

# 2015-2019 CONSOLIDATED PLAN

**City of Houston**  
*Annise D. Parker, Mayor*

**Housing and Community Development Department**  
*Neal Rackleff, Director*



# What is the purpose of today's Public Hearing?

Review information in the Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI)

Hear your comments





# Housing and Community Development Department

## HCDD administers four grants funded through the U.S. Department of Housing and Urban Development (HUD)

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

## Funding Priorities are

- Affordable Housing
- Supportive Services
- Infrastructure / Neighborhood Services
- Economic Development

# HCDD's Primary Initiatives

Reduce Homelessness

Revitalize Communities

Foster Community Economic Development

Enhance Quality of Life



Home Reconstruction for a homeowner in OST



Pine Shadows Elementary SPARK Park



Opening of Ibn Sina Community Clinic

# Consolidated Plan

**5-year strategic plan that addresses housing, homelessness, and community and economic development needs using entitlement grant funding**

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

# Annual Action Plan

Every year, the City develops an **Annual Action Plan** to identify specific projects and programs to fund using the federal grants

The **Annual Action Plan** serves as the grant application for entitlement funds

This year the City will submit a **Consolidated Plan and Annual Action Plan**

## Entitlement Grants

**CDBG** finances housing, public services, public facilities and improvements, and economic development

**HOME** promotes public-private partnerships to expand the stock of affordable housing opportunities for renters and homeowners

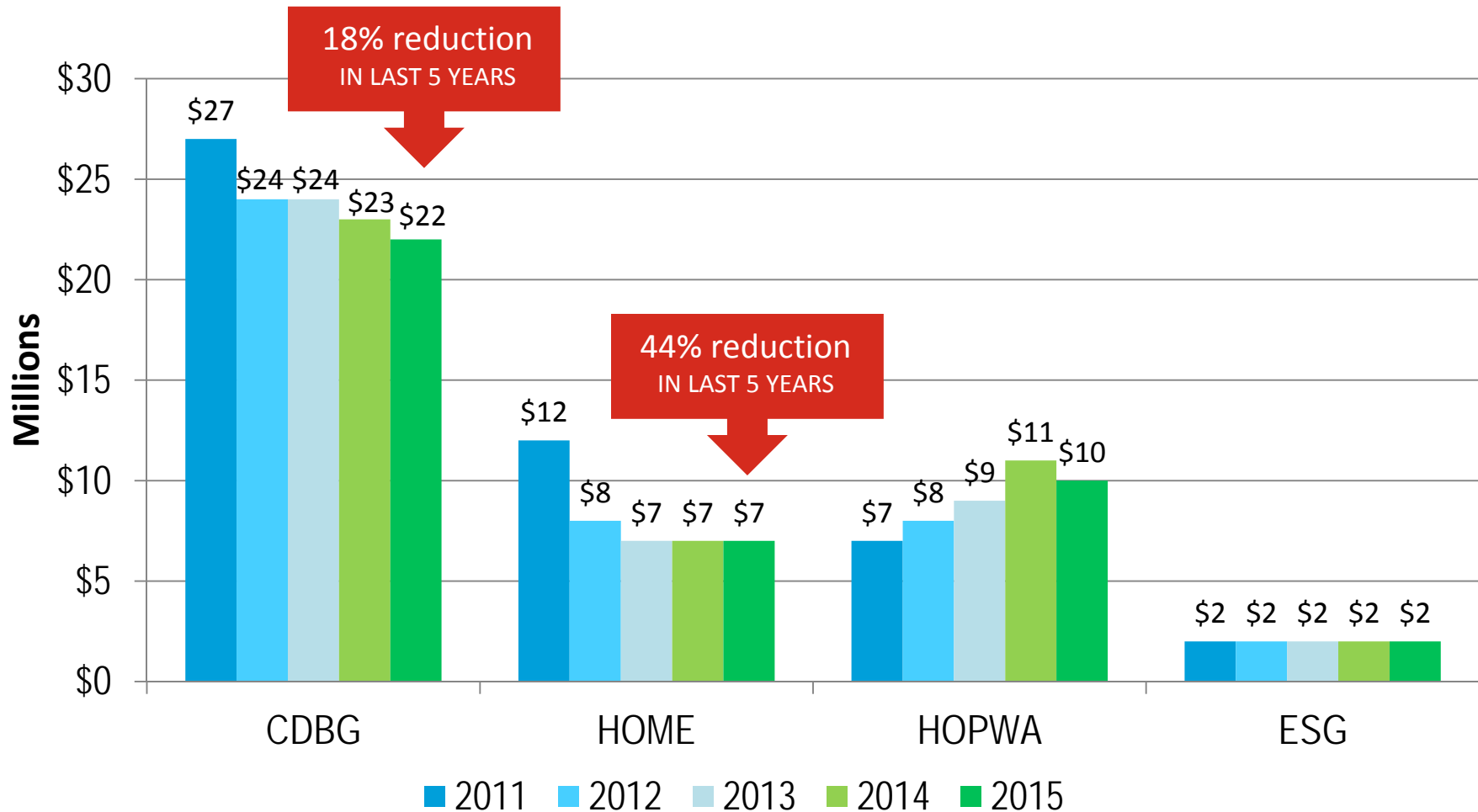
**HOPWA** funds the provision of housing and social services for persons with HIV/AIDS and their families

**ESG** finances the provision of shelter and services to the homeless population or those at risk of becoming homeless



# Program Year 2011 to Program Year 2015 Grant Allocations

## HUD Entitlement Grants Reduction





# Public Participation and Consultation



# Community Participation Methods

Information Sessions

Community Needs Survey

Discussion Groups

Key Stakeholder Interviews

Fair Housing Forum

Public Hearings

Draft Plan Comment Period



# Community Needs Survey

Notified an estimated **100,000+** people about the Community Needs Survey

Received **2,100+** surveys

Respondents **ranked** activities in order of importance

1. Affordable Housing
2. Infrastructure Improvements
3. Neighborhood Facility Improvements and Neighborhood Services
4. Economic Development
5. Supportive Services

# Community Needs Survey

**83%** of respondents agreed that Houston needs more affordable housing

**80%** of respondents agreed that affordable housing should be available in neighborhoods throughout Houston

The **3** top affordable housing needs in Houston

- Financial assistance for homeownership
- Repair of homeowner housing
- Repair of existing rental apartments

Respondents ranked the top **3** groups in greatest need of affordable housing as: **Elderly, Low-Mod Income Persons, and Homeless**



# Discussion Groups

**70** people attended **4** Neighborhood Discussion Groups and  
**175** people attended **5** Stakeholder Discussion Groups

## Top challenges for people to find and maintain housing

- Lack of Income
- Lack of accessible housing for persons with disabilities
- Lack of basic city services
- Poor quality of affordable housing
- Lack of amenities
- Lack of knowledge about affordable housing options
- Lack of financial education
- Lack of communication between gov. and residents
- Lack of knowledge about fair housing

# Discussion Groups

## Top activities the City can do to decrease discrimination

- Train City staff and residents about fair housing
- Provide residents with more financial literacy assistance
- Improve quality of existing affordable housing (SF and MF)
- Educate community about available affordable housing programs
- Improve condition of the neighborhood infrastructure
- Develop more mixed income housing
- Enforce the Fair Housing Law by holding violators accountable

# Key Stakeholder Interviews

Stakeholders interviewed - selected based on regulations and areas not covered by other outreach activities

## Summary of community needs

- Transportation needs especially in low-income communities are unmet
- Barriers to employment include criminal backgrounds and low educational attainment
- Barriers to affordable housing include rising land costs, limited resources, and lack of knowledge of programs.
- Gaps for delivering services include lack of resources for housing rehabilitation-especially for elderly and persons with disabilities and lack of resources for intensive case management

# Key Stakeholder Interviews

## Strategies recommended to the City

- Prevent overt housing discrimination
  - Implement comprehensive education effort
- Revitalize communities
  - Use comprehensive approach to affordable housing
  - Engage citizens in early dialogue with planning efforts
- Foster community economic development and promote quality of life
  - Invest in activities to increase educational achievement
  - Engage citizens to define their role in their community
- Eliminate chronic homelessness
  - Provide greater access to housing units and supportive services for the homeless



# Fair Housing Forum

**173** individuals attended the Forum representing **83** governmental, non-profit, and private organizations

## Top **four** challenges for people to find and maintain housing

- Supply of affordable housing
- Housing literacy
- Income
- Access to amenities

## Top activities the City can undertake to decrease discrimination

- Provide communication and education
- Expand resources to Increase affordable housing stock
- Address complaints / Regulations and enforcement
- Expand infrastructure and services



# Strategic Plan



# Consolidated Plan Components

The Consolidated Plan is the document that

- Identifies local community needs
- Includes housing and non-housing needs
- Shows goals and objectives set for the 5 year period
- Prioritizes and guides activities
- Is required by HUD to receive the community's entitlement funding
- Identifies issues that lead to housing discrimination in the *Analysis of Impediments to Fair Housing Choice (AI)*



## Needs Assessment & Data

### Data taken from the Comprehensive Housing Affordability Strategy (CHAS) found that in Houston

- 16.5% of all households (127,120) are extremely low-income (0-30% HAMFI)
- 49.1% of all households (377,920) have incomes ranging from zero to 80% HAMFI
- Approximately 30.1%\* of low-income households are severely cost burdened, paying over 50% of income for housing:
  - 79,755 (31.0%) of low- and moderate income renter households
  - 40,575 (28.3%) of low- and moderate income homeowners households

\*Does not have any other housing problems

# Housing Market Analysis

## The Housing Market Analysis Found

- The majority of housing units (51%) are 1-unit structures
- The majority of households are renter households
- Housing costs are growing faster than incomes
- Many affordable housing units are located in minority and low-income neighborhoods
- There is a lack of accessible and affordable housing in Houston

# Strategic Goals

## Five year strategic goals

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

# Strategic Goals

Strategic Goal	Five Year Goals
Preserve and expand the supply of affordable housing	Rehabilitate 250 homeowner units Abate/remediate 488 units Construct 817 rental units Rehabilitate 418 rental units
Expand homeownership opportunities	Assist 500 households
Provide assistance to persons affected by HIV/AIDS	Assist 12,975 households
Reduce homelessness	Assist 350 households with rapid re-housing Assist 950 persons with homeless prevention services Assist 115,500 persons with public services
Enhance quality of life	Assist 103,000 persons with public services
Revitalize communities	Construct/rehab 30 public facilities or infrastructure projects Provide code enforcement car for 161,250 units
Foster community economic development	Assist 50 businesses Create or retain 100 jobs



# 2015 Annual Action Plan



## 2015 HUD Entitlement Allocations

GRANT	AMOUNT*
Community Development Block Grant (CDBG) - Includes \$194,470 of projected program income	\$22,547,284
Home Investment Partnership Grant (HOME) - Includes \$90,943 of projected program income	\$6,598,805
Housing Opportunities for Persons With AIDS (HOPWA)	\$10,343,492
Emergency Solutions Grant (ESG)	\$2,027,628
<b>TOTAL</b>	<b>\$41,517,209</b>

\*Allocation amounts may be subject to change by HUD.

# 2015 HUD Entitlement Grant Activities

## Community Development Block Grant (CDBG)

Public Facilities and Improvements	\$6,461,500
Public Services	\$3,256,179
ESG Match	\$525,000
Lead-Based Paint	\$650,000
Multifamily Housing	\$2,547,319
Economic Development	\$2,000,000
Code Enforcement	\$2,597,830
Program Administration	\$4,509,456
<b>TOTAL</b>	<b>\$22,547,284</b>

## Anticipated Accomplishment

HCDD allocates \$3 to \$4 million per year in CDBG funds for public services activities including

- Employment and job training services
- Elderly services
- Services for homeless families or individuals
- Child care and youth services
- Health services
- Other public services assisting special needs populations



## Anticipated Accomplishment

### Pyburn's Grocery Store – At Scott and Corder Streets

- Creating new grocery shopping opportunities for the residents of Sunnyside and South Union
- Total project cost is \$3.7 million
  - Includes a \$1.7 million CDBG loan
- Completion expected summer 2015





# Anticipated Accomplishment

## Fifth Ward DeLuxe Theater Renovations

- Anticipated 125-seat performing arts theater, classroom space, a laboratory, and space for future retail development
- Total project cost is \$5.6 million
  - Includes \$5.3 million in CDBG funds
- Completion expected PY 2015



# 2015 HUD Entitlement Grant Activities

## Home Investment Partnerships Grant (HOME)

Multifamily/Acquisition/Rehabilitation/ New Construction/Relocation/Program Delivery*	\$5,938,925
Program Administration	\$659,880
<b>TOTAL</b>	<b>\$6,598,805</b>

\*Includes 15% CHDO Set-Aside

# Anticipated Accomplishment

## Villas at Colt Run – 7600 East Houston

- Demolition and rebuild outdated affordable housing
- **138** rental units for families
- Total project cost of \$21 million including \$3 million in HOME funds
- Expected completion summer 2015



Before



After



# Anticipated Accomplishment

## Heights Tower – 330 West 19<sup>th</sup> Street

- Rehabilitation of existing affordable housing
- **223** rental units for seniors
- Total project cost of \$12 million including \$10 million in HOME/CDBG funds
- Expected completion PY 2015



Before



After

# 2015 HUD Entitlement Grant Activities

## Housing Opportunities for Persons with AIDS Grant (HOPWA)

Operating Costs	\$1,355,000
Supportive Services	\$2,454,148
Project or Tenant-based Rental Assistance	\$3,500,000
Short-Term, Rent, Mortgage & Utility Assistance	\$2,000,000
Sponsor Administration	\$724,044
Grantee Administration	\$310,300
<b>TOTAL</b>	<b>\$10,343,492</b>



# Anticipated Accomplishments

## Housing Opportunity for Persons with HIV/AIDS PY 2015

- Provide TBRA for **475** households
- Provide STRMUA to **850** households
- Provide funding for permanent or transitional facilities serving **300** households
- Provide supportive services to **1,000** households



# 2015 HUD Entitlement Grant Activities

## Emergency Solutions Grant (ESG)

Homeless Management Information Systems (HMIS)	\$90,000
Emergency Shelter	\$635,558
Homeless Prevention	\$425,000
Rapid Re-Housing	\$725,000
Administration	\$152,070
<b>TOTAL</b>	<b>\$2,027,628</b>

# Anticipated Accomplishments

## Emergency Solutions Grant for PY 2015

- Assist **300** persons with homeless prevention including rent, utilities, and relocation and stabilization services
- Assist **60** households with rapid re-housing services
- Fund operation of emergency shelters serving **1,000** persons



PIT Count



Homeless Services



# Analysis of Impediments to Fair Housing Choice

# Analysis of Impediments

## An Analysis of Impediments to Fair Housing Choice (AI) is

- A review of problems that affect the rights of fair housing choice
- A review of public and private policies, practices, and procedures that affect housing choice
- A basis for fair housing planning which outlines the actions that the City expects to take to enhance fair housing choice

**Barriers to fair housing choice are any actions or omissions that restrict, or have the effect of restricting, the availability of housing choices based on protected classes**



# Fair Housing Impediments

The Analysis of Impediments to Fair Housing Choice found the following impediments

- Discrimination in Housing
- Lack of Knowledge about Fair Housing
- Lack of Affordable Housing Options
- Lack of Accessible Housing for Persons with Disabilities
- Affordability
- Imbalanced distribution of Amenities, Services, and Infrastructure between Neighborhoods
- Lack of Income/Lack of Funding

# Fair Housing Impediments

## Impediments continued...

- Lack of Financial Education
- NIMBY Resistance
- Lack of Transportation Options
- Low Educational Attainment Among African Americans and Hispanics
- Increased Health Hazard Exposure in Certain Neighborhoods
- Lack of Communication between Government and Residents

# Five Year Fair Housing Actions

## Selected actions to overcome impediments

- Counsel 7,500 people through the City's Landlord/Tenant Hotline
- Provide fair housing education or outreach to 500,000 citizens
- Provide fair housing education or training to 200 stakeholders that partner with HCDD
- Monitor private lending data and HUD fair housing complaint data annually
- Partner with other organizations or City Departments to promote fair housing education, financial literacy, and HCDD programs

# 2015-2019 Consolidated Plan Public Hearing

## 3 Minute Break



# 2015-2019 Consolidated Plan Public Hearing

## Public Comments





# Calendar for 2015 Con Plan, Action Plan, and AI

**April 2015**

**Public Hearings**

**Tuesday, April 7, 2015**

**Thursday, April 9, 2015**

**April 8, 2015**

**Housing and Community  
Affairs Committee**

**April 13, 2015**

**End of 30-day comment  
period of draft Plans**

**April 15, 2015**

**City Council**

**May 15, 2015**

**Plans Submitted to HUD**

**July 1, 2015**

**Begin new five year period**

## Next Steps

There are three ways to let your voice be heard during the **30-day review period from March 14 to April 13, 2015:**

- Present your comments at the Public Hearing
- Send an email to [millie.walker@houstontx.gov](mailto:millie.walker@houstontx.gov)
- Write a letter to HCDD, 601 Sawyer 4<sup>th</sup> Floor, Houston, TX 77007 Attn: Millie Walker, Public Hearing Coordinator

Plans will be presented to Housing and Community Affairs Committee on **April 8, 2015**

Plans will be presented to City Council for approval on **April 15, 2015**



**THANKS!**



@HoustonHCDD



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT