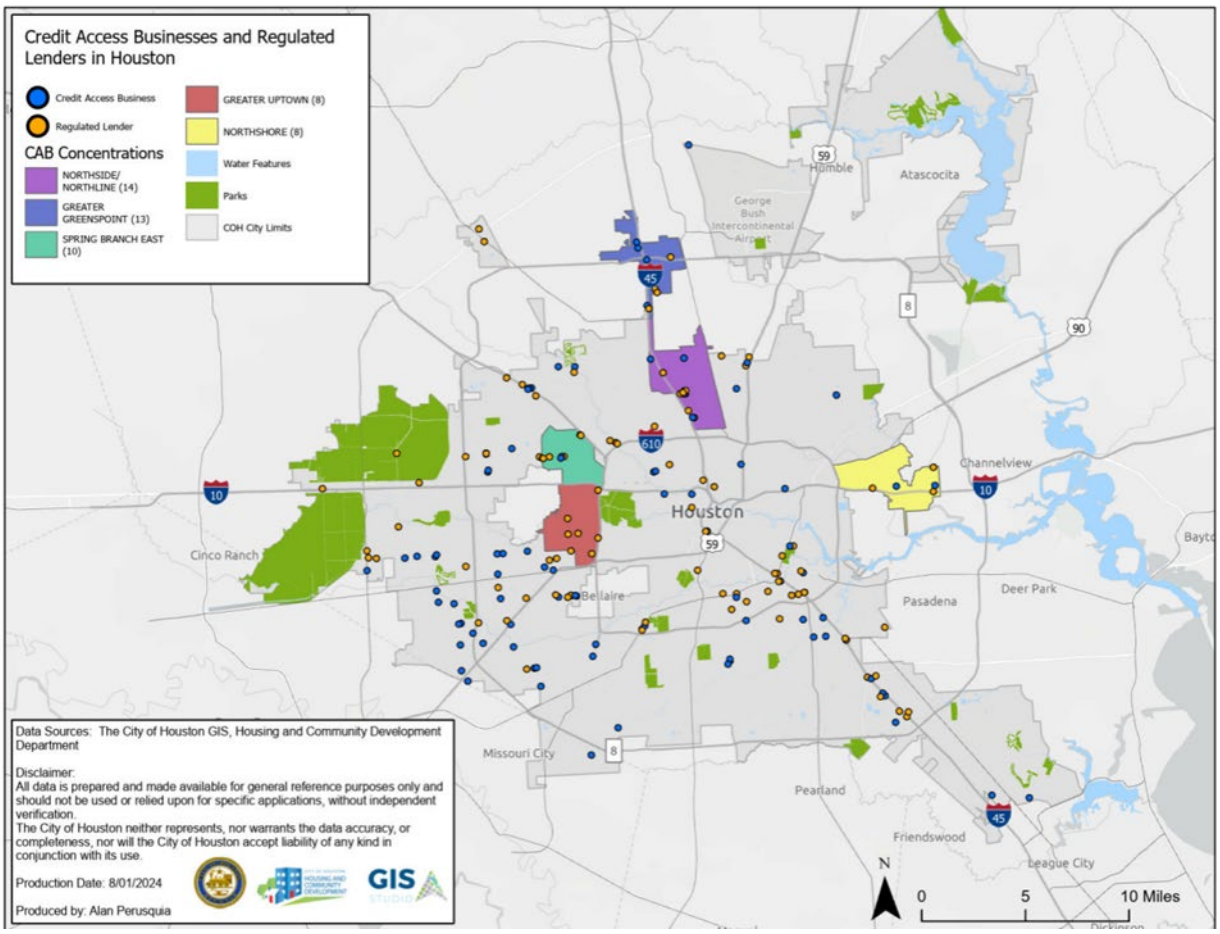
Credit Access Businesses and Regulated Lenders in Houston
Credit Access Business
Regulated Lender
CAB Concentrations
NORTHSIDE/ NORTHLINE (14)
GREATER GREENSPOINT (13)
SPRING BRANCH EAST (10)
GREATER UPTOWN (8)
NORTHSHORE (8)
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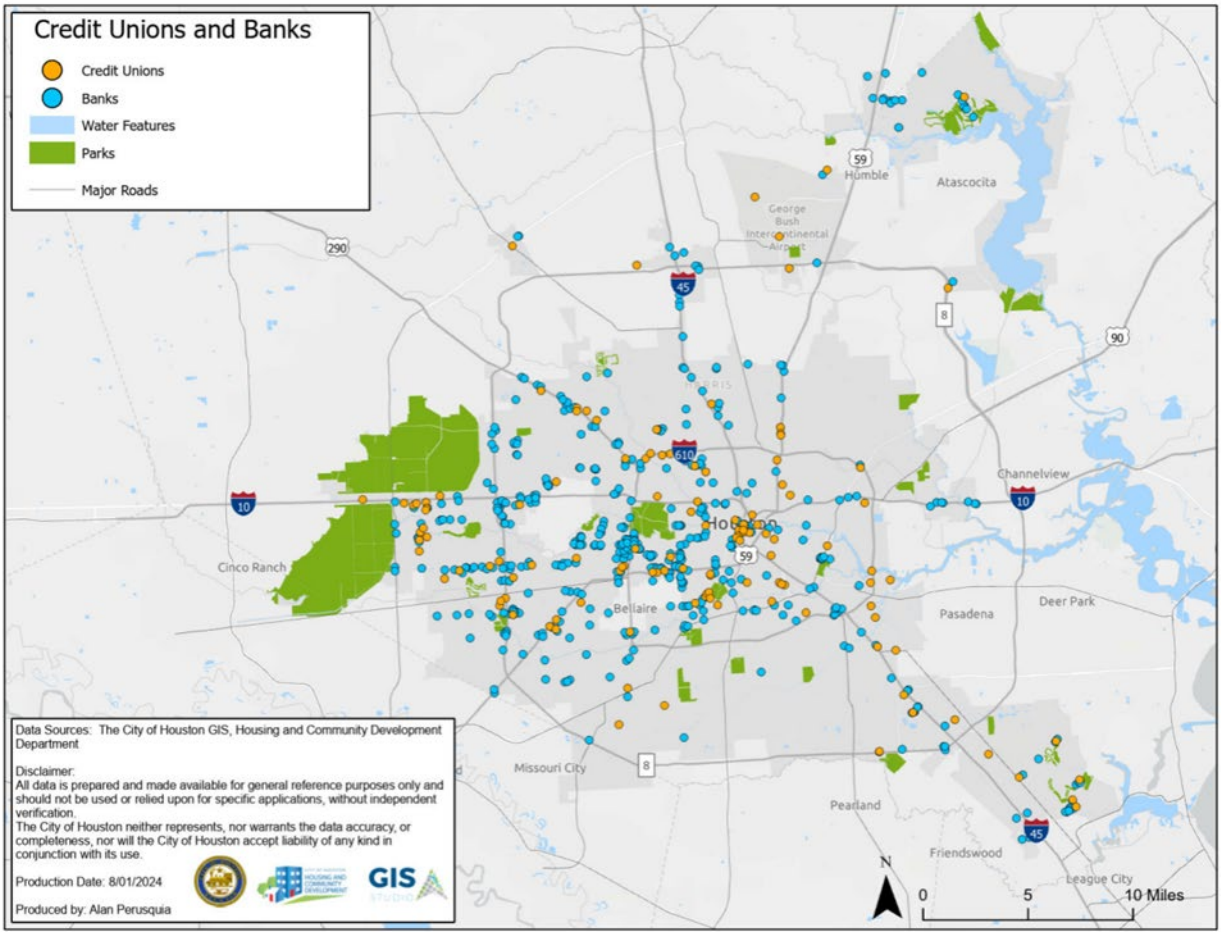
Credit Unions and Banks
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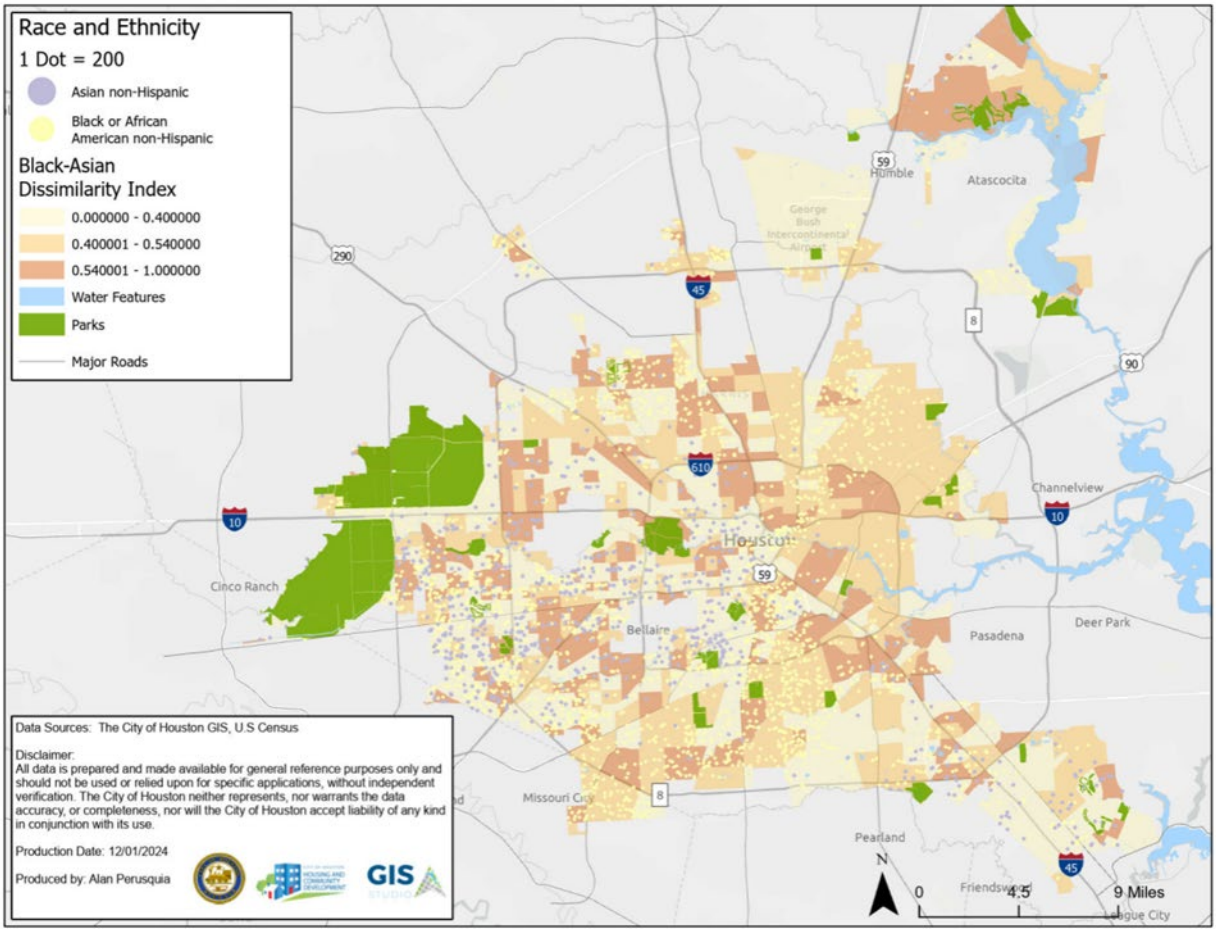
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Data Sources: The City of Houston GIS, U.S Census
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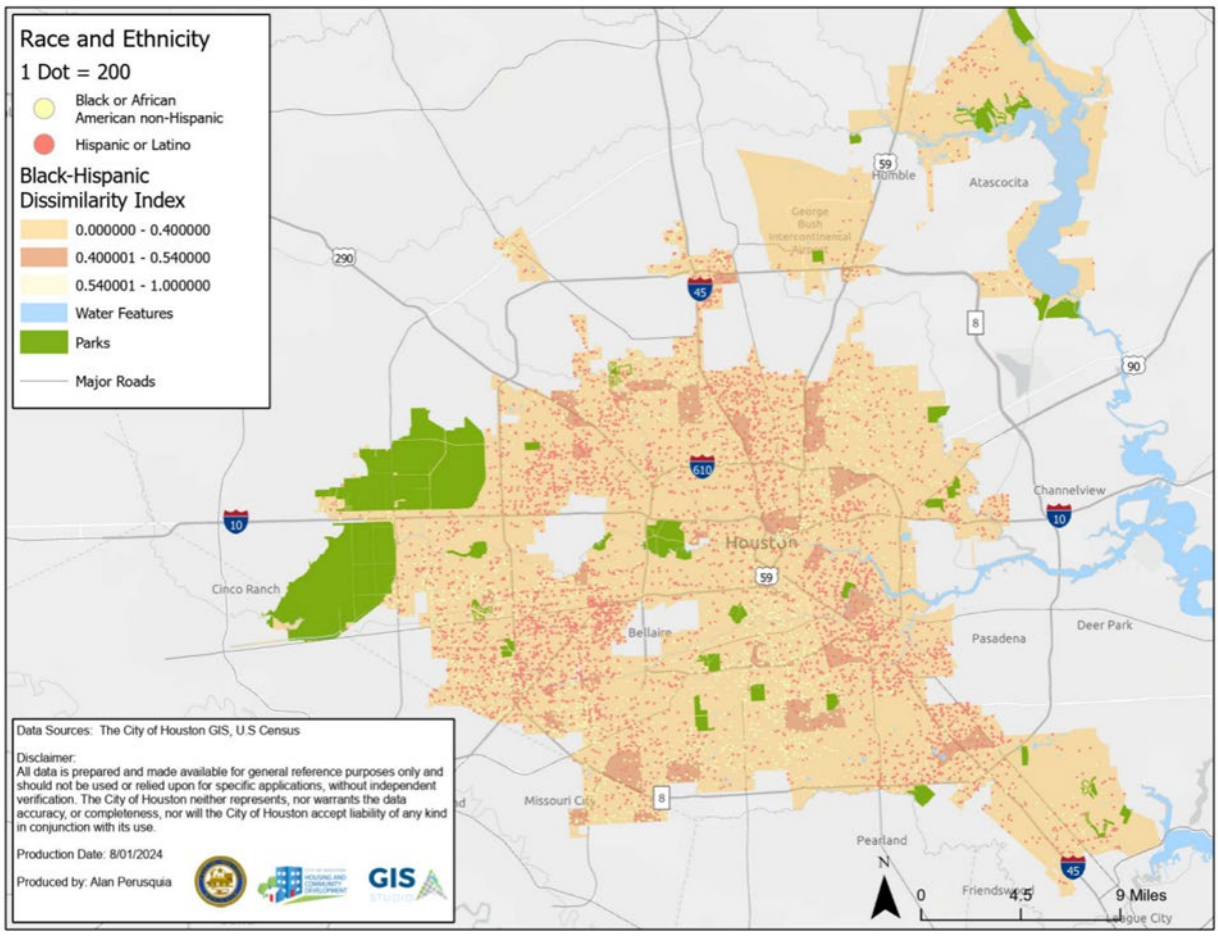
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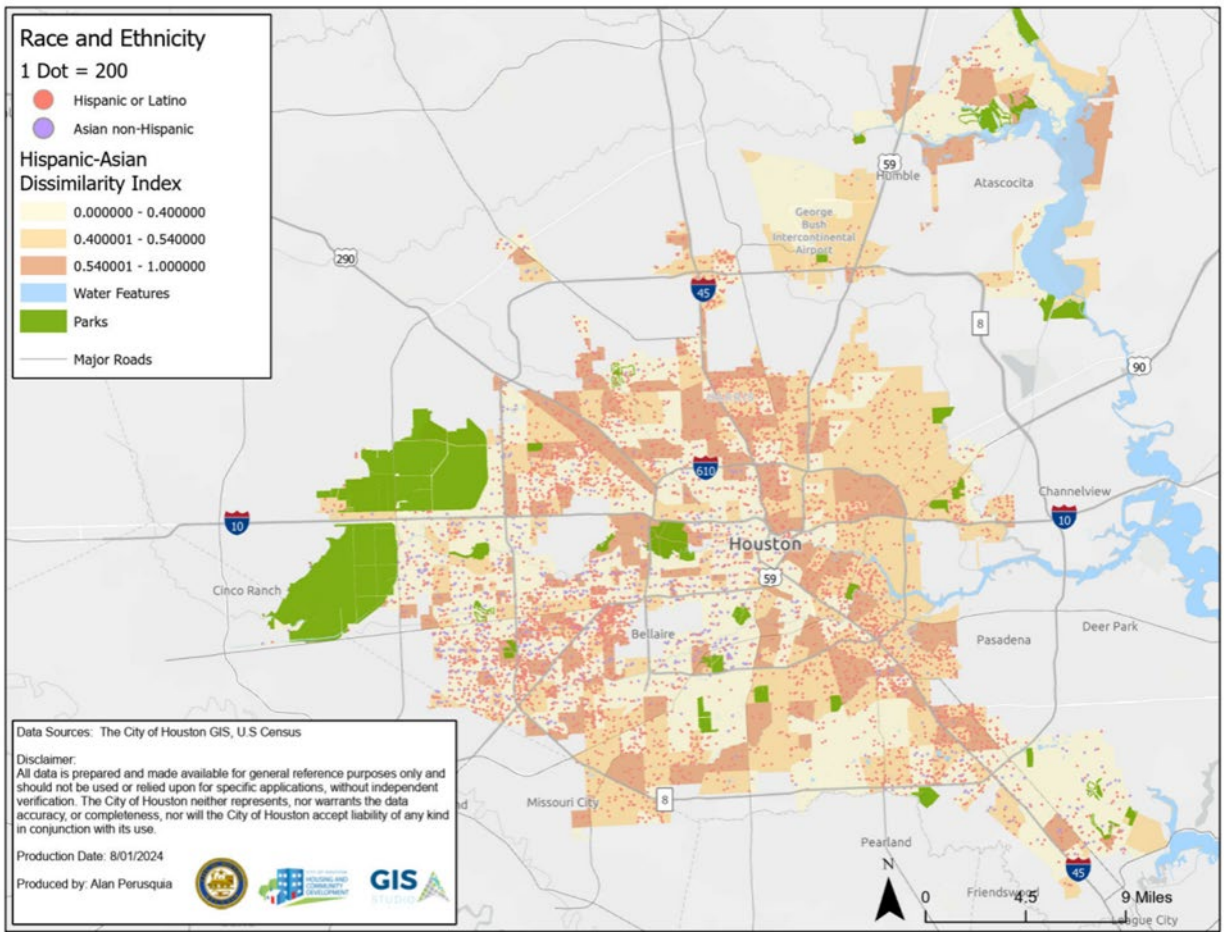
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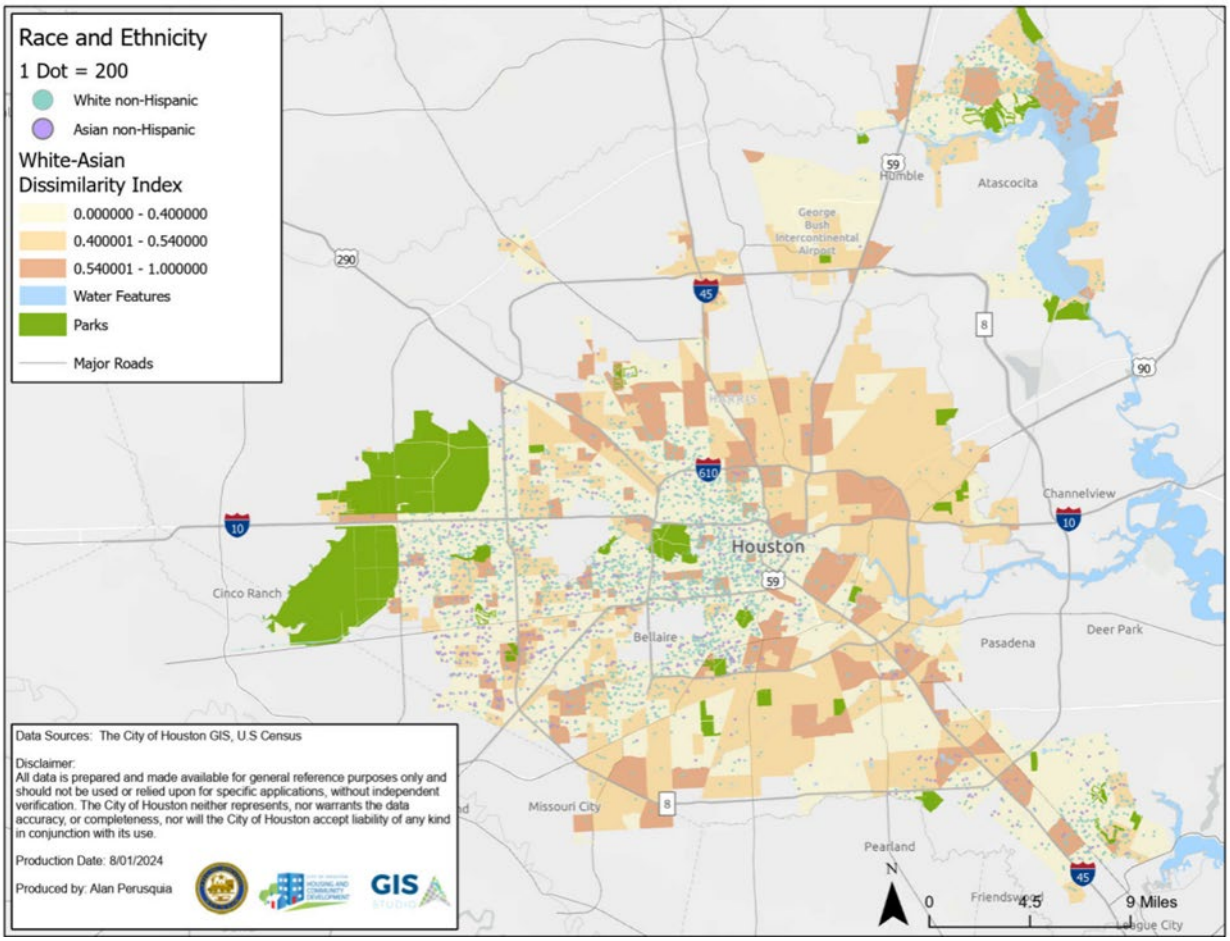
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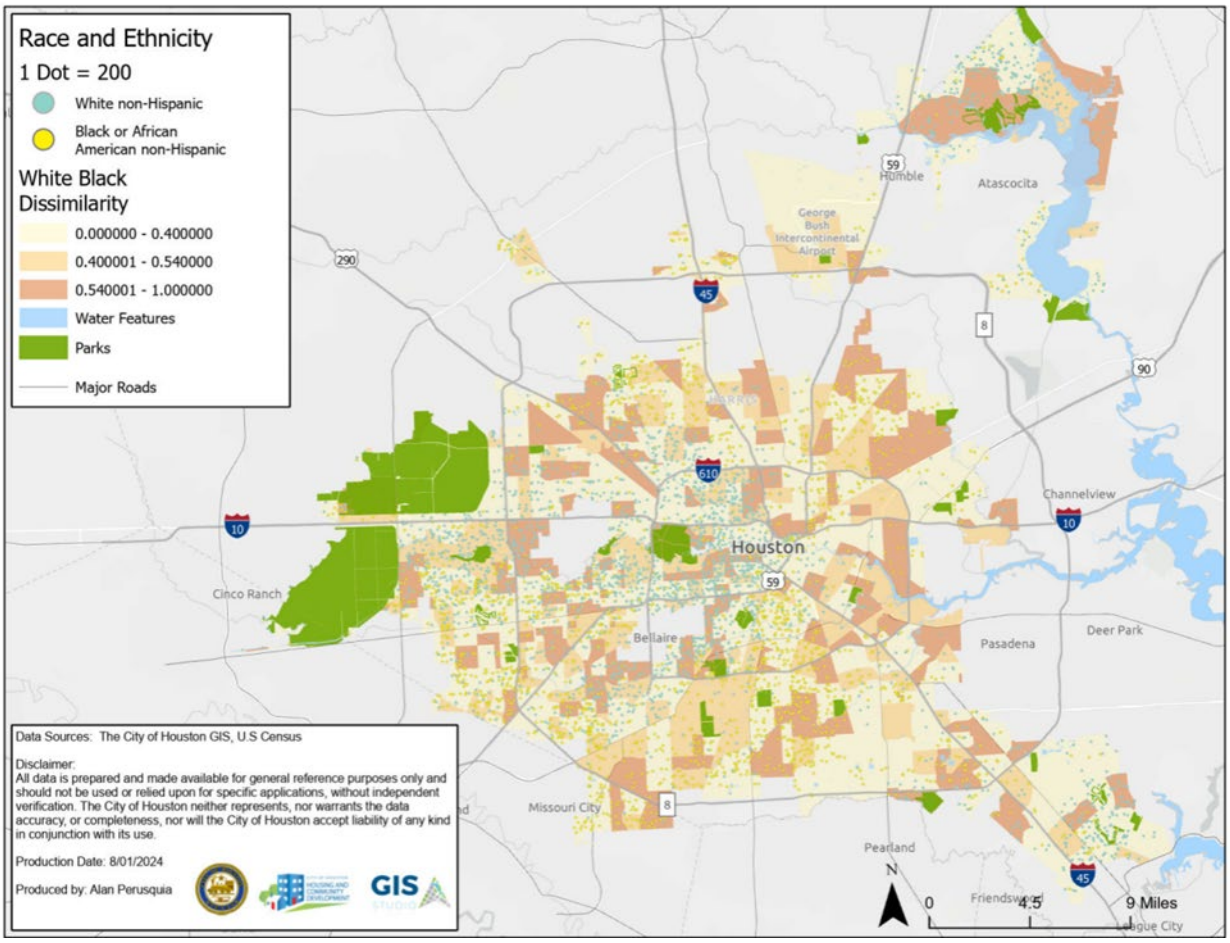
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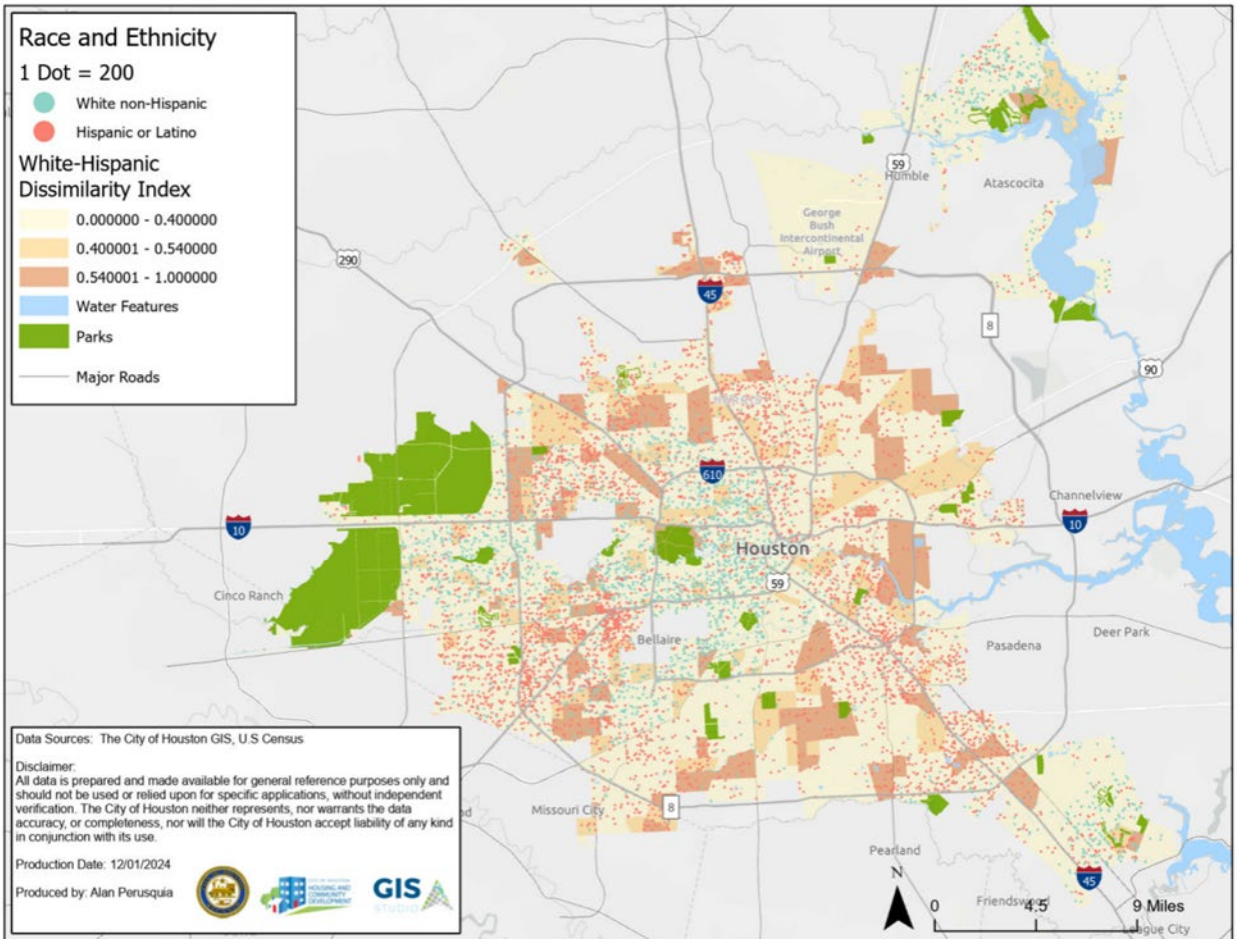
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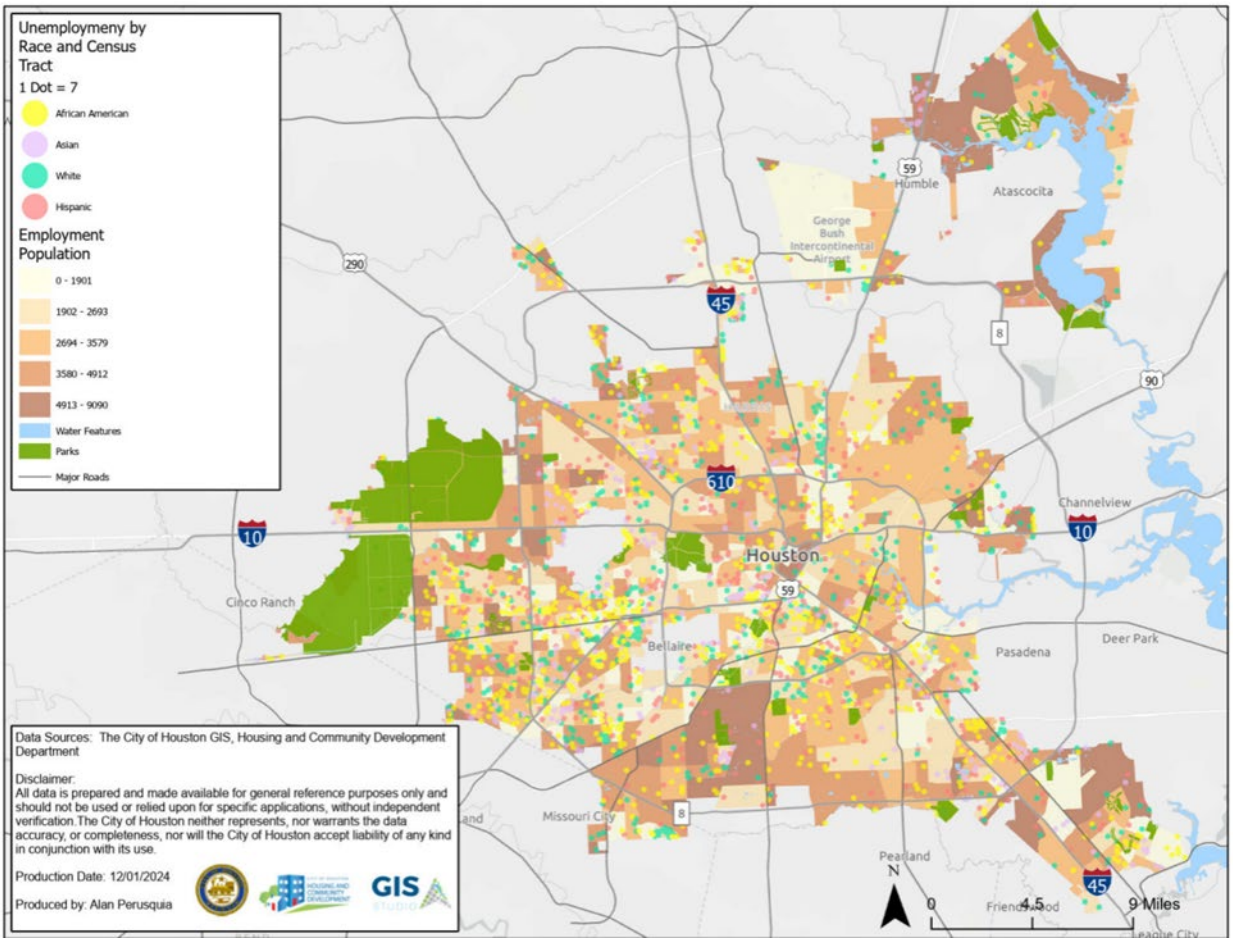
Unemployemny by Race and Census Tract
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African American
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Employment Population
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3580 - 4912
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Water Features
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Data Sources: The City of Houston GIS, Housing and Community Development Department
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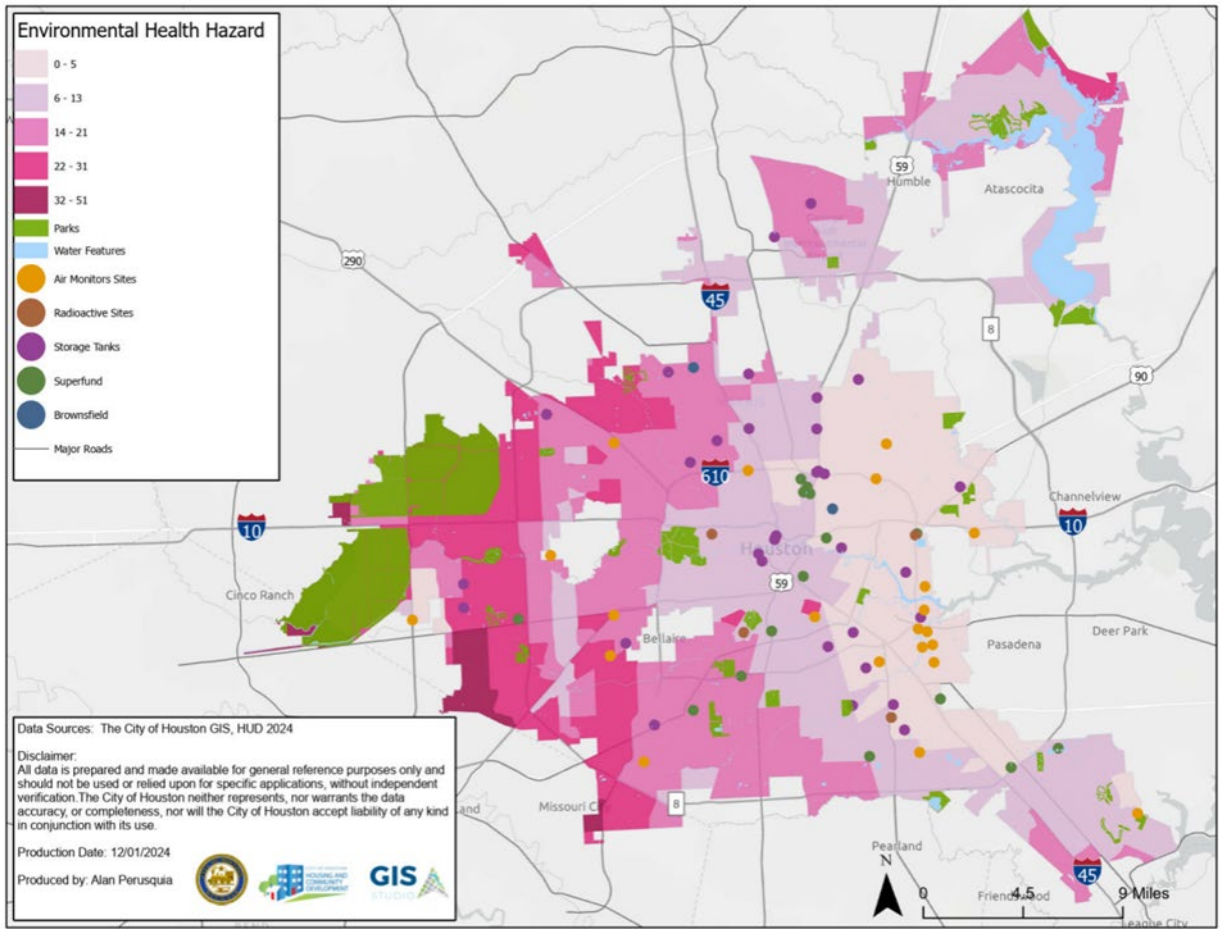
Environmental Health Hazard
0 - 5
6 - 13
14 - 21
22 - 31
32 - 51
Parks
Water Features
Air Monitors Sites
Radioactive Sites
Storage Tanks
Superfund
Brownsfield
Major Roads
Data Sources: The City of Houston GIS, HUD 2024
Disclaimer:
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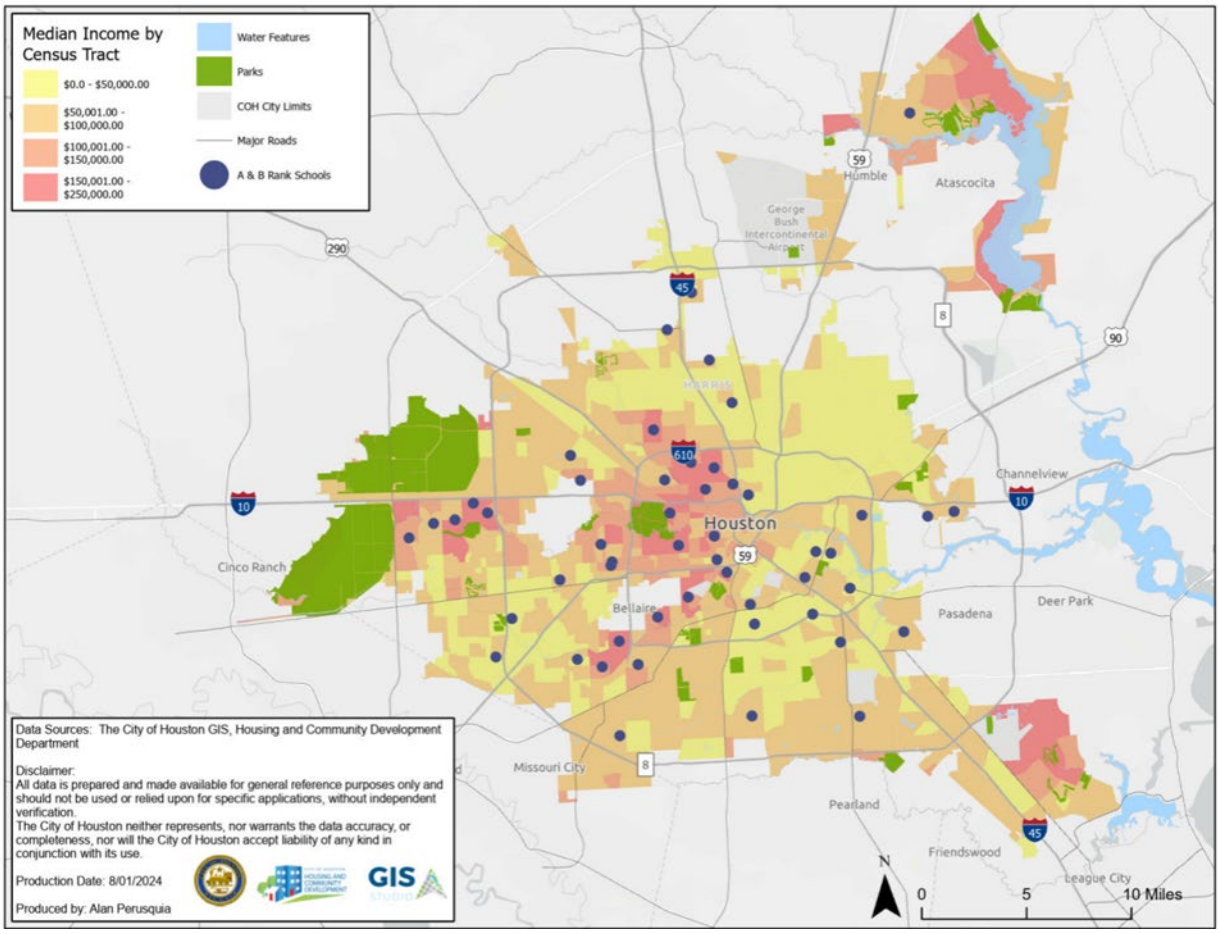
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
Pearland
N
0
4.5
9 Miles


Median Income by Census Tract
$0.0 - $50,000.00
$50,001.00 - $100,000.00
$100,001.00 - $150,000.00
$150,001.00 - $250,000.00
Water Features
Parks
COH City Limits
Major Roads
A & B Rank Schools
Humble
Atascocita
George Bush Intercontinental Airport
Houston
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
Friendswood
League City
Data Sources: The City of Houston GIS, Housing and Community Development Department
Disclaimer:
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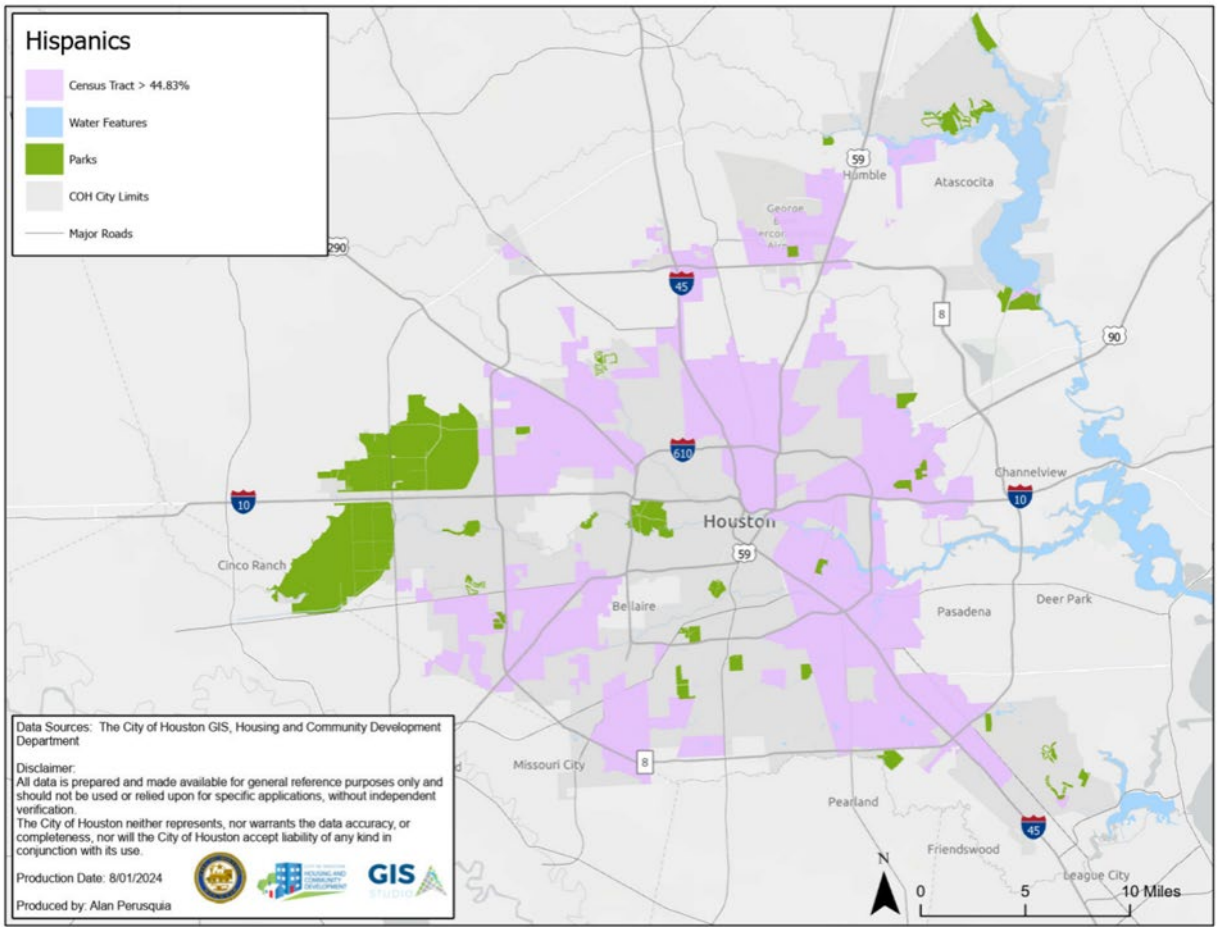
Production Date: 8/01/2024
Produced by: Alan Perusquia
N
0
5
10 Miles


Hispanics
Census Tract > 44.83%
Water Features
Parks
COH City Limits
Major Roads
Data Sources: The City of Houston GIS, Housing and Community Development Department
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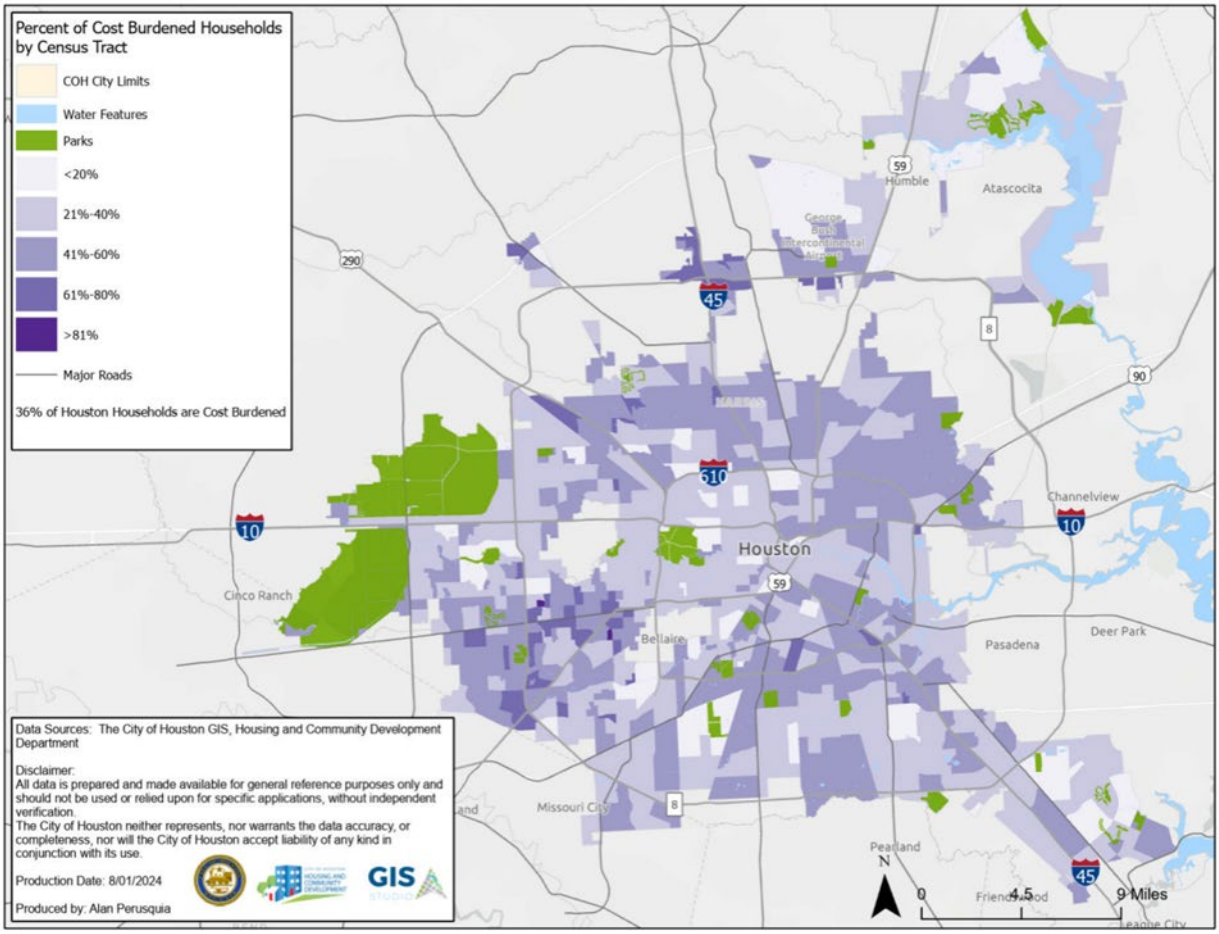
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS STUDIO
Humble
Atascocita
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
League City
N
0
5
10 Miles


Percent of Cost Burdened Households by Census Tract
COH City Limits
Water Features
Parks
<20%
21%-40%
41%-60%
61%-80%
>81%
Major Roads
36% of Houston Households are Cost Burdened
Data Sources: The City of Houston GIS, Housing and Community Development Department
Disclaimer:
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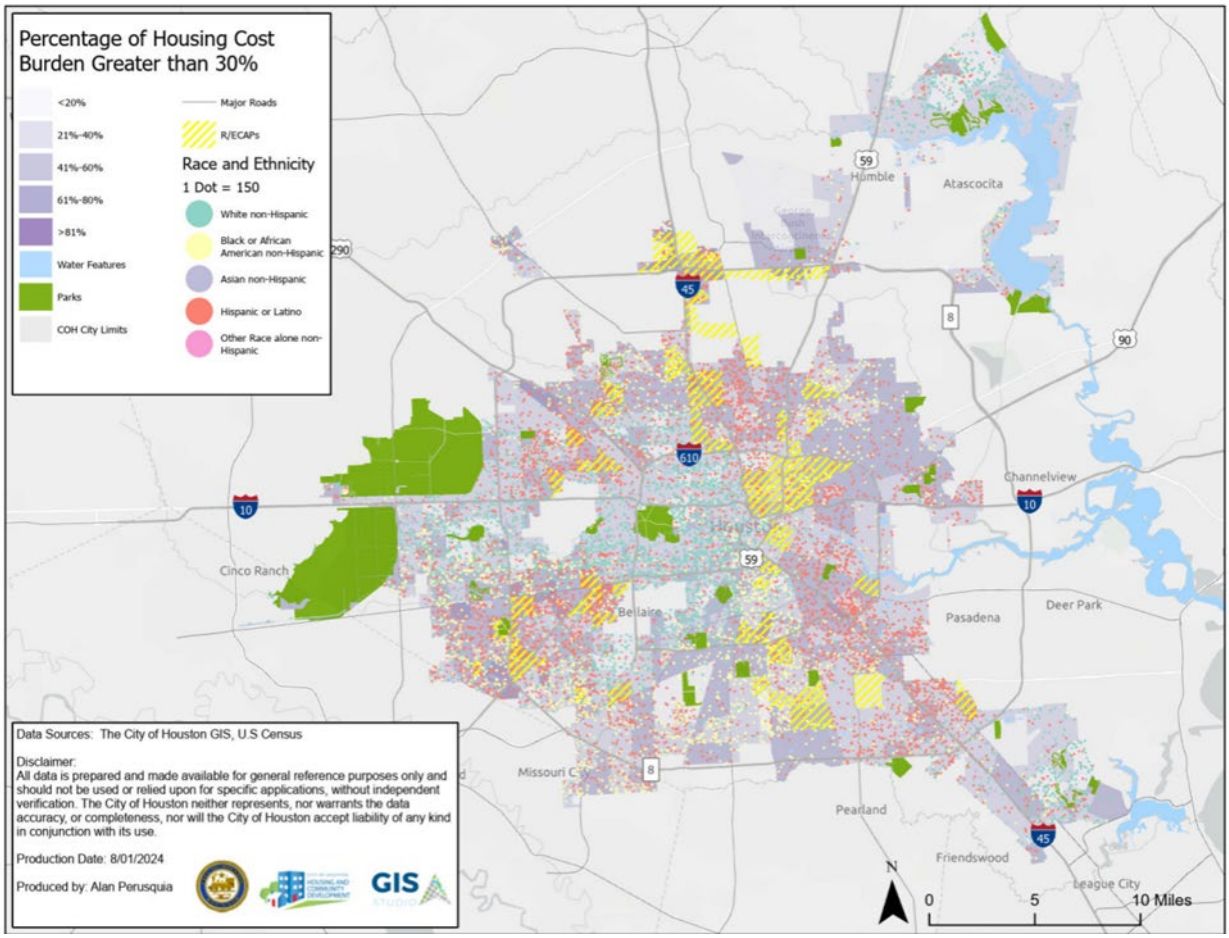
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS
Houston
Humble
Atascocita
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
N
0
4.5
9 Miles


Percentage of Housing Cost Burden Greater than 30%
<20%
21%-40%
41%-60%
61%-80%
>81%
Water Features
Parks
COH City Limits
Major Roads
R/ECAPs
Race and Ethnicity
1 Dot = 150
White non-Hispanic
Black or African American non-Hispanic
Asian non-Hispanic
Hispanic or Latino
Other Race alone non-Hispanic
Data Sources: The City of Houston GIS, U.S Census
Disclaimer:
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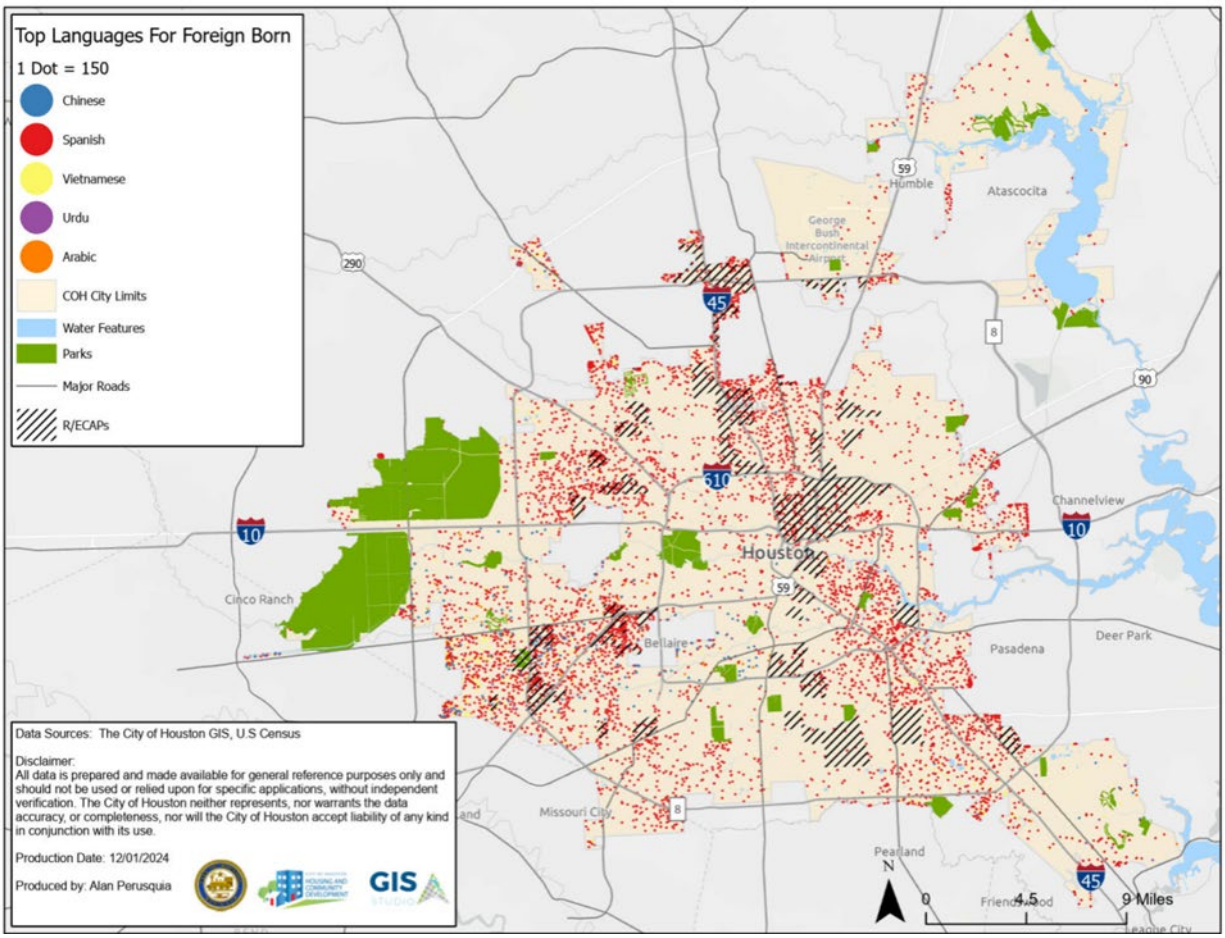
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
Channelview
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
League City
N
0
5
10 Miles


Top Languages For Foreign Born
1 Dot = 150
Chinese
Spanish
Vietnamese
Urdu
Arabic
COH City Limits
Water Features
Parks
Major Roads
R/ECAPs
Data Sources: The City of Houston GIS, U.S Census
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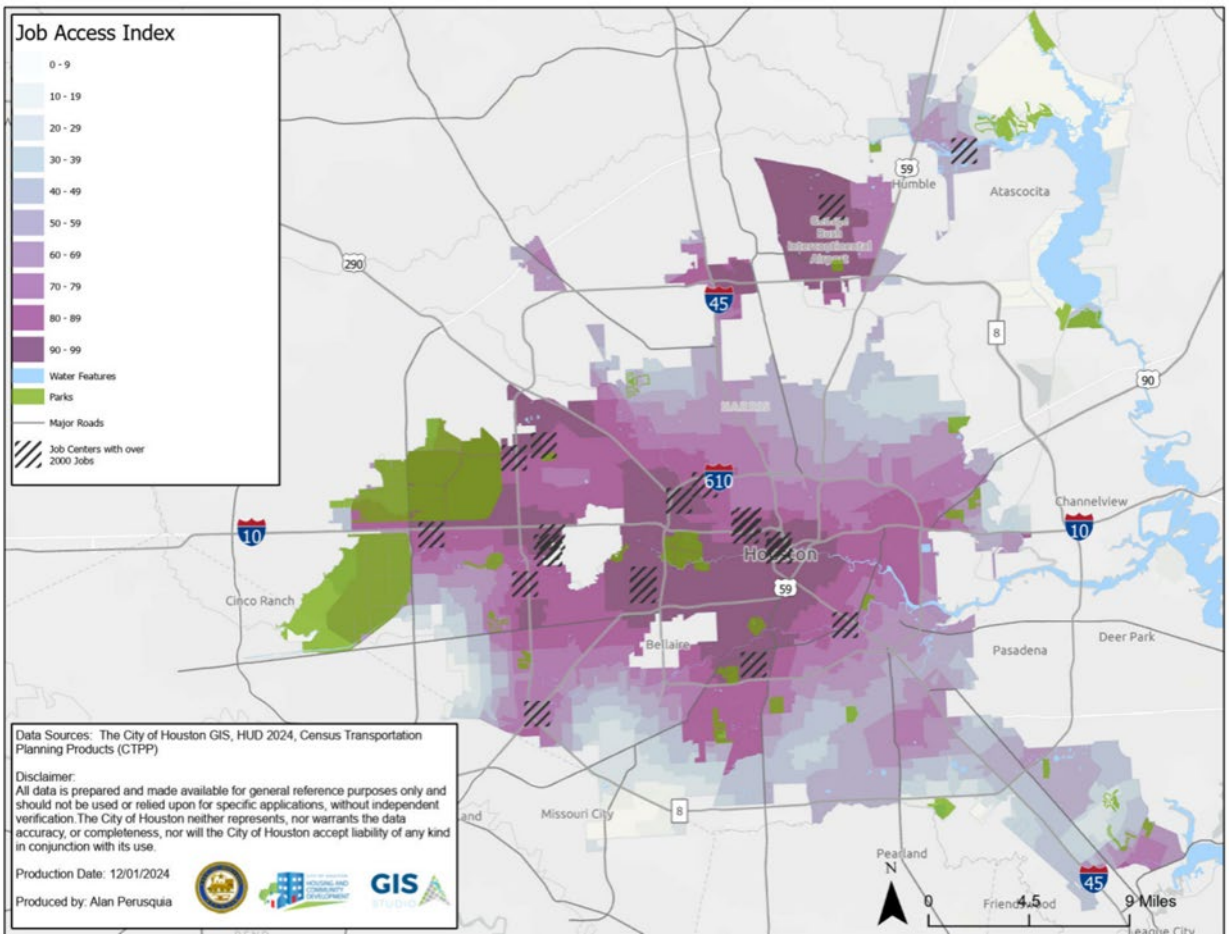
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Houston
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
Friendswood
League City
N
0
4.5
9 Miles


Job Access Index
0 - 9
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 89
90 - 99
Water Features
Parks
Major Roads
Job Centers with over 2000 Jobs
Data Sources: The City of Houston GIS, HUD 2024, Census Transportation Planning Products (CTPP)
Disclaimer:
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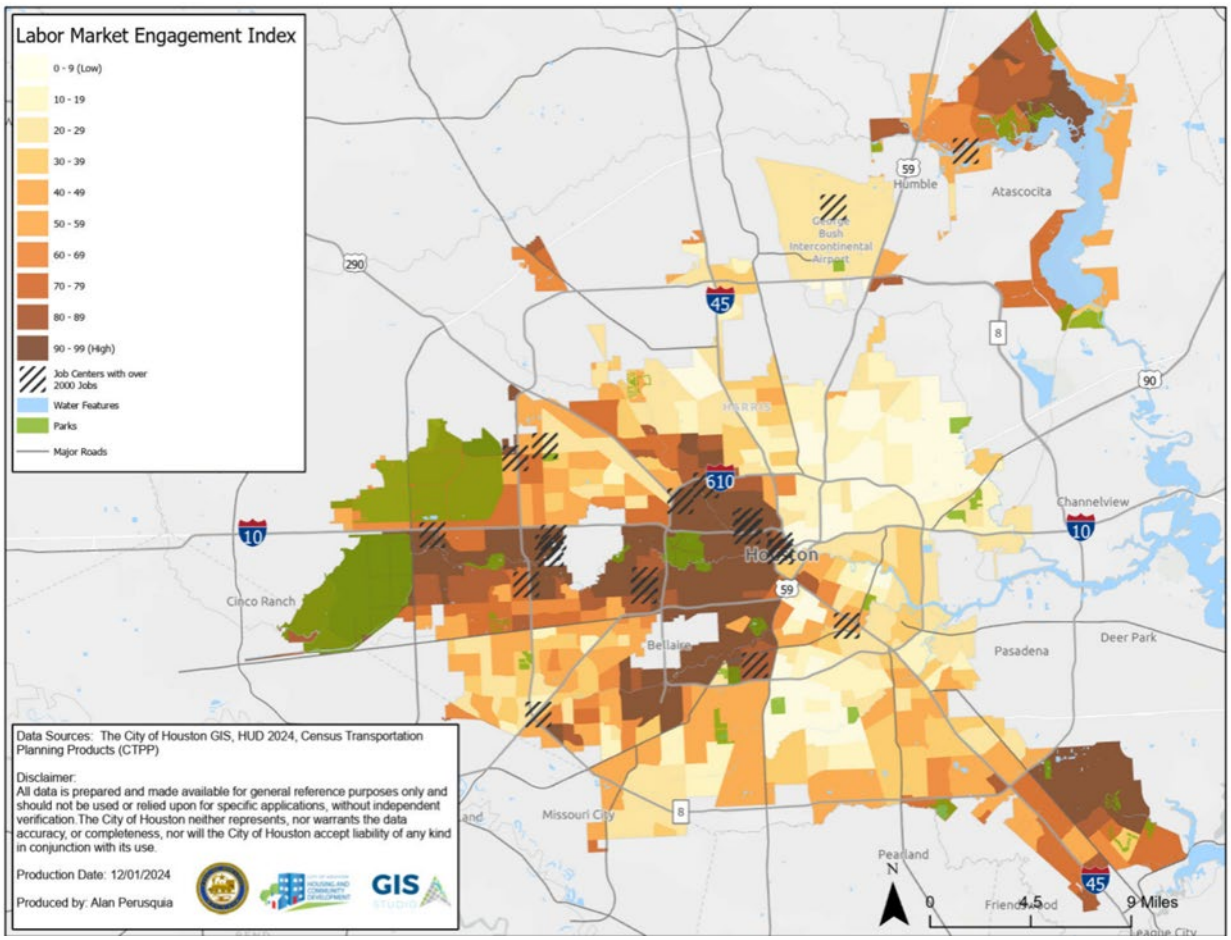
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
Channelview
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
N
0
4.5
9 Miles


Labor Market Engagement Index
0 - 9 (Low)
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 89
90 - 99 (High)
Job Centers with over 2000 Jobs
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS, HUD 2024, Census Transportation Planning Products (CTPP)
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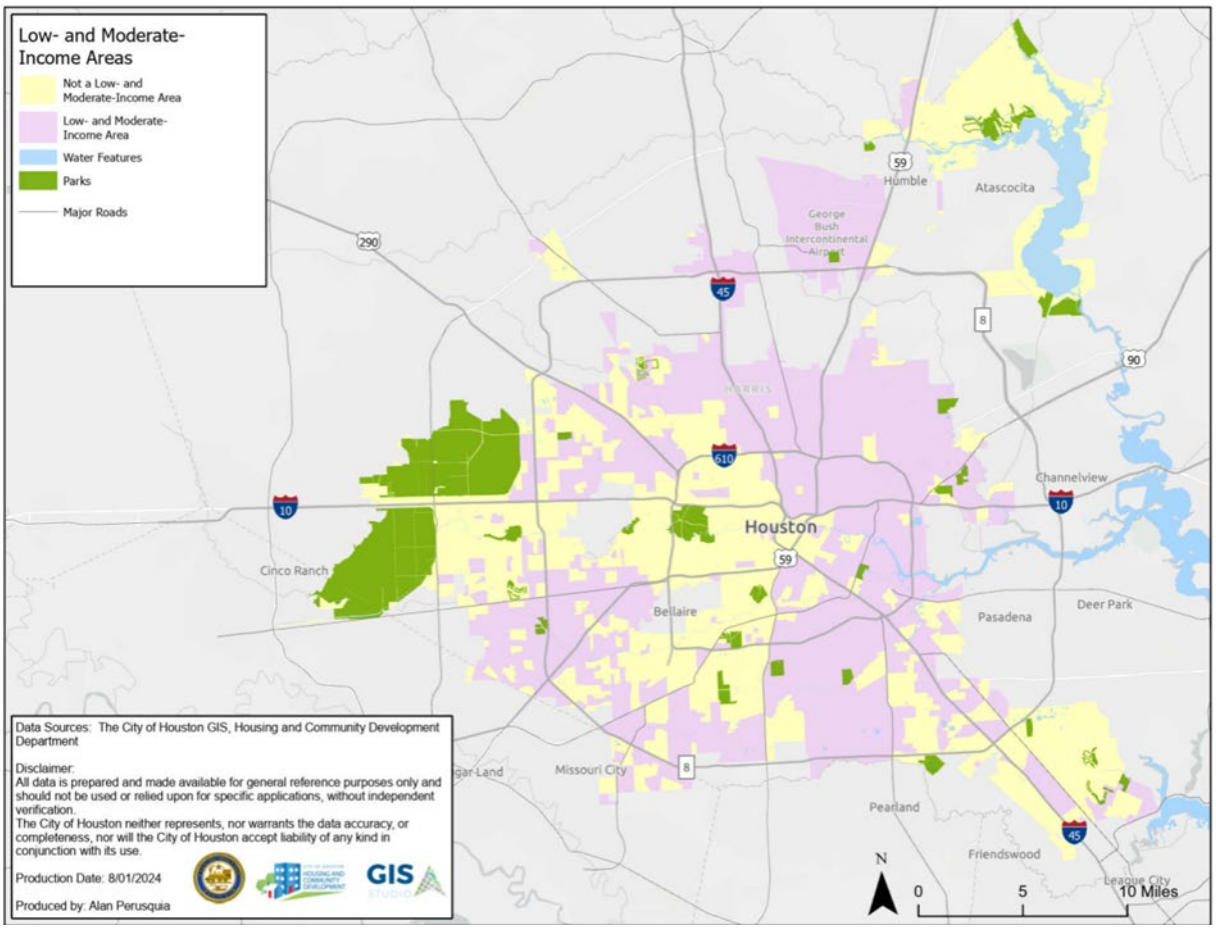
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
N
0
4.5
9 Miles


Low- and Moderate-Income Areas
Not a Low- and Moderate-Income Area
Low- and Moderate-Income Area
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS, Housing and Community Development Department
Disclaimer:
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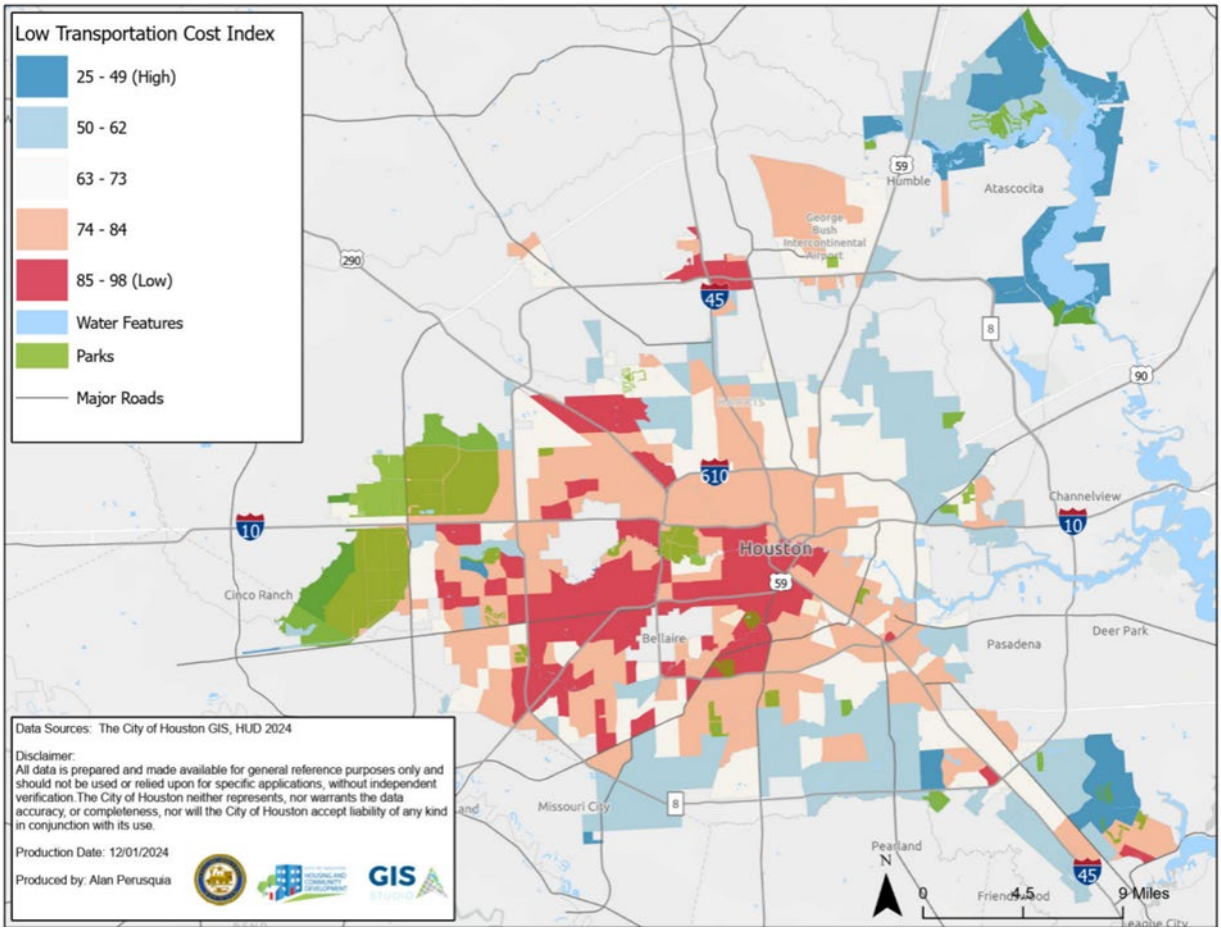
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
George Bush Intercontinental Airport
Houston
Channelview
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
League City
N
0
5
10 Miles


Low Transportation Cost Index
25 - 49 (High)
50 - 62
63 - 73
74 - 84
85 - 98 (Low)
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS, HUD 2024
Disclaimer:
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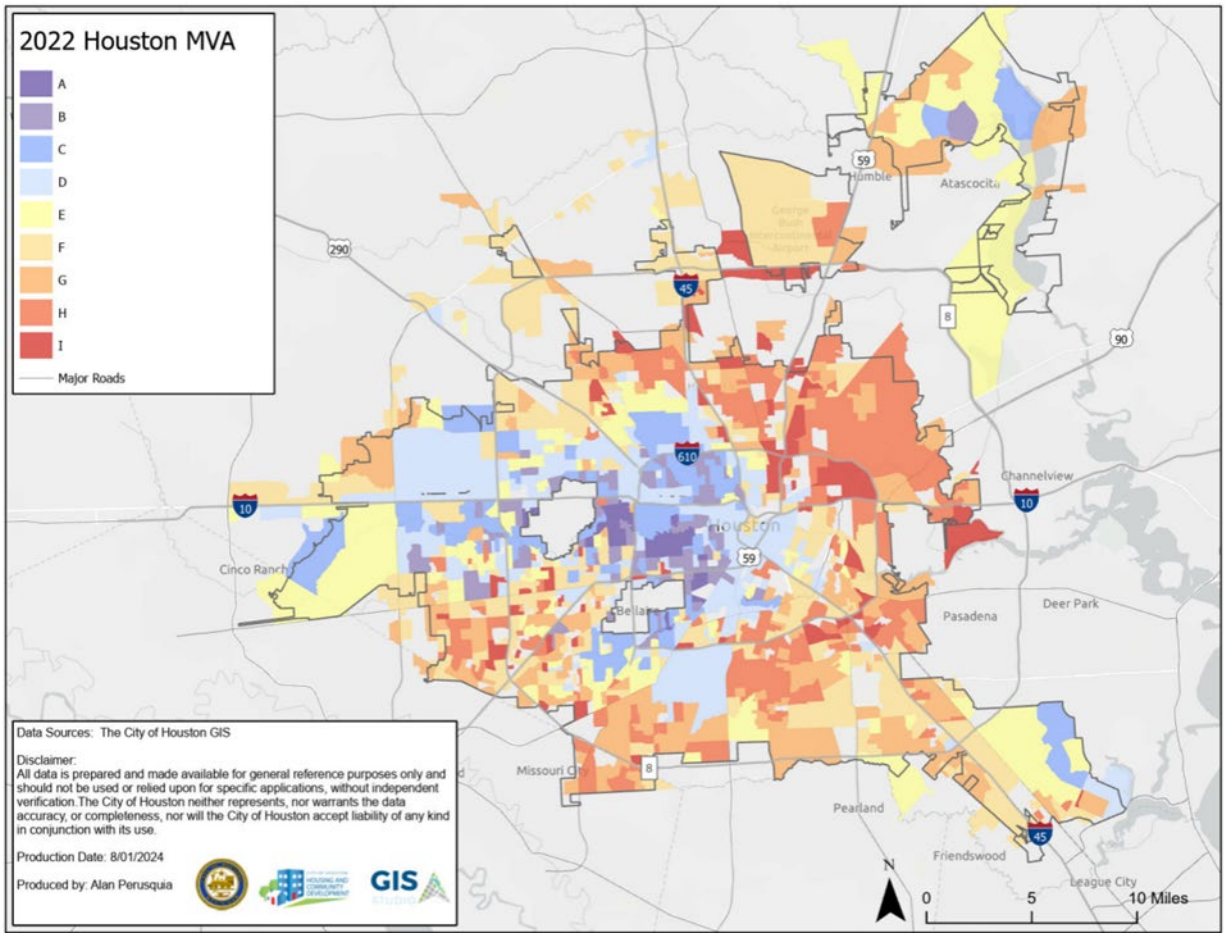
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Houston
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
N
0
4.5
9 Miles


2022 Houston MVA
A
B
C
D
E
F
G
H
I
Major Roads
Data Sources: The City of Houston GIS
Disclaimer:
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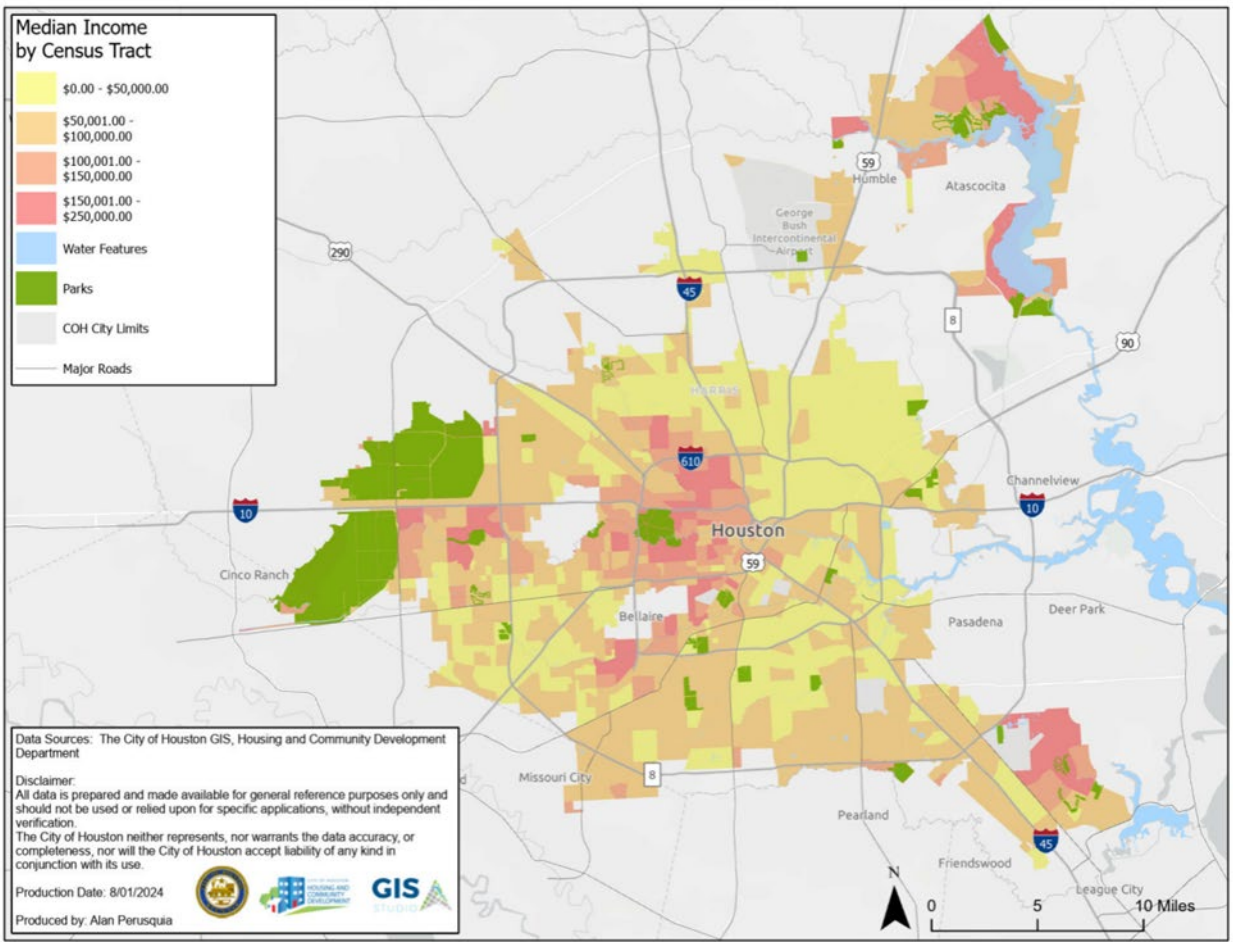
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
League City
N
0
5
10 Miles


Median Income by Census Tract
$0.00 - $50,000.00
$50,001.00 - $100,000.00
$100,001.00 - $150,000.00
$150,001.00 - $250,000.00
Water Features
Parks
COH City Limits
Major Roads
Houston
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
Friendswood
League City
290
45
610
10
59
8
90
N
0
5
10 Miles
Data Sources: The City of Houston GIS, Housing and Community Development Department
Disclaimer:
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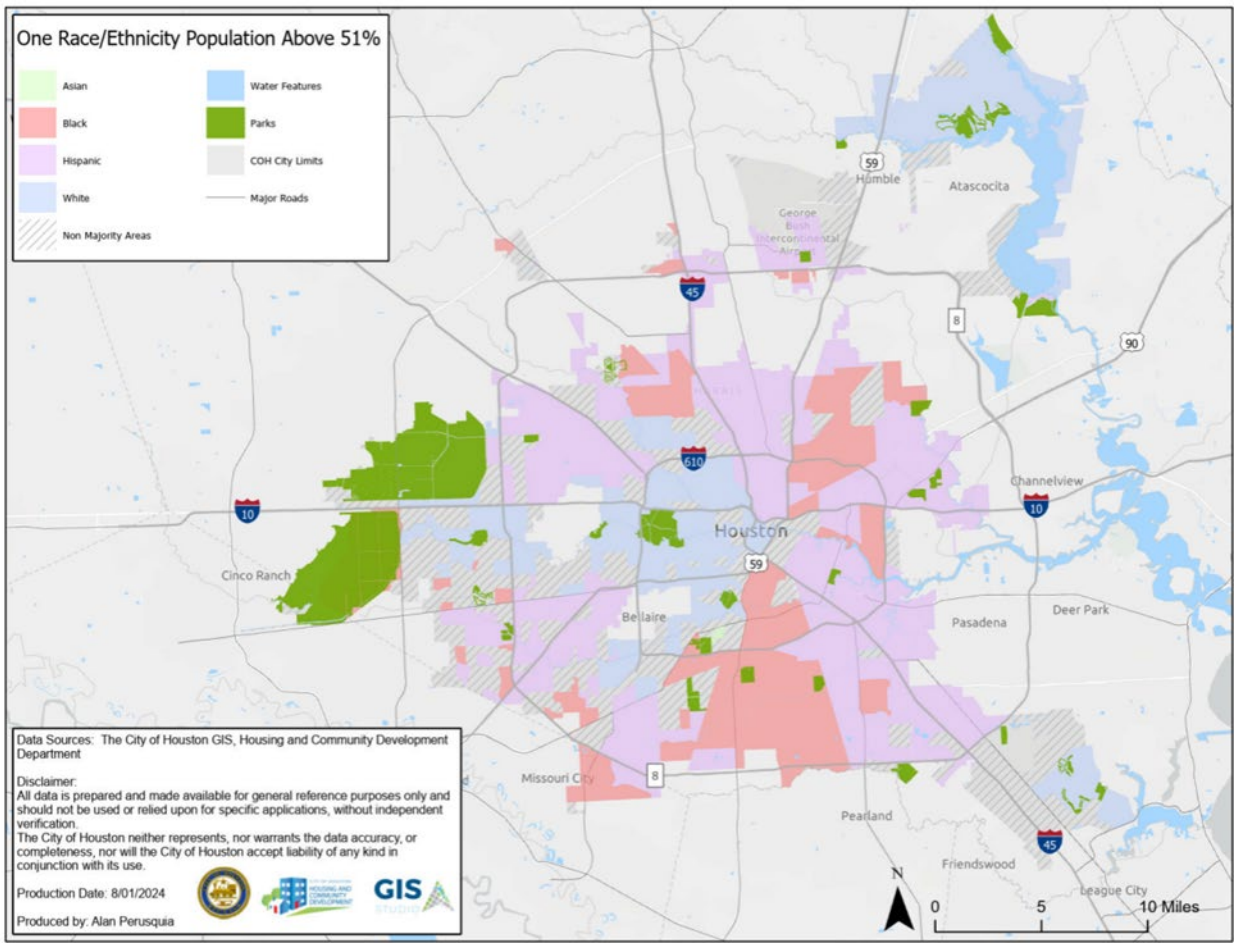
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS STUDIO


One Race/Ethnicity Population Above 51%
Asian
Black
Hispanic
White
Non Majority Areas
Water Features
Parks
COH City Limits
Major Roads
Data Sources: The City of Houston GIS, Housing and Community Development Department
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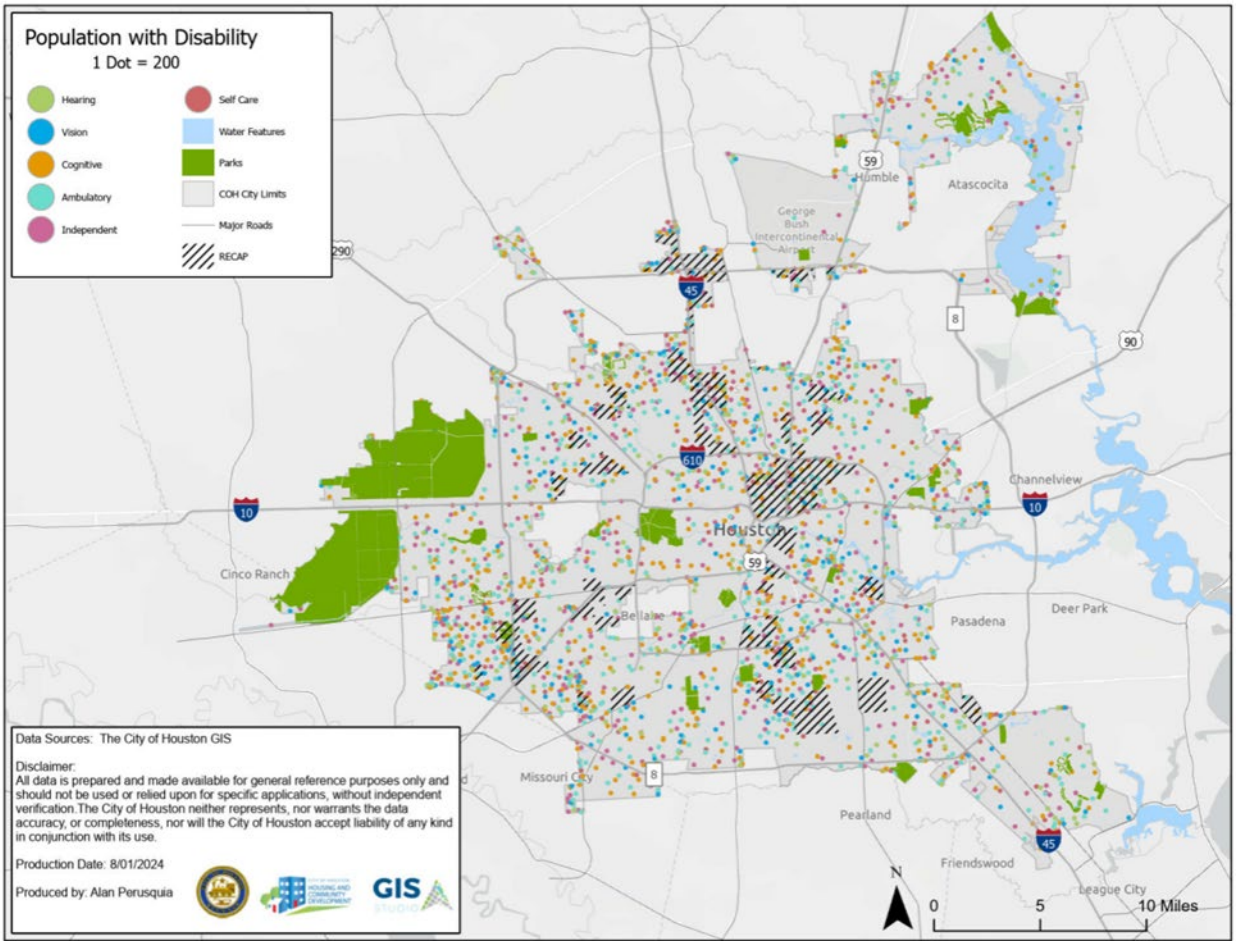
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS Studio
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
League City
N
0
5
10 Miles


Population with Disability
1 Dot = 200
Hearing
Vision
Cognitive
Ambulatory
Independent
Self Care
Water Features
Parks
COH City Limits
Major Roads
RECAP
Data Sources: The City of Houston GIS
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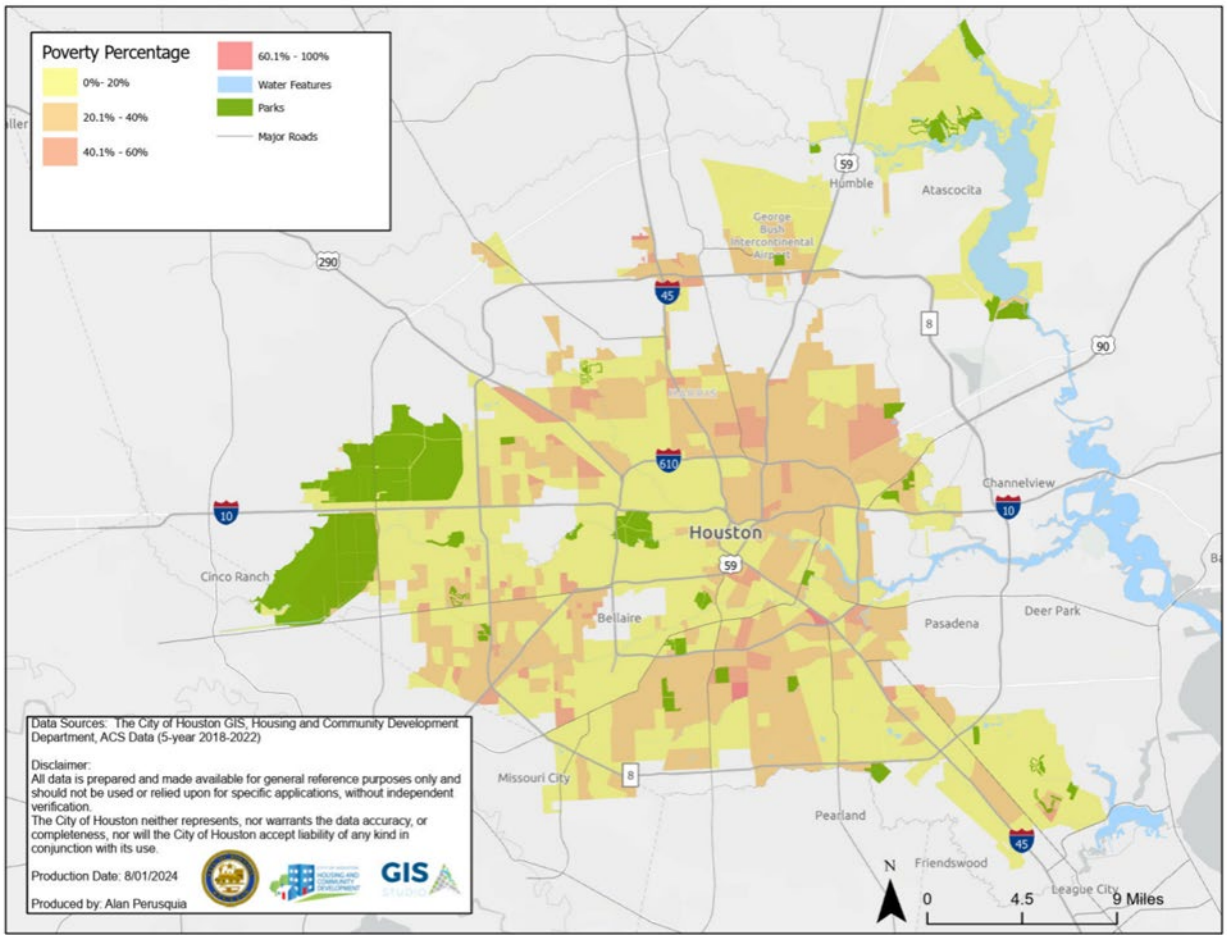
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
George Bush Intercontinental Airport
Houston
Channelview
Deer Park
Pasadena
Cinco Ranch
Bellaire
Missouri City
Pearland
Friendswood
League City
N
0
5
10 Miles


Poverty Percentage
0%- 20%
20.1% - 40%
40.1% - 60%
60.1% - 100%
Water Features
Parks
Major Roads
Humble
Atascocita
George Bush Intercontinental Airport
Houston
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
Friendswood
League City
N
0
4.5
9 Miles
Data Sources: The City of Houston GIS, Housing and Community Development Department, ACS Data (5-year 2018-2022)
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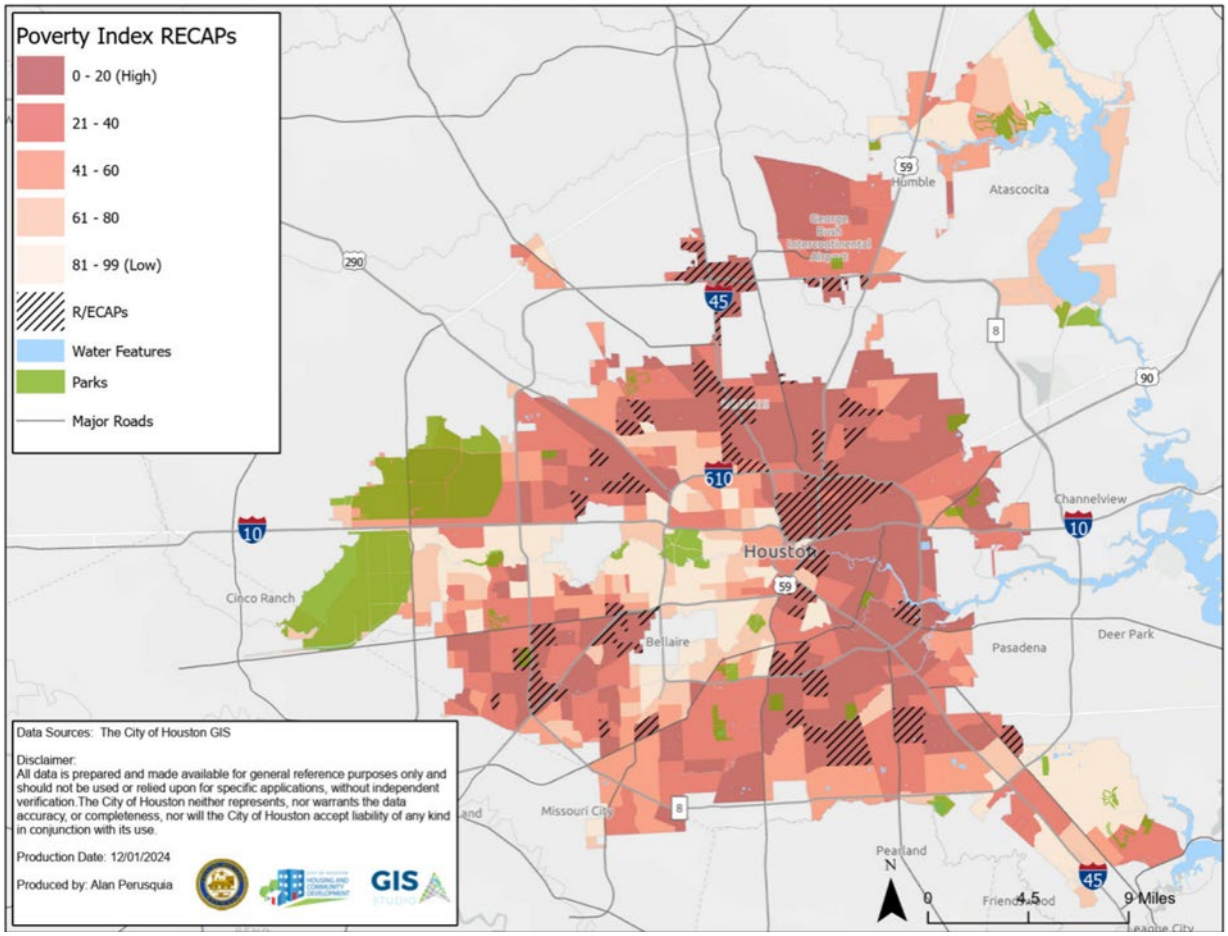
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS


Poverty Index RECAPs
0 - 20 (High)
21 - 40
41 - 60
61 - 80
81 - 99 (Low)
R/ECAPs
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS
Disclaimer:
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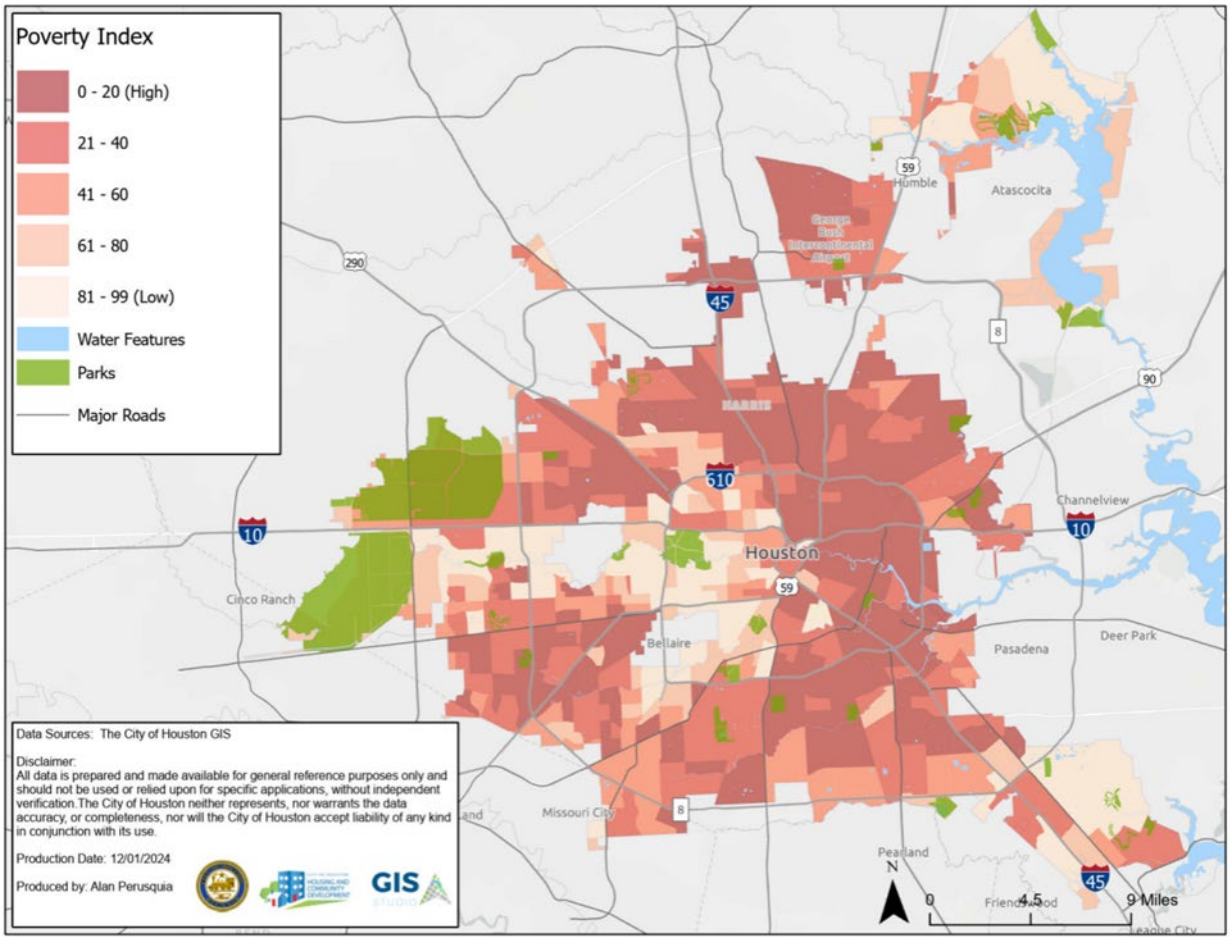
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Houston
Humble
Atascocita
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
N
0
4.5
9 Miles


Poverty Index
0 - 20 (High)
21 - 40
41 - 60
61 - 80
81 - 99 (Low)
Water Features
Parks
Major Roads
Houston
Humble
Atascocita
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
Data Sources: The City of Houston GIS
Disclaimer:
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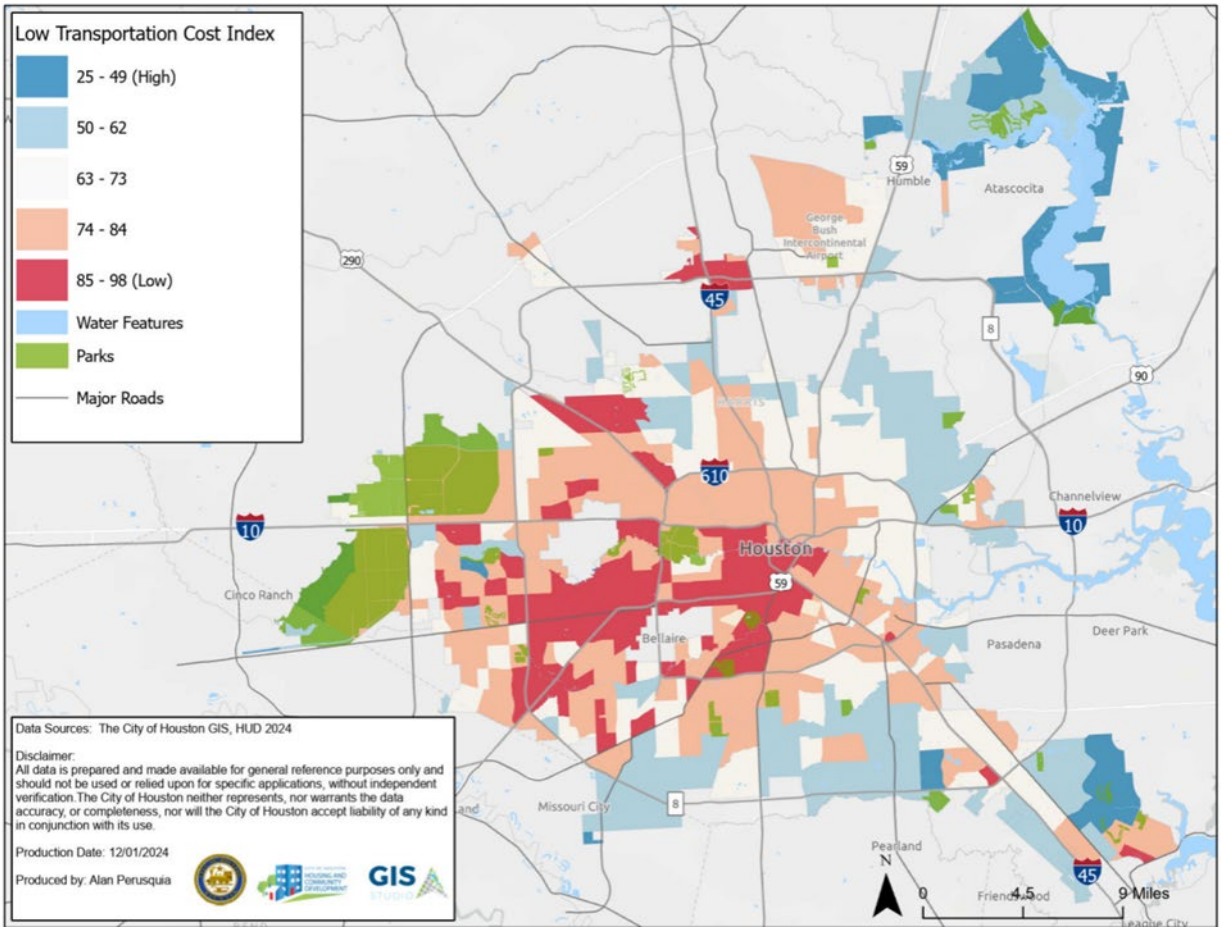
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
N
0
4.5
9 Miles


Low Transportation Cost Index
25 - 49 (High)
50 - 62
63 - 73
74 - 84
85 - 98 (Low)
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS, HUD 2024
Disclaimer:
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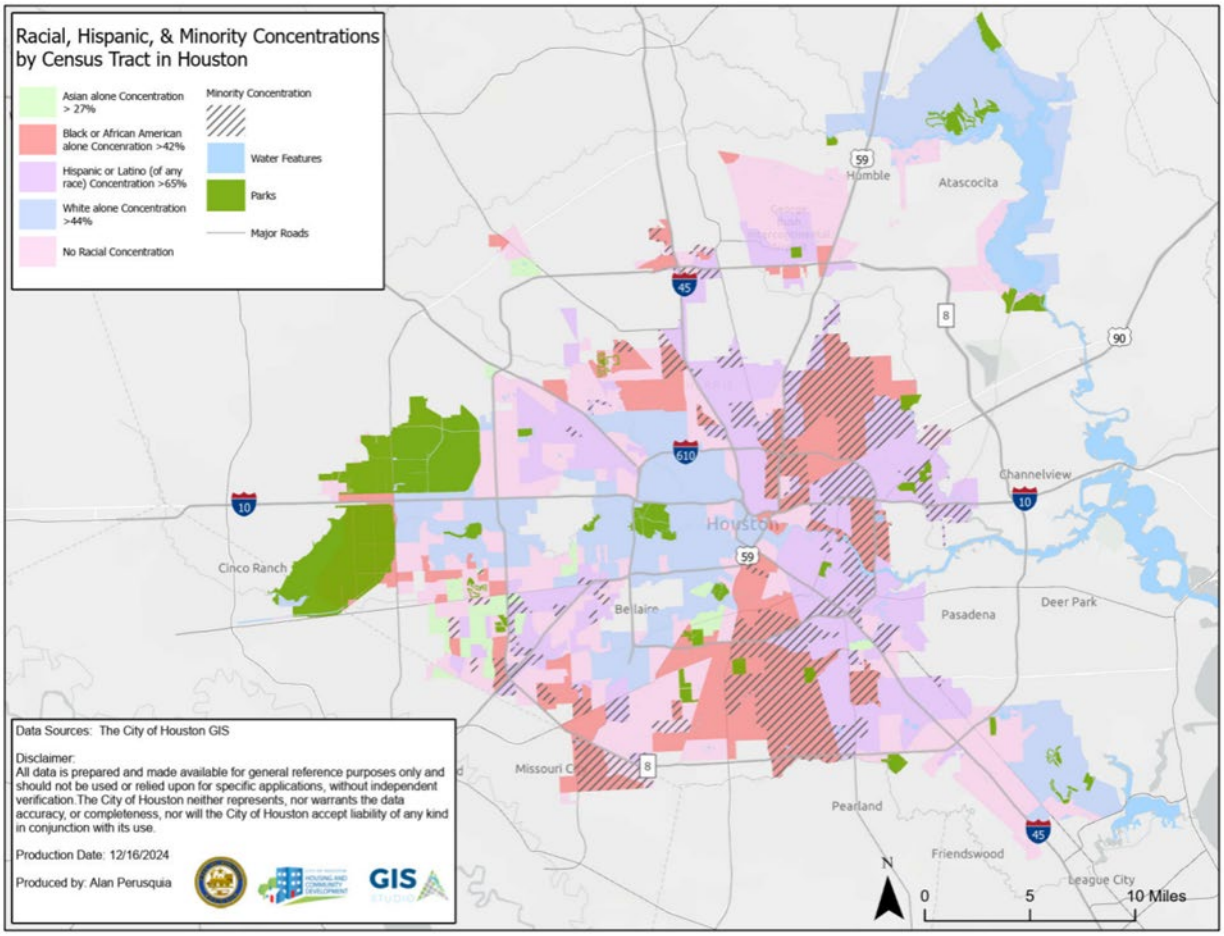
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS
Houston
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
N
0
4.5
9 Miles


Racial, Hispanic, & Minority Concentrations by Census Tract in Houston
Asian alone Concentration > 27%
Black or African American alone Concenration >42%
Hispanic or Latino (of any race) Concentration >65%
White alone Concentration >44%
No Racial Concentration
Minority Concentration
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS
Disclaimer:
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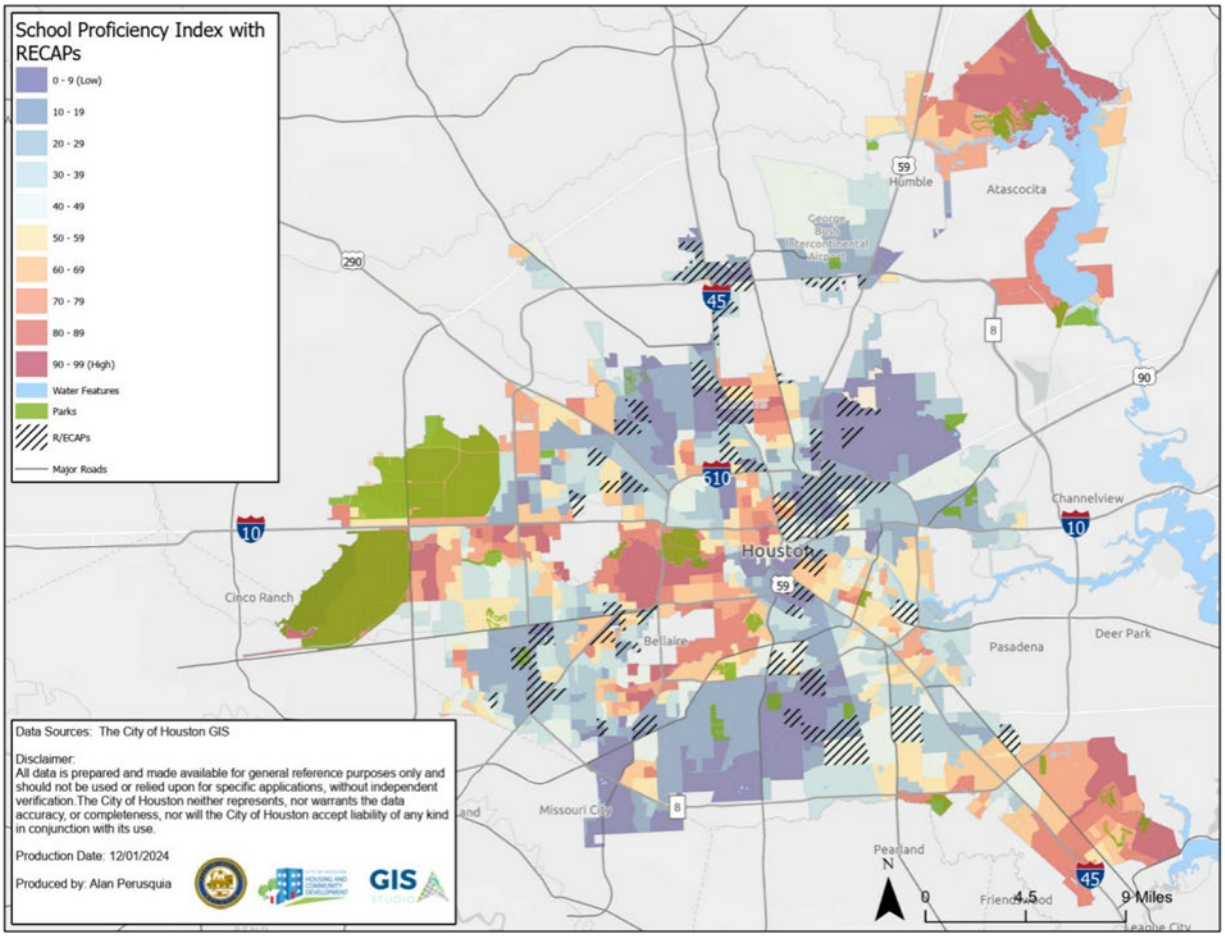
Production Date: 12/16/2024
Produced by: Alan Perusquia
GIS STUDIO
Humble
Atascocita
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri C
Pearland
Friendswood
League City
N
0
5
10 Miles


School Proficiency Index with RECAPs
0 - 9 (Low)
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 89
90 - 99 (High)
Water Features
Parks
R/ECAPs
Major Roads
Data Sources: The City of Houston GIS
Disclaimer:
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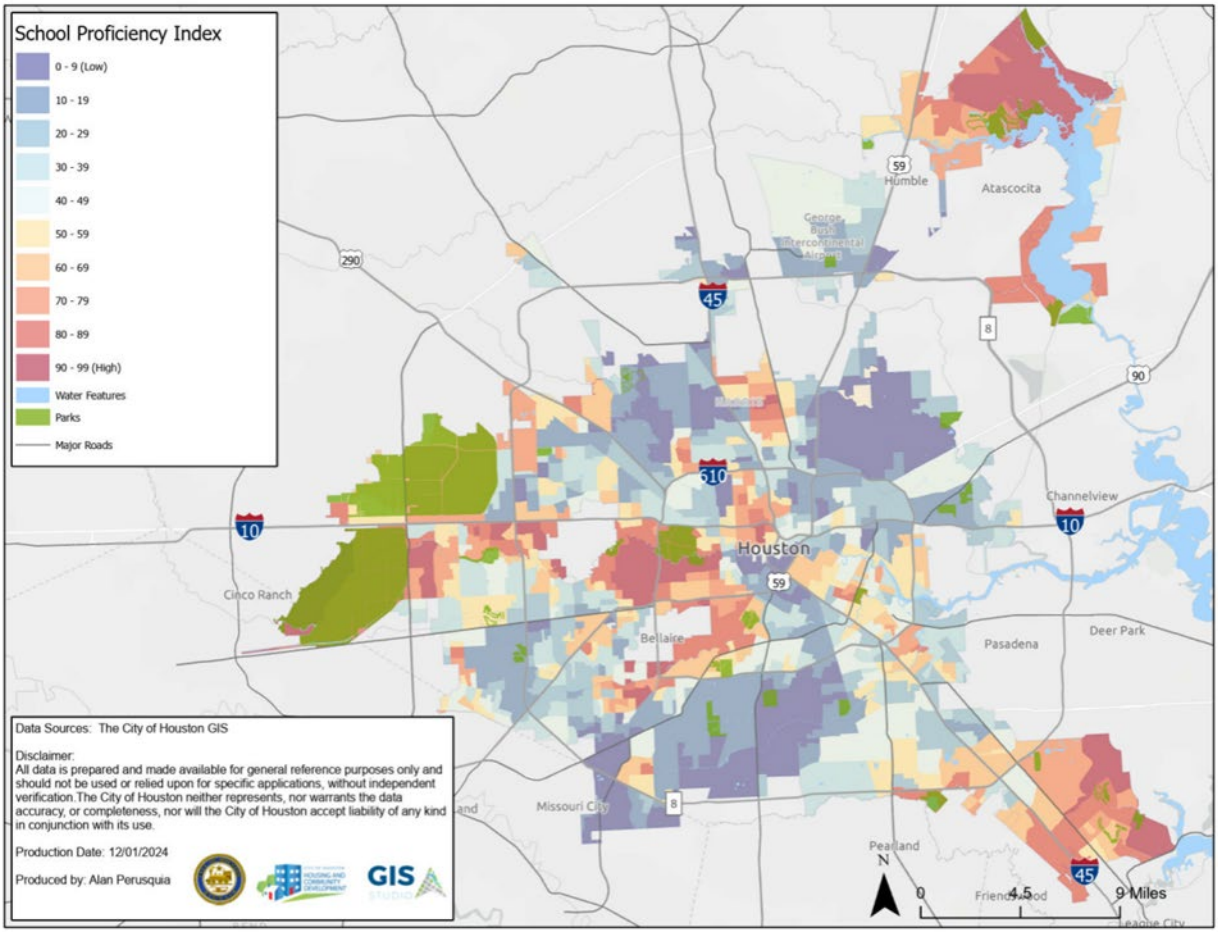
Production Date: 12/01/2024
Produced by: Alan Perusquia
GIS STUDIO
Houston
Humble
Atascocita
Channelview
Pasadena
Deer Park
Bellaire
Cinco Ranch
Missouri City
Pearland
Friendswood
League City
290
45
610
10
59
90
8
N
0
4.5
9 Miles


School Proficiency Index
0 - 9 (Low)
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 89
90 - 99 (High)
Water Features
Parks
Major Roads
Data Sources: The City of Houston GIS
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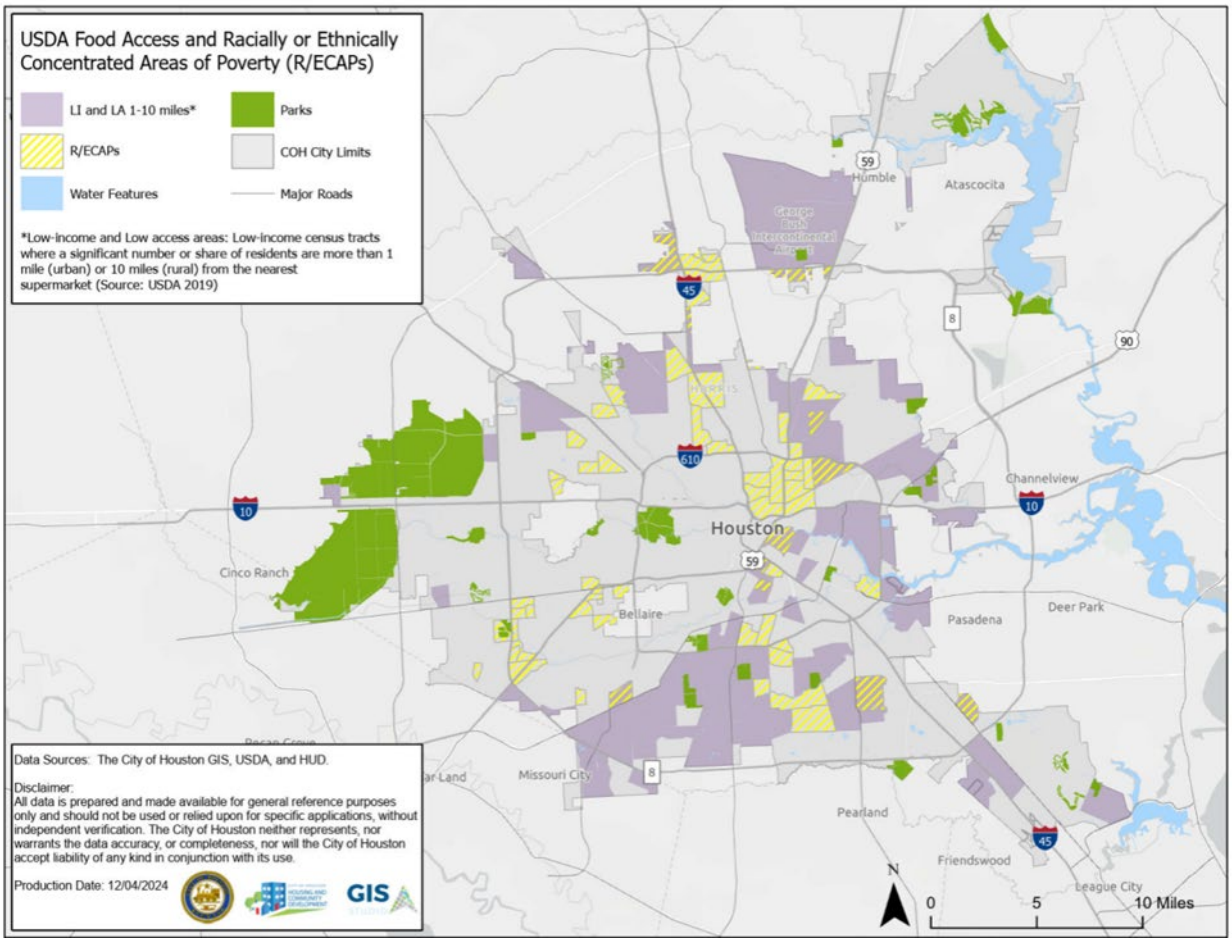
Production Date: 12/01/2024
Produced by: Alan Perusquia
Houston
Humble
Atascocita
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
N
0
4.5
9 Miles


USDA Food Access and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)
LI and LA 1-10 miles*
Parks
R/ECAPs
COH City Limits
Water Features
Major Roads
*Low-income and Low access areas: Low-income census tracts where a significant number or share of residents are more than 1 mile (urban) or 10 miles (rural) from the nearest supermarket (Source: USDA 2019)
Data Sources: The City of Houston GIS, USDA, and HUD.
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Production Date: 12/04/2024
GIS
Houston
Humble
Atascocita
Channelview
Deer Park
Pasadena
Bellaire
Cinco Ranch
Missouri City
Pearland
Friendswood
League City
N
0
5
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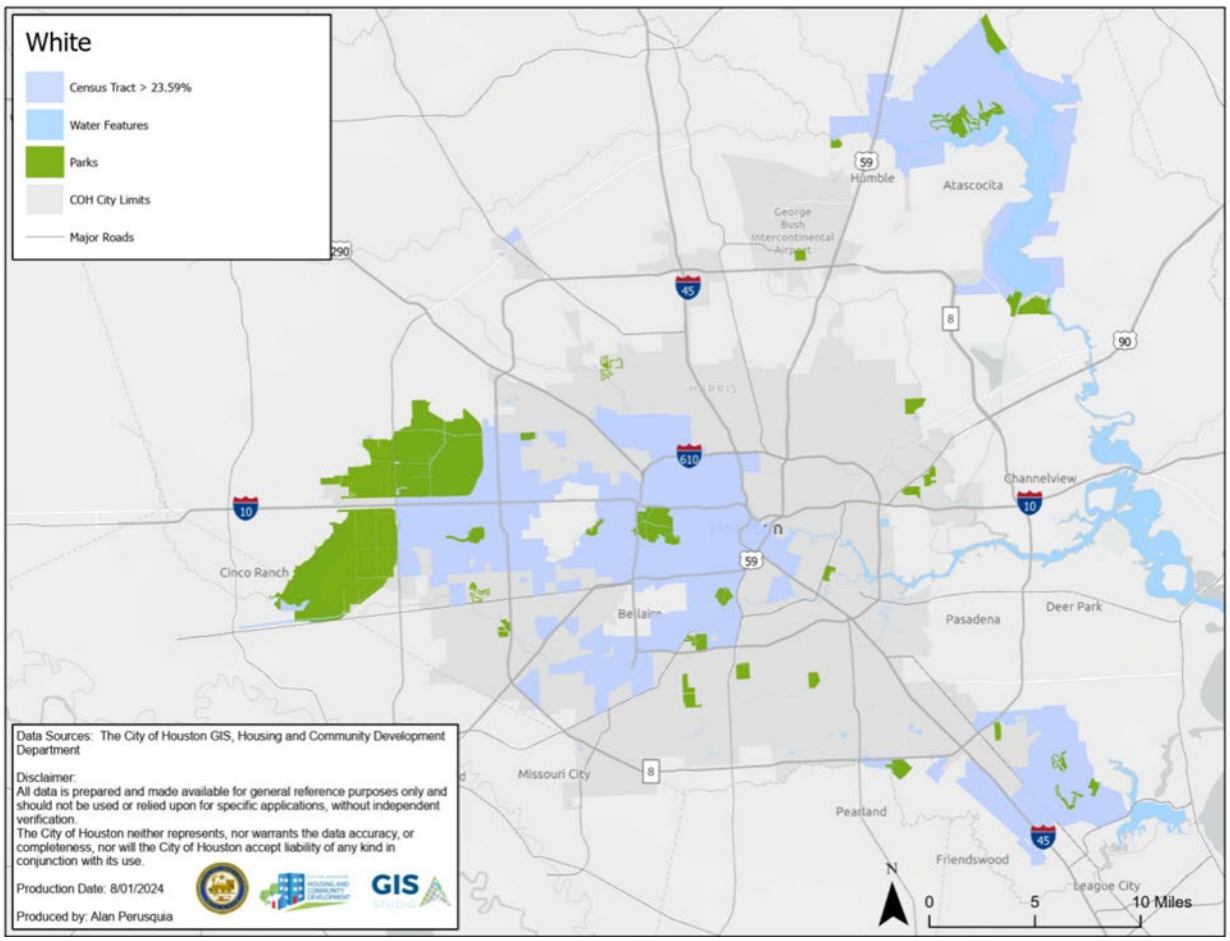
White
Census Tract > 23.59%
Water Features
Parks
COH City Limits
Major Roads
Data Sources: The City of Houston GIS, Housing and Community Development Department
Disclaimer:
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, 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.
Production Date: 8/01/2024
Produced by: Alan Perusquia
GIS
Humble
Atascocita
George Bush Intercontinental Airport
Channelview
Cinco Ranch
Bellaire
Pasadena
Deer Park
Missouri City
Pearland
Friendswood
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Appendix 2: Applications and Certifications

PY25 Grant Budget Estimates

Grant	Estimated Award Amount	Anticipated Program Income	Total Estimated Available Amount
CDBG	$24,581,197	$66,103.08	$24,647,300.08
HOME	$9,548,316	$119,543	$9,667,859
HOPWA	$13,527,833	$0	$13,527,833
ESG	$2,183,245	$0	$2,183,245
		Total	**$50,026,237.08**

CDBG Budget Estimate

CDBG	PY24 Amount Budgeted	PY24 Percent of Total
Administration	$5,158,150	20.00%
Code Enforcement	$2,767,974	10.73%
Homeownership Assistance	$2,100,590	8.14%
Lead-Based Paint	$218,500	0.85%
Multifamily Housing (Rehabilitation)	$0	0.00%
Public Facilities and Improvements	$5,014,832	19.44%
Public Services	$4,325,109	16.77%
Single Family Home Repair	$6,205,599	24.06%
Total	**$25,790,754**	**100.00%**

HOPWA Budget Estimate

HOPWA	PY24 Amount Budgeted	PY24 Percent of Total
Administration (Grantee)	$398,798	3.00%
Administration (Sponsor)	$505,145	3.80%
Housing Information Services	$0	0%
Operating Costs	$2,047,100	15.40%
Project or Tenant-Based Rental Assistance	$4,586,000	34.50%
Resource Identification	$66,465	.50%
Short-term Rent, Mortgage, & Utility Subsidies	$2,858,000	21.50%
Supportive Services	$2,831,788	21.30%
Total	**$13,293,296**	**100.00%**

HOME Budget Estimate

HOME	PY24 Amount Budgeted	PY24 Percent of Total
Administration	$1,196,605	10.00%
Multifamily Home Rehabilitation and Development	$6,643,130	55.52%
Single Family Housing Development	$4,126,317	34.48%
Total	**$11,966,052**	**100.00%**

ESG Budget Estimate

ESG	PY24 Amount Budgeted	PY24 Percent of Total
Administration	$159,741	7.50%
Emergency Shelter	$1,020,215	47.90%
Homeless Management Information System	$85,195	4.00%
Homelessness Prevention	$353,561	16.60%
Rapid Rehousing	$511,172	24.00%
Total	**$2,129,884**	**100.00%**

Appendix 3: ESG Written Standards

ESG Written Standards

Introduction

City of Houston has developed the following standards for assisting 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.

Diversion – a short-term problem-solving case management intervention for people actively seeking homeless assistance by either presenting in person at a homeless shelter or a system entry point. The focus is on rapid exit from homelessness or rapid placement in safe, alternative housing. In some cases, financial assistance may also be provided.

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 and ESG funded 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. City of Houston's service area is defined as the city limits of the City of Houston.

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 (also referred to as DV for organizations providing services for survivors of Domestic Violence) – 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 five (5) ESG Program Components:

1. Rapid Rehousing,
2. Emergency Shelter,
3. Homelessness Prevention,
4. Street Outreach,
5. Homeless Management Information System (HMIS)

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 Provider Requirements

Coordinated Access Participation: The City of Houston expects that all providers participate in the coordinated assessment system or an approved comparable system for Victim Service providers that meets HMIS Data Standards. 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.

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 by City of Houston and HUD. 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.

Texas Property code occupancy limits

Texas Property Code Section 92.10 Occupancy Limits

Except as provided by Subsection (b), the maximum number of adults that a landlord may allow to occupy a dwelling is three times the number of bedrooms in the dwelling.

(b) A landlord may allow an occupancy rate of more than three adult tenants per bedroom:

(1) to the extent that the landlord is required by a state or federal fair housing law to allow a higher occupancy rate; or

(2) to the extent that the landlord is required by a state or federal fair housing law to allow a higher occupancy rate; or

(c) An individual who owns or leases a dwelling within 3,000 feet of a dwelling as to which a landlord has violated this section, or a governmental entity or civic association acting on behalf of the individual, may file suit against a landlord to enjoin the violation. A party who prevails in a suit under this subsection may recover court costs and reasonable attorney's fees from the other party. In addition to court costs and reasonable attorney's fees, a plaintiff who prevails under this subsection may recover from the landlord $500 for each violation of this section.

(d) In this section:

(1) "Adult" means an individual 18 years of age or older.

(2) "Bedroom" means an area of a dwelling intended as sleeping quarters. The term does not include a kitchen, dining room, bathroom, living room, utility room, or closet or storage area of a dwelling.

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; and
- 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.
- **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 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 determined by case managers
- Office visits determined by client need and Other supportive services required by the housing plan.

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.

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.

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.

Program Component	Schedule	Re-certification Criteria
Homelessness Prevention	Every 3 months	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.
Rapid Rehousing	Annually	

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.

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
	Street Outreach	Individuals and families defined as Homeless under the following categories are eligible for assistance in SO projects: • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless) Additional limitations on eligibility within Category 1 require that 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 emergency shelter.

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

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 B 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 B for other definitions of homelessness)

PLUS

Score of at least 20 points—or 15 – 19 points with override sign-off (see Attachment C 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

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 Reauthorization Act (VAWA) of 2022; subtitle N (42 U.S.C. 14043e et seq.)**

On March 15, 2022, the President signed into law the Consolidated Appropriations Act of 2022 (Pub. L. 117-103, 136 Stat. 49), which included the Violence Against Women Act Reauthorization Act of 2022 (VAWA 2022). VAWA 2022 reauthorizes, amends, and strengthens the Violence Against Women Act of 1994, as amended (VAWA) (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.). Provisions of VAWA 2022 specific to housing are found in Title VI of Division W of the Consolidated Appropriations Act of 2022, which is entitled "Safe Homes for Victims." Section 2 of VAWA 2022 provides revised definitions for the statute. These amendments took effect on October 1, 2022.
The 2022 reauthorization of VAWA includes new implementation requirements. It requires HUD and the Attorney General of the United States to implement and enforce the housing provisions of VAWA consistent with, and in a manner that provides, the same rights and remedies as those provided for in the Fair Housing Act (42 U.S.C. 3601-19). Additionally, as described in Section V of this notice, VAWA 2022 requires HUD to establish a process by which to review compliance with the applicable requirements in the housing provisions of VAWA, and to promulgate regulations to govern that process.

- **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 C
Example Form

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**

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.

Appendix 4: Citizen Participation Plan

Citizen Participation Plan

FOR THE

CONSOLIDATED PLAN

Previous Amendment: June 2017
Approved: May 2020

CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT

2100 Travis Street, 9th Floor

Houston, TX 77002

832.394.6200

Web: www.houstontx.gov/housing

A. Introduction

The Citizen Participation Plan (CPP) has been prepared and implemented pursuant to federal regulations (U. S. Department of Housing and Urban Development (HUD) Regulations 24 CFR Part 91.105) and the City of Houston's desire to encourage and support public participation in the development of the documents related to the consolidated planning process.

The purpose of the CPP is to establish a viable means by which residents of the City of Houston (City), public agencies, and other interested parties can actively participate in the development of documents related to the consolidated planning process including

- The Consolidated Plan
- The Annual Action Plan
- Amendments to Consolidated Plan or Annual Action Plan(s)
- The Consolidated Annual Performance and Evaluation Report (CAPER)
- Amendments to the CPP

The actions described in the CPP relate to the planning and expenditure of funds provided to the City by the HUD Office of Community Planning and Development (CPD). CPD entitlement funds received by the City include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), Economic Development Initiative (EDI), Section 108 Loan Guarantee Program, and other grants, as may be added by law.

B. Encouragement of Citizen Participation

The City of Houston strives to encourage and facilitate the participation of its residents in the development of priorities, strategies, and funding allocations related to the consolidated planning process. An informed public is essential to the creation of effective housing and community development programs that address the community's most pressing needs. The City will emphasize the involvement of low- and moderate-income persons, especially those living in slum and blighted areas, areas designated as a revitalization area, areas where the funds are proposed to be used, and low- and moderate-income neighborhoods where 51% of the residents are at or below 80% of the area median income (AMI).

The City encourages the participation of local and regional institutions, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community/faith-based organizations) in the process of developing and implementing the documents related to the consolidated planning process. Also, the City will encourage participation from broadband internet service providers, organizations engaged in narrowing the digital divide, agencies who manage flood prone areas, public land or water resources, and emergency management agencies.

To encourage citizen participation that emphasizes the involvement of low- and moderate-income residents, the City will continue to work with public housing authorities, neighborhood groups, and other organizations representing the City's low- and moderate-income areas and residents.

The CPP ensures that all parties, including residents, non-profit organizations, and other interested organizations, are afforded adequate opportunity to review and comment on plans, programs, activities, and reports covering the City's federally funded housing and community

development programs. This includes communities of color, people with limited English proficiency, and persons with disabilities.

It should be noted that the City's use of the term "citizen participation" used by HUD in the regulations governing this document should not limit the input or engagement received from residents based on legal status or country of origin. All residents of the City of Houston are encouraged to provide input on any of the plans, reports, or activities outlined in this plan.

The City may alter some requirements listed in this CPP based on waivers or suspensions provided by HUD, typically in response to disasters or other emergencies. For example, the City may shorten a public comment period of a consolidated planning document to respond to a disaster or emergency more quickly, with HUD approval.

C. Consolidated Planning Activities

1. Consolidated Plan and Annual Action Plan

Every five years, the City of Houston develops a Consolidated Plan, as required by HUD, detailing how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs over the next five years. The Consolidated Plan is a strategic plan and is developed using a collaborative community engagement process that results in a shared strategic vision for how resources are allocated to meet needs.

The Annual Action Plan outlines the community's needs, budget priorities, local and federal resources, and proposed activities for the upcoming year. Public hearings and draft documents are necessities in the citizen participation process.

a. Public Hearings

Public hearings will be held at key stages of the consolidated planning process to obtain public input and response regarding community needs, proposed use of funds, proposed strategies and actions for affirmatively furthering fair housing and program performance.

Pursuant to HUD regulations, the City will conduct a minimum of two (2) public hearings held at different planning stages within the program year prior to submission of the Consolidated Plan and/or Annual Action Plan to allow for resident participation in the development process. At least one (1) of these hearings will be held during the development of the Consolidated Plan and/or Annual Action Plan, before the proposed plan is published for comment.

b. Draft Plan(s)

Before the Consolidated Plan and/or Annual Action Plan is adopted by the City Council and submitted to HUD (i.e., mid-May), the City will make the plan(s) available to citizens, public agencies, and other interested parties for review and will also establish the means to submit comments. Information made accessible to the public will include the amount of grant funds the City expects to receive (including program income), the range of activities to be undertaken, and the anticipated number of low- and moderate-income persons to benefit from funded activities.

The City will publish its Draft Consolidated Plan and/or Annual Action Plan for no less than thirty (30) days so that all affected residents will have sufficient opportunity to review and

comment on the draft plan(s). A summary describing the contents and purpose of the Consolidated Plan and/or Annual Action Plan will be published in one or more newspapers of general circulation. As feasible, the summary will be available in English, Spanish, and other languages.

The notice will detail locations where the entire draft plan(s) will be made available for review. Locations may include

- Housing and Community Development Department – 2100 Travis Street, 9th Floor
- City of Houston's Housing and Community Development Department Website – www.houstontx.gov/housing
- City of Houston Main Public Library – 500 McKinney Street

A reasonable number of free copies will be available at the City of Houston, Housing and Community Development Department (2100 Travis Street, 9th Floor), upon request.

The City will consider any comments or views of residents of the community received in writing, or orally at the public hearings, in preparing the final Consolidated Plan and/or Annual Action Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the final Consolidated Plan and/or Annual Action Plan.

2. Amendments to the Consolidated Plan and Annual Action Plan

For the purpose of the CPP, amendments to the Consolidated Plan and Annual Action Plan are divided into two categories: Substantial Amendments and Minor Amendments.

a. Substantial Amendments

Occasionally, it may be necessary for the City to process a Substantial Amendment to the Consolidated Plan or an Annual Action Plan to allow for new activities, modification of existing activities, or other program changes.

Substantial Amendments are subject to the citizen participation process and require formal action by the City Council and submission to HUD by the end of the program year. \ Unless waived[72], the City announces Substantial Amendments to the public by publishing a public notice in one or more newspapers of general circulation for a period of thirty (30) days to provide the opportunity for the public to review and comment on the proposed Substantial Amendments. The notice will be available in English and Spanish and may also be available in other languages, as feasible. The City will consider all written or oral comments or views received from the public concerning proposed substantial amendments in accordance with 24 CFR 91.105(c)(3). A summary of these comments and views, including comments or views not accepted and the reason why, shall be attached to the substantial amendment.

When using funds from any program covered by the consolidated plan process (except for EDI as discussed in a later section), the following criteria will be used by the City for

[72] In 2020, HUD issued guidance providing for the waiver of the 30-day public comment period, allowing for a public comment period of no less than 5 days for substantial amendments to relevant plans, in response to COVID19, including: CDBG; HOME and HOME-Assisted TRBA; and HOPWA and ESG.

determining what constitutes a Substantial Amendment to its approved Consolidated Plan and/or Annual Action Plan.

1. Adding a new activity[73] not previously described in the Consolidated Plan or Annual Action Plan
2. Deleting an activity previously described in the Consolidated Plan or Annual ActionPlan
3. Changing the purpose, scope, location, or beneficiaries of an activity or previouslydescribed in the Consolidated Plan or Annual Action Plan
4. Changing allocation priorities or changing the method of the distribution of funds
5. Changing an activity ***total dollar amount*** *allocated* or budgeted by more than 25 percent from the amount previously described in an Annual Action Plan or its most recent Substantial Amendment

b. Minor Amendments

Minor Amendments (Administrative Transfers) represent any action that changes an activity budget in an Annual Action Plan by less than twenty-five percent (25%). These require the signature of the City's HCD Director, or designated representative, but do not require public notice or City Council approval.

a. Data and Information

As soon as feasible after the start of the public participation process, the City will make the HUD-provided data and other information used in the development of the consolidated plan available to residents, public agencies, and other interested parties. A summary of data and information that is planned to be incorporated into the consolidated plan, or links to the data and information, will be available through HCDD's website.

4. Consolidated Annual Performance Evaluation Report (CAPER)

The City is required to submit a CAPER for its CPD programs to HUD no later than 90 days from the end of a program year. The CAPER describes how funds were spent and the extent to which these funds were used for activities that benefitted low- and moderate-income people.

To allow the public to comment on the performance report, the City of Houston will publish notice in one or more newspapers of general circulation that its Draft CAPER is available for

review. The notice will be available in English and may also be available in Spanish and other languages, as feasible**.** The notice will detail locations where the entire Draft CAPER will be made available for review. Locations will include

- Housing and Community Development Department – 2100 Travis Street, 9th Floor
- City of Houston's Housing and Community Development Department Website – www.houstontx.gov/housing
- City of Houston Main Public Library – 500 McKinney Street

The public will have at least fifteen (15) days to comment on the Draft CAPER. All comments and views received during the comment period will be considered and shall be included in the performance report.

[73] Activity: The first level of HUD categories of activities at 24 CFR 570.201-206 and listed on the Annual Action Plan budget page that accompanies the SF-424 Form, i.e. public services, public facilities and improvements, etc.

5. Citizen Participation Plan (CPP)

When changes to the CPP are necessary, the City will publish notice in one or more newspapers of general circulation that the amended CPP is available to review so that the public will have sufficient opportunity to review and comment on the updates. There will be a thirty (30) day public comment period prior to the adoption of the amended CPP. This reasonable notice, opportunity to comment, and comment period will be followed unless subject to HUD waivers or suspensions.[74]

Upon request, the CPP can be made available in a format accessible to persons with disabilities.

D. Meetings and Public Hearings Schedule

The City of Houston's program/fiscal year begins July 1 and ends June 30.

October/November/December – First Public Hearing on Consolidated Plan and/or Annual Action Plan is held during plan development (performance review and citizens express their needs regarding priority housing and non-housing community development needs and affirmatively furthering fair housing).

March – Draft Consolidated Plan and/or Annual Action Plan is made available to the public for a review period of no less than thirty (30) days.

March/April – Second Public Hearing on Consolidated Plan and/or Annual Action Plan is held (citizens express agreement or concern(s) on draft plan(s) and proposed use of funds).

April/May – Consolidated Plan and/or Annual Action Plan is submitted to HUD.

September – Draft CAPER is made available to the public, a fifteen (15) day review period is held, and the CAPER is submitted to HUD.

E. General Requirements

1. Public Hearings and Public Meetings

During the consolidated planning process, HCD may hold both public hearings and public meetings. The location of the public hearings are intended to be convenient to potential and actual beneficiaries and will be held at a central location in the city or in a neighborhood close in proximity to low- and moderate-income residents.

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[74] This CPP is updated and adopted as part of the City's consolidated planning documents and therefore, may be subject to other relevant HUD suspensions or waivers, including: "5-day period can run concurrently for comments on the action plan amendment and amended citizen participation plans": https://files.hudexchange.info/resources/documents/CARES-Act-Flexibilities-CDBG-Funds-Used-SupportCoronavirus-Response.pdf

Public hearings and public meetings are held at times and in locations accessible to persons with disabilities, consistent with accessibility and reasonable accommodation requirements. Interpretation for persons with limited English proficiency or persons with hearing impairments will be provided, upon request. HCD may also provide interpreters, without request, if a public hearing is held where a significant number of non-English speaking residents are expected to participate. Additional accommodations may be made upon advance request.

Public hearings shall be held after a minimum of a fourteen (14) day notice in at least one newspaper of general circulation. Notices will be available in English and may also be available in Spanish and other languages, as feasible.

Public hearings and public meeting notices are posted on the bulletin board at City Hall, readily accessible to the general public at least three (3) days (72 hours) prior to the meeting date, in accordance to the Texas Open Meetings Act.

In certain circumstances, including health and safety concerns related to public gatherings, the City may utilize virtual public hearings and meetings to meet HUD requirements.

2. Technical Assistance

The City will provide technical assistance, as requested, to groups representing low- and moderate-income persons that are developing proposals for entitlement funded housing and community development activities in the City of Houston. This technical assistance will be offered any time proposals for the use of entitlement funding are requested.

3. Access to Records

The City of Houston will provide the public with reasonable and timely access to information and records for documents related to the consolidated planning process, as well as the proposed, actual, and past use of funds covered by the CPP.

The public will be provided reasonable access to information subject to local, state, and federal public information laws and laws regarding privacy and obligations of confidentiality. Confidential documents will be set apart from public information, and any requestors of this information will be promptly informed. The public will have access to records for at least five years from the publication date of the requested document.

4. Availability to the Public

Copies of documents related to the consolidated planning process, as described below, will be available to the public

- Adopted Citizen Participation Plan
- Final Consolidated Plans
- Final Annual Action Plans
- Final Substantial Amendments to an Annual Action Plan or Consolidated Plan
- Final Consolidated Annual Performance Reports (CAPER)

Copies of these documents will be available for review at the following locations

- Housing and Community Development Department – 2100 Travis Street, 9th Floor
- City of Houston's Housing and Community Development Department Website – www.houstontx.gov/housing

Additional single copies of these documents may be obtained from the Housing and Community Development Department at no charge. These documents will also be available in a form accessible to persons with disabilities, upon request to the Planning and Grants Management Division at 832.394.6200.

All documents related to the consolidated planning process will be placed on file in the City of Houston, Housing and Community Development Department file room located at 601 Sawyer, Houston, Texas 77007.

5. Language Assistance

Based on HUD guidance, HCD assesses language needs through a four factor analysis in its *Language Assistance Plan*. Vital documents and notices related to the consolidated planning process will be available in English and Spanish and may also be available in other languages, as feasible**.**

6. Anti-Displacement and Relocation

The City's consolidated planning activities are designed to eliminate or minimize displacement of residents. Program guidelines and limitations are structured so that permanent displacement is unlikely.

Tenants in occupied rental properties are made aware of their rights with respect to displacement and relocation. Property owners are made aware of their rights and responsibilities. Property owners must assume the financial responsibility for the relocation of their tenants.

If displacement will occur due to any planned actions, the City will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as described in 49 CFR Part 24. If displacement should occur because the dwelling is deemed uninhabitable, it is the City's policy to provide advisory service and, if applicable, make relocation payments in accordance with local, state, and federal law.

F. Citizens' Complaints

Written complaints from the public related to the City's CPP, Consolidated Plan, Annual Action Plans, Substantial Amendments, or CAPERs will receive careful consideration and will be answered in writing or other effective method of communication within fifteen (15) business days, where practicable.

Written complaints should be sent to

Attn: Planning and Grants Management
City of Houston
Housing and Community Development Department
2100 Travis Street, 9th Floor Houston,
Texas 77002

G. Economic Development Initiative (EDI)/Section 108 Loan Program

It should be noted that the process for amending the EDI/Section 108 grant application differs considerably from that used for the Consolidated Plan, Annual Action Plan, and non-EDI Section 108 programs. First, in accordance with Item 8 of the executed grant agreement between the City of Houston and HUD, the EDI agreement can only be amended with prior written permission of HUD. Second, federal regulations require that a public hearing be held when amending the EDI/Section 108 grant application. For any program amended, verbal and written citizen comments will be summarized and submitted to HUD along with HCD's response to each. EDI/Section 108 applications and funding are subject to all CPP requirements applicable to the consolidated planning process where they are the same and as specifically required under 24 CFR §570.704.

CITY OF HOUSTON

Language Assistance Plan

FOR THE

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

ANTICIPATED MAY 2025

ORIGINAL MAY 2013; LAST UPDATED MAY 2019

CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT

2100 Travis Street

Houston, TX 77002

832-394-6200

www.houstontx.gov

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Introduction

The City of Houston (City) is an incredibly diverse community where residents speak many different languages. More than 47% of Houston's two million residents over the age of 5 years speak a language other than English at home (2023 American Community Survey). Many Houstonians, whose first language is not English, may have a limited ability to read, write, speak, or understand English and are considered limited English proficient or "LEP". LEP individuals may not have the same access to important housing and social services as those who are English proficient. LEP individuals may lack the social networks that connect them to housing services and programs; if connected to the programs, they may be unable to comply with applicable responsibilities that could qualify them for programs and services. For these and other reasons, LEP individuals may encounter significant barriers to housing and social service programs.

Federal Authority

Title VI of the Civil Rights Act of 1964 (Title VI) is the federal law that protects individuals from discrimination on the basis of their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who are LEP can effectively participate in or benefit from federally assisted programs may violate Title VI's prohibition against national origin discrimination.

Title VI requires organizations whose programs are federally funded to ensure meaningful access to those programs. In order to promote meaningful access for LEP persons to housing services and programs, the City of Houston Housing and Community Development Department (HCD) prepared this Language Assistance Plan. HCD administers various HUD funded activities through special grants and entitlement grants including Community Development Block Grant (CDBG), Home Investment Partnerships Grant (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG).

Federally assisted recipients are required to make reasonable efforts to provide language assistance to ensure meaningful access for LEP persons to the recipient's programs and activities. To do this, the recipient can:

1) Conduct a four-factor analysis

2) Develop a Language Access Plan

3) Provide appropriate language assistance

The purpose of this Language Assistance Plan is to implement a process by which HCD will provide greater access and participation in its services, programs, and activities for Houstonians with limited English proficiency. This Language Assistance Plan sets forth a framework of the language services and procedures that HCD will implement to address the needs of LEP persons. In developing the Language Assistance Plan, HCD followed guidelines issued by HUD, including the recommended four-factor analysis, to determine LEP needs and the organizational capacity to meet those needs.

Local Authority

On May 16, 2014, Mayor Annise Parker approved Administrative Procedure 2-11 under the authority of Article VI, Section 7a of the City Charter of the City of Houston. The order mandates all City departments to establish policies for providing information about City services, programs, and activities to residents and

visitors who are LEP persons. Per the Administrative Procedure, “Essential Public Information”, which is defined as any information developed or used by the department or deemed vital for purpose of public safety, public health, and public welfare, shall be translated into the top 5 commonly-used languages, when feasible.

Development of the Plan

HCD developed this Language Assistance Plan to help identify reasonable steps to ensure nondiscrimination in providing language assistance to persons with limited English proficiency who seek to utilize the services and programs funded by HCD. As defined in Executive Order 13166, LEP persons are those who do not speak English as their primary language and have limited ability to read, speak, write, or understand English.

This plan outlines the process of identifying a person who may need language assistance, the ways in which assistance may be provided, staff training that may be required, and ways to notify LEP persons that assistance is available.

To prepare the document, HCD undertook the four-factor analysis which includes the following:

1. The number or proportion of LEP persons eligible to be served or likely to be encountered by the programs and services provided through HCD funding.

2. The frequency with which LEP persons come into contact with the HCD’s programs and services.

3. The nature and importance of the HCD’s programs and services to the person’s life.

4. The resources available to City staff and overall costs to provide LEP assistance.

Four Factor Analysis

The four-factor analysis is recommended by HUD to determine the eligible LEP population and the level of need for language services to be provided to LEP individuals by HCD. HCD prioritizes language access by utilizing the list of most spoken citywide LEP languages based on Census data and internal research. HCD provides services to LEP customers by various methods based upon the relative number of such persons and the frequency of contacts or anticipated contacts. Reasonable steps are taken to accomplish the goal of providing meaningful access to LEP persons within the cost limitations of HCD funding.

Factor 1: **The number or proportion of LEP persons eligible to be served or likely to be encountered by the programs and services provided through HCD funding.**

HCD used the 2018-2022 American Community Survey 5-year estimates and the 2023 American Community Survey one-year estimates to determine the potential LEP population in the City of Houston. The following tables provide information about these populations.

Compared to the Houston Metropolitan Statistical Area (MSA), Texas, and the U.S, the City of Houston has the highest percentage of multi-lingual residents with almost half of the residents 5 years or older speaking a language other than English at home. There is also a higher percentage of residents within the City of Houston that speak English "Less Than Very Well", even compared to the Houston-Sugar Land-Baytown Metropolitan Area.

Breakdown of Population 5 Years or Older – Language Spoken at Home

	United States	Texas	Houston-Sugar Land-Baytown Metro Area	City of Houston
Total Population	312,092,668	27,319,920	6,656,673	2,138,650
Speak English Only	78.3%	64.9%	60.4%	51.9%
Speak English Only or Speak English "Very Well"	91.8%	87.0%	83.8%	77.9%
Speak English "Less Than Very Well"	8.2%	13.0%	16.2%	22.1%
Source: Table S1601, 2022 5-Year American Community Survey				

The City of Houston is a diverse community. Houston residents speak more than 145 different languages. The three most frequently spoken non-English languages are Spanish, Chinese, and Vietnamese (2023 1-Year American Community Survey, Table B16001).

Language Spoken at Home for the Population 5 Years or Older in the City of Houston

Language Spoken at Home	# of Persons	% of Population
Spanish	794,469	36.8%

Chinese	32,389	1.5%
Vietnamese	29,158	1.4%
Yoruba, Twi, Igbo, or other languages of Western Africa	16,171	0.7%
French (incl. Cajun)	14,360	0.7%
Arabic	13,269	0.6%
Tagalog	9,921	0.5%
Hindi	8,346	0.4%
Source: Table B16001, 2023 1-Year American Community Survey		

Estimating the number of residents with limited English proficiency is important when identifying the need for language services. The following shows the number of City of Houston residents that speak English "Less than Very Well". Those with limited English proficiency most frequently speak Spanish, Vietnamese, Chinese, Arabic, and Persian.

Populations 5 Years or Older by Language That Speak English "Less than Very Well" in City of Houston

Language Spoken at Home	Population	Percent of Total Population	5 Year Change
Spanish	407,150	18.86%	-3.1%
Vietnamese	16,762	0.78%	-16.9%
Chinese	15,498	0.72%	1.9%
Arabic	4,563	0.21%	-48.8%
Persian	4,191	0.19%	74.0%
Amharic, Somali, or other Afro-Asiatic languages	3,573	0.17%	69.3%
Urdu	2,311	0.11%	-28.2%
Korean	1,990	0.09%	-26.4%
Yoruba, Twi, Igbo, or other languages of Western Africa	1,964	0.09%	13.5%
French (incl.Cajun)	1,957	0.09%	-26.8%
Hindi	1,734	0.08%	36.9%
Russian	1,733	0.08%	61.7%

Malayalam, Kannada, or other Dravidian languages	1,157	0.05%	127.3%
Japanese	1,044	0.05%	-59.6%
Tagalog	1,025	0.05%	-19.4%
Source: Table B16001, 2023 1-Year American Community Survey and 2018 1-Year American Community Survey			

Residents living below the poverty line are in greater need of services that HCD funding helps to provide, including housing and supportive services for low- and moderate-income persons. Examining the language spoken by the population living in poverty can help determine the language needs of those in poverty and thus those most in need of HCD services. In 2024 poverty is defined as those households who make $31,200 for a household of four (https://aspe.hhs.gov/poverty-guidelines). The Area Median Income (AMI) in the Houston Metropolitan Area for a family of four is $94,600 and the Poverty Line is approximately 33% of AMI (https://www.huduser.gov/portal/datasets/il.html).

Poverty Status in the City of Houston by Language Spoken at Home for Population 5 Year and Over

	Population	Percent of Total Population	Percent of Population in Poverty
People in Poverty	394,745	18.8%	100%
Speak Spanish	183,277	8.7%	46.4%
Speak Asian and Pacific Island languages	13,525	0.6%	3.4%
Speak other Indo-European languages	10,637	0.5%	2.7%
Speak other languages	11,323	0.5%	2.9%
Source: Table B16009, 2022 5-Year American Community Survey			

Summary of the U.S. Census American Community Survey Data:

- Just over half (51.9%) of the population living in the City of Houston speaks English only, which is a lower percentage compared to the United States (78.3%), Texas (64.9%), and the metropolitan area (60.4%).
- The most common languages spoken at home in the City of Houston are Spanish, Chinese and Vietnamese.
- Almost one quarter (22.1%) of the population living in the City of Houston speaks English "less than very well", which is a greater percentage compared to the United States (8.2%), Texas (13.0%), and the metropolitan area (16.2%).
- Almost one fifth (18.9%) of the population living in the City of Houston speak Spanish and speak English "less than well". Other languages have a measurable number of people that speak English "less than very well": Vietnamese (0.8%), Chinese (0.7%), Arabic (0.2%), and Persian (0.2%).

Amharic, Somali, or other Afro-Asiatic languages follow at about 0.2%, a marked increase from previous years.

- Almost half (46.4%) of the people living in poverty in Houston speak Spanish at home.
- Yoruba, Twi, Igbo, or other languages of Western Africa have become much more prevalent in the City of Houston in recent years, with this language group now the 4th most spoken language at home in Houston.

Factor 2: **The frequency with which LEP persons come into contact with HCD programs and services.**

There are three primary ways that residents, including LEP persons, contact HCD to inquire about HCD programs and assistance. First, HCD's front desk staff person directs callers and visitors to the appropriate HCD Division staff member or to other City Departments. Second, HCD's main phone number, which directs callers to specific program related staff members to answer programmatic questions and may serve as the first step to participation in HCD's housing programs including the Home Repair Program and Homebuyer Assistance Program, as available. Finally, the Tenant/Landlord Hotline receives calls from residents needing assistance with tenant/landlord relations or fair housing concerns. These HCD staff members interact with potential applicants, including LEP persons, on a daily basis over the phone and in-person. Other staff members have less frequent interaction with LEP persons.

There is limited data available regarding HCD staff contacts with LEP persons. HCD tracks the number of callers to the Tenant/Landlord Hotline. In Program Year 2023, the Tenant/Landlord Hotline received 1,612 calls, 6.1% of which needed language assistance. All 99 callers needing language assistance were Spanish-speakers. Conversations with HCD program staff also provide anecdotal evidence about the frequency of contacts of the various LEP language groups with HCD programs. HCD participates in a budget presentation to City Council each May, and the past two years there has been a request to translate all budget presentations into Korean. This anecdotal evidence suggests that staff most frequently come in contact with LEP Spanish speakers that need language assistance. The second most frequent contacts are with Vietnamese speakers; however, these contacts are much less compared with LEP Spanish speakers.

Factor 3: **The nature and importance of the HCD program, activity or service to the person's life.**

The majority of contacts between HCD staff and LEP persons are through phone calls, in-person meetings, and written communication. The following illustrates the contacts between HCD Divisions and Offices and the services provided to the public.

Division/Office	Target Population	Core Service	Level of Importance to LEP Population
Single Family	LMI homebuyers and LMI homeowners	Provides funding assistance to LMI households purchasing homes; Provides funding assistance to LMI homeowners to repair, rehab, or rebuild their current home	High
Tenant/Landlord Hotline	Residents or potential residents of Houston	Assists residents of the Houston area who have an issue with their landlord or believe	High

		they have experienced discrimination under the Fair Housing Act	
Public Services and Economic Development	LMI residents, homeless persons, HOPWA persons and other special needs populations; subrecipients	Funds nonprofits and City Departments in support of housing and related supportive service programs	High
Communications and Outreach	Houston residents, stakeholders, City Council	Provides information about HCD activities	High
Public Facilities	LMI residents and special needs populations; subrecipients	Funds the rehabilitation and construction of public facilities (parks, neighborhood facilities) and infrastructure	Medium
Multifamily	LMI residents in need of housing; special needs populations in need of housing; developers	Funds non-profit and for-profit developers to rehabilitate or build affordable housing	Medium
Planning and Grant Reporting	Internal staff and Houston residents	Ensures HCD's compliance with all applicable laws and regulations related to grant reporting and fair housing; plans for future strategies and goals by soliciting public input	Medium
Compliance and Grant Administration	Internal staff, subrecipients, developers, and contractors	Monitors HCD contracts, activities associated with Section 3, Davis-Bacon, MBE, and Environmental Assessments	Low
Finance	Internal staff	Handles financial reporting, budgeting, payment processing and procurement; manages funding for other City Departments for public services, lead abatement, and code enforcement activities	Low
Operations and Human Resources	Internal staff; City Council	Manages internal Departmental operations, facilities, administrative services, and human resources	Low

Factor 4: **The resources available to City staff and overall costs to provide LEP assistance.**

HCD utilizes a combination of multilingual staff members and procured vendors as professional, competent translators and interpreters. HCD staff address most language assistance needs. Staff assist with over-the-phone and in-person interpretation, as well as document translation services. The City of Houston implements a bilingual pay system in which employees are identified as translators (Bilingual Pay Policy for Municipal Employees, Administrative Policy No. 3-9). HCD staff have access to a list of bilingual HCD employees that can assist with interpretation through the Staff Directory, which is updated regularly. If HCD bilingual staff members are not proficient in the language needed, the City's Human Resources Department or Mayor's Office may assist in locating a bilingual staff person that can assist with translation from another City Department. These are low-cost methods of providing language services.

The City may use vendors like the Language Line, which assists with over-the-phone translation services in over 170 languages and is available twenty-four hours a day. HCD staff may use the Language Line. In addition, HCD may contract with area vendors to provide in-person interpretation upon request in advance

of public hearings or meetings. HCD will procure qualified area vendors for written translation, when needed and as funding allows.

As a result of Administrative Procedure 2-11, the Mayor's language access designee will provide technical assistance and resources to assist in the implementation of HCD's Language Assistance Plan.

Language Assistance Measures

In order to promote equal access to HCD programs and services by LEP individuals, HCD will implement the following array of language assistance services. Actions will be implemented and monitored by HCD staff.

HCD will provide the appropriate level of oral interpretation and written translation services based on the four factor analysis and Houston's Administrative Procedure 2-11. Members of most language groups will have the ability to receive oral interpretation services through a service like the Language Line if an HCD or City staff member cannot provide oral interpretation services adequately. However, due to financial constraints and undemonstrated need at this time for certain program documents to receive written translation, HCD will focus its resources on providing written translations for LEP populations with the greatest language needs.

Oral Interpretation Services

The need for oral interpretation services arises in one of two ways: either HCD staff receives a telephone call or has face-to-face contact with an LEP person in the field, in the HCD office, or at a public hearing or event. The following describes the process that HCD will use when receiving LEP clients through telephone communication or in-person visits. This process follows the City's Administrative Procedure for handling LEP individuals.

Telephone Communication

1. The HCD Staff Directory indicates individuals within HCD who can speak a non-English language and receive bilingual pay. The Staff Directory is available to all HCD staff.

2. A staff member who receives a call from a LEP client will assess the primary language needed by the client. If that staff member is listed as bilingual in the Staff Directory and speaks a language relevant to the LEP caller, then that staff member will assist the client. If communication becomes difficult for any reason, the staff member will transfer the call to another HCD employee identified in the Staff Directory as having language skills relevant to the LEP caller.

3. If a HCD staff member receives a call from a LEP client and does not speak the language of the caller, the staff member will transfer the call to another member who is listed in the Staff Directory with relevant language skills.

4. If there is not a HCD staff member indicated on the Staff Directory that speaks a language relevant to the LEP caller, then the staff member can use a service like the Language Line to communicate with the caller.

In-Person Visit

LEP individuals visit the HCD office for meetings with program staff, mostly regarding the housing programs. Other LEP clients may visit the office for general information about HCD programs.

1. For in-person client visits, the front-desk staff member is the first point of contact with the client. Front desk staff will assess the language needs of in-person LEP visitors. Staff will be equipped with HUD's "I Speak" language card to facilitate language identification, if necessary. After

identifying the relevant language, front desk staff will refer to the Staff Directory to identify staff that may best assist the client, as needed.

2. The identified staff member will meet with the LEP individual and provide oral translation services.

3. If no HCD staff members can effectively assist an LEP individual, then the staff member may utilize a service like the Language Line.

4. If needed, HCD may ask for assistance from other City staff that receive bilingual pay and speak languages other than those spoken by HCD staff. The City's Human Resources Department or the Mayor's Office will assist with identifying other City staff that may assist with language needs including in-person interpretation services.

Public Hearing and Public Meeting Interpretation Assistance

When needed, HCD will contract with area vendors to provide in-person interpretation upon request in advance of public hearings or community meetings. HCD may provide in-person interpretation for public hearings and meetings without advanced request, as need is anticipated and as funding is available.

Written Translation Services

City's Administrative Procedures

The City's Administrative Procedure 2-11 defines "essential public information" as any information developed or used by the department and deemed vital for purposes of public safety, public health, and economic development. The Administrative Procedure stipulates that, when feasible, the City shall translate "essential public information" into five commonly-used languages, as determined by the Office of New Americans and Immigrants. These five languages are:

1. Spanish
2. Vietnamese
3. Chinese
4. Arabic
5. Hindi

Staff will propose documents that meet the criteria of "essential public information" and final determination of which HCD documents meet the "essential public information" criteria will be made by the Department Director or the Director's designee. One HCD document meets the City's criteria and is provided in the Appendix of this Plan.

HUD Guidance

HUD guidance specifies that "vital" documents be translated for eligible LEP persons. HUD's Final Guidance defines vital documents as "any document that is critical for ensuring meaningful access to the recipients' major activities and programs by beneficiaries generally and LEP persons specifically." HUD characterizes a document as vital depending "upon the importance of the program, information encounter, or service involved, and the consequence to the LEP person if the information in question is not provided accurately or in a timely manner" (Federal Register / Vol. 72, No. 13 / Monday, January 22, 2007 / Notices p. 2732). However, this does not mean that a "vital" document should automatically receive written translation. Under the four factor framework, the frequency of contact with the document and organizational resources must also be considered.

Although HCD tracks callers from the Tenant/Landlord Hotline, HCD does not currently collect data on which documents and programs are most accessed by each LEP language group, and so it is difficult to assess the frequency with which LEP clients access certain HCD programs. As identified in the four factor analysis, anecdotal evidence through conversations with HCD program staff suggest that Spanish speakers have had the greatest demand for language services, in particular the housing programs. In the future, data collection will be enhanced to allow HCD to more accurately assess LEP needs within programs. The data will be used to refine the Plan during future reviews to more effectively serve LEP clients.

If oral translation, other program material, or a summary of a written document cannot be provided, a written translation of the document may best serve LEP individuals. The following provides a framework that will be used to assess which program documents may qualify for written translation into non-English languages.

Framework for Providing Written Translation Materials		
	Document does not need translation	**Document may need translation**
Can the document be translated orally?	Yes	No
Do LEP clients frequently access the document?	No	Yes
Is the document the only material available for increasing LEP client access to housing programs and social services?	No	Yes

Working with Subrecipients of Federal Funding

HUD guidance specifies that subrecipients of HUD funding are subject to LEP guidelines. HCD administers various forms of HUD funding to nonprofit and other community organizations. HCD will collaborate with these organizations so that they understand LEP guidelines.

Since HCD funds a diverse group of organizations providing a wide range of services, there is not one approach to developing each nonprofit's Language Assistance Plan. In addition, subrecipients may not have the resources and may choose not to develop a written Language Assistance Plan, however organizations without a written plan must still ensure meaningful access to their programs and activities by LEP persons. HCD will work with subrecipients who elect not to develop a written plan, to find alternative ways to illustrate and record their plans to provide meaningful access to LEP individuals.

Staff Training and Coordination

HCD will provide training on the required assistance actions under the Language Assistance Plan for HCD employees. This will include:

1. Training: As needed, training will be scheduled for all employees to review the Language Assistance Plan elements and inform staff of their responsibilities relative to LEP persons. On an ongoing basis, periodic refresher training will be provided to staff who regularly interact with HCD clients. Discussion about the Language Assistance Plan and procedures will be periodically reviewed during Senior Staff meetings so that they may reinforce its importance and ensure its implementation.

2. Coordination: The Planning and Grant Reporting Division is responsible for updating the LEP analysis and the Language Assistance Plan, addressing staff and the public's questions and issues related to LEP matters, and providing ongoing training.

Providing Notice to LEP Persons: Marketing and Outreach

Marketing efforts are instrumental to ensuring that LEP clients seeking language assistance for housing programs and social services receive appropriate and quality language services. Additional marketing and outreach efforts may uncover latent demand for language services, which may be tracked through future data collection efforts. To ensure that LEP persons are aware of the language services available to them, HCD will take the following actions:

- Provide notice of language services available in documents and for HCD visitors
- Place the "I Speak Card" in the HCD lobby available for visitors to use and provide the "I Speak Card" to HCD staff that work in the field
- Incorporate multilingual messages into HCD outreach documents
- Post translated marketing materials and written documents on HCD's website
- Work with community organizations and other stakeholders to inform LEP persons of available language assistance services
- Place public hearing announcements or information about programs and services on non-English media outlets, such as community newspapers or radio stations

Record Keeping and Evaluation

To continue to provide effective services for LEP clients, HCD will monitor its progress and adjust this Language Assistance Plan as necessary. As a part of the HCD reporting process, the Language Assistance Plan will be reviewed annually and updated, if needed. The review will assess:

- Whether there have been any significant changes in the composition or language needs of LEP populations
- Any issues or problems related to serving LEP persons which may have emerged during the past year
- Identification of any recommended actions to provide more responsive effective language services

Collecting, analyzing, and maintaining data is one way that HCD may assess the effectiveness of the Language Assistance Plan. HCD will explore ways to regularly collect and maintain data on each encounter with an LEP client. The data may include the following:

- Method of communication (telephone or in-person)
- Type of language needed (Spanish, Vietnamese, Chinese, etc.)
- Type of language service needed (oral or written translation)
- The program being accessed (homebuyer, home repair, tenant/landlord)
- Outcome (how was the issue resolved and how long did it take)

As updates to the Language Assistance Plan are needed, the updating process may include public review and comment since it will be part of HCD's overall planning process. HCD may also utilize surveys during the Action Plan planning process to query residents about their LEP needs.

Appendix: HCD Essential Public Information

HCD is currently updating its Essential Public Information. The updated Essential Public Information documents will be added to the final version of this document and the 2019 Annual Action Plan.

Appendix 5: Public Hearing Summaries

Overview

HCD (HCD) 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 HCD 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 HCD's fair housing education efforts, fair housing information was made available on an information/exhibit table. The attendees also participated in roundtable discussions where they responded to open-ended questions about housing and other concerns in their neighborhoods as well as Houston. HCD 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 HCD'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 hearings 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 (Communication access real-time translation) services for the hearing impaired as well as a Spanish interpreter were made available. In all advertising materials for the public hearings, HCD publicized that accommodations (i.e. interpreter, sign language, or other accommodations) were available with prior notice.

Originally, two spring public hearings were scheduled for Tuesday, March 24, 2020 at the Hiram Clarke Multi-Service Center and for Tuesday, March 31, 2020 at Northeast Multi-Service Center. Both public hearing venues were easily accessible using METRO, the City's public transportation system. These events were publicized in Spanish and English. HCD advertised the public hearing through public notices in Spanish through the *La Voz* and in English through the *Houston Chronicle*. It was also advertised on community calendars and websites for local news stations/outlets like Channels 2, 11, 13, 26, 39, *Houston Press* and *Visit Houston*. The events were also advertised over 20 times through email blasts and through social media between March 16th and April 16th. While HCD maintained the March 24th date, the March 31st hearing was rescheduled for April 7th to make adjustments for accessibility and inclusion.

However, because of social distancing and the Mayor cancelling all City events with more than 10 people due to the COVID-19 crisis, HCD converted the hearings to virtual meetings that were held on Tuesday, March 24, 2020 and Tuesday, April 7, 2020. The virtual public hearings were available on several visual and audio platforms. Both events were broadcasted live on HoustonTV (HTV), HCD's Facebook Live, and HTV's Facebook Live from HCD's Office while executing CART services remotely and having a language interpreter available. Each hearing was also audibly available in English through a listen-live number.

Based on feedback from community members and advocates following the March 24th hearing, additional services were added. This included two sign language interpreters, a dedicated listen-

live number in Spanish, Spanish announcements throughout the presentation, and additional presentation information about fair housing. In all advertising materials for the public hearings, HCD publicized that accommodations (i.e. interpreter, sign language, or other accommodations) were available with prior notice. Also, the advertising materials listed HCD'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, which provides help to nearly 100,000 people a year through housing and basic needs assistance, counseling and other services. His organization works with many 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. HCD is more customer-centric, collaborative, and more productive.

The commenter applauded the City in terms of funding disaster recovery and funding new affordable housing projects. He also iterated the equal importance of keeping people housed and housing the homeless. He would like to see an affordable housing plan, not only the Consolidated Plan.

> **Response:** HCD appreciates the comment. HCD will continue to address housing issues with disaster recovery funding and continue to work with community partners to address community needs. HCD plans to work with Harris County to create a comprehensive housing study.

Commenter #2

Commenter 2 addressed family legacy and her need to downsize her home. She intends to live in her home for another 20 years, hoping that her children aspire to be in an even better home in the future.

> **Response:** HCD appreciates the comment.

Commenter #3

Commenter 3 is concerned with community and individuals' needs and business opportunities. Because community members know the community needs, business owners benefiting from 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:** HCD appreciates the comment. HCD will continue to prioritize investments in Complete Communities like the Third Ward to provide additional amenities and assistance for residents. HCD will be utilizing CDBG-DR17 funding to support small businesses in Houston.

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. He thought these are important opportunities in communities but parking restrictions present challenges. He thought that the requirement of one parking space, separate from garages and driveways, restricts the use of space and impedes development of affordable and middle income housing. He also thought that it inhibits wealth generation within neighborhoods. He thought that developing ADUs create affordable housing, passive income for homeowners, and maintaining home affordability, even if a large apartment complex is built or if taxes are raised.

> **Response:** HCD appreciates the commenters passion for creating affordable communities. The Planning Department is currently reviewing these parking restrictions.

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 thanked the City and HCD for hosting the event and making the data available. He thought the event was a great use of time and resources.

> **Response:** HCD appreciates the comment.

Commenter #2

Commenter 2 thought that many schools have difficulties with student performance. Instead of investing in building charters schools or additional schools, the commenter recommended that more should be invested in schools for improvement. Families may be absent in their children's education because they are working full-time jobs. The commenter also recommended supporting services to help families, like Big Brother, creating better after school programs, and establishing better teacher training.

> **Response:** HCD appreciates the comment. HCD will continue to invest funding in child care and youth such as afterschool programs to support education and families.

Commenter #3

Commenter 3 commended HCD on doing some great things. Although the City is still trying to come up with something new, the commenter thought that HCD just needs to tune it up. He thought that additional information could be provided to the community.

> **Response:** HCD appreciates the comment. HCD is always looking for new ways to connect with Houstonians and make information available.

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.

Summary of Public Comments (Tuesday, March 24, 2020)

Commenter #1

Commenter 1 is the Executive Director of the Houston Housing Collaborative. The organization is thankful for the on-going engagement and appreciates HCD's efforts particularly during the times of heightened crises. Everyone deserves affordable and resilient housing, which provides access to economic opportunities and high quality of life because housing serves as a corner stone of access to many systems responsible for the high quality of life. Housing instability results from issues such as high costs, instability, and, like now, a health crisis. These challenges are acute for populations that are already vulnerable -- people of color, immigrants, domestic violence survivors, and low income residents.

The organization is excited about the comprehensive plan addressing housing challenges. It hopes the study will be an opportunity to create a concrete road map for the next 20 years and to establish a task force that would provide support as an additional arm to community engagement, which is the basis for program development – especially on issues as complex as housing – and is necessary for city wide policies and neighborhood projects.

> **Response:** HCD appreciates the comment and HCD looks forward to continue to work with the Houston Housing Collaborative.

Commenter #2

Commenter 2 is the Executive Director of Avenue Community Development Corporation. She thanked HCD and all the staff for holding this hearing in this difficult time and appreciate the information that was presented. She reiterated the need for comprehensive housing plan for Houston. She remarked that the presentation showed fairly low number of units to be produced with the very limited federal funds that Houston has available, and with a comprehensive housing plan, the City could access all of the resources that are available and set goals for the different types of housing that can be produced to meet the needs of the different populations in the city who need housing assistance. Commenter thanked HCD for all the work that went into this hearing and the presentation.

> **Response:** HCD appreciates the comment.

Summary of Public Comments (Tuesday, April 7, 2020)

Commenter #1

Commenter 1 works for Texas Housers. She appreciates the changes made to be more accessible by including different forms of communication. She thinks the City should take the lead in preserving historical housing stock and integration into high opportunity areas. She said the AI should include fiscal accounting that ties into meaningful metrics. The AI mentions broad goals for developing partnerships with county agencies and non-profit organizations, but it does not give detailed information on how to achieve these collaborations.

She mentioned while the AI labels the I-45 Expansion as a fair housing issue, HCD did not explicitly link the displacement and destruction of the project plan footprints to any plans of HCD's plan for housing creation within the corridor. She also said there is no plan for improving the quality of the CDBG-DR program.

> **Response:** HCD appreciates the comment and will make changes to the AI to best address these comments.

Commenter #2

Commenter 2 thanked HCD for the time to comment. He objected going forward using virtual communication because there were a lot of technical difficulties, and he stated that other modalities should have been attempted. He recommended that the chart on page 4 of the

Consolidated Plan should be written more plainly with an explanation to help people read the chart.

The commenter wanted the City to address how it will maintain affordability of housing for homeowners, especially during the COVID-19 outbreak. There should be more city-county collaboration to address homelessness and minimize the direct impact of the lack of affordability. There are gaps in the number of shelter bed available and the number of people being evicted daily, and there is a gap in the number of affordable housing units available and the number of people who need affordable housing. Additionally, the City should consider what it is doing to reduce cancer clusters.

Response: HCD appreciates the comment. HCD will continue to preserve home affordability through its Home Repair Program, and with funding through the CARES Act, HCD will also provide rental assistance and supportive services to assist households affected by COVID-19.

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.

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.

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Location	Date
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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		
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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%
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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%**

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Supportive Services	$2,150,030	20.8%
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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
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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.

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Public Notice

Due to the COVID-19 climate, the Houston Housing and Community Development Department's (HCDD) public hearing on the **Draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan (Con Plan) and 2020 Analysis of Impediments to Fair Housing Choice (AI)** scheduled for Tuesday, March 31, 2020 from 6:30 p.m. to 8:30 p.m. has been postponed to April 7, 2020 at 6:30 p.m.

HCDD will be holding a virtual public hearing to receive input on the draft plans. There will be three ways to watch live, by television, phone, or online.

NEW DATE	WAYS TO PARTICIPATE LIVE
Tuesday **April 7, 2020** 6:30 p.m.	**Watch HTV** AT&T U-verse (Ch. 99) Comcast (Ch. 16) Phonoscope (Ch. 2) Suddenlink (Ch. 4) TV Max (Ch. 98) **Facebook Live** @HoustonHCDD @HoustonTelevision **Call In** Phone: 281.925.7241 Conference ID: 41894326

Closed Captioning will be provided on HTV. For additional information or to request special accommodations at the public hearing (interpreter, sign language, or other), contact Ashley Lawson at 832.394.5438 or Ashley.Lawson@houstontx.gov.

The **Draft 2020-2024 Con Plan** and the **Draft 2020 AI** include five-year strategies to improve the quality of life for Houston's neighborhoods and families. View the Drafts of the **2020-2024 Con Plan** and **2020 AI** online at www.houstontx.gov/housing/caper.html.

Public comments will be accepted through April 16, 2020 on the Draft 2020-2024 Con Plan and the Draft 2020 AI. Public comments may be submitted by electronically by email to HCDDPlanning@houstontx.gov, or online at www.houstontx.gov/housing/caper.html. Public comments will also be accepted by mail at HCDD, ATTN: Planning, 2100 Travis Street, 9th Floor, Houston, TX 77002 or by phone 832.394.5209. Summaries of public comments and responses will be available in the final versions of the 2020-2024 Con Plan and/or 2020 AI.

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La Voz

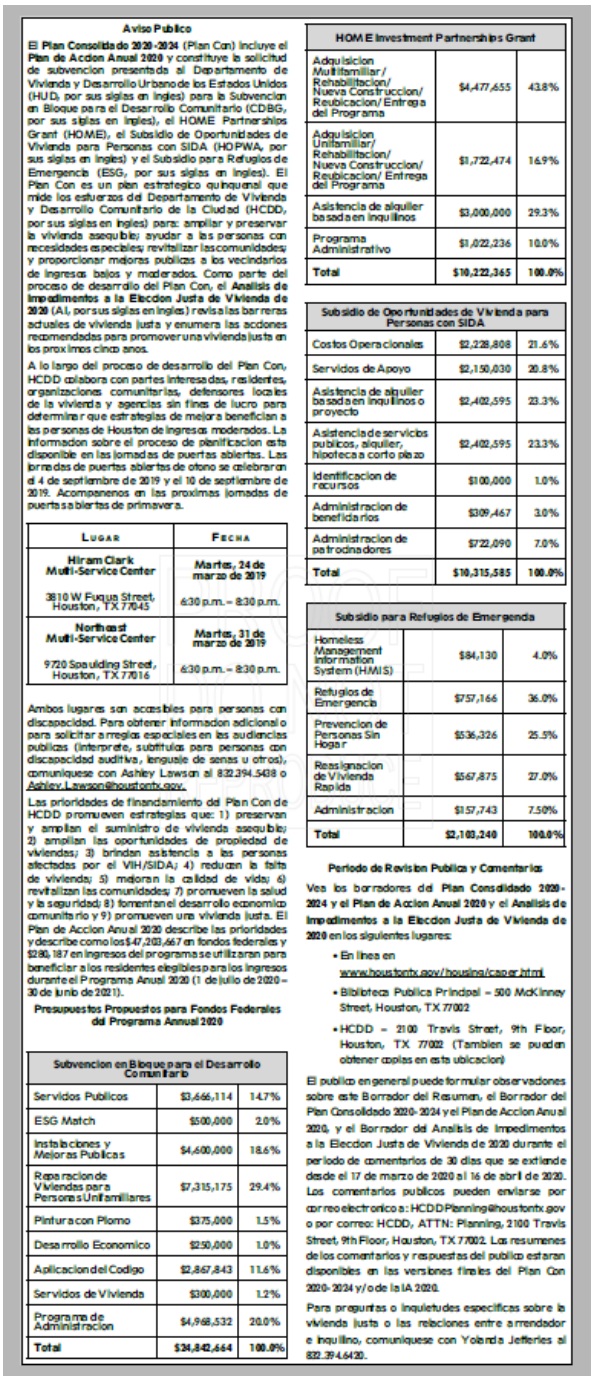
Aviso Publico

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 celebraron 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) reducan 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 lines 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. Las 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.

Aviso Publico

Debido a la crisis del COVID-19, la audiencia publica del Departamento de Vivienda y Desarrollo Comunitario de Houston (HCDD, por sus siglas en ingles) sobre el **Borrador de Plan Consolidado 2020-2024 y el Plan de Accion Anual 2020 (Plan Con) y el Analisis de Impedimentos a la Opcion Justa de Vivienda (AI)** programados para el martes, 31 de marzo de 2020 de 6:30 p.m. a las 8:30 p.m. se ha pospuesto al 7 de abril de 2020 a las 6:30 p.m.

HCDD llevara a cabo una audiencia publica virtual para recibir informacion sobre el borrador de los planes. Habra tres maneras de verlo en vivo: por television, telefono o en linea.

NUEVA FECHA	FORMAS DE PARTICIPAR EN VIVO
Martes, 7 de abril de 2020 6:30 p.m.	**Watch HTV** AT&T U-verse (Ch. 99) Comcast (Ch. 16) Phonoscope (Ch. 2) Suddenlink (Ch. 4) TV Max (Ch. 98) **Facebook Live** @HoustonHCDD @Houston Television **Llamar** Telefono: 281.925.7241 Conferencia ID: 41894326

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El **Borrador 2020-2024 Plan Con** y el **Borrador 2020 AI** incluyen estrategias de cinco anos para mejorar la calidad de vida de los vecindarios y familias de Houston. Vea los borradores del Plan Con 2020-2024 y la IA 2020 en linea en www.houstontx.gov/housing/caper.html.

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Forward Times

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Emancipation Community Center 3018 Emancipation Ave, Houston, TX 77004	Wednesday, September 4, 2019 at 6:00 p.m.
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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	$4,868,532	20.0%
Total	$24,843,864	100.0%

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Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	$4,477,853	43.3%
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Program Administration	$1,032,236	10.0%
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African American News

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Viet Moi

Thông Báo Công Cộng

Kính mời quí vị tham gia Buổi Khai Mạc và Các Buổi Họp Công Cộng Mùa Thu của Nha Gia Cư và Phát Triển Cộng Đồng của Thành Phố Houston (HCDD). Gần 250 triệu đô la thuộc các ngân khoản liên bang sẽ cấp cho việc cải tiến các khu phố của Houston và phẩm chất đời sống các gia đình lợi tức thấp và trung bình trong 5 năm tới. Hãy cho chúng tôi biết về những nhu cầu của cộng đồng quí vị và các ưu tiên ngân sách cho việc chuẩn bị các chương trình 5 năm của Houston, the 2019 Analysis of Impediments to Fair Housing Choice and 2020 Consolidated Plan.

Địa điểm	Ngày giờ
Emancipation Community Center 3018 Emancipation Ave, Houston, TX 77004	Wednesday, September 4, 2019 at 6:00 p.m.
Southwest Multi-Service Center 6400 High Star Drive, Houston, TX 77074	Tuesday, September 10, 2019 at 6:00 p.m.

Cả hai Buổi Họp đều diễn ra tại các địa điểm dễ dàng cho người khiếm tật tham dự. Qúi vị nào cần thêm thông tin hay có yêu cầu đặc biệt nào về các cuộc họp này (thông ngôn, lời chú thích cho người khiếm thính, ngôn ngữ dấu hiệu, hay yêu cầu nào khác), hãy liên lạc với Ashley Lawson at 832.394.5438 or Ashley.Lawson@houstontx.gov.

Quí vị cũng có thể tham gia khảo sát nhu cầu cộng đồng - the 2019 Community Needs Survey - qua vị trí liên mạng của chúng tôi: www.houstontx.gov/housing. Khi có những câu hỏi và quan tâm cụ thể liên hệ tới công bằng gia cư hay quan hệ giữa chủ nhà và người thuê nhà, vui lòng liên lạc với Yolanda Jefferies tại 832.394.6240

Appendix 7: Public Participation Summaries
Results for 2024 Community Needs Survey

Description
The Housing and Community Development Department's (HCD) 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, HCD collects views from citizens on housing and community development needs. In addition, HUD encourages HCD 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.

HCD made the Community Needs Survey available online from July 7, 2025, to February 3, 202. The survey was available online through www.surveymonkey.com, and PDFs were available for download and print through HCD's. The survey was available in English and Spanish, and HCD staff was available during this period to promote and administer the survey at neighborhood, community, and agency meetings.

A total of 680 respondents participated in the survey. The survey was completed online via SurveyMonkey by 688 respondents.

The survey consisted of 42 questions, and some questions allowed for multiple responses. The following are the results from the survey responses.

Summary of Results
Although the Community Needs Survey is not a scientific survey, general conclusions can be made from the surveys received about the respondents. The survey 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 2024 Community Needs Survey results, most respondents (65.3%) live and work within the City. About 18.5% of respondents say they only live in the City of Houston (City), while only 10.9% only work inside the city.

The majority of survey participants (57.9%) own their home. Approximately 9.26% of respondents rent their home; 21.4% of respondents rented apartments, and 9.2% rented single-family homes. About (6.4%) stayed with a friend or family member.

About 77.9% identified as female, (17.9%) identified as male, and 0.4% preferred either not to say or to self-describe. Approximately 7.5% of respondents identified as part of the LGBTQ+ community.

About (8.1%) of respondents are immigrants from outside the United States.

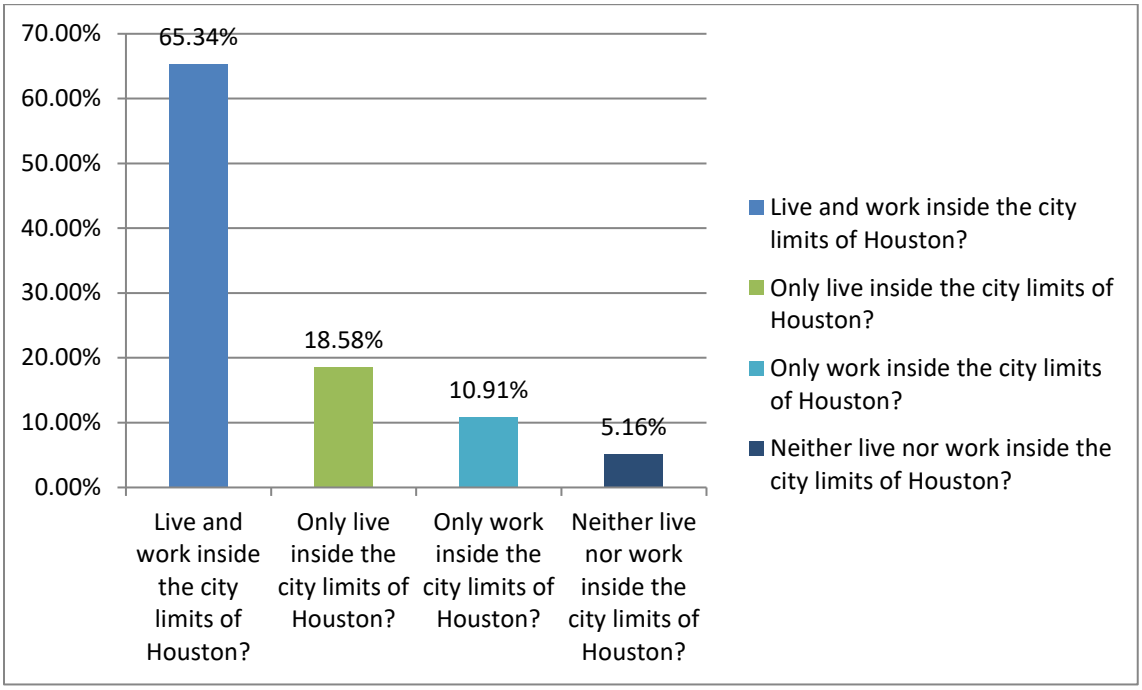
Race/Ethnicity	Percentage
Asian*	4.9%
Black or African American*	47.7%
Hispanic	20.2%
White*	44.6%
Other*	8.5%

*Non-Hispanic; survey allowed more than multiple answers for race.

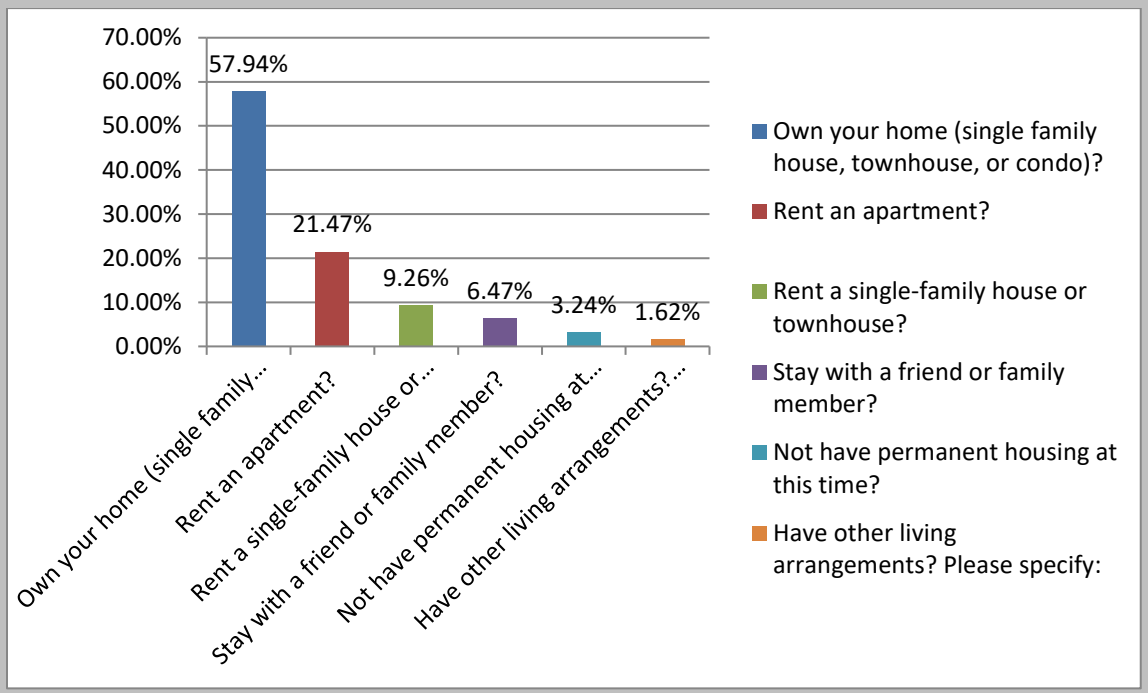
The following table outlines the income distribution amongst survey participants.

Yearly Household Income	**Percentage**
Less than $20,000	16.2%
$20,001 to $40,000	18.8%
$40,001 to $75,000	24.5%
$75,001 to $100,000	14.1%
$100,001 to $200,000	17.3%
Over $200,000	8.8%

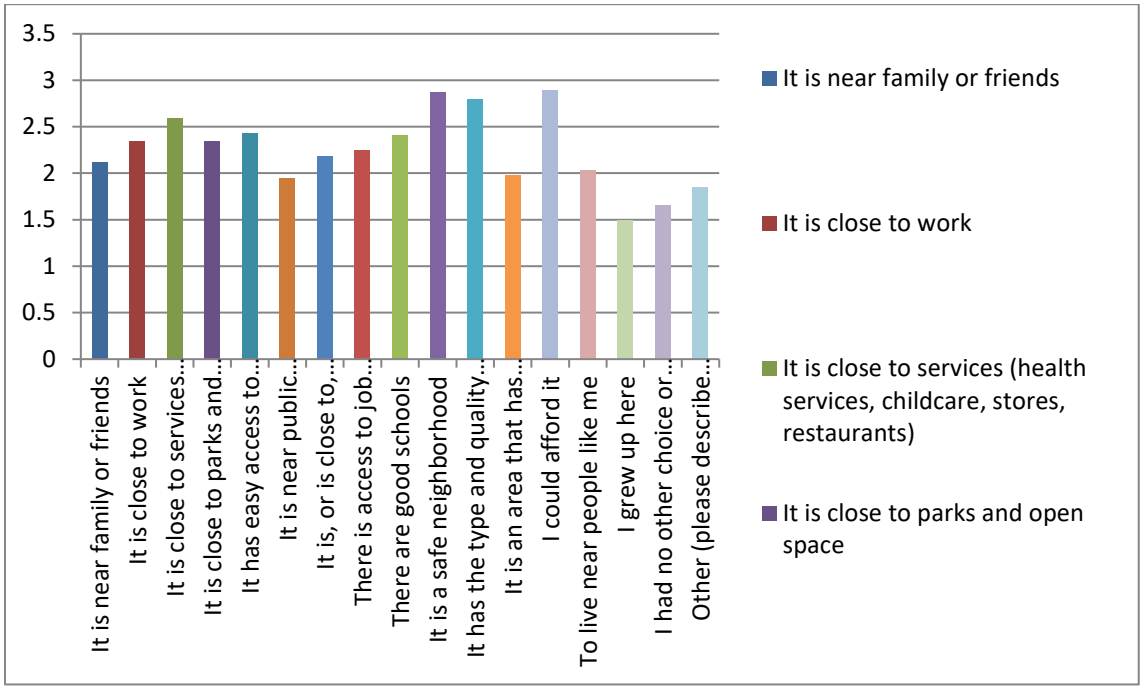
Question 1: Currently, do you… (A: 678)



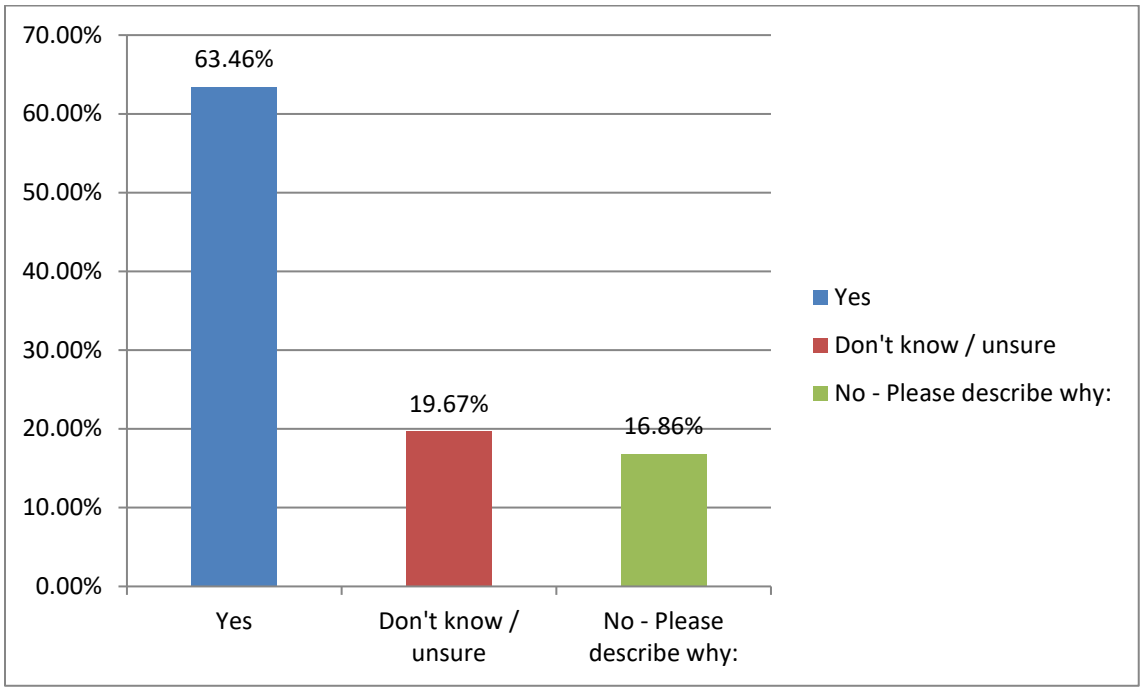
Question 2: Currently, do you… (A: 680)



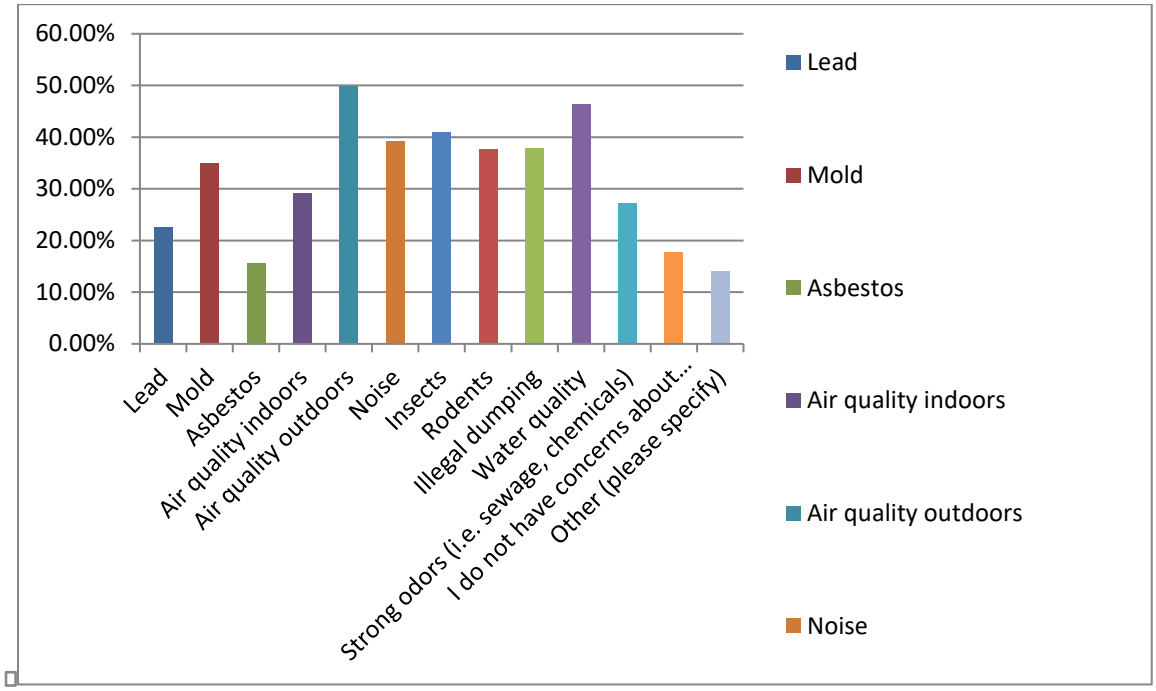
Question 3: When you chose to live in your neighborhood, how important were the following factors? (A: 678)



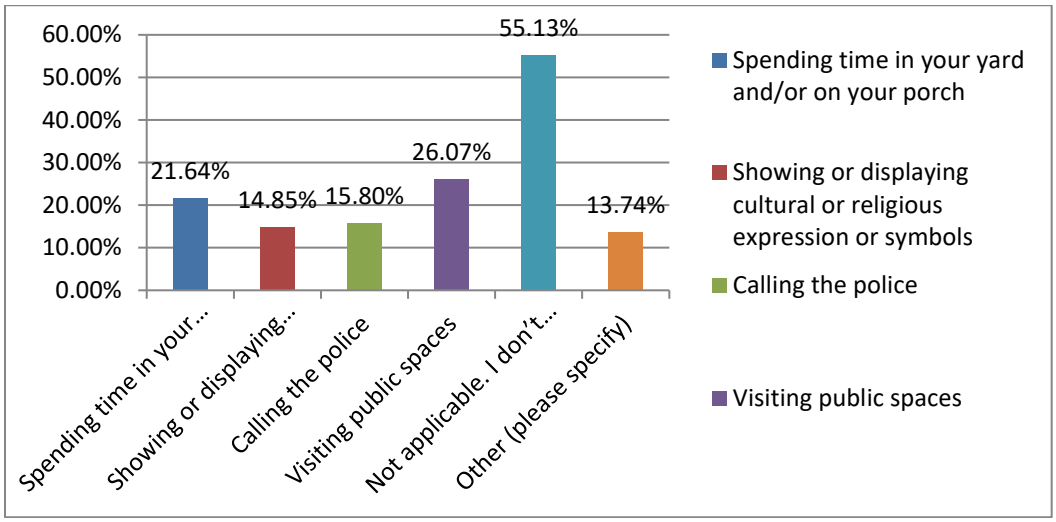
Question 4: Do you want to continue living in your neighborhood? (A: 647)



Question 5: Do you have concerns about any of the following environmental issues in or near your home? Select all that apply. (Answered: 647)



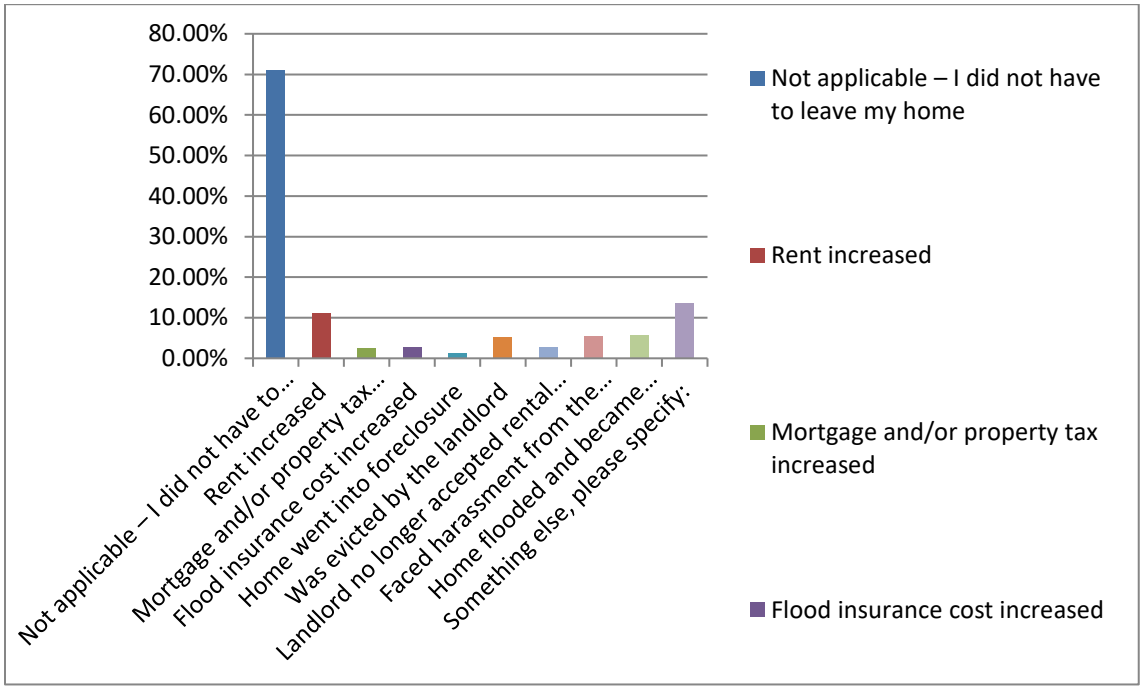
Question 6: While in your neighborhood, do you feel uncomfortable and/or unsafe in any of the following situations? (A: 633)



Question 7: In the past five years, have you had trouble with the following issues? (A:604)

	Yes	No	I don't know
Being able to get to/from my home when it rains	44%	54.7%	1.1%
Dealing with flooding in a natural disaster or heavy rain	49.2%	48.7%	2.0%
Paying for repairs that need to be made	46.5.5%	48.4%	5.0%
Finding a better place to live	36.2%	61%	2.7%
Paying for home insurance (including flood insurance)	40.9%	54.6%	4.3%
Paying for property taxes	25.5%	69.2%	5.2%
Homeowners' association or landlord restrictions/requirements	27.9%	69.5%	2.5%
Rent increased to an amount I couldn't afford	28.77	67.1%	4.0%
My landlord refused to make repairs despite my requests	16.3	79%	4.6%
Being able to make my home accessible for my physical disability	16.9	78.3%	4.7%
Being evicted or going into foreclosure	13.7%	83.5%	2.6%
If I made a request for repairs, it resulted in a rent increase, harassment, or eviction	12.4%	82.2%	5.2%
My landlord refused to make accommodations for my disability despite my requests	6.1%	88.4%	5.3%
If I requested accommodation for my disability, it resulted in retaliation	5.1%	88.1%	6.6%
My landlord stopped taking rental assistance or vouchers (i.e., Section 8)	6.1%	83.3%	10.4%
Other	19.7%	68.8%	11.4%

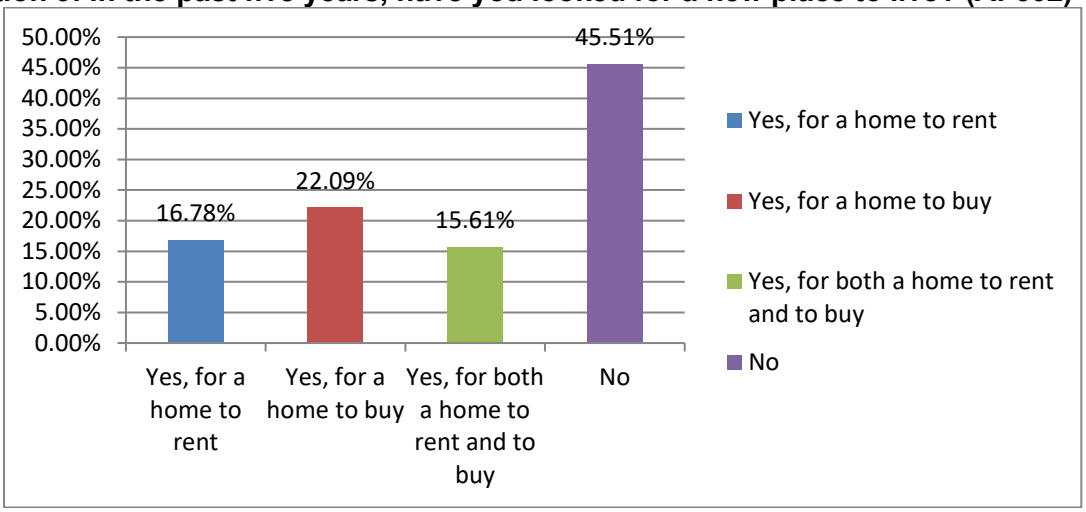
Question 8: In the past five (5) years, were you forced to move out of your home for any of the following reasons? (Check all that apply.) (A: 585)



The chart above does not include the 70.9 % of respondents who 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 45.7 % of respondents desired to move out of their homes. Also, 22.09% looked for a home to buy, and 16.7 % looked for a home to rent.

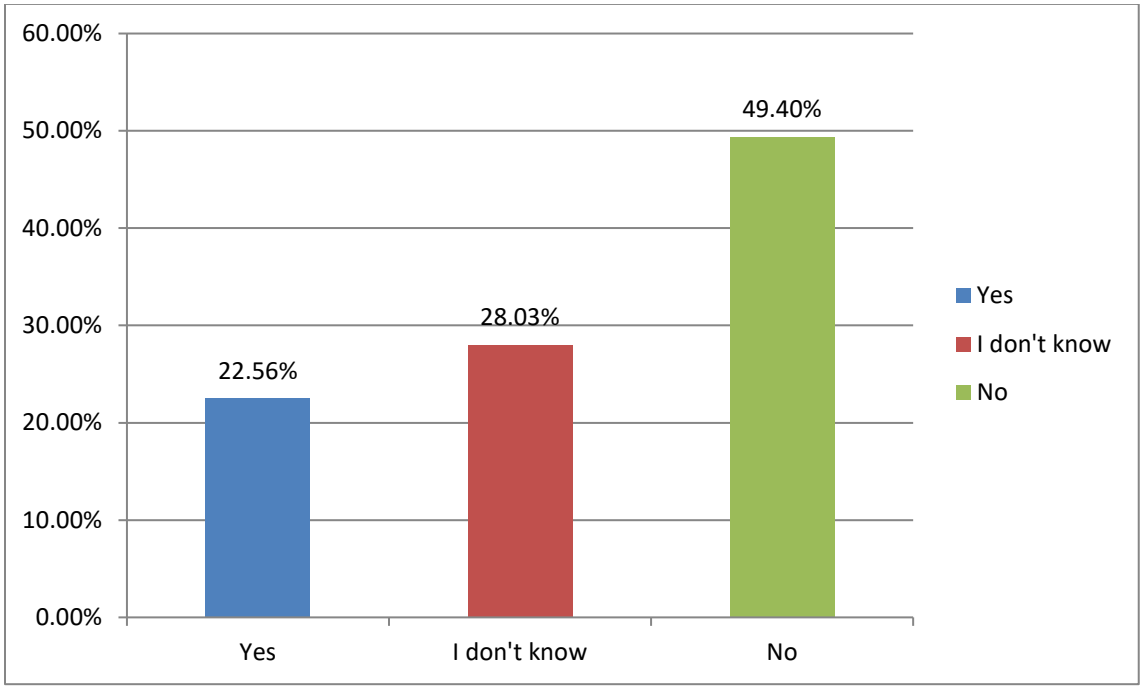
Question 9: In the past five years, have you looked for a new place to live? (A: 602)



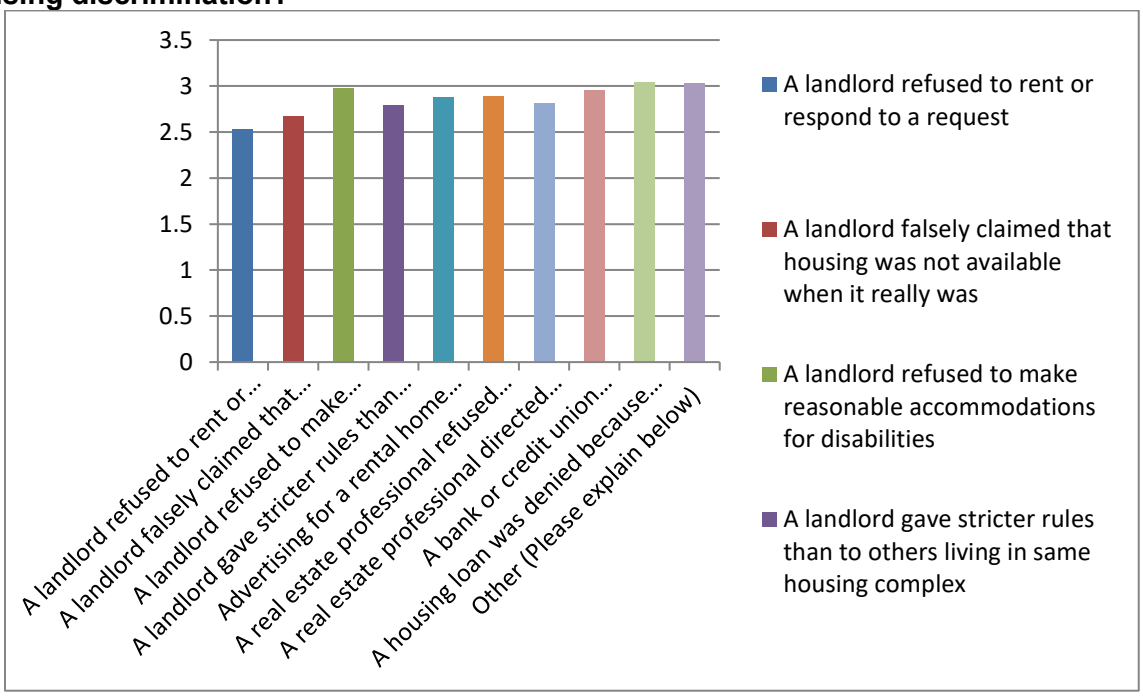
Question 10: In the past five years, which of the following were challenges when you looked for housing? (A: 1,850)

	Was a Challenge	Not a Challenge	I don't know
Having enough money for rent or mortgage payments	75.8%	23.2%	0.9%
Having enough money for a rental deposit or down-payment	70.1%	25%	4.6%
Finding a home that is in good condition	64.8%	32.2%	2.9%
Finding a home that is close to my job	47.5%	48.2%	4.2%
Finding a home near services and amenities, like grocery stores and banks	42.6%	54.7%	2.6%
Finding a home with my credit history or credit score	47.2%	48.2%	4.5%
Getting approved for a rental unit or mortgage loan	50.6%	43.1%	6.2%
Being told homes I was interested in were no longer available	50.4%	43.6%	5.9%
Feeling welcome/safe in the neighborhood(s) where I was looking for housing	36.6%	55.2%	8.1%
Being shown housing in the neighborhood(s) I wanted to move to	46.9%	46.9%	6.1%
Finding a home with access to public transportation	33.5%	58.9%	7.4%
Finding a home that is large enough for my household	41.5%	53.8%	4.6%
Finding a home near family and friends	36.3%	57.7%	5.9%
Finding a home that is accessible to someone with a physical disability (i.e., wheelchair accessible)	19.0%	66 %	14.8%
Dealing with past evictions	14.8%	80.5%	4.6%
Having enough money for rent or mortgage payments	75.8%	23.2%	0.9%
Having enough money for a rental deposit or down-payment	70.1%	25.9%	3.9%
Finding a home near services and amenities, like grocery stores and banks	42.6%	54.7%	2.6%
Being shown housing in the neighborhood(s) I wanted to move to	46.9%	46.9%	46.9%
Dealing with a felony/criminal record	10.2%	85.4%	4.2%
Something else	21.3%	58.4%	20.2%

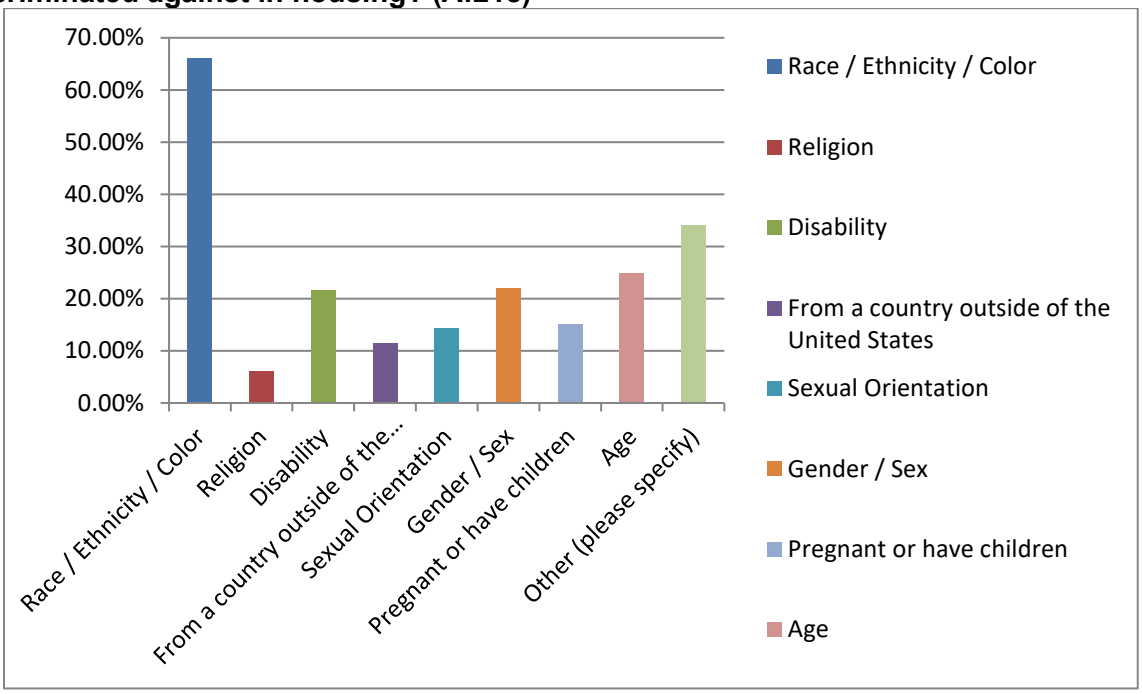
Question 11: In the past five (5) years, have you or someone you know experienced housing discrimination in the Houston area? (A: 585)



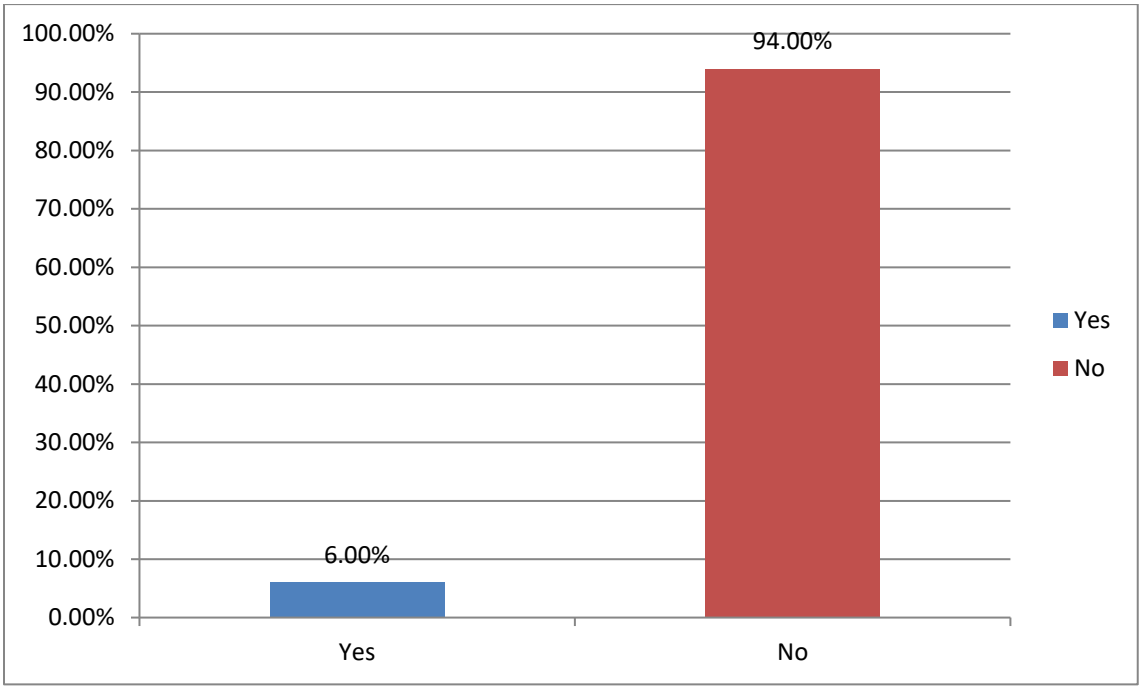
Question 12: Which of the following ways have you or someone you know experienced housing discrimination?



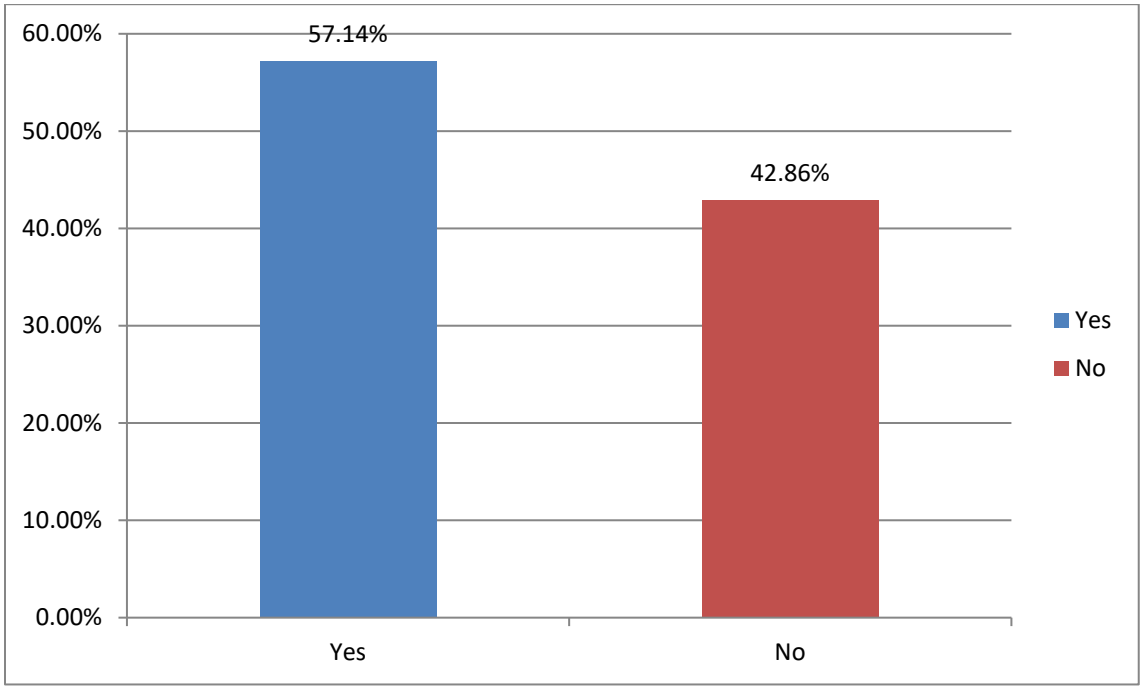
Question 13: On what basis do you believe you or someone you know were discriminated against in housing? (A:218)



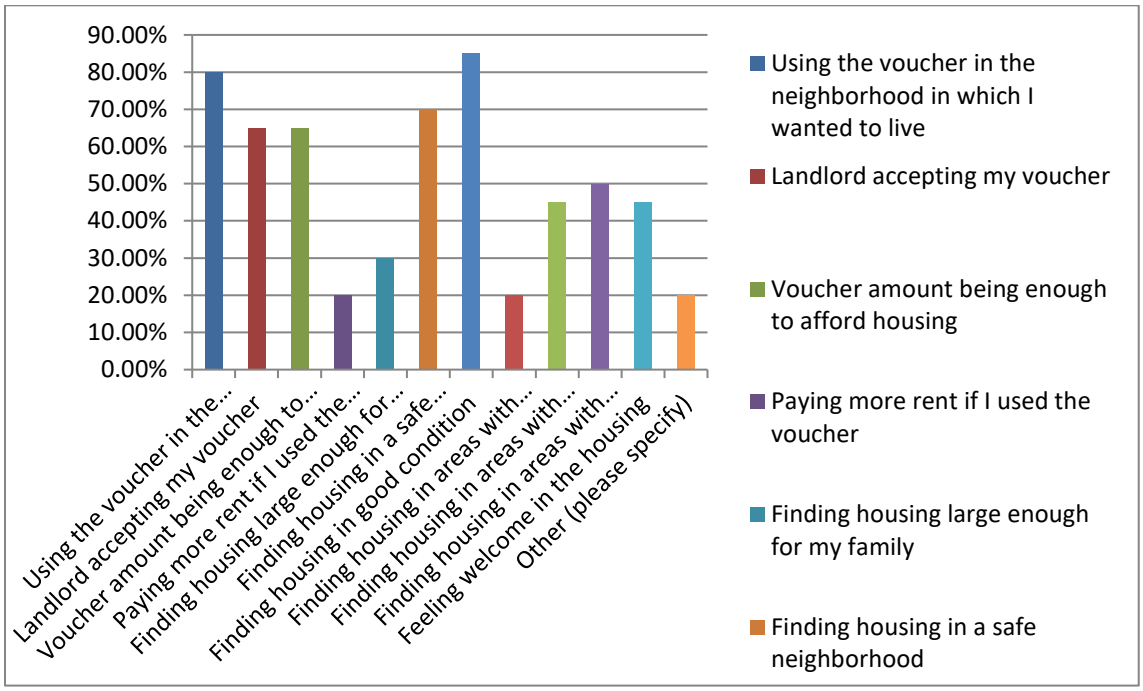
Question 14: In the past five years, have you used a Housing Choice Voucher or Section 8 Voucher? (A:567)



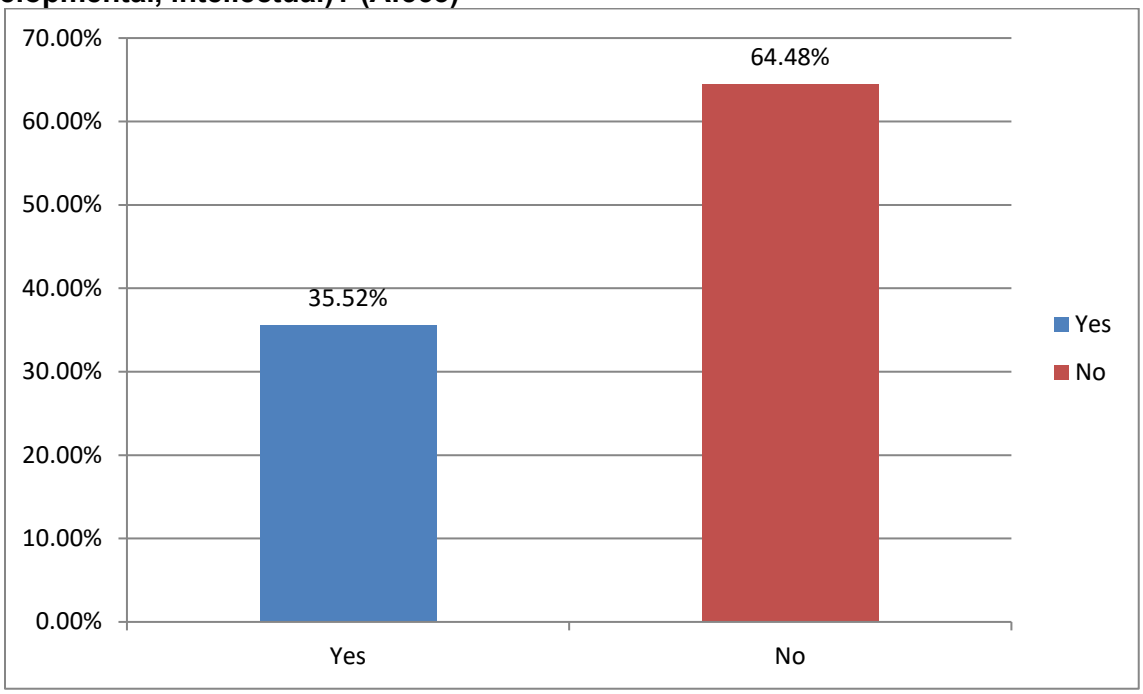
Question 15: Have you ever had challenges using a Housing Choice Voucher or Section 8 Voucher? (A:35)



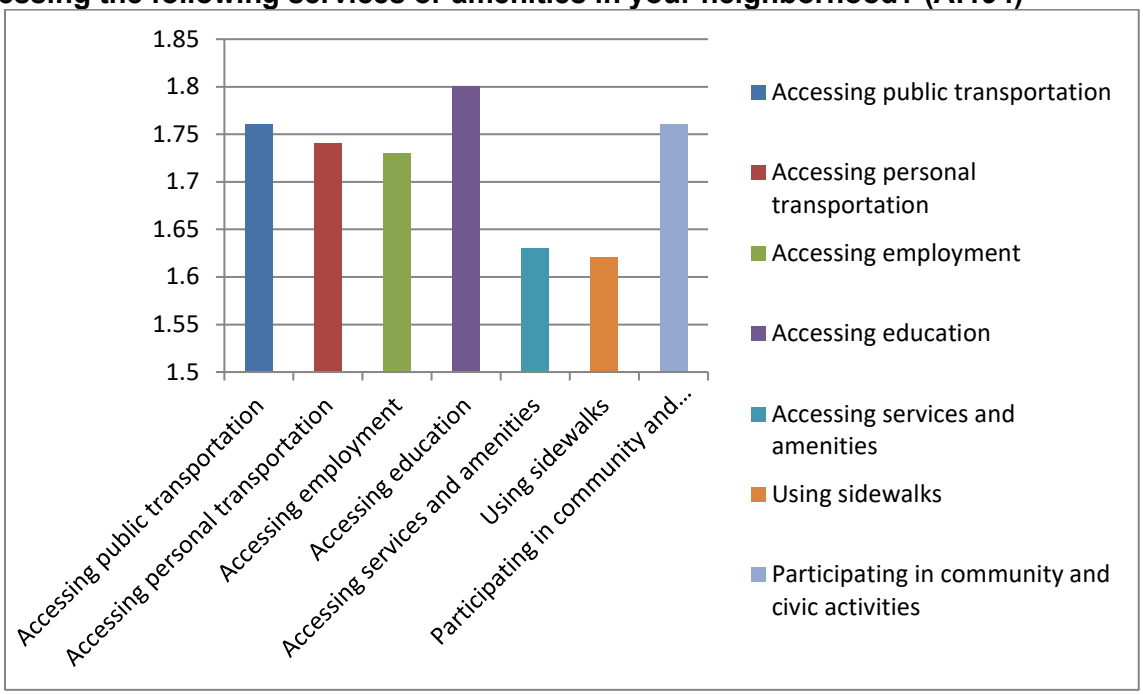
Question 16: Which of the following challenges have you faced when using a voucher? (A: 20)



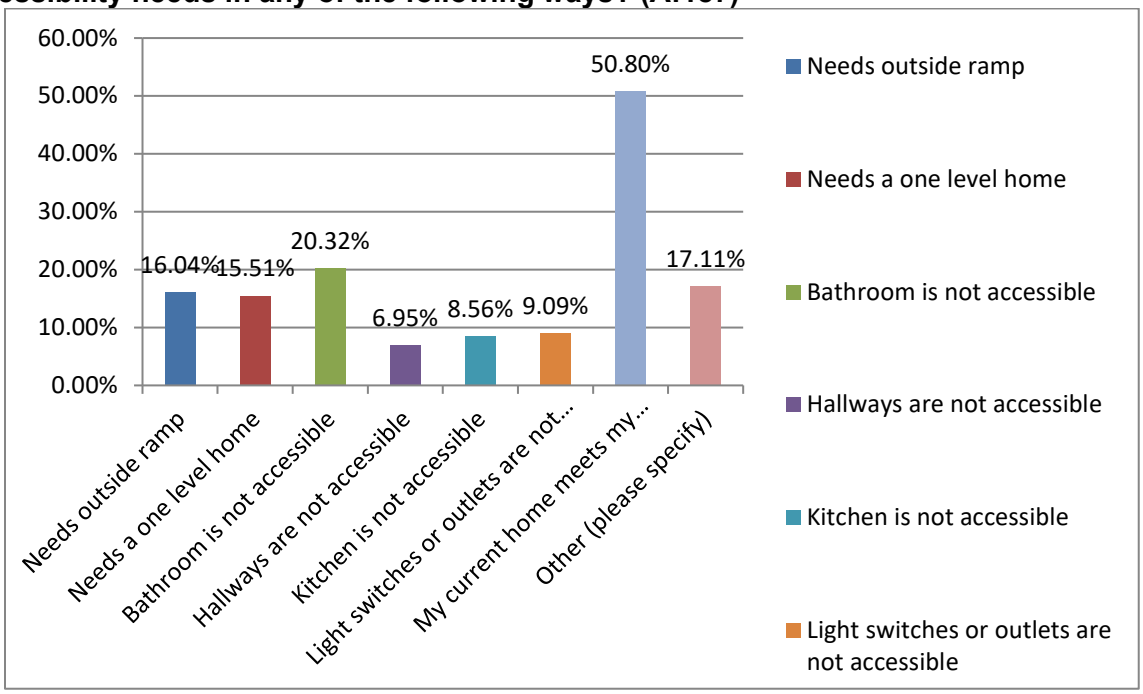
Question 17: Does anyone in your household have a disability (i.e., physical, developmental, intellectual)? (A:563)



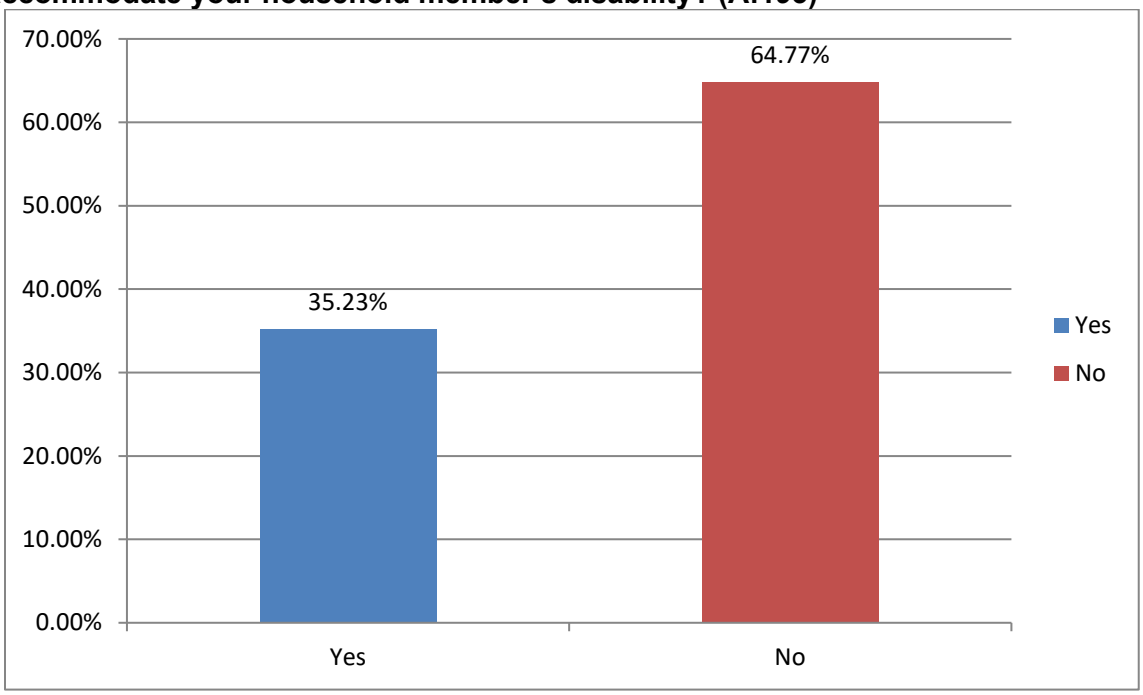
Question 18: Does the person in your household with a disability have any difficulty accessing the following services or amenities in your neighborhood? (A:194)



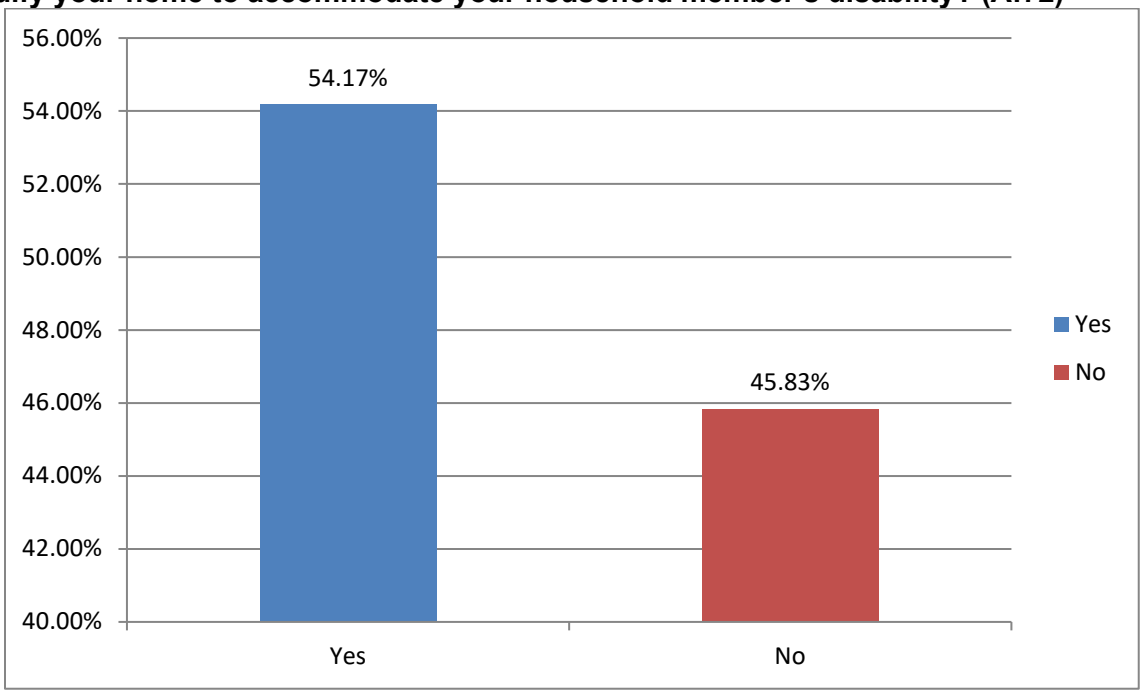
Question 19: Is your current housing insufficient to meet your household members' accessibility needs in any of the following ways? (A:187)



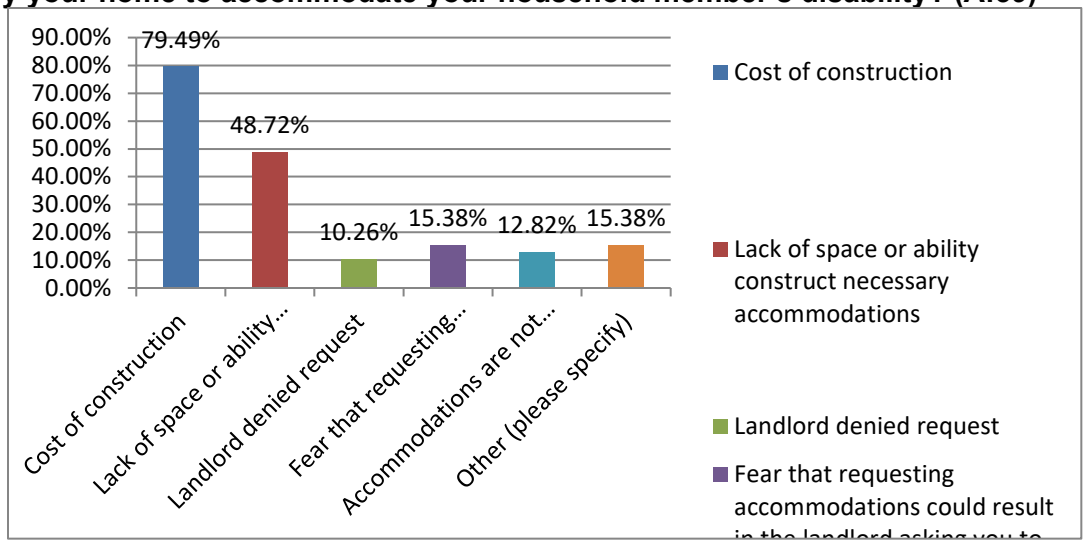
Question 20: In the past five (5) years, have you modified or needed to modify your home to accommodate your household member's disability? (A:193)



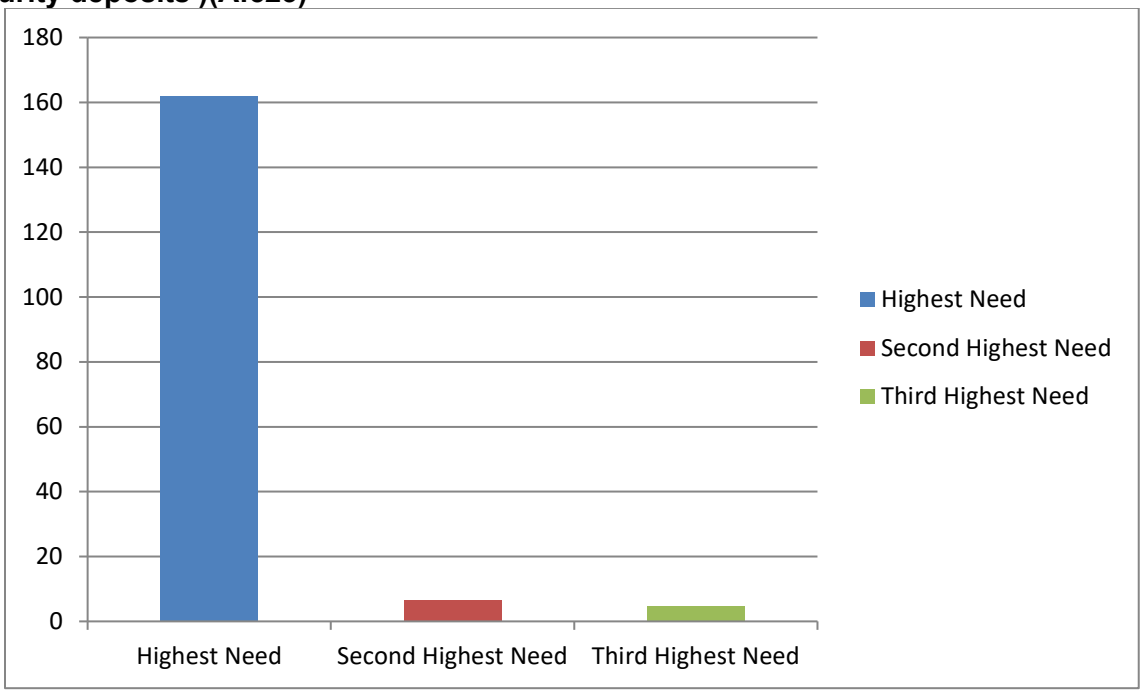
Question 21: Did you experience any challenges when you modified or attempted to modify your home to accommodate your household member's disability? (A:72)



Question 22: What barriers have you experienced when modifying or attempting to modify your home to accommodate your household member's disability? (A:39)



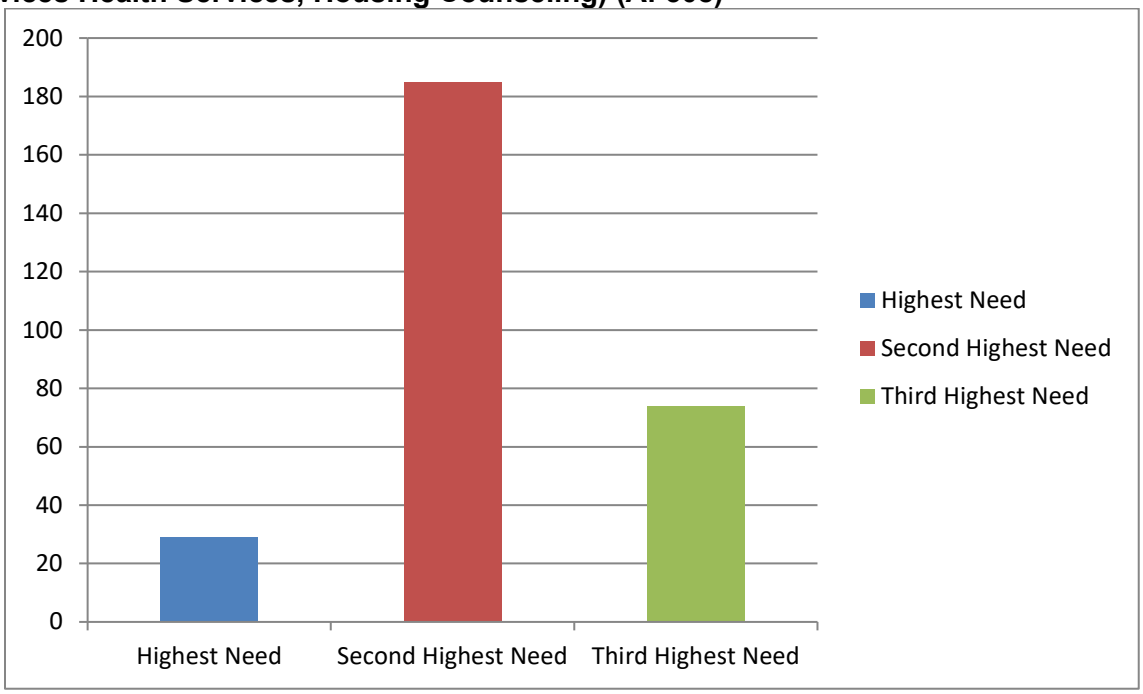
Question 23: What are the top three types of affordable housing needed in Houston? (Constructing new rental apartments, providing financial assistance for homeownership down payments, and providing financial assistance to renters for rent, utilities, or security deposits)(A:523)



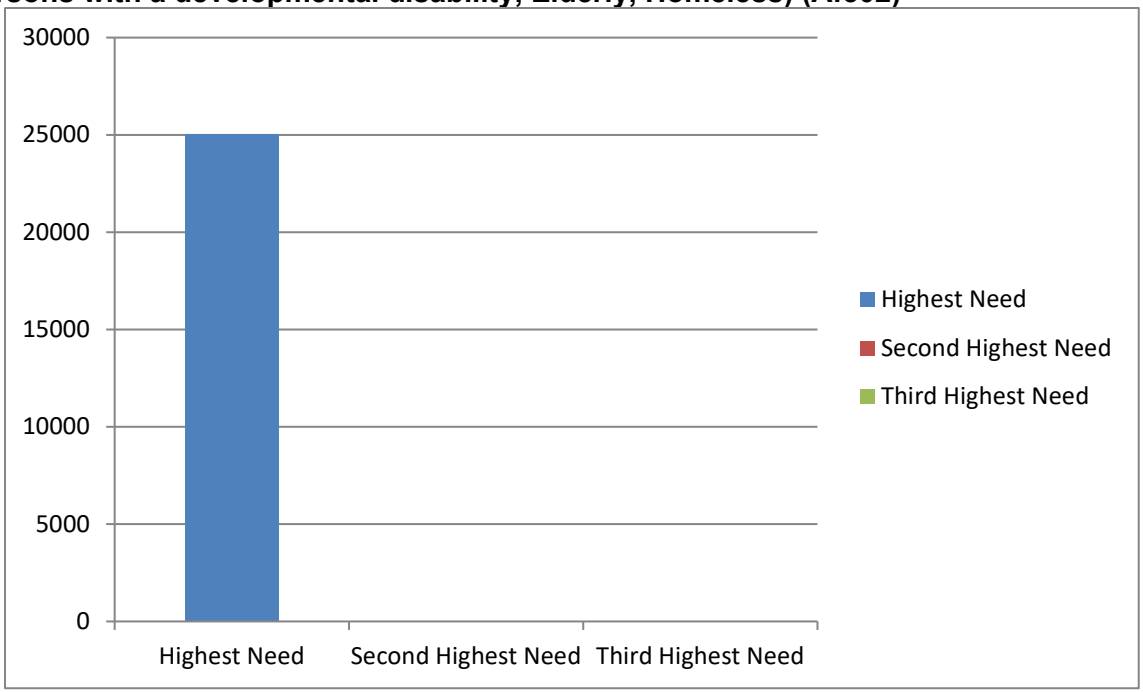
Question 24: Which three groups are most in need of affordable housing in Houston? (Persons with a developmental disability, Elderly, Homeless, Low- and moderate-income persons, Persons with alcohol/drug addictions, Persons with HIV/AIDS, and Persons with a physical disability(A:522)



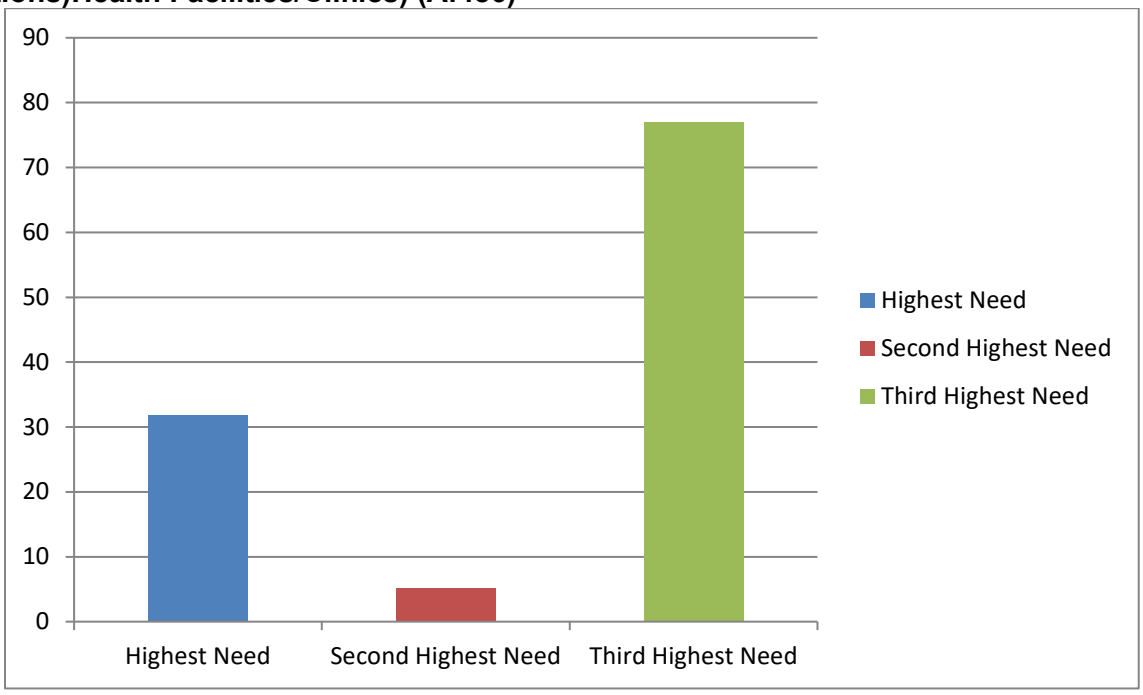
Question 25: What are the top three supportive services needed in Houston? (Child Care Services Health Services, Housing Counseling) (A: 508)



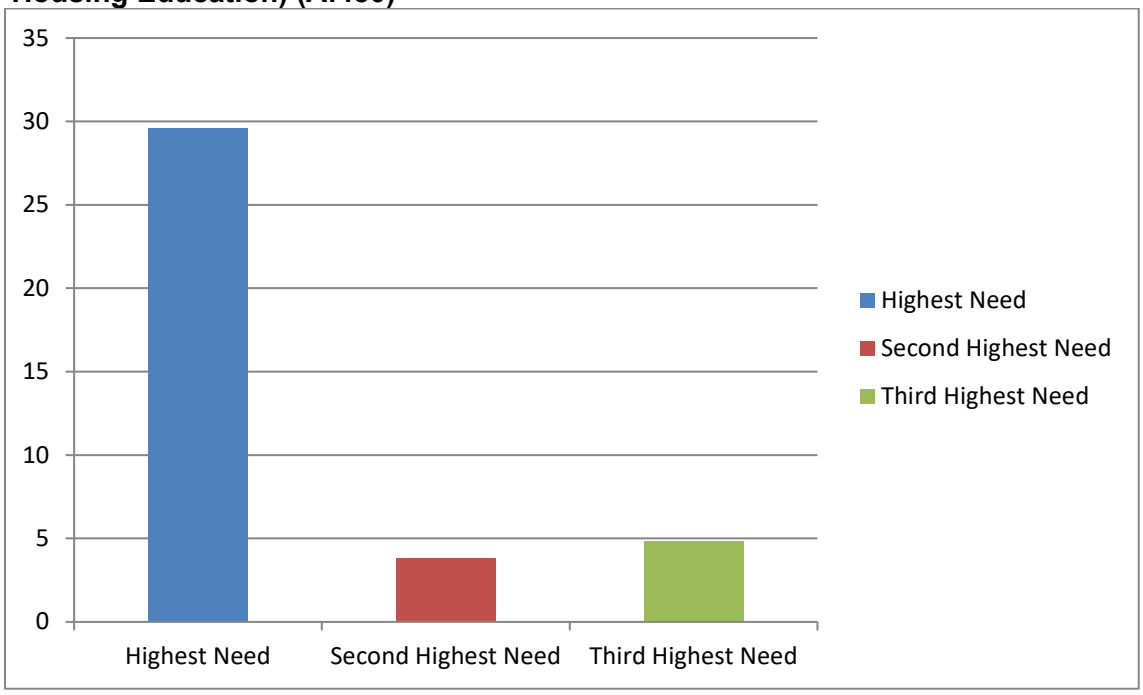
Question 26: Which three groups are most in need of supportive services in Houston? (Persons with a developmental disability, Elderly, Homeless) (A:502)



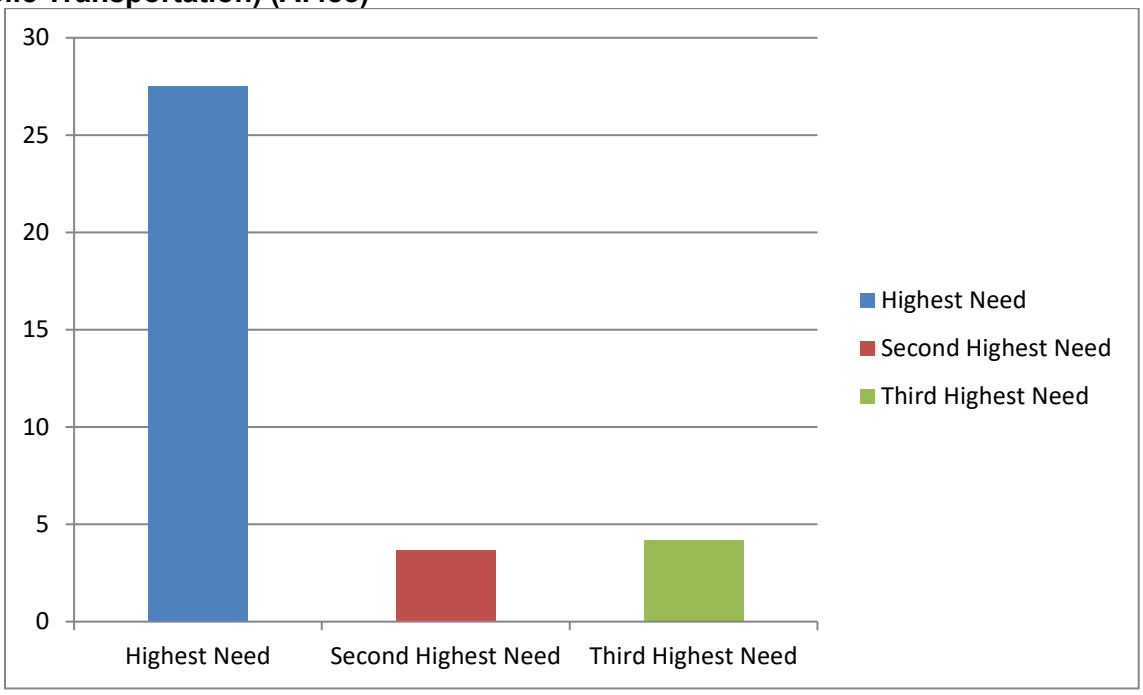
Question 27: What are the top three neighborhood facilities needed in Houston? (Child Care Centers, Facilities Promoting Community Safety (fire stations, police stations)Health Facilities/Clinics) (A:486)



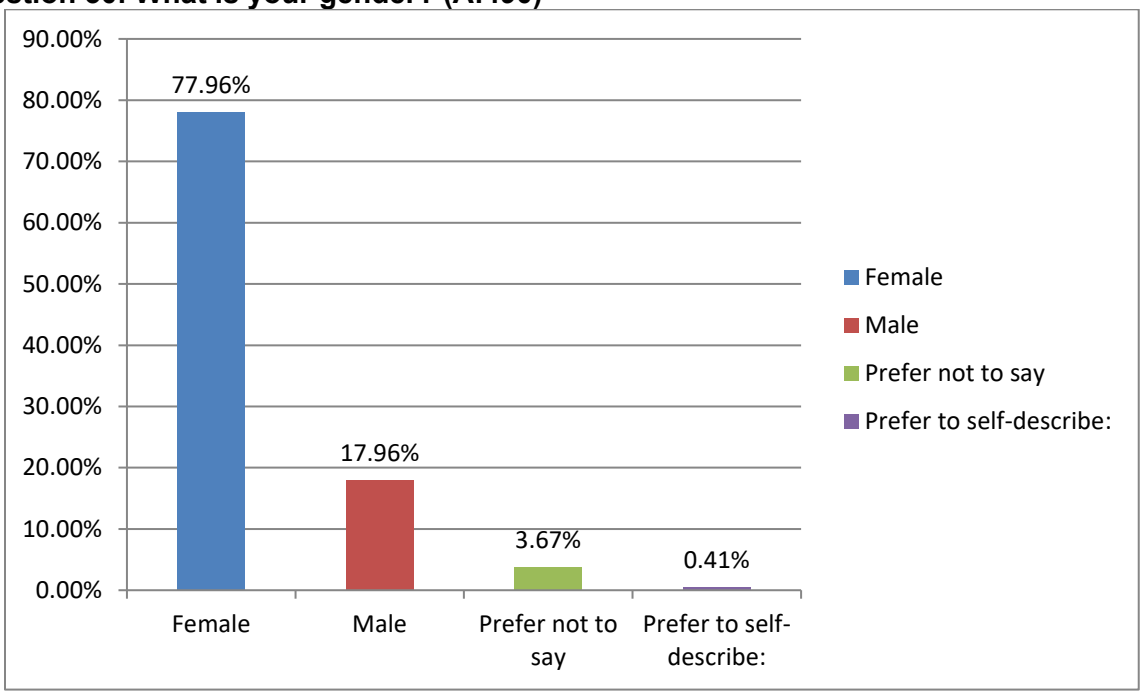
Question 28: What are the top three neighborhood services needed in Houston? (Demolition of Substandard Buildings, Enforcement of Cleanliness and Safety Codes, Fair Housing Education) (A:480)



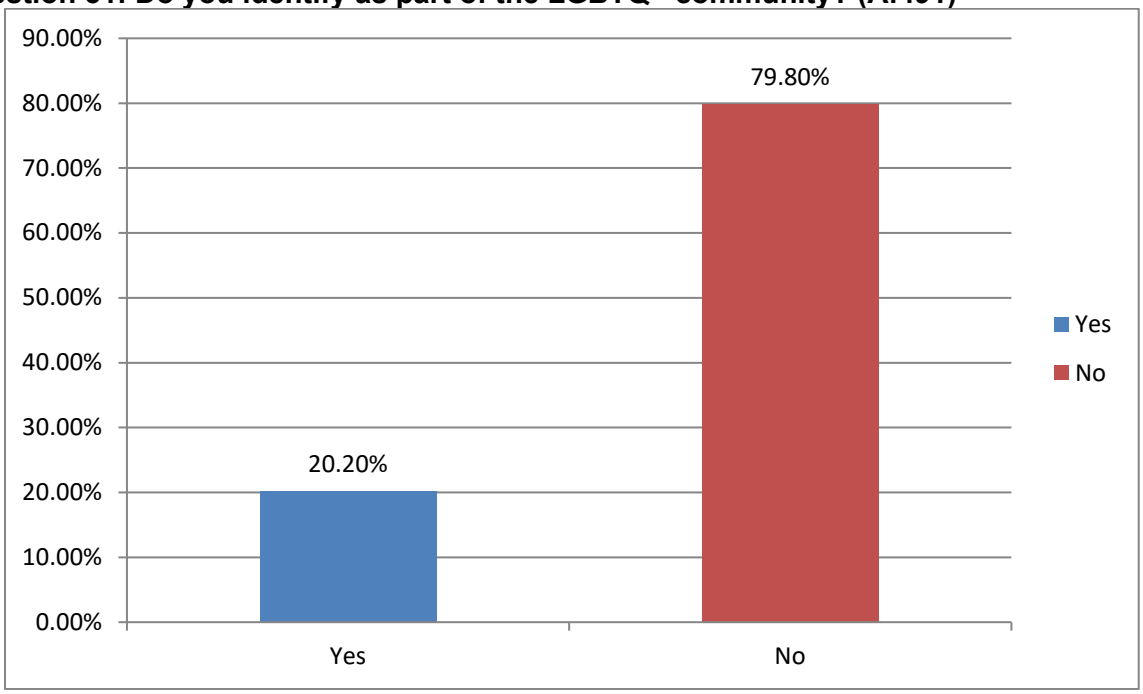
Question 29: What are the top three infrastructure improvements and economic development activities needed in Houston? (Flood Drainage, Pedestrian Improvements Public Transportation) (A:488)



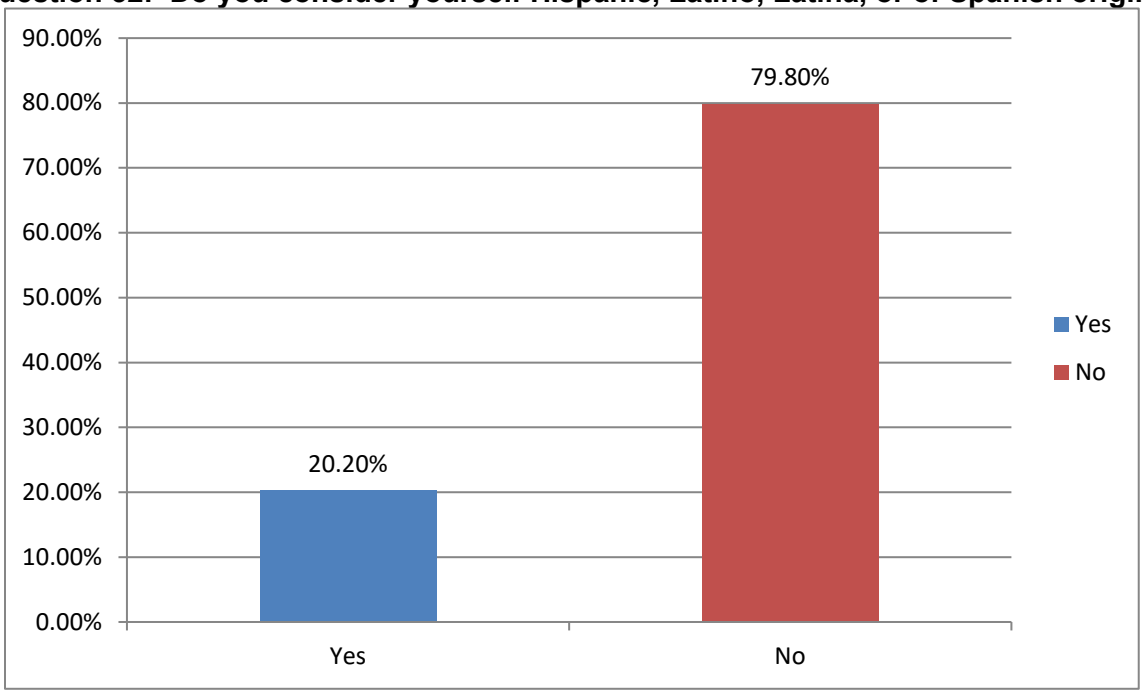
Question 30: What is your gender? (A:490)



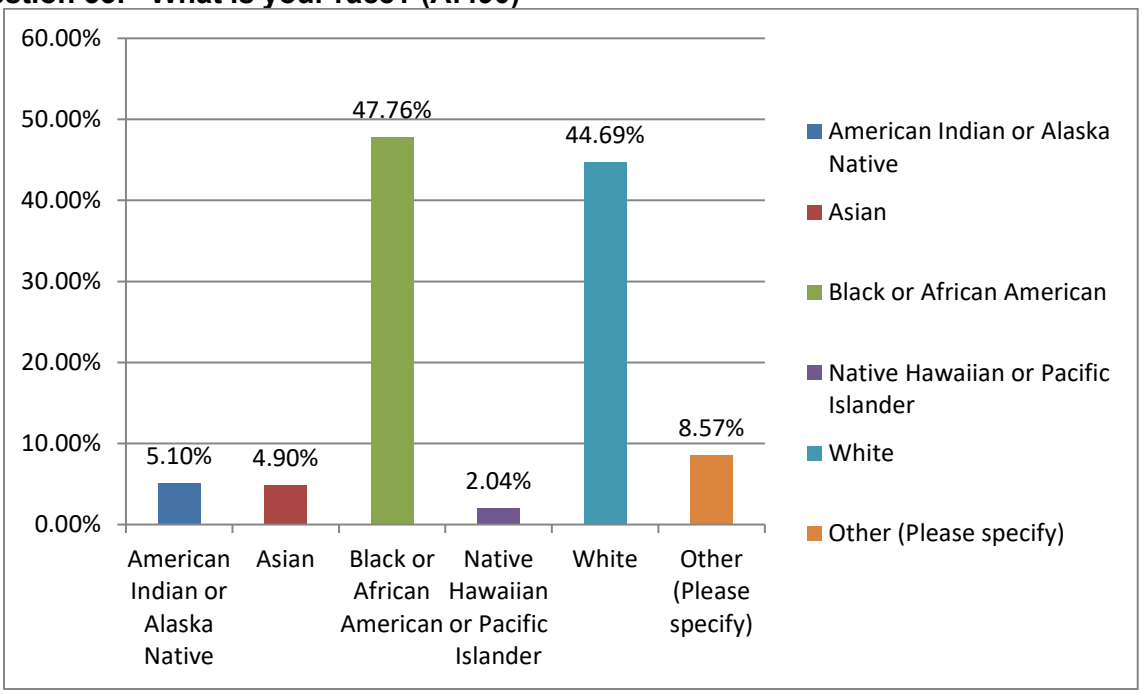
Question 31: Do you identify as part of the LGBTQ+ community? (A:491)



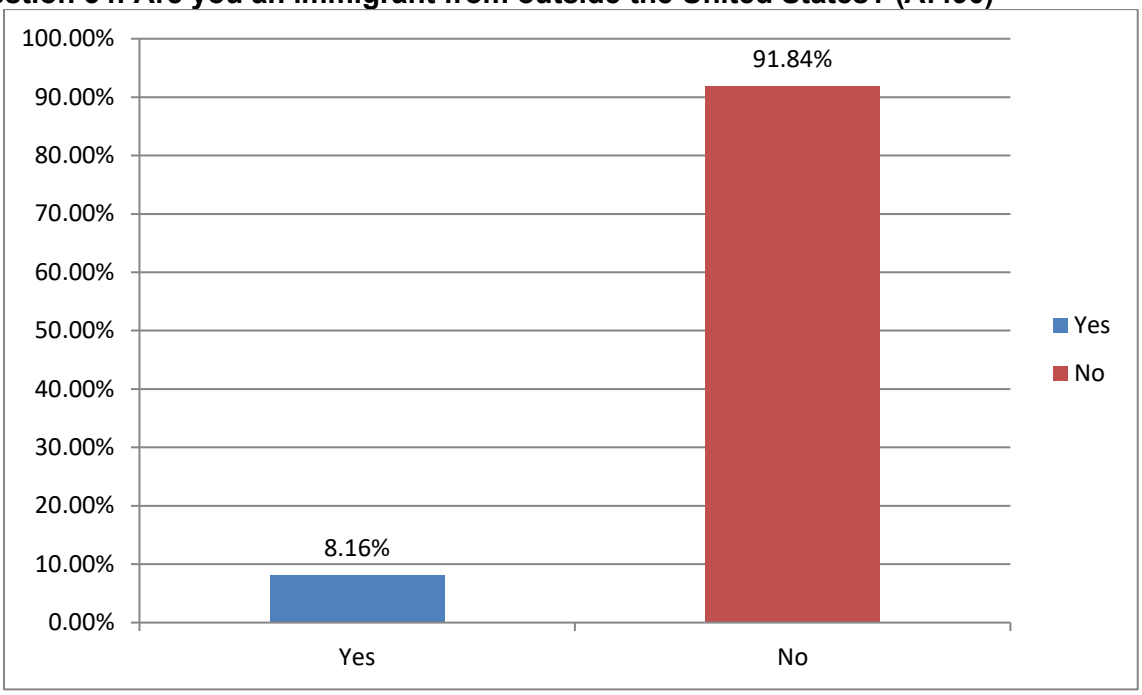
Question 32: Do you consider yourself Hispanic, Latino, Latina, or of Spanish origin?



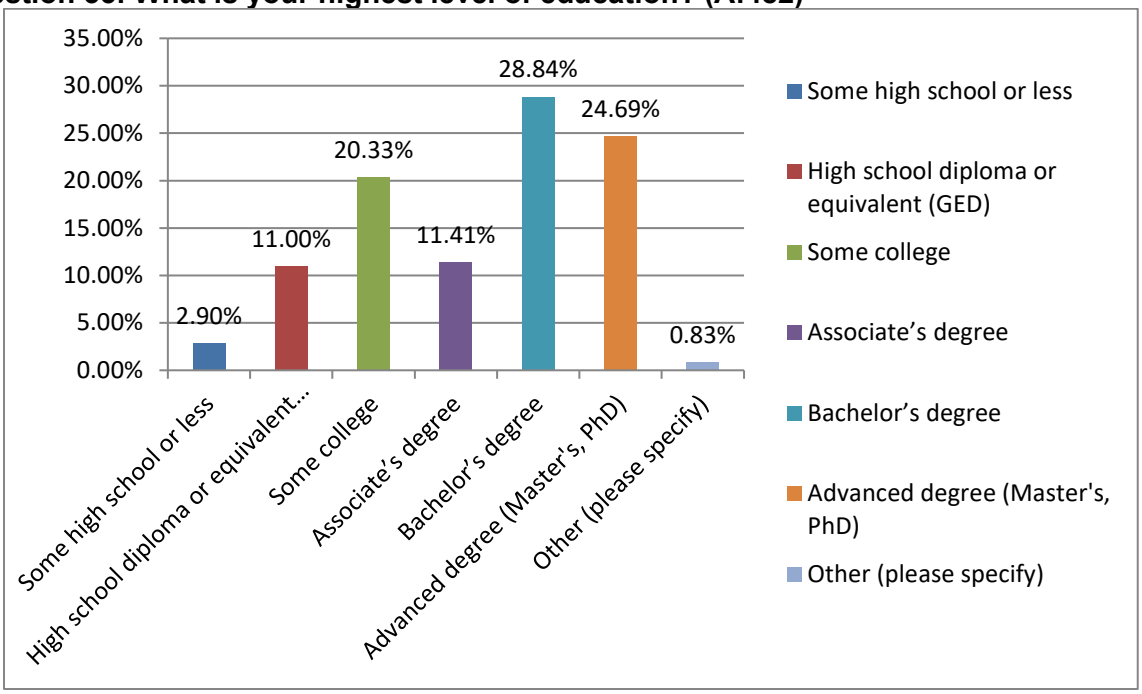
Question 33: What is your race? (A:490)



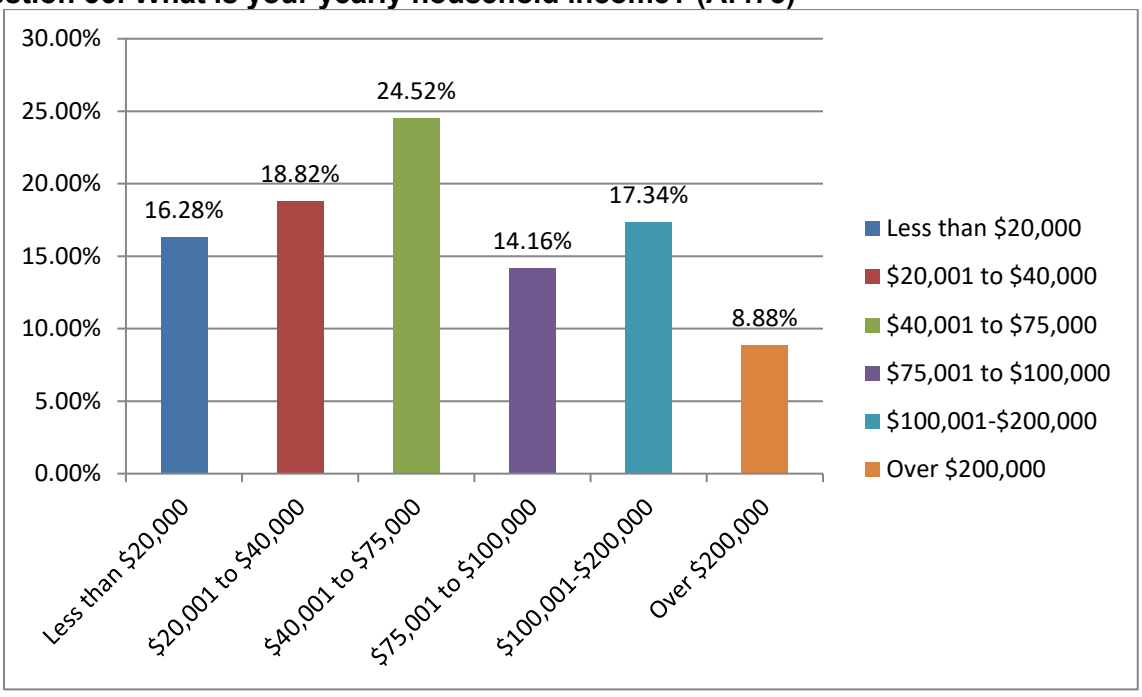
Question 34: Are you an immigrant from outside the United States? (A:490)



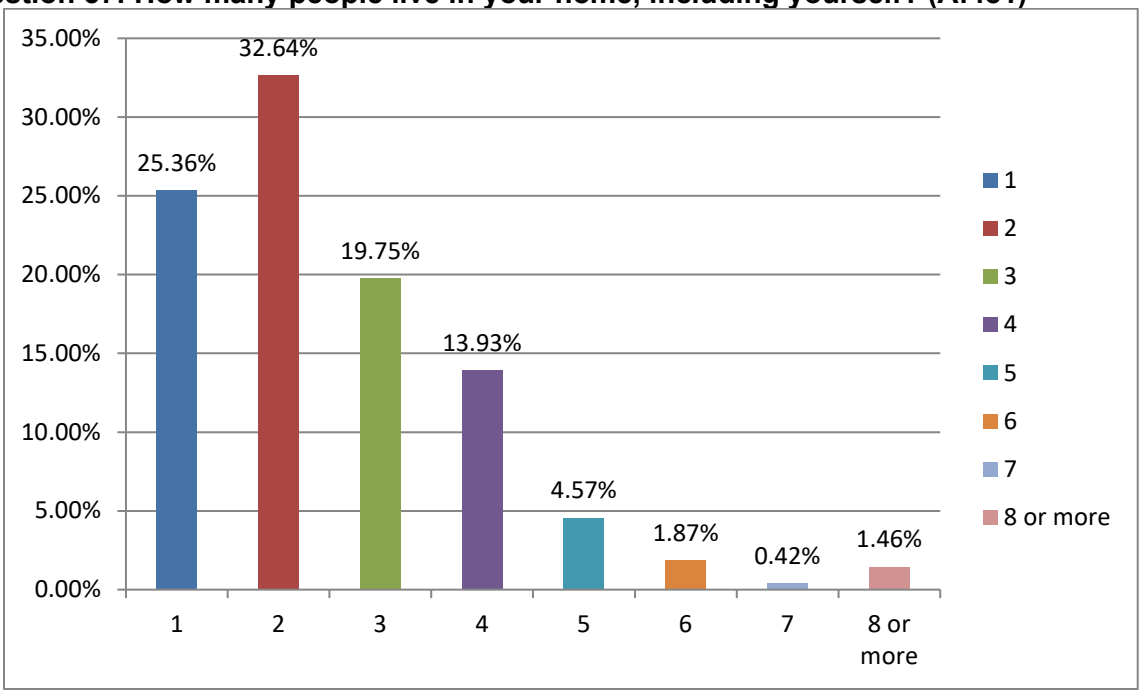
Question 35: What is your highest level of education? (A:482)



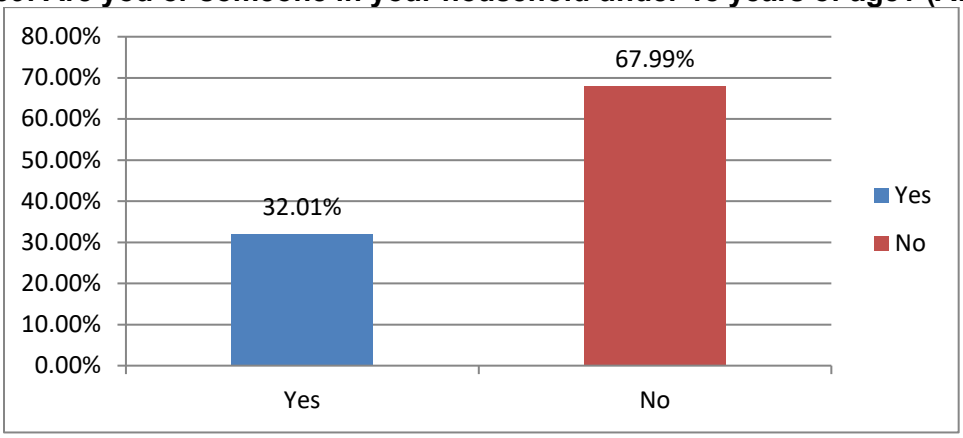
Question 36: What is your yearly household income? (A:473)



Question 37: How many people live in your home, including yourself? (A:481)



Question 39: Are you or someone in your household under 18 years of age? (A:478)



Question 40: If you live in Houston, in what Super Neighborhood do you live?

Answer Choices	Responses
I don't live inside the City limits of Houston	6.15%
I live inside the City limits of Houston but not in a Super Neighborhood.	5.91%
Acres Home	5.20%
Addicks Park Ten	0.00%
Afton Oaks / River Oaks	0.71%
Alief	3.07%
Astrodome Area	0.24%
Braeburn	0.24%
Braeswood	1.89%
Brays Oaks (formerly Greater Fondren S.W.)	1.42%

Briar Forest	0.71%
Carverdale	0.24%
Central Northwest (formerly Near Northwest)	0.71%
Central Southwest	2.60%
Clear Lake	0.95%
Clinton Park / Tri-Community	0.24%
Denver Harbor / Port Houston	0.47%
Downtown	3.31%
East Houston	1.18%
East Little York / Homestead	2.13%
Eastex - Jensen	0.47%
Edgebrook	0.24%
El Dorado / Oates Prairie	0.00%
Eldridge / West Oaks	0.71%
Fairbanks / Northwest Crossing	0.24%
Fondren Gardens	0.47%
Fort Bend / Houston	1.42%
Fourth Ward	0.24%
Golfcrest / Bellfort / Reveille	0.71%
Greater Eastwood	0.47%
Greater Fifth Ward	3.07%
Greater Greenspoint	0.71%
Greater Heights	3.55%
Greater Hobby Area	0.95%
Greater Inwood	0.00%
Greater OST / South Union	1.42%
Greater Third Ward	1.42%
Greater Uptown	1.18%
Greenway / Upper Kirby	0.24%
Gulfgate Riverview / Pine Valley	0.00%
Gulfton	0.47%
Harrisburg / Manchester	0.00%
Hidden Valley	0.24%
Hunterwood	0.00%
IAH Airport	0.71%
Independence Heights	0.71%
Kashmere Gardens	1.65%
Kingwood	1.89%
Lake Houston	0.71%
Langwood	0.00%
Lawndale / Wayside	0.47%
Lazybrook / Timbergrove	0.47%
MacGregor	0.47%

Magnolia Park	0.71%
Meadowbrook / Allendale	0.24%
Medical Center	0.95%
Memorial	0.24%
Meyerland	2.36%
Mid-West (formerly Woodlake/Briarmeadow)	0.47%
Midtown	1.18%
Minnetex	0.24%
Museum Park (formerly Binz)	0.95%
Neartown / Montrose	1.18%
Northshore	0.71%
Northside / Northline	2.60%
Northside Village	2.13%
Park Place	0.00%
Pecan Park	0.00%
Pleasantville Area	0.24%
Second Ward	0.95%
Settegast	1.18%
Sharpstown	1.42%
South Acres / Crestmont Park	0.71%
South Belt / Ellington	0.71%
South Main	0.47%
South Park	2.36%
Spring Branch Central	1.18%
Spring Branch East	0.24%
Spring Branch North	0.47%
Spring Branch West	1.42%
Sunnyside	4.26%
Trinity / Houston Gardens	0.71%
University Place	1.18%
Washington Avenue Coalition / Memorial Park	1.89%
Westbranch	0.00%
Westbury	1.42%
Westchase	0.71%
Westwood	0.47%
Willow Meadows / Willowbend	0.47%
Willowbrook	0.95%

Housing Opportunities for Persons with HIV Aids (Non- Providers)

“Better Together”

Date: October 11, 2024
49 people

The Housing and Community Development Department (HCD) attended Housing Opportunities for Persons with HIV/AIDS (Non-Providers) Meeting. HCD facilitated presentation and discussion where non-pro providers were asked to break into small groups of 5 to 6 people to have an open discussion using questions provided by the Planning and Grant Reporting team of (HCD). The questions were designed to assess the barriers, needs, and strategies of providers in the city of Houston. The questions were:

Question 1: What are barriers or roadblocks that your organization experiences when serving Houstonians?

- Criminal Backgrounds of residents when applying for
- Housing availability, funding, and lack of shelter space
- Medical history undiagnosed or treated past illnesses
- Service accessibility due to visibility amongst service providers

Question 2: What types of services are lacking in Houston?

- Housing that is quality, safe and affordable
- Medical Assistance for Youth
- Mental Health assistance not just for adults but for youth
- Transpiration for rural areas and to appointments and interviews

Question 3: Are there groups or certain populations that are not being served adequately in Houston? If so, what groups and why?

- LBTQIA
- Domestic Violence Survivors

Question 4: What social services do you wish your organization could provide and what resources would you require?

- Childcare
- Housing
- Job Training

Question 5: What actions can we take to work together to better serve and support Houstonians with our limited resources?

- Better Communication amongst providers and the community

Letter of Agreement Division (HCD)/City of Houston Health Department

"Better Together"
Date: October 23, 2024
8 Attendees

The Housing and Community Development Department (HCD) partnered with our Letter of Agreement (LOA) division to present an opportunity for our partners to participate in a focus group. HCD facilitated a presentation and a discussion group where partners had an open discussion using questions provided by the Planning and Grant Reporting team of (HCD). The questions were designed to assess the barriers, need, and strategies of partners. The questions were:

Question 1: What are barriers or roadblocks that your organization experiences when serving Houstonians?

- Communication is a major barrier for the delivery of services
- Transportation increased opportunities to provide transportation to rural area residents
- Criminal History Many residents that have a criminal background and have experienced discrimination in housing

Question 2: What types of services are lacking in Houston?

- Housing services for felons
- Protection Services for Seniors (Evictions, Predatory Lending)

Houston Housing Authority: Landlord Symposium
Date: October 29, 2024
37 Attendees

Houston Housing Authority (HHA) is hosting a meeting for landlords and industry housing profession located in the City of Houston. The Housing and Community Development Department presented a presentation on Fair Housing. This presentation covered subject matter that spans from the introductory perspective of Housing as it relates to Fair Housing, while also providing examples of from different scenarios. Thereafter, attendees had the opportunity to raise questions relevant to our presentation, as well as comments.

Housing Opportunities for Person with HIV/AIDS (Providers)
Date: October 31, 2024
52 Attendees

The Housing and Community Development Department (HCD) attended Housing Opportunities for Persons with HIV/AIDS (Providers) Meeting. HCD facilitated presentation and discussion where non-pro providers were asked to break into small groups of 5 to 6 people to have an open discussion using questions provided by the Planning and Grant Reporting team of (HCD). The questions were designed to assess the barriers, needs, and strategies of providers in the city of Houston. The questions were:

Question 1: What are barriers or roadblocks that your organization experiences when serving Houstonians?

- Housing that is quality with affordable rent
- (Access) to where resources are located
- Technology is a consistent place to access up to date service information.

Question 2: What **types of services are lacking in Houston?**

- Legal Services
- Basic Technology Training (Cell Phone, Computer)
- Services to (Rural Areas)

Question 3: Are there groups or certain types of populations that are not being served adequately in Houston?

- LBTQIA
- Undocumented (Asylum Seekers)
- Reentry

Question 4: What social services do you wish your organization could provide and what resources would it require?

- Job Training
- Child Protection Services to assist children in need
- Emergency Housing that could assist in issuing more housing vouchers.
- Immigration Services (Training) on what documents are required to qualify for services.

Question 5: What actions can we take to work together to better serve and support Houstonians with our limited resources?

- Technology distributes information more accurately about services available to the community
- Collaboration building better relationships within the industry and community

Fall 2024 Open Houses

Summary

On November 7, 2024, and November 13, 2024, HCDD held Fall Open Houses that were structured to gain input on our strategic planning documents the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice (AI). The first open house was held virtually on Microsoft Teams. The second open house was held at Kashmere Gardens Multi-Service Center.

After a short presentation, public comment, the attendees were assigned to different breakout groups where two HCD staff members were assigned to each group: one facilitator and one notetaker. Each group was asked three questions prepared by our Planning and Grant Reporting team about needs, barriers, and strategies to meet those needs and overcome barriers. Question 1 participants were asked to write down their top needs for each of the three categories: (Top Housing Need, Top Social Service Need, Top Facility/Infrastructure Need). Question 2 participants were asked to list the barriers of those 3 categories (Housing Needs, Social Service Needs, and Facility/Infrastructure Needs). Question 3 asked what should be done in the next five years to address the needs and barriers.

Summary of Findings

Houstonians were very vocal about their needs and wants in their communities and for the City of Houston. The top needs were Affordable Housing/Availability, Financial Assistance Programs and Drainage. Participants then explained that inflation has caused existing affordable housing rents to increase, while also offering not offering more affordable housing that can accommodate for the rising rents. Other participants explained there was a need for more financial assistance programs that promote the home purchasing, information on credit repair, as well as more down payment assistance programs. Drainage was listed as the top infrastructural needs considering the recent natural disasters. It was explained that contractors are hired from different states who do not have a vested interest in the longevity of Houston infrastructural needs, therefore not building or repairing what is considered sustainable during the next natural disaster. Generally, also participants want greater transparency, cost efficiency, and accountability for all the city of Houston projects.

Summary of Public Comments (Thursday, November 7, 2024)

Commenter #1

Commenter 1 is a start-up company and has technology that would help mitigate risk and simulate real life scenarios, which in turn will impact the decisions that we make now and of the future of community planning. This artificial intelligence could also assist with the development of HCD's five-year strategy. Also, equally important to the commenter is building partnerships to assist in the development of Senior housing as well as rental housing for the Houston community at large.

Response: HCD appreciates the comment. HCD will continue to encourage all to visit https://houstontx.gov/housing/funding for ongoing requests for proposals and other funding opportunities related to the Housing department in general.

Commenter #2

Commenter 2 is the Community Impact Senior Manager with Upwards. Upwards is the largest fastest growing childcare network in the nation. Commenter stated there are an estimated 164,775 children between the ages of 0 and 5 in Houston with only 28,544 childcare slots in the community to serve them. Commenter stated that childcare is a significant barrier to the workforce, and parents struggle with finding affordable quality care options. The commenter has

reached out to several childcare providers in Houston to communicate efforts to acquire grant funding.

Response: HCD appreciates the comment. HCD will continue to encourage all to visit https://houstontx.gov/housing/funding for ongoing requests for proposals and other funding opportunities related to the Housing department in general.

Summary of Public Comments (Wednesday, November 13, 2024)

Commenter # 1

Commenter 1 is a caretaker of a Vietnam War veterans whose home burned down. As such he did not have any insurance, or homeowners' insurance. Since this time, they are now paying rent at an apartment. The commenter expressed that she was interested in talking with our programs about opportunities to get the resident back in his home and that she prepared a detailed letter about their current situation for any HCD program that is available to assist.

Response: HCD appreciates the comment. HCD will continue to address housing issues and needs by promoting the resources of our existing programs that are readily available to assist Houstonians.

Commenter #2

Commenter 2 is an entrepreneur of 22 years in engineering, real estate, and food. The commenter is very interested in sustainability, thus building sustainable cities and communities. The commenter has fostered professional relationships related to 3-D printing technology. One of those connections has built 100 home communities in 3-D printing technology in Austin. The other relationship is infrastructure in Peru. Additionally, the commenter would like to see more programs targeted towards mental health programs, nutrition, skills, and education. It is the overall desire of the commenter to help the community with access to advanced technology. The goal is to partner with Houston to expand and accelerate sustainable communities.

Response: HCD appreciates the comment. HCD will continue to encourage all to visit https://houstontx.gov/housing/funding for ongoing requests for proposals and other funding opportunities related to the Housing department in general.

Discussion Group Findings

Question 1: Identify the top need for each of the three categories. A. Top Housing Need B. Top Social Service Need C. Top Facility/Infrastructure Need

Top Housing Needs

- Affordable Housing and Availability of Affordable Housing.
- Housing Assistance Programs which include (Credit Repair, Homebuyer Assistance Rental Assistance)
- Drainage. Building sustainable roads, housing, and drainage systems.

Question 2: Identify barriers preventing residents from meeting their needs.

Top Barriers

- Funding
- Essential Services (Shelter, Food, Medical)
- Cost efficiency of existing services

Question3: Identify what should be done in the next five years to address needs and barriers.

Strategies and Actions

- More Funding (Improved Budget Management)
- Expansion of all existing services (Clinics and Transportation)
- More Funding and Better Strategies to make sure structures are compliant

Appendix 8: Written Comments and Response

Section Update In Progress

Appendix 9: Ordinance

Section Update in Progress

CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

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