

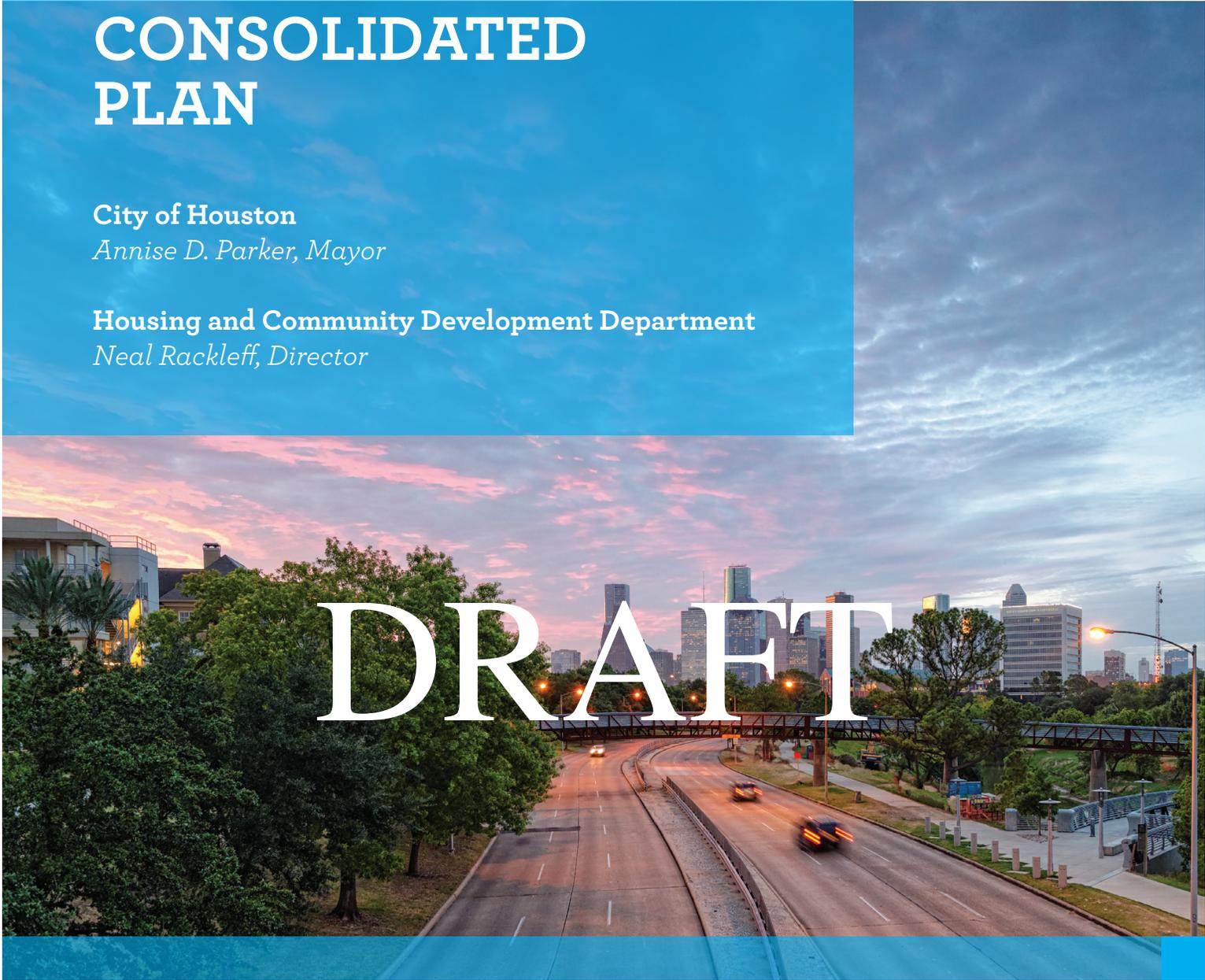
2015-2019 CONSOLIDATED PLAN

City of Houston

Annise D. Parker, Mayor

Housing and Community Development Department

Neal Rackleff, Director



DRAFT



2015-2019 CONSOLIDATED PLAN

2015 ANNUAL ACTION PLAN



CITY OF HOUSTON
ANNISE D. PARKER, MAYOR

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
NEAL RACKLEFF, DIRECTOR

DRAFT

THIS DOCUMENT IS SUBJECT TO CHANGE PENDING HUD APPROVAL

MAYOR

Annise D. Parker
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 (HCDD) developed the 2015-2019 Consolidated Plan (Con Plan). The Con Plan details how the City plans to invest its resources to meet Houston's ongoing affordable housing, community development, economic development, and public service needs during the five-year period from July 1, 2015 to June 30, 2020. The resources that will be used to address priorities in the Con Plan include four federal entitlement grants

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

According to HUD, the primary objectives of the entitlement funds are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and economic opportunity for low- and moderate-income Houstonians. As in the past several approved Consolidated Plans, the 2015-2019 Consolidated Plan funding priorities are divided into four categories designed to benefit low- and moderate-income Houstonians

- Affordable housing
- Supportive services
- Public improvements and infrastructure
- Economic development

The objectives of the 2015-2019 Consolidated Plan are to

- Improve housing opportunities by creating and preserving decent, safe affordable rental and homeowner housing
- Expand sustainable homeownership opportunities for low- and moderate-income families
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.
- Reduce homelessness by assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing appropriate housing and supportive service solutions
- Enhance quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by investing in infrastructure needs, enforcement of safety codes, and in public facilities that maximize impact by providing access to services
- 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
- Ensure fair access to housing for all residents

Priorities and objectives from the 2015-2019 Consolidated Plan align directly with HCDD's primary initiatives which include: Eliminate Homelessness, Revitalize Communities, Foster Community Economic Development and Enhance the Quality of Life.

For each year of the Consolidated 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.

2015 Action Plan.

The 2015 Annual Action Plan represents the first year of the 2015-2019 Consolidated Plan. The Annual Action Plan is the City's official application for HUD entitlement grants and proposes programs and services to be funded during the City's Fiscal Year (FY) 2016/HCDD's Program Year (PY) 2015 (July 1, 2015 - June 30, 2016). In the Annual Action Plan, HCDD provides a concise summary of specific actions that will take place during the program year to address the priority needs and goals identified in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Annual Objectives. The Plan identifies programs and activities that will be used to meet HCDD's goals. As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, 2) suitable living environment, or 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability. The annual activities that will enable HCDD to achieve these objectives and outcomes in PY 2015 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 to preserve existing housing stock
- Lead-based paint testing and abatement activities
- Services to HIV/AIDS populations
- Homelessness prevention and rapid rehousing

Suitable Living Environment

Make suitable living environments more available, accessible, affordable, and sustainable for low- and moderate-income residents through

- Building/rehabilitating neighborhood facilities
- Code enforcement
- Juvenile, youth, and childcare programs
- Supportive and transitional housing
- Support services for populations with special needs (e.g. elderly, persons with disabilities)
- Services for the homeless
- Health care education and services

Economic Development/Opportunities

Increase access to economic opportunity for low- and moderate-income communities through

- Expansion of business products based on community need
- Small business development services
- Job training and employment services for low- and moderate-income persons

3. Evaluation of past performance

Past Performance. During the last consolidated planning period, HCDD achieved many of the goals set for the period of July 1, 2010 to June 30, 2015. The following will review the goals and outcomes of the past five-year period through the close of the fourth year, ending June 30, 2014. A review of the fifth and final year of the past strategic plan period will be reviewed in the 2014 CAPER available in the fall of 2015.

Table 1: 2010-2014 Consolidated Plan Goals and Accomplishments

| Goal Name | 5 Year Goal | Accomplishments* | Percent of Goal Accomplished* |
|--|--|--|---|
| Preserve existing housing stock | Homeowner Units: 676 Relocation: 260 | Homeowner Units: 221 Relocation: 55 | Homeowner Units: 33% Relocation: 21% |
| Address and reduce exposure to lead hazards | Units Abated/Remediated: 1,020 | Units Abated/Remediated: 1,045 | Units Abated/Remediated: 102% |
| Increase supply of affordable rental housing | Rental units: 1,250 | Rental units: 922 | Rental units: 74% |
| Increase affordable homeownership | Households: 861 | Households: 576 | Households: 67% |
| Provide assistance to persons affected by HIV/AIDS | Households: 19,740 | Households: 14,445 | Households: 73% |
| Prevent homelessness and support rapid re-housing | Persons and Households: 11,147 | Persons and Households: 12,726 | Persons and Households: 114% |
| Provide youth services | Persons 57,900 | Persons: 60,115 | Persons: 104% |
| Provide health services | Persons: 15,824 | Persons: 32,269 | Persons: 204% |
| Provide public services | Persons: 49,314 | Persons: 53,633 | Persons: 109% |
| Provide elderly services | Persons: 11,894 | Persons: 12,648 | Persons: 106% |
| Provide homeless services | Persons: 133,140 | Persons: 165,594 | Persons: 124% |
| Improve neighborhood facilities | Public facility or infrastructure activity: 30 | Public facility or infrastructure activity: 20 | Public facility or infrastructure activity: 67% |
| Maintain neighborhood integrity | Housing Unit: 43,960 Sites: 265 | Housing Unit: 43,960 – 182% Sites: 265 | Housing Unit: 182% Sites: 376% |
| Provide job services for persons with disabilities | Persons: 830 | Persons: 1,056 | Persons: 127% |
| Provide job services for low- and mod-income persons | Persons: 892 | Persons: 546 | Persons: 61% |
| Provide loans for small businesses | Businesses: 85 Jobs: 75 | Businesses: 78 Jobs: 84 | Businesses: 92% Jobs: 112% |
| Provide Technical Assistance to Small Businesses | Businesses: 3,000 | Businesses: 3,200 | Businesses: 107% |
| Assist businesses to provide increase service in LMI areas | Business: 1 | Businesses: 0 | Businesses: 0% |

*Accomplishments as of 2013 CAPER

Many of the public service activities have already met their goals which include homeless, health and general public services and services for youth, elderly persons, and persons with a disability. Some goals will meet or be very close to the goal by the end of the consolidated planning period in June 2015 including providing loans and technical assistance to small businesses

During the past five years, several goals were revised from the original goals set in the 2010-2014 Consolidated Plan to

- To provide a more accurate goal as some goals were originally misrepresented
- To better align with HUD reporting guidance like reporting code enforcement site visits instead of citations issued
- To represent new goals outlined in new funding sources such as changes from the Emergency Shelter Grant to Emergency Solutions Grant
- To amend goals that were no longer achievable during the period due to unforeseen occurrences

Even with goal revisions, some activities will likely not meet the five-year goal set. When HCDD was awarded more than \$150 million dollars through the CDBG-Disaster Recovery Round II (CDBG-DR2) program, HCDD shifted staff capacity needed to address disaster related single family home repair activities from CDBG funded activities. Since support was directed toward CDBG-DR2, completed units under this program will be included in the results. Still, the goal will fall short.

The goal for assisting homebuyers will also not be met due to slowed market conditions in Houston during the first two years of the consolidated planning period and the implementation of a new HOME Rule revising federal requirements for homebuyer assistance activities. New guidelines for the Homebuyer Assistance Program were written during this time period to comply with the updated regulations.

The number of rental housing units created will most likely fall short of the five-year goal. During the past five years, Mayor Parker made a commitment to end chronic homelessness by 2015. Partnering with the Coalition for the Homeless, the Continuum of Care, the Houston Housing Authority (HHA), and many other social service organizations, HCDD focused resources on developing permanent supportive housing units, which need more funding than rental housing for other low- and moderate-income populations. Most importantly, HOME funding was cut by 50%, tremendously lowering the funding available to address rental housing needs.

HCDD will endeavor to carryout the 2015-2019 Consolidated Plan goals listed in this plan. Some goals may change due to unforeseen funding changes or federal rule changes. HCDD will continue to evaluate and strive to improve upon past performance.

4. Summary of citizen participation process and consultation process

In the development of the 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and the 2015 Analysis of Impediments to Fair Housing Choice (AI), the Housing and Community Development Department (HCDD) planned an extensive citizen participation and stakeholder consultation process.

HCDD worked with a number of City departments, the Houston Housing Authority, non-profit organizations, and other stakeholders to ensure that the planning process was both comprehensive and inclusive. HCDD solicited information from other City departments, the private sector, non-profits, neighborhood-based organizations, and residents regarding existing conditions and strategies for addressing current needs.

HCDD recognizes that Houston residents are the center of, and partners in, the development and execution of these Plans. Opportunities for citizen input were provided throughout the planning process through

- Publications and Postings
- Public Hearings
- Neighborhood Discussion Groups
- Stakeholder Discussion Groups
- Key Stakeholder Interviews
- Surveys including the Community Needs Survey

In May and December 2014, HCDD formerly met with its Community Development Advisory Council (CDAC). CDAC members provide meaningful information to strengthen HCDD's planning and outreach processes. The CDAC has been instrumental in planning and implementing citizen and stakeholder participation strategies for the 2015-2019 Consolidated Plan and the 2015 AI. A more detailed account of the participation process can be found later in PR – Consultation and PR – Citizen Participation.

5. Summary of public comments

A summary of citizen comments on the 2015-2019 Consolidated Plan and 2015 Annual Action Plan, along with HCDD's responses, is in the Appendix of this document. The comments will be posted after the period expires.

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

HCDD will consider all comments and views and does not anticipate that it will not send any responses specifically reject comments received.

7. Summary

During the next five years, HCDD will build upon past experience and new strategies striving to meet the new strategic goals set in this Con Plan. HCDD will continue to focus on using data-driven approaches and utilize various citizen and stakeholder participation techniques to validate the needs and priorities set in the Con Plan. Although, the 2015 Annual Action Plan marks the third Plan which has employed the new ConPlan Template in the Integrated Disbursement and Information System (IDIS) – HUD's entitlement funding reporting database, this Con Plan will be the first time that all aspects of the new online system will be functional. HCDD continues to make great strides in addressing the community's needs and the Consolidated Plan priorities through community involvement, evaluating past performance, and responding to past experience with improved efficiency.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|---------|-------------------|
| Lead Agency | HOUSTON | |
| CDBG Administrator | | |
| HOPWA Administrator | | |
| HOME Administrator | | |
| ESG Administrator | | |
| HOPWA-C Administrator | | |

Table 2 – Responsible Agencies

Narrative

The City of Houston Housing and Community Development Department serves as the lead agency responsible for administering the programs covered by the 2015-2019 Consolidated Plan and this 2015 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 2015-2019 Consolidated Plan and 2015 Annual Action Plan, please contact City of Houston Housing and Community Development Department (HCDD) at (832) 394-6266 or submit your comments to Millie Walker:

Millie Walker
 Planning and Grants Management Division
 City of Houston, Housing and Community Development Department
 601 Sawyer, 4th Floor
 Houston, TX 77007
millie.walker@houstontx.gov
 (832) 394-6266

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**1. Introduction**

The City of Houston recognizes that partnerships with public and private entities are vital to the provision of effective services to the Houston community. Each strategy prioritized by the City of Houston is only accomplished through effective collaborations with community partners. These partners provide the expertise needed to ensure quality service provision, housing development, and neighborhood revitalization efforts.

In preparation for this Con Plan, HCDD performed extensive outreach to both citizens and stakeholders. These stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, or work in low- and moderate-income areas.

Coordination and consultation with public and private agencies is important to the City of Houston when developing its Consolidated and Annual Action Plans. HCDD will continue to work with a number of City departments, the Houston Housing Authority, major non-profit organizations, and other stakeholders to ensure that the planning process is both comprehensive and inclusive. HCDD secures information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

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

In PY 2015, HCDD plans to continue to obtain meaningful input to strengthen programming and activities through the consolidated planning process. HCDD will

- Continue to reach out to and consult with organizations listed in the table titled “Agencies, groups, organizations who participated” in this section of the Plan
- Seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community issues and fair housing
- Participate in the process and advance community strategies to end chronic homelessness in Houston
- Host members of the Community Development Advisory Council (CDAC) to improve HCDD’s citizen and stakeholder outreach methods

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Houston strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals. HCDD is involved in many community collaborations with an aim to enhance coordination between housing and service providers in order to better serve the community.

HCDD continues to lead a community-wide effort to create deeply subsidized affordable housing units that are linked to mainstream and social supports, including primary and behavioral health care and housing in partnership with the City’s Health and Human Services Department, Harris County Community Services Department, Houston Housing Authority, Harris County Housing Authority, Houston Housing Finance Agency, and the Coalition for the Homeless of Houston/Harris County. This effort is being accomplished through the joint solicitation of proposals and a pipeline committee comprised of partner agencies that will allow supportive housing units in developments to receive appropriate rental subsidies and service funds necessary to house the target population. HCDD and the Mayor’s Office hosted and staffed this pipeline committee on behalf of the CoC.

As a member of The Ryan White Planning Council, HCDD works with medical service providers to coordinate the housing and service needs of persons affected by HIV/AIDS. HCDD also co-chairs the Priority and Allocations

Committee, a subcommittee of the Ryan White Planning Council. HCDD staff members meet at least twice a year with the current funded HOPWA providers to ensure that funding is being allocated and distributed in the most efficient way possible benefiting those need. Finally, HCDD staff members meet every month with a funders work group, made up of housing and service providers, to ensure that services and housing goals are aligned.

In addition, HCDD will continue stakeholder engagements such as those listed in the following table “Agencies, groups, organizations who participated”. HCDD will also host public and private housing providers with private and government service agencies at periodic meetings of the Community Development Advisory Council (CDAC). CDAC meetings will enhance the exchange of information between housing and service providers, as well as, plan for future coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

HCDD continues to work closely with the Continuum of Care (CoC) and the CoC Lead Agency, The Coalition for the Homeless of Houston/Harris County (Coalition). HCDD holds a voting seat on the CoC Steering Committee. The CoC Steering Committee voted to align with the four goals outlined in the federal strategic plan to end homelessness, which includes a goal to end chronic and veteran homelessness by 2015. To achieve this goal, HCDD has been actively receiving HUD technical assistance through the OneCPD Initiative. HCDD and the Special Assistant and Deputy Special Assistant to the Mayor for Homeless Initiatives, two full-time dedicated staff positions charged with developing strategies in coordination with local partners to end chronic homelessness in Houston, have taken a lead role in the local planning efforts related to a larger federal initiative known as the HUD/USICH (United States Interagency Council on Homelessness) Dedicating Opportunities to End Homelessness Initiative.

HCDD and the Mayor’s Office are leading the collaborative effort to develop 2,500 units of permanent supportive housing for the chronically homeless, cultivation of a new integrated care supportive housing service model, and initiating the implementation of a coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. Each of the outlined activities includes consultation and collaboration with a variety of stakeholders, including: homeless housing and service providers, public housing authorities, Harris and Fort Bend Counties, Harris Health System, Mental Health and Mental Retardation Authority (MHMRA), VA Medical Center, Houston Police Department, Harris County Sherriff, and the local HUD field office. HCDD has participated in a collaborative planning process with community partners, to generate a financial model and create an implementation plan, to support this initiative. This plan called for partners to dedicate resources over several year period to work cooperatively to vet, fund, and shepherd the permanent supportive housing projects needed. These commitments include resources for capital, operating, and service funding ensuring that all are fully subsidized and capable of meeting the model standards and the needs of the target population.

Progress is being made to fully implement the Coordinated Access system. During this past year, a Continuum of Care workgroup, comprised of 15 service providers and staffed by the Coalition for the Homeless and HUD Priority Community TA providers, began developing common assessment tools and triaging policies and began working with criminal justice and health related institutions to assess and triage people at imminent risk of homelessness to be matched with appropriate housing interventions. Implementation of phase one of the Coordinated Access System was initiated in January 2014, this included Permanent Supportive Housing placement. A pilot of phase two began January 2015, which included Rapid Rehousing placement. Phase two is currently scheduled to be fully implemented April 2015.

In addition to ending chronic homelessness, HCDD has actively participated in planning efforts to standardize and target homelessness prevention and rapid re-housing services. This has included updating program standards and

common system outcomes, in partnership with Harris and Fort Bend Counties, the City of Pasadena, as well as the Texas Department of Housing and Community Affairs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The four local jurisdictions that comprise the CoC, including the City of Houston, Harris County, Fort Bend County, and City of Pasadena, and the Coalition for the Homeless of Houston/Harris County (Coalition) continue to meet regarding implementation of ESG changes associated with the HEARTH Act. These meetings are referred to as the Public Funders Workgroup, a group within the CoC structure which ensures that all members of the CoC are targeting funding toward continuum-wide goals. This group assists in updating and maintaining standards for both the provision of assistance and performance. These continuum-wide performance measures are used to evaluate performance and determine resource allocations based on data from HMIS. Agencies receiving funding from HCDD must receive verification of participation in this system as a threshold requirement for funding. In the CAPER, HCDD will evaluate and include information from HMIS about the outcome of projects and activities assisted with ESG funds.

The strategy developed in the Houston area for ESG homelessness prevention funds prioritizes people who are at-risk of homelessness and who have experienced homelessness in the past. The CoC has developed a prioritization tool for homelessness prevention subrecipients of ESG funds. Families and persons in domestic violence situations are prioritized as those most at-risk of becoming homeless and in need of homelessness prevention assistance to achieve housing stability. The City of Houston, Harris County, Ft. Bend, and the Coalition for the Homeless of Houston/Harris County, coordinated ESG homelessness prevention and rapid re-housing strategies through the Continuum of Care.

ESG activity priorities will continue to be homeless prevention and rapid rehousing. Rapid rehousing activities will target those that: are first time homeless, have few recent episodes of homelessness, are part of a family that is homeless, and are fleeing/attempting to flee domestic violence.

HCDD plans to continue funding the Coalition in support of the operation and administration of HMIS. In addition, HCDD works with the Coalition and the CoC to ensure that policies and procedures are aligned with HUD requirements. As HCDD continues to develop its strategy for addressing funding priorities under the HEARTH Act, all work has been and continues to be done in coordination with the Coalition for the Homeless, the CoC including its committees and workgroups, and other adjacent jurisdictions. Partners are actively working to align and braid resources across the jurisdictions in support of a single, standardized rapid rehousing and prevention model, with the ultimate goal of leveraging substantial private investment in the coming years to substantially increase the number of homeless families to be served.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

| Agency/Group/Organization | Agency/Group/Organization Type | What section of the Plan was addressed by Consultation? | How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|--|--|
| Houston Housing Authority (HHA) | PHA | Public Housing Needs Homeless Strategy | <p>HCDD consulted with HHA staff regarding the Public Housing sections of the Plan. HCDD and HHA work together on a variety of issues and initiatives including jointly planning the deployment of CDBG-DR funds.</p> <p>To address homeless needs identified in the Consolidated Plan, HCDD has consulted with stakeholders in the PSH Planning Group, which coordinates funding of permanent supportive housing with the goal of ending chronic homelessness. HHA is a member of the PSH Planning Group and works to pair Section 8 vouchers to support PSH units.</p> <p>HHA serves on the CoC and CDAC. HCDD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives.</p> |
| Harris County Housing Authority | PHA | Homelessness Strategy | <p>To address homeless needs identified in the Consolidated Plan, HCDD has consulted with stakeholders in the PSH Planning Group, which coordinates funding of permanent supportive housing with the goal of ending chronic homelessness. Harris County Housing Authority is a member of the PSH Planning Group.</p> |
| Funders Together to End Homelessness Houston | Regional organization Other: Partnership with Public/Private Organizations | Homelessness Strategy | <p>To address homeless needs identified in the Consolidated Plan, HCDD has consulted with Funders Together, a public/private funding group that has participated in homeless planning efforts and has agreed to strategically invest resources to leverage public investment and help meet the CoC's goals.</p> |
| 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 | <p>Coalition staff was consulted regarding the Homeless sections of the Plan. The Coalition manages the HMIS system in which HCDD subrecipients report accomplishments for ESG activities. Data from HMIS is used to evaluate ESG program performance.</p> |

| 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? |
|--|--|---|---|
| Coalition for Barrier Free Living Houston Center | Services-Persons with Disabilities | Non-Homeless Special Needs | HCDD staff made a brief presentation about the consolidated planning process in December 2014, at the Coalition for Barrier Free Living's Houston Center for Independent Living's (HCIL's) monthly Housing Council meeting. HCDD conducted the community needs survey during the meeting and lead a discussion group. HCDD will continue its relationship with HCIL and encourage and plan future input opportunities with HCIL clients to ensure the planning process includes the needs of persons with disabilities. |
| City of Houston – Health and Human Services 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 | <p>HDHHS provides HCDD with lead-based paint program information and data for use in development of the Plan, as needed.</p> <p>HDHHS uses CDBG funds to address lead-based paint hazards, including lead-based paint testing and remediation, for underserved populations. HDHHS and HCDD staff will continue to collaborate on future funding opportunities that will encourage a holistic approach to promoting health and community development.</p> <p>HCDD and HDHHS also partner to serve low- and moderate-income persons and persons with disabilities through a variety of public services or public facilities projects to address needs identified in the Plan.</p> |
| City of Houston – Parks and Recreation Department | Services-Children Services-Education Other government – Local | Anti-poverty Strategy | <p>HCDD consulted with HPARD to determine the demand for youth programs. HCDD plans to continue partnering with HPARD to serve youth.</p> <p>HCDD also consults with HPARD to determine the funding needs for the renovation or creation of neighborhood parks.</p> |
| City of Houston - General Services Department | Other government – Local | Community Development Strategy | HCDD consults with GSD to determine the funding needs of potential construction projects in various city-owned facilities. HCDD may partner with GSD on construction projects. |
| Houston Housing Finance Corporation (HHFC) | Housing | Housing Strategy | In developing the Plan, HCDD regularly consults with HHFC on ways to efficiently deploy resources in the community. HHFC assists in implementing new multifamily development by providing bridge loans during the HCDD document preparation process. HHFC will continue to work with HCDD on new initiatives supporting economic development, including activities that address areas without full service grocery stores, also known as food deserts. |
| Houston Area HIV Services Ryan White Planning Council | Services-Persons with HIV/AIDS | Non-Homeless Special Needs HOPWA Strategy | HCDD staff meets periodically with the Ryan White Planning Council to share research and strategize ways to improve the quality of life for those affected by HIV/AIDS. HCDD staff serves on the Council and also serves as a co-chair of the Priorities and Allocations Committee. This information is utilized when determining needs of and services for the HIV/AIDS community. |

| 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 Low Income Housing Information Service (TxLIHIS) | Housing | Non-Homeless Special Needs Housing Strategy Community Development Strategy | HCDD collaborated in several ways in the development of the Con Plan. First, TxLIHIS staff helped to develop a method to reach out to neighborhoods for four Neighborhood Discussion Groups. TxLIHIS staff also reviewed the presentation materials to ensure that they would be understandable to the average citizen. Second, TxLIHIS staff presented at the Fair Housing Forum. These collaborations helped to form the needs and strategy sections of the Con Plan. |
| Texas Organizing Project (TOP) | Housing | Non-Homeless Special Needs Housing Strategy Community Development Strategy | TOP helped with the implementation of the direction HCDD received from TxLIHIS for the Neighborhood Discussion Groups. TOP, very active in various neighborhoods throughout Houston, was able to encourage citizens to attend. TOP staff and volunteers also reviewed the presentation materials to ensure that they would be understandable to the average citizen. |

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

HCDD contacted many organizations through various outreach techniques including meetings, e-mails, phone calls, and real-time audience surveys to solicit input and participation in the planning process. HCDD believes that all critical agency types were consulted during the participation and consultation process and did not intentionally fail to consult with any particular agency.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4 – Other local / regional / federal planning efforts

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|---|---|
| Continuum of Care | Coalition for the Homeless of Houston / Harris County | The CoC's priorities and its Strategic Plan to End Homelessness directly correspond to HCDD's Strategic Plan goals related to homeless populations. |
| Continuum of Care's Priorities and Program Standards | Coalition for the Homeless of Houston / Harris County | The CoC's priorities and standards directly overlap with the Strategic Plan and are used by the City of Houston when developing standards for its ESG funding. |
| Our Great Region 2040 | Houston-Galveston Area Council | HCDD's Strategic Plan has many of the same goals as H-GAC's regional plan, including addressing quality of life issues, specifically affordable housing and serving Houston's low-income populations through community development activities. |
| Fair Housing Equity Assessment | Houston-Galveston Area Council | Both HCDD and the FHEA have goals to affirmatively further fair housing in the City of Houston and the region. The development of the FHEA served as part of the analysis for Our Great Region 2040. |
| Livable Centers | Houston-Galveston Area Council | The Livable Centers Plans have been conducted in various areas of the City of Houston. Some areas overlap with HCDD's Areas for Community Reinvestment. The objectives of these Plans, including improving quality of life, overlap with the Strategic Plan's public facilities strategy. |
| Annual Plan | Houston Housing Authority | HHA's PHA plan provides details about agency operations and programs, including participants for the upcoming year. Both HHA and HCDD aim to help very low-income households secure housing. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|--|--|
| Harris County Consolidated Plan | Harris County | HCDD's Consolidated Plan has many of the same goals as Harris County's Consolidated Plan including addressing homelessness and improving the quality of life of underserved and low- and moderate-income communities. |
| City of Houston's Capital Improvement Plan (CIP) | City of Houston Finance Department | Both the CIP and the Consolidated Plan address the infrastructure needs in Houston. |
| Rebuild Houston | City of Houston | Rebuild Houston is a new pay-as-you-go funded business model for restructuring and maintaining Houston's drainage and street system. Rebuild Houston and the Consolidated Plan address neighborhood improvements. |
| CDBG-DR2 Planning Study | City of Houston Housing and Community Development Department | Through a combined effort with community leaders and statewide advocates, HCDD analyzed data to produce a Needs Assessment resulting in areas in which housing activities using CDBG-DR2 funding will be targeted. These areas are illustrated in the map titled, "Community Revitalization Areas (CRAs), CRA Outreach Areas, and Target Areas for Disaster Recovery Round II". |
| 2015 Analysis of Impediments to Fair Housing Choice (AI) | City of Houston Housing and Community Development Department | The AI is currently under development. Both plans use housing and demographic data and citizen and stakeholder outreach to determine city housing needs and barriers. The AI analyzed many different housing needs and the housing market in Houston, especially as related to the protected classes. The data for both plans was prepared together. In addition, the Con Plan's citizen and stakeholder outreach processes coincided in development of these plans. The overall goal for the AI is to eliminate housing discrimination, and HCDD works hard to align all of its Con Plan goals with the AI. |

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(I))

As described above in the discussion about activities to enhance coordination between housing providers and health, mental health and service agencies, a substantial amount of coordination, and sharing of financial resources, has been occurring in recent years between the City, Harris County, the Houston Housing Authority, and the Harris County Housing Authority. It has centered on the development of permanent supportive housing for chronically homeless individuals using Con Plan and other local resources.

In addition, many public entities participated in various citizen participation and stakeholder consultation events in the development of the Con Plan. For instance, staff from Harris County, Montgomery County, Fort Bend County, Harris County Housing Authority, and Houston Housing Authority attended the Fair Housing Forum.

Narrative (optional):

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

HCDD continues to work closely with other governments in the metropolitan area, the state, and the federal government to receive feedback for and implement the Consolidated Plan. HCDD's CDAC was an integral part in the development of the 2015-2019 Consolidated Plan and 2015 AI. HCDD works closely with HHA and Harris County to align funding objectives, especially objectives addressing homelessness. In addition, HCDD continues to participate in numerous conferences with the Texas Department of Housing and Community Affairs (TDHCA) to align HCDD's objectives of ending chronic homelessness through developing permanent supportive housing with those of TDHCA. Finally, HCDD continues to work closely with HUD officials both at the local office and through OneCPD.

PR-15 Citizen Participation

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

HCDD recognizes that Houston residents are the center of, and partners in, the development and execution of the Con Plan. The Citizen Participation Plan (CPP) establishes a means by which citizens, public agencies, and other interested parties can actively participate in the development of the Con Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER). It also sets forth the jurisdiction's policies and procedures for citizen participation. Using the CPP as a guide, HCDD aggressively solicited community involvement and provided residents with every opportunity to become involved in the development of this Con Plan. As input and comments were received, appropriate HCDD staff reviews and uses this information to inform community needs, allocation priorities, and programming.

Opportunities for citizen 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
- Neighborhood Discussion Groups
- Stakeholder Discussion Groups
- Key Informant Interviews
- Community Needs Survey

Efforts to Broaden Citizen Participation. HCDD implemented a broad outreach campaign to promote public participation in the development of this Con Plan and Annual Action Plan. Concerted effort to reach out to diverse populations was made including outreach to minorities, non-English speaking persons, persons with disabilities, and special needs populations. The following is a summary of these efforts.

- Held two public hearings at a central location, the Neighborhood Resource Center and the City Hall Annex, and two public hearings at a neighborhood location near low- and moderate-income residents, at the Southwest Multi-Service Center and one to be determined.
- Held public hearings in the evening after regular working hours and other meetings, such as the Neighborhood Discussion Groups and the Fair Housing Forum, during the day to make in-person public input opportunities available throughout the day for citizens.
- Extended invitations to public hearings and the Fair Housing Forum to residents of public housing. One Stakeholder Discussion Group was held for residents of public housing. Also, one public hearing was held at the Neighborhood Resource Center, owned by the HHA and located adjacent to HHA's Historic Oaks of Allen Parkway Village to encourage participation from public housing 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 in several languages including English, Spanish, Vietnamese, and Chinese. Made the Community Needs Survey available in English, Spanish, Chinese, and Vietnamese.
- Made staff available to attend and present at any organization's request from October of 2014 through January 2015.
- Held Neighborhood Discussion Groups for area's of the City with a high number of minority residents and low- and moderate-income populations.
- Held Stakeholder Discussion Groups for persons in or persons serving low- and moderate-income populations and special needs groups including immigrants, seniors, 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) |
|------------------------|------------------------------|--|---|--|---|
| Newspaper Ad | Non-targeted/broad community | HCDD published a public notice in the <i>Houston Chronicle</i> on August 21, 2014 advertising the public hearing and again on September 5, 2014 announcing the draft 2013 CAPER and Amended Analysis of Impediments was available for public comment from September 5, 2014 to September 19, 2014. | There were no comments on the PY 2013 CAPER, and one comment regarding the 2010 Amended AI. | No public comments were received. | http://www.houstontx.gov/housing/publiclegalnotices.html |
| Public Hearing | Non-targeted/broad community | HCDD held a public hearing on September 9, 2014 at a central location, City Hall Annex, to review the annual accomplishments listed in the 2013 draft CAPER and reviewed the amended AI. There were zero public attendees. | No public comments were received. | No public comments were received. | |
| Internet Outreach | Non-targeted/broad community | HCDD announced on Facebook/Twitter that the draft 2013 CAPER had been posted to the HCDD website and used these mediums to reiterate the public comment period info. | No public comments were received. | No public comments were received. | N/A |
| Community Needs Survey | Non-targeted/broad community | <p>The Community Needs Survey was a quantitative survey conducted to inform the Con Plan. The survey was made available online and in print from October 1, 2014 to December 15, 2015. The survey was made available online through www.surveymonkey.com and PDFs were available for download and print through HCDD’s website and during events attended by HCDD staff.</p> <p>A total of 2,120 respondents participated in the survey. Most (1,529) completed the survey online, and 466 paper surveys were received by HCDD. 125 respondents participated through the audience response system conducted by HCDD staff. Some survey participants (71) completed surveys in one of the following languages: Spanish, Chinese, or Vietnamese.</p> | A summary of the Survey findings are located in the Appendix. | No public comments were received. All surveys were accepted. | |

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|-------------------------------|---|---|---|--|--|
| Information Sessions | Non-targeted/broad community | <p>HCDD staff went to meetings and other events to let citizens know about the Con Plan development process. HCDD staff was available with information at each event and sometimes gave a short presentation or conducted the Community Needs Survey when requested. The following is a list of organizations visited</p> <ul style="list-style-type: none"> • East Lawndale Civic Association • Harvest Time Church • Homeless Coalition Provider Forum • Houston Center for Independent Living • Montrose Center's LGBT Seniors • Project AIDS Nigeria • United Way Care for Elders • United Way Senior Services Expo • United Way THRIVE <p>HCDD staff was available to go to events in the community to promote the citizen participation process for the Consolidated Plan and AI. During meetings HCDD reached at least 270 people and advertising in media outlets made information available to a much wider audience.</p> | <p>Feedback was given through the Community Needs Survey, when conducted. The Survey summary is located in the Appendix.</p> | <p>No public comments were received. All surveys were accepted.</p> | |
| Internet Outreach | Non-targeted/broad community | <p>A CitizensNet Email was sent on October 23, 2014 to over 80,000 people interested in housing and community development announcing the availability of the Community Needs Survey as well as announcing the availability of staff to attend regularly scheduled organization meetings to discuss the consolidated planning process.</p> | <p>No public comments were received.</p> | <p>No public comments were received.</p> | <p>http://www.houstontx.gov/citizensnet/index2014.html</p> |
| Neighborhood Discussion Group | <p>Minorities</p> <p>Non-targeted/broad community</p> | <p>HCDD worked closely with Texas Low Income Housing Information Service (TxLIHIS) and the Texas Organizing Project (TOP) to host four Neighborhood Discussion Groups targeting minority and low-income neighborhoods in Houston. HCDD staff worked closely with TxLIHIS and TOP to review presentation materials and brainstorm areas to hold discussion groups. Four neighborhood</p> | <p>Each discussion group was formatted the same with HCDD staff first making a presentation introducing the Consolidated Plan and AI, reviewing general data and maps related to Houston and the specific neighborhoods, and ending with discussion</p> | <p>All comments were considered. HCDD did not specifically reject any comments received.</p> | |

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------------------------|---------------------------|---|--|--|---------------------|
| | | <p>discussion groups were held at convenient locations near or in each area selected</p> <ul style="list-style-type: none"> • East: East End and Magnolia Park • Central: Near Northside, Third Ward and Fifth Ward • North: Independence Heights, Acres Homes, and northeast Houston • South and West: Sunnyside, OST, South Union, and Gulfton <p>Approximately 70 people attended the neighborhood discussion groups. A detailed report from the discussion groups is included in the Appendix.</p> | <p>about community needs and strategies related to community and economic development and fair housing choice. Each neighborhood discussion group lasted from two to three hours. A summary of the Discussion Groups is located in the Appendix.</p> | | |
| Stakeholder Discussion Group | Special Needs Populations | <p>HCDD worked with organizations that serve or represent groups of various protected classes or groups of citizens that may not always be able to participate. HCDD held discussions at the following organization's meetings</p> <ul style="list-style-type: none"> • Houston Housing Authority Resident Council • Houston Center for Independent Living • United Way THRIVE • City of Houston Interdepartmental Fair Housing Group • United Way Care for Elders <p>Approximately 175 people were involved attended the Discussion Groups.</p> | <p>All stakeholder discussion groups included a presentation from HCDD staff describing the Consolidated Plan and AI. Individualized information including data or maps for each group was provided as needed. Some questions for the stakeholder discussion groups varied depending on the expertise of the group, however the questions were similar. The way discussions were conducted also differed depending on the group. Sometimes discussion questions were asked to the whole group while other times, in order to accommodate larger groups, discussions occurred with a smaller group with written reports at the end of the discussion time. A summary of the Discussion Groups is located in the Appendix.</p> | <p>All comments were considered. HCDD did not specifically reject any comments received.</p> | |

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|-------------------|---|--|-----------------------------------|--|---|
| Newspaper Ad | <p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish and Chinese</p> <p>Non-targeted/broad community</p> | A notice of the fall public hearings was published in the Houston Chronicle on November 20, 2014. Advertisements also appeared in Spanish in La Voz on November 26, 2014; in Chinese in the Chinese Daily News in November 23, 2014, in Vietnamese in Saigon Tex News; and in English in African American News on November 24-30, 2014. | No public comments were received. | No public comments were received. | http://www.houstontx.gov/housing/publiclegalnotices.html |
| Internet Outreach | Non-targeted/broad community | On November 24, 2014, a CitizensNet email announcing the fall public hearings was sent to over 80,000 email addresses that are part of the City of Houston's CitizensNet database. | No public comments were received. | No public comments were received. | http://www.houstontx.gov/citizensnet/index2014.html |
| Internet Outreach | Non-targeted/broad community | Information about the fall public hearings was presented on the HCDD website, Facebook page, and Twitter page. Flyers were sent by e-mail to CDAC members. In addition, a copy of the presentation and a video of the first public hearing was available on HCDD's website for those unable to attend the hearing. | No public comments were received. | No public comments were received. | http://www.houstontx.gov/housing |
| Internet Outreach | Non-targeted/broad community | HCDD emailed over 900 invitations to the Fair Housing Forum and mailed over 325 invitations to area churches. Those emailed included persons who had taken the Community Needs Survey, who had attended the fall Public Hearings, HCDD stakeholders including the CDAC, and other housing and social service industry stakeholders including private, public and nonprofit agencies. | No public comments were received. | No public comments were received. | |

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|--------------------|---|---|---|--|---------------------|
| Fair Housing Forum | Non-targeted/broad community Minorities Non-English Speaking – Specify other language: Spanish, Vietnamese, and Chinese | <p>HCDD partnered with the Federal Reserve Bank – Houston Branch, Texas Low Income Housing Information Service (TxLIHIS), and the Greater Houston Fair Housing Center (GHFHC) to host the first Fair Housing Forum. The goal of the Forum was to bring together citizens and stakeholders to discuss fair housing needs and strategies to overcome discrimination, as well as to broaden the community’s perspective of fair housing issues.</p> <p>The Forum was a daylong event centrally located at the Federal Reserve Bank – Houston Branch. Researchers, practitioners, and advocates made presentations throughout the day. During the day, there were two opportunities for participants to work in small groups and provide direct input to HCDD about fair housing needs and impediments and strategies to overcome these impediments and promote fair housing choice.</p> <p>Over 200 people responded to the Fair Housing Forum invitation and more than 170 people attended.</p> | <p>A summary report of the Fair Housing Forum is located in the Appendix.</p> | <p>All comments were accepted. A few comments were not understandable due to writing legibility or the multiple interpretations of the comment. HCDD did not specifically reject any comments.</p> | |

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Houston faces overwhelming housing needs. Using recent Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD the following was found:

- 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 33.8% households are severely cost burdened: 92,435 (22.5%) renter households pay over 50% of their income for rent and 40,575 (11.3%) homeowners pay half or more of their income for housing costs
- 7.1% of all City households (54,770) are overcrowded and of those, almost three quarters are severely overcrowded.

The development of this new Con Plan coincided with the drafting of the 2015 Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of demographic research and analysis, program evaluation, and development. These have highlighted similar problems.

- The decreasing affordability of the City's housing stock
- The lack of homeownership opportunities for most City residents
- The mismatch of jobs, wages, rent, and for-sale prices
- The shortage of apartments able to accommodate large families and persons with disabilities.
- Aging housing stock, especially rental units and a lack of new construction and private housing investment in many areas of the City.
- High cost of land in certain areas of the City

CHAS data is one dataset that demonstrates the number of households in need of housing assistance. For instance, it estimates the number of households with housing problems. A housing problem consists of one or more of the following four problems: cost burdened – monthly household costs exceed 30% of monthly income, overcrowding – more than one person per room, unit lacks complete kitchen facilities, and unit lacks complete plumbing facilities. A very small percentage of housing units in Houston and the region have housing problems that include a lack of complete plumbing or kitchen. However, almost all households experiencing housing problems are cost burdened and/or overcrowded.

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

Summary of Housing Needs

Table 6 - Housing Needs Assessment Demographics

| Demographics | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 1,953,631 | 2,089,090 | 7% |
| Households | 718,897 | 769,867 | 7% |
| Median Income | \$36,616.00 | \$44,124.00 | 21% |

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

Table 7 - Total Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Total Households * | 127,125 | 112,055 | 138,745 | 70,645 | 321,310 |
| Small Family Households * | 45,460 | 47,110 | 58,325 | 27,995 | 147,045 |
| Large Family Households * | 15,055 | 15,710 | 18,385 | 9,360 | 25,320 |
| Household contains at least one person 62-74 years of age | 17,785 | 15,899 | 19,135 | 10,535 | 48,270 |
| Household contains at least one person age 75 or older | 12,349 | 11,675 | 11,209 | 4,929 | 19,515 |
| Households with one or more children 6 years old or younger * | 34,490 | 31,535 | 30,300 | 13,245 | 26,984 |

* the highest income category for these family types is >80% HAMFI

Data Source: 2007-2011 CHAS

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 | 2,120 | 1,550 | 1,705 | 430 | 5,805 | 670 | 330 | 620 | 210 | 1,830 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 4,200 | 3,635 | 2,455 | 930 | 11,220 | 265 | 590 | 675 | 360 | 1,890 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 9,760 | 7,290 | 5,730 | 2,280 | 25,060 | 1,100 | 1,885 | 3,255 | 1,509 | 7,749 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 56,310 | 19,530 | 3,910 | 520 | 80,270 | 15,575 | 11,485 | 6,985 | 1,725 | 35,770 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 8,000 | 34,445 | 28,460 | 5,665 | 76,570 | 4,450 | 8,220 | 15,450 | 8,054 | 36,174 |
| Zero/negative Income (and none of the above problems) | 9,935 | 0 | 0 | 0 | 9,935 | 3,600 | 0 | 0 | 0 | 3,600 |

Data Source: 2007-2011 CHAS

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 | 72,390 | 32,015 | 13,810 | 4,160 | 122,375 | 17,610 | 14,295 | 11,540 | 3,805 | 47,250 |
| Having none of four housing problems | 14,340 | 44,365 | 70,705 | 33,495 | 162,905 | 9,235 | 21,375 | 42,700 | 29,179 | 102,489 |
| Household has negative income, but none of the other housing problems | 9,935 | 0 | 0 | 0 | 9,935 | 3,600 | 0 | 0 | 0 | 3,600 |

Data Source: 2007-2011 CHAS

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 | 31,910 | 28,560 | 12,945 | 73,415 | 6,150 | 8,025 | 11,055 | 25,230 |
| Large Related | 10,440 | 7,265 | 1,665 | 19,370 | 2,525 | 4,084 | 4,484 | 11,093 |
| Elderly | 10,030 | 6,905 | 3,940 | 20,875 | 8,744 | 6,630 | 4,578 | 19,952 |
| Other | 26,365 | 19,715 | 15,175 | 61,255 | 4,135 | 2,704 | 3,750 | 10,589 |
| Total need by income | 78,745 | 62,445 | 33,725 | 174,915 | 21,554 | 21,443 | 23,867 | 66,864 |

Data Source: 2007-2011 CHAS

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 | 26,485 | 8,020 | 1,185 | 35,690 | 5,150 | 5,060 | 3,115 | 13,325 |
| Large Related | 8,140 | 1,170 | 40 | 9,350 | 2,075 | 2,100 | 714 | 4,889 |
| Elderly | 7,975 | 3,610 | 1,325 | 12,910 | 5,990 | 2,940 | 1,744 | 10,674 |
| Other | 24,060 | 7,905 | 1,585 | 33,550 | 3,570 | 2,085 | 1,650 | 7,305 |
| Total need by income | 66,660 | 20,705 | 4,135 | 91,500 | 16,785 | 12,185 | 7,223 | 36,193 |

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

Table 12 – Crowding Information – 1/2

| | Renter | | | | | Owner | | | | |
|---------------------------------------|---------------|---------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 12,685 | 9,645 | 6,720 | 2,400 | 31,450 | 960 | 1,835 | 2,530 | 949 | 6,274 |
| Multiple, unrelated family households | 1,115 | 1,035 | 1,220 | 615 | 3,985 | 420 | 675 | 1,460 | 885 | 3,440 |
| Other, non-family households | 425 | 410 | 425 | 210 | 1,470 | 15 | 0 | 0 | 40 | 55 |
| Total need by income | 14,225 | 11,090 | 8,365 | 3,225 | 36,905 | 1,395 | 2,510 | 3,990 | 1,874 | 9,769 |

Data Source: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance.

The number of householders living alone in Houston is 246,155, which accounts for almost one third (31.8%) of all households (2008-2012 ACS). Using the statistics of the total population of Houston, it is estimated that approximately half of the single person households, or 123,078 single person households, are low- and moderate income and therefore, may be in need of housing assistance. There is no available Census data describing the number of households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2012, an estimated 205,866 residents had sensory, physical, mental, work, mobility, and/or self-care limitations, representing approximately 9.8% of the City’s civilian, non-institutionalized population (2008-2012 ACS). Of these, 18,346 were under 18 years of age. It is estimated that Houston has about 18,000 low- and moderate-income families with children with disabilities who are in need of housing assistance. The need of families with an individual with a disability varies greatly depending on the disability and severity of the disability.

The Houston Area Women’s Shelter, a non-profit organization assisting victims of domestic violence, received 45,772 calls on the Crisis Hotlines from community members in 2013 and assisted 958 survivors with supportive housing during the same year. According to the PIT count on January 30, 2014, there were 1,450 victims of domestic violence in need of housing assistance, 893 persons in emergency shelters, transitional housing, and safe havens and 557 persons unsheltered. There are thousands of families each year fleeing from domestic violence. Almost all of these households are female-headed households and some have children. Housing and assistance should be geared to female headed households and families.

What are the most common housing problems?

Hundreds of thousands of households in the City have moderate to severe housing problems. This is not surprising given the fact that 49% of households in Houston, or 377,920 households, are low- and moderate-income. Out of all Houston households 30% of the owner occupied households had at least one housing problem and 51% of renter households had at least one housing problem.

Housing cost burden is the need to 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 household to pay more than 50% for housing costs. By far, housing cost burden is the most common housing problem in Houston, affecting 241,779 low- and moderate-income households including 127,693 households paying over half of their income for housing. A related problem is a high rate of overcrowded housing, meaning that there is more than one person per room or it is severely overcrowded, more than 1.5 persons per room. Approximately 46,674 households earning below the area median family income

have overcrowding issues. These are the two most common housing problems for Houston's low- and moderate-income households.

There are still households without 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 these kitchen or plumbing facilities, 2,775 owner occupied households and 7,090 renter occupied households.

The lack of affordable housing, especially decent and safe housing, is a significant problem in Houston according to the citizen participation outreach. Also closely related, households do not have enough income to afford housing that is adequate.

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

Low-income households are affected more by housing problems than any other group in Houston. Approximately three times the number of homeowner households is affected by housing problems like overcrowding and housing cost burden in rental 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 the Section NA-45 Non-Homeless Special Needs Assessment.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many very low-income households are rent burdened, have low paying jobs or are unemployed, and/or are uninsured. Most are at risk of losing their housing through eviction due to inability to pay rent.

Single-headed families earn less than married couples and therefore 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 households in Houston, 26.5%, and had a very low median family income at \$27,180, much lower than male-headed family households at \$38,338 (2008-2012 ACS).

Extremely low-income seniors and persons with disabilities represent two other groups that are at high risk of homelessness due to their limited income and additional needs.

HCDD has been targeting rapid rehousing activities to those that: are first time homeless, have few recent episodes of homelessness, are part of a family that is homeless, and are fleeing/attempting to flee domestic violence. In 2013, HCDD served 1,211 victims of domestic violence and 194 persons with disabilities out of a total of 1,489 people served with ESG funding in 2013. This shows that there is a need rapid rehousing and homeless prevention for victims of domestic violence and persons with disabilities because they are at imminent risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Houston does not currently estimate the at-risk population within the jurisdiction. Currently the Continuum of Care is working on this issue.

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

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 illness, job loss or another circumstance that causes a loss of income or an unexpected expense. Limited or lack of income can be linked to instability and risk of becoming homeless.

Discussion

Houstonians face overwhelming housing needs. About two in five renter households have at least one severe housing problem and one in three owner households have at least one severe housing problem. These problems stem from low incomes and can lead to overcrowding, unsuitable housing, and, in extreme circumstances, homelessness.

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

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

Introduction

According to HUD’s eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following will provide an assessment on the disproportionate housing need in the City of Houston based on race and ethnicity.

0%-30% of Area Median Income

Table 13 - 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 | 102,455 | 11,130 | 13,535 |
| White | 16,119 | 2,045 | 3,275 |
| Black / African American | 37,815 | 5,515 | 5,050 |
| Asian | 5,115 | 765 | 1,340 |
| American Indian, Alaska Native | 309 | 0 | 150 |
| Pacific Islander | 120 | 0 | 0 |
| Hispanic | 42,000 | 2,740 | 3,520 |

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Table 14 - 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 | 88,980 | 23,075 | 0 |
| White | 15,595 | 5,175 | 0 |
| Black / African American | 25,210 | 7,400 | 0 |
| Asian | 4,000 | 830 | 0 |
| American Indian, Alaska Native | 80 | 95 | 0 |
| Pacific Islander | 0 | 10 | 0 |
| Hispanic | 43,340 | 9,435 | 0 |

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Table 15 - 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 | 69,250 | 69,495 | 0 |
| White | 17,324 | 13,695 | 0 |
| Black / African American | 19,085 | 19,765 | 0 |
| Asian | 3,675 | 3,690 | 0 |
| American Indian, Alaska Native | 130 | 45 | 0 |
| Pacific Islander | 60 | 0 | 0 |
| Hispanic | 28,235 | 31,700 | 0 |

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Table 16 - 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 | 21,680 | 48,970 | 0 |
| White | 7,744 | 13,755 | 0 |
| Black / African American | 4,970 | 13,840 | 0 |
| Asian | 1,190 | 2,534 | 0 |
| American Indian, Alaska Native | 30 | 85 | 0 |
| Pacific Islander | 0 | 65 | 0 |
| Hispanic | 7,555 | 18,370 | 0 |

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The total percent of the population with severe housing problems earning below 100% AMI is 37.8% of the total number of households. Within each racial category or the Hispanic category no one category was 10% greater than the jurisdiction as a whole.

Only two income categories had racial groups or the Hispanic group with a disproportionately need. For the income category of 50%-80% AMI, the two racial groups, Pacific Islander and American Indian and Alaska Native, both had a disproportionately greater need at 74.3% for American Indian and Alaska Native and 100% for Pacific Islander, compared to the percentage of households in the jurisdiction as a whole with housing problems at 49.9%. The racial group was almost 20% points higher than the jurisdiction as a whole for the income category of 0-30% AMI. Although these two racial groups have a disproportional share of households with housing problems, the absolute number of households in these two racial categories is very low compared to other racial groups. American Indian and Alaska Native make up only 0.2% of the households earning below 100% of the AMI and Pacific Islander makes up 0.1% of the jurisdiction's households with one or more housing problems.

Although there are only a several hundred households showing a disproportionate need in the tables above, this does not mean the level of housing problems experienced is low. Of the 448,570 households included in these four tables, 62.9% or 282,365 households have one or more of the four housing problems. Analysis of data in the Disproportionally Greater Need 0-30% AMI: Housing Problems table shows that:

- 80.6% of households in this income bracket have one or more housing problems, ranging from 67% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which only represented 0.1% of the population for this income bracket.

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

- 79.4% of households in this income bracket have one or more housing problems, ranging from 0% to 82.8% in each racial and ethnic category.
- The highest incidence of problems (82.8%) occurred in the Asian racial category, which represented 4.5% of the population for this income bracket and was approximately 8% points higher than the percentage of white households with housing problems.

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

- 49.9% of households in this income bracket have one or more housing problems, ranging from 49.1% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which only represented 0.1% of the population for this income bracket. Also, high was the American Indian and Pacific Islander racial group of which 74.3% had one or more housing problems.

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

- 30.7% of households in this income bracket have one or more housing problems, ranging from 0% to 36.0% in each racial and ethnic category.
- The highest incidence of problems (36.0%) occurred in the White racial category, which represented 35.7% of the population for this income bracket.

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

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

Introduction

According to HUD’s eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following will provide an assessment on the disproportionate housing need in the City of Houston based on race and ethnicity.

0%-30% of Area Median Income

Table 17 – 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 | 90,000 | 23,575 | 13,535 |
| White | 14,595 | 3,569 | 3,275 |
| Black / African American | 32,770 | 10,555 | 5,050 |
| Asian | 4,345 | 1,540 | 1,340 |
| American Indian, Alaska Native | 264 | 45 | 150 |
| Pacific Islander | 120 | 0 | 0 |
| Hispanic | 37,070 | 7,670 | 3,520 |

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Table 18 – Severe Housing Problems 30 - 50% AMI

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 46,310 | 65,745 | 0 |
| White | 9,735 | 11,030 | 0 |
| Black / African American | 11,755 | 20,860 | 0 |
| Asian | 2,410 | 2,420 | 0 |
| American Indian, Alaska Native | 10 | 165 | 0 |
| Pacific Islander | 0 | 10 | 0 |
| Hispanic | 22,015 | 30,765 | 0 |

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Table 19 – 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 | 25,350 | 113,400 | 0 |
| White | 5,985 | 25,025 | 0 |
| Black / African American | 4,810 | 34,035 | 0 |
| Asian | 1,585 | 5,780 | 0 |
| American Indian, Alaska Native | 0 | 175 | 0 |
| Pacific Islander | 35 | 25 | 0 |
| Hispanic | 12,725 | 47,200 | 0 |

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Table 20 – Severe Housing Problems 80 - 100% AMI

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 7,965 | 62,680 | 0 |
| White | 1,920 | 19,574 | 0 |
| Black / African American | 1,350 | 17,455 | 0 |
| Asian | 420 | 3,304 | 0 |
| American Indian, Alaska Native | 4 | 115 | 0 |
| Pacific Islander | 0 | 65 | 0 |
| Hispanic | 4,145 | 21,785 | 0 |

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The total percent of the population with housing problems earning below 100% AMI is 62.9% of the total number of households. Of all the households, Pacific Islander had a disproportional need compared to the whole jurisdiction.

Only two income categories had a racial groups with a disproportionally need. For the income category of 0%-30% AMI, Pacific Islander had a disproportionally greater need at 100% compared to the percentage of households in the jurisdiction as a whole with housing problems at 70.8%.

The Pacific Islander racial group was 40% points higher than the jurisdiction as a whole for the income category of 50-80% AMI. Although the Pacific Islander racial group has a disproportional share of households with housing problems, the absolute number of households in this racial category is very low compared to other racial groups making up only 0.1% of the jurisdiction's households with severe housing problems.

Of the 448,560 households included in these four tables, 37.8% or 169,625 households have one or more of the four severe housing problems. Analysis of data in the Disproportionally Greater Need 0-30% AMI: Severe Housing Problems table shows that

- 70.8% of households in this income bracket have one or more severe housing problems, ranging from 57.5% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which only represented 0.1% of the households for this income bracket.

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

- 41.3% of households in this income bracket have one or more severe housing problems, ranging from 0% to 49.9% in each racial and ethnic category.
- The highest incidence of problems (49.9%) occurred in the Asian racial category, which represented 8.6% of the households for this income bracket and was approximately 9% points higher than the percentage of white households with housing problems.

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

- 49.9% of households in this income bracket have one or more severe housing problems, ranging from 49.1% to 100% in each racial and ethnic category.
- The highest incidence of problems (58.3%) occurred in the Pacific Islander racial category, which only represented 0.1% of the households for this income bracket.

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

- 11.3% of households in this income bracket have one or more severe housing problems, ranging from 0% to 36.0% in each racial and ethnic category.
- The highest incidence of problems (16.0%) occurred in the Hispanic category, which represented 52.0% of the households for this income bracket.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

According to HUD's eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|---------|---------|---------|-------------------------------------|
| Jurisdiction as a whole | 176,000 | 128,144 | 129,955 | 14,460 |
| White | 194,835 | 38,320 | 32,595 | 3,335 |
| Black / African American | 101,325 | 41,590 | 44,415 | 5,375 |
| Asian | 30,790 | 7,414 | 6,815 | 1,575 |
| American Indian, Alaska Native | 780 | 325 | 274 | 150 |
| Pacific Islander | 125 | 60 | 120 | 0 |
| Hispanic | 140,780 | 60,060 | 47,455 | 3,805 |

Data Source: 2007-2011 CHAS

Discussion:

Over one quarter of the households in Houston were cost burdened (28.6% of households) paying between 30%-50% of their household income for housing expenses, and over one quarter were severely cost burdened (29.0%) paying over 50% of their household's income on housing expenses.

Analysis shows only one racial group has a disproportionately severe cost burden. Only 120 households of Pacific Islanders, or 39.3%, pay more than 50% of their household income on housing. This is 10.4% points higher than the city's percentage with sever housing cost burden at 29.0%.

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?

As described above, Pacific Islanders were the one racial group with a disproportionate need with severe housing problems. Also, when analyzing the severe housing problems, Hispanics always have a higher percentage with severe housing problems as compared with the jurisdiction as a whole. Hispanics make up almost half (44.8%) of the households with severe housing problems. Far more Hispanics experience housing problems, including cost burden, than any racial group.

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?

Hispanic residents are located throughout the City with the majority located to the east downtown, the north side, and northwest of Houston. Asians live predominately near the Texas Medical Center area and in southwest Houston. Black and African Americans predominately live near downtown near the Third Ward or Fifth Ward or north or south of the 610 loop. Whites predominately live in a narrow strip heading straight west from downtown. Housing problems, including cost burden can be a problem no matter a household's income, however, housing burdens due take a greater toll on those with lower incomes without safety nets.

NA-35 Public Housing – 91.205(b)

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 25 housing communities with more than 5,500 units for families, elderly, persons with disabilities, and other residents. HHA also administers the nation’s third largest voucher program exclusively serving homeless veterans. The Harris County Housing Authority (HCHA) operates in Harris County outside the City limits of Houston. The following will just describe HHA.

Totals in Use

Table 22 - Public Housing by Program Type

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 407 | 3,261 | 16,515 | 112 | 16,142 | 805 | 0 | 221 |

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

Data Source: HHA

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | |
| Average Annual Income | 0 | 7,840 | 11,336 | 13,590 | 7,423 | 13,676 | 11,073 | 0 | |
| Average length of stay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Average Household size | 0 | 2 | 2.5 | 2.6 | 1 | 2.7 | 1.4 | 0 | |
| # Homeless at admission | 0 | 0 | 0 | 1037 | 112 | 120 | 805 | 0 | |
| # of Elderly Program Participants (>62) | 0 | 97 | 843 | 2,495 | 15 | 2,369 | 114 | 0 | |
| # of Disabled Families | 0 | 133 | 0 | 4,189 | 78 | 3,830 | 281 | 0 | |
| # of Families requesting accessibility features | 0 | 0 | 8 | 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 24 – Race of Public Housing Residents by Program Type

| Race | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 48 | 340 | 1,293 | 37 | 1052 | 191 | 0 | 13 |
| Black/African American | 0 | 354 | 2,581 | 15,554 | 74 | 14,665 | 612 | 0 | 203 |
| Asian | 0 | 1 | 247 | 209 | 0 | 205 | 1 | 0 | 3 |
| American Indian/Alaska Native | 0 | 0 | 19 | 37 | 1 | 33 | 1 | 0 | 2 |
| Pacific Islander | 0 | 4 | 84 | 188 | 0 | 187 | 1 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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

Data Source: HHA

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 25 | 401 | 953 | 20 | 887 | 35 | 0 | 11 |
| Not Hispanic | 0 | 382 | 2,860 | 16327 | 92 | 15,255 | 770 | 0 | 210 |

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

Data Source: HHA

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HHA completed modifications to comply with Section 504 in 2011. All of the sites are fully compliant. In tables below, generally the availability of 504 meets the needs of the tenants on the waiting list.

Table 26: Public Housing Waitlist List for Accessible Units

| Waitlist | Percent that Are Handicapped or Disabled | Total Number of Handicapped or Disabled | Total Number of Applicants |
|--|--|---|----------------------------|
| Allen Parkway Village | 3.0% | 63 | 2,413 |
| Fulton | 5.0% | 6 | 120 |
| Heatherbrook | 3.0% | 4 | 118 |
| Historic Oaks of Allen Parkway Village | 1.0% | 2 | 162 |
| Historic Rental | 2.0% | 17 | 705 |
| Lincoln Park | 3.0% | 50 | 1,523 |
| Long Drive | 3.0% | 195 | 5,774 |
| Telephone Road | 1.0% | 4 | 542 |
| Oxford Place | 3.0% | 24 | 917 |
| Victory | 3.0% | 8 | 314 |
| Central Waiting List | 4.0% | 556 | 14,489 |

Source: HHA

Table 27: Tenant Transfer Waiting List

| | Awaiting | Offered but Declined |
|--|----------|----------------------|
| Grab bars; Live in aide; Additional bedroom; closer to specific area; quiet location | 13 | 3 |
| Downstairs; minimal stairs | 43 | 3 |
| Accessible | 10 | 3 |
| Walk/Roll in Shower | 0 | 0 |
| Elderly | 0 | 0 |
| Air Conditioned Unit | 1 | 0 |

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 tables below are the Public Housing income tier waitlist and waitlist by bedroom size along with the Section 8 waitlist. The most immediate needs for Public Housing residents is an increase in need as far as quantity specifically for those who are extremely low income (30%) and those who are need of a one bedroom. This was seen to be a clear trend throughout the central waiting list as well as the site based waiting list. The most immediate needs for Housing Choice voucher is for those families with children.

Table 28: Public Housing Income Tier Waitlist

| Property | Number Qualifying for Low Income | Number Qualifying for Very Low Income | Number Qualifying for Extremely Low Income |
|--------------------------------|----------------------------------|---------------------------------------|--|
| Allan Parkway Village | 96 | 481 | 1,833 |
| Fulton | 6 | 25 | 98 |
| Heatherbrook | 1 | 5 | 112 |
| Historic Oaks of Allen Parkway | 13 | 34 | 114 |
| Historic Rental | 37 | 128 | 538 |
| Lincoln Park | 17 | 184 | 1,320 |
| Long Drive | 101 | 664 | 5,009 |
| Telephone Road | 11 | 64 | 467 |
| Oxford Place | 16 | 119 | 782 |
| Victory | 8 | 51 | 255 |
| Central Waitlist | 215 | 1,440 | 12,830 |
| Total | 521 | 3,195 | 23,358 |

Source: HHA

Table 29: Public Housing Waitlist by Bedroom Size

| Property | 1 BR | 2BR | 3BR | 4BR | 5BR |
|--------------------------------|---------------|--------------|--------------|------------|-----------|
| Allan Parkway Village | 994 | 723 | 582 | 101 | 13 |
| Fulton | 120 | 8 | 0 | 1 | NA |
| Heatherbrook | NA | 103 | 9 | 6 | NA |
| Historic Oaks of Allen Parkway | 92 | 70 | NA | NA | NA |
| Historic Rental | 425 | 208 | NA | NA | NA |
| Lincoln Park | 824 | 383 | 315 | 1 | NA |
| Long Drive | 3,075 | 1,640 | 884 | 175 | NA |
| Telephone Road | 537 | 5 | NA | NA | NA |
| Oxford Place | 452 | 308 | 152 | 5 | NA |
| Victory | 162 | 78 | 74 | 0 | NA |
| Central Waitlist | 9,462 | 3,389 | 1,517 | 121 | NA |
| Total | 16,143 | 6,915 | 3,533 | 410 | 13 |

Source: HHA

Table 30: Section 8 Waiting List

| | Number of Families | Percentage of Families |
|--------------------------|--------------------|------------------------|
| Families with Children | 9,536 | 59.4% |
| Elderly Families | 921 | 5.7% |
| Families with Disability | 2,121 | 13.2% |
| Wait List Total | 16,048 | 100.0% |

Source: HHA

How do these needs compare to the housing needs of the population at large

Once individuals and families enter public housing or retain a voucher, they should no longer have one of the four housing problems. Although they may not have one of the four housing problems defined by HUD, the needs related to low income and other unique issues including disabilities can still effect the population served by HHA as it effects 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 is most likely in need of housing assistance.

The majority of those on the Section 8 waiting list are families with children at 59.4% of the waiting list. This shows how families with children are cost burdened and reinforces the need for large family rental apartments that are affordable for low-income families.

Discussion

The demand for public housing and vouchers in Houston continues to increase as does the number of low- and moderate-income population. In August 2012, 83,743 families applied to be added to the Housing Choice Voucher waitlist. While HHA only administers 17,715 vouchers, there is a clear need in the community for additional ways to subsidize rents for low-income families and rents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Each year the Coalition for the Homeless of Houston and Harris County performs a Point-In-Time (PIT) count of sheltered and unsheltered homeless persons in the Houston, Harris County, and Fort Bend County areas. The purpose of the count is to determine the number of homeless persons, as defined by HUD. This count is conducted in the last week of January each years as designated by HUD. The last count conducted with available results was January 30, 2014. The latest count was organized and led by the Coalition for the Homeless in consultation with The University of Texas School of Public Health and the City of Houston Department of Health and Human Services. Many homeless service providers participated as well as community volunteers, including homeless and formerly homeless persons. The following will describe results of the 2014 PIT count as well as some information from HMIS.

Table 31: 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) | 1,390 | 0 | 5,451 | 3,120 | 3,822 | 86 |
| Persons in Households with Only Children | 18 | 62 | 124 | 96 | 5 | 59 |
| Persons in Households with Only Adults | 1,609 | 2,229 | 12,177 | 5,888 | 6,824 | 50 |
| Chronically Homeless Individuals | 117 | 646 | 2,067 | 501 | 1,158 | 209 |
| Chronically Homeless Families | 2 | 0 | 98 | 21 | 137 | 549 |
| Veterans | 302 | 334 | 2,808 | 1,129 | 1,496 | 71 |
| Unaccompanied Youth | 227 | 215 | 1,345 | 941 | 322 | 31 |
| Persons with HIV | 12 | 67 | 258 | 52 | 219 | 73 |
| *2014 PIT, as reported to HUD HDX | | | | | | |
| **2014 HMIS enrollment data from particular programs | | | | | | |
| Since data for those “becoming” and exiting” homelessness come from different program types, the difference between these two columns is not the actual increase/reduction. Also chronically homeless status is self-reported and not necessarily back up by length of time homeless as shown in HMIS. | | | | | | |
| Source: Coalition for the Homeless Houston/Harris County | | | | | | |

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|---|------------|------------------------|
| White | 1158 | 884 |
| Black or African American | 1742 | 1314 |
| Asian | 28 | 7 |
| American Indian | 14 | 28 |
| Native Hawaiian | 12 | 15 |
| Multiple races | 63 | 43 |
| | | |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Non-Hispanic or Latino | 2,477 | 4,527 |
| Hispanic | 540 | 781 |
| Source: Coalition for the Homeless of Houston/Harris County | | |

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

Those in need of housing assistance include those extremely low-income households with at least one severe housing problem who may become homeless, those who are sheltered but will leave shelter without a stable income to support independent living, and those who are unsheltered.

There were 644 homeless veterans counted in January 2014, which means 1 in 8 homeless persons was a veteran. Of these veterans, more than half, or 334 homeless veterans, were unsheltered, living in areas not meant for human habitation. Almost all were male and in single person households.

There were two chronically homeless families counted, totaling 6 persons. Both families were in emergency shelters when counted.

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

The results of the 2014 PIT count found that there were an estimated 5,351 homeless persons living in Houston in January 2014. Of those counted, 58% identified as Black or African American and 38% identified as White. Just over half of both homeless Black and African Americans and homeless Whites (57%) were sheltered and 43% of both races were unsheltered. There was a very small percentage of other racial groups who were homeless: 2% multiple races, 1% Asian, 1% American Indian or Alaskan Native, and 1% Native Hawaiian and Pacific Islander.

Only about 1 in 6, or 781, of the homeless counted were Hispanic or Latino. In addition, about 30% of homeless Hispanic or Latinos were unsheltered, which was a much less percentage compared to the non-Hispanic or Latino homeless population counted, of which 45% were unsheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2014 PIT Count there was a total of 5,351 homeless persons counted. There has been a 37% decrease in homelessness since 2011 and a 16% decrease since 2013. Although there has been a decrease, still 1 in 910 people in Harris and Fort Bend Counties is homeless.

The majority of the homeless population was sheltered in Harris County, 2,953 people. There were 107 people counted as sheltered in Fort Bend County and 48 were unsheltered in Fort Bend County. The 155 homeless individuals (2.9%) counted in Fort Bend County was an increase over last year's percent of 0.4. Of the total number of homeless persons, 2,291 (43%) were unsheltered. The number of the unsheltered homeless population has dropped by 50% since 2011.

There is a high rate of mental illness and substance abuse issues in the homeless population. About one third had substance abuse problems and two in five had mental health issues.

Discussion:

The number of homeless persons counted has been on the decline since 2011 and the number of unsheltered homeless has become less than the number of sheltered homeless. This decline directly correlates to the City's focus on ending chronic homelessness and its initiative to create more permanent supportive housing units. There was an increase in the number of permanent supportive housing units available in Houston. There was a 28% increase in the number of permanent supportive housing units available compared to 2013 and an 81% increase compared to 2011.

The needs for the homeless vary depending on the situation. Some need housing with intensive services such as mental health services and case management. Others may not be chronically homeless or not need as many supportive services. A homeless system that has a variety of options of services, including permanent supportive housing, depending on the needs of the homeless individual or family is needed to continue to lower the amount of unsheltered homeless individual in Houston.

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 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. The section reviews the needs of persons who are not homeless but may require supportive housing. This includes but not limited to

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The following tables help to describe the needs the non-homeless special needs groups.

HOPWA

Table 32 – HOPWA Data

| | |
|--|--------|
| Current HOPWA formula use: | |
| Cumulative cases of AIDS reported | 32,409 |
| Area incidence of AIDS | 1,038 |
| Rate per population | 17 |
| Number of new cases prior year (3 years of data) | 3,365 |
| Rate per population (3 years of data) | 19 |
| Current HIV surveillance data: | |
| Number of Persons living with HIV (PLWH) | 24,962 |
| Area Prevalence (PLWH per population) | 404 |
| Number of new HIV cases reported last year | 0 |

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Table 33 – HIV Housing Need

| Type of HOPWA Assistance | Estimates of Unmet Need |
|--|-------------------------|
| Tenant based rental assistance | 31 |
| Short-term Rent, Mortgage, and Utility | 0 |
| Facility Based Housing (Permanent, short-term or transitional) | 3 |

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Table 34: Persons with Disabilities by Age Range in Houston

| | # | % |
|--|---------|-----|
| Under 5 years | 1,419 | 0.1 |
| 5-17 years | 16,927 | 0.8 |
| 18-64 years | 114,670 | 5.5 |
| 64+ years | 72,850 | 3.5 |
| %represents a share of the total population. | | |
| Source: B18101 2008-2012 ACS | | |

Table 35: Disability Types in Houston

| Disability Type | # | % |
|-------------------------------|---------|-----|
| Hearing Difficulty | 51,153 | 2.4 |
| Vision Difficulty | 46,511 | 2.2 |
| Cognitive Difficulty | 77,344 | 4.0 |
| Ambulatory Difficulty | 112,398 | 5.8 |
| Self-care Difficulty | 46,717 | 2.4 |
| Independent Living Difficulty | 75,416 | 4.9 |

Percentage for Hearing and Vision Difficulty based on entire population; Percentage for Cognitive, Ambulatory, and Self-care Difficulty based on population 5 years and older; Independent Living Difficulty based on population 18 years and older.
 Source: Tables B18102-B18107 2008-2012 ACS

Table 36: Household Type and Size Households with Housing Problems

| | # | % |
|------------------------------|---------|-------|
| Family households, <5 people | 136,570 | 43.1 |
| Family households, 5+ people | 56,995 | 18.0 |
| Non-family households | 123,565 | 39.0 |
| Total | 317,125 | 100.0 |

Data Source: 2007-2011 CHAS

Table 37: Income and Tenure by Household Type

| | Extremely Low-Income (0-30%) | | Low -Income (31-50%) | | Moderate-Income (51-80%) | | Middle/Upper Income (81%+) | | Total |
|---------------------------------|------------------------------|--------|----------------------|--------|--------------------------|--------|----------------------------|--------|-------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | |
| Elderly (62+ years) Households* | 9.8% | 10.6% | 10.7% | 6.3% | 11.5% | 5.3% | 37.7% | 8.2% | 100% |
| Small Family (2-4 persons) | 2.5% | 11.4% | 3.6% | 10.8% | 6.7% | 11.2% | 35.7% | 18.0% | 100% |
| Large Family (5+ persons) | 3.7% | 14.2% | 6.8% | 12.0% | 12.3% | 9.6% | 31.9% | 9.5% | 100% |
| Other | 2.7% | 14.7% | 1.7% | 10.0% | 3.0% | 14.5% | 19.6% | 33.8% | 100% |
| All Households in Houston | 4.0% | 12.6% | 4.6% | 9.9% | 7.0% | 11.0% | 30.9% | 20.0% | 100% |

*Family and Non Family Households
 Data Source: 2007-2011 CHAS

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* | 67.6% | 71.3% | 47.6% | 82.2% | 30.5% | 59.5% | 10.2% | 22.1% | 36.7% |
| Small Family (2-4 persons) | 75.4% | 86.6% | 69.4% | 100.0% | 52.5% | 43.8% | 11.9% | 11.0% | 39.8% |
| Large Family (5+ persons) | 87.0% | 95.2% | 85.3% | 94.7% | 68.0% | 72.8% | 27.9% | 50.4% | 62.9% |
| Other | 70.9% | 80.1% | 68.4% | 88.7% | 56.3% | 49.4% | 21.2% | 10.1% | 40.2% |
| All Households in Houston | 72.5% | 83.2% | 63.1% | 87.0% | 49.7% | 50.0% | 15.1% | 13.4% | 41.2% |

*Family and Non Family Households
 Data Source: 2007-2011 CHAS

Describe the characteristics of special needs populations in your community:

Many Houstonians have special needs due to their physical, intellectual, or mental circumstances. These special needs populations are often those with very little income. In addition, access to personal cars or other non-public transit mobility is limited to what income provides and the ability to drive.

Elderly and Frail Elderly

Elderly households in Houston had a higher percentage of low- and moderate-income households, at 54.1%, compared to the total households in the city, at 49.1%, according to CHAS data. There is a much higher percentage of elderly households living in owner occupied housing compared to other households in the city. Over one quarter (27%) of these elderly households living in owner occupied housing have housing problems. Also, elderly rental households have a greater percentage of housing problems, at 58%, compared to all rental households in Houston (51%). Most older adults are on fixed incomes and do not work.

Persons with Disabilities

Houston has 205,866 people, or 9.8%, who have a reported disability either sensory, physical, mental, work, mobility, and/or self care limitations. Over 56% of those with a disability reported an ambulatory difficulty, which means difficulty walking or climbing stairs and 37.6% reported having a cognitive difficulty remembering, concentrating, or making decisions. According to METRO Lift, there are approximately 17,000 persons with a disability currently eligible for METROLift who cannot ride regular public transit due to their disability. METROLift makes 5,700 average passenger trips on an average weekday.

Persons with physical, mental, and development disabilities often require special housing considerations to accommodate their unique conditions. Some may face unique problems in obtaining affordable and adequate housing, due to accessibility issues dictated by their disability such as additional handrails, ramps, and wider doorways. Others may find be affected discriminatory actions of housing providers or that they are stigmatized when looking for housing. Lack of financial resources, many times related to limited employment opportunities, may also limit housing options. Almost half of all persons with a disability living in Houston are of working age, between 18 and 64 years old. Still others may require some sort of living assistance in special housing that can offer support either with daily tasks or more supportive living.

Persons with Alcohol or Other Drug Addictions

Persons affected by alcohol or other substance abuse addictions may need many different kind of supportive services, including counseling and treatment. Some may need supportive services tied to permanent supportive housing activities to ensure progress.

Persons Affected by HIV/AIDS

The Houston area ranks 12th highest in the nation for HIV; there are 22,830 persons living with HIV/AIDS in the Houston area. The special needs of the HIV/AIDS population will be discussed later in this section.

Victims of Domestic Violence

The Houston Area Women's Shelter, a non-profit organization assisting victims of domestic violence, received 45,772 calls on the Crisis Hotlines from community members in 2013 and assisted 958 survivors with supportive housing during the same year. According to the PIT count on January 30, 2014, there were 1,450 victims of domestic violence in need of housing assistance, 893 persons in emergency shelters, transitional housing, and safe havens and 557 persons unsheltered. The needs of victims fleeing domestic violence can range from shelter, transitional, and long-term housing options to medical needs and other social services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Many of the needs of these special populations are the same as the community as a whole. Needs are determined through data analysis and results from public participation and consultation efforts. For instance, housing and transportation were services and needs needed for both the general population, but special accommodations in both transportation and housing is needs for special needs populations. Results from the Community Needs Survey suggested that Elderly was the group in most need of affordable housing and the three top groups in most need of supportive services were homeless individuals, elderly individuals, and individuals with physical disabilities.

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 Ryan White Planning Council from the *2014 Houston Area HIV/AIDS Needs Assessment*, there are 22,830 people living with HIV/AIDS in the Houston area. Almost half (48.8%) are part of the racial group African American/Black and about one quarter are Hispanic/Latino (25.2%) and one quarter are White (22.8%). According to the State of Texas HIV Surveillance Report, shows that in 2013 Harris County had the highest number of cases for HIV Infection, AIDS, and people living with HIV.

The top six services need by respondents in this needs assessment were Primary Care, Case Management, Oral Health Care, Local Medication Assistance, Housing, and Transportation. The special needs population with HIV/AIDS has the need for increased access to health services along with other services that the general population needs including transportation and housing. Helping the population with HIV/AIDS maintain their health through medical care and treatment and other services such as transportation to care or stable housing is very important.

NA-50 Non-Housing Community Development Needs – 91.215 (f)**Describe the jurisdiction's need for Public Facilities:**

Public facilities are needed in neighborhoods throughout Houston to enhance the quality of life. Both the enhancement of existing public facilities and the creation of new public facilities are needed in Houston. Improving the accessibility for persons with special needs to access and easily use public facilities is also needed. In some neighborhoods in which private market forces are strong, many public facilities are provided, at least in some way, by the private 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, providing services in neighborhoods, such as grocery stores, is 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, and facilities with services assisting special needs populations.

How were these needs determined?

Needs for public facilities were determined through the community input process. The Community Needs Survey found that the most needed neighborhood facilities in neighborhoods in Houston were health facilities and clinics, child care centers, and facilities promoting community safety, such as fire stations and police stations.

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. Streets and drainage are important needs to Houstonians.

Also, there is a need for pedestrian improvements. Improvements for pedestrians can often mean safer access to nearby services and to public transportation services. Neighborhoods without or with limited sidewalk access can force individuals into the street, which is a safety concern. Also, sidewalks and other pedestrian improvements are needed to create greater access to housing options and services for persons with disabilities.

Many neighborhoods have negative factors that influence the quality of life for those living there. Substandard buildings creating a safety hazard as well as illegal dumping can create a poor quality living environment. These are two needs to be addressed in Houston. Code enforcement activities can often help to create a better neighborhood by educating residents about cleanliness and safety codes as well as enforcing these codes.

Residents and businesses in Houston should have equal access to adequate utilities and transportation systems. Houston's infrastructure is aging and may be in need of replacement. Other public improvements needed may have to do with water and wastewater services or other services that may not be noticed by residents until they become a problem. These may also be in need of updating. Many of these public improvements are similar to the needs listed in the prior Consolidated Plan.

How were these needs determined?

The citizen participation process greatly influenced the public improvement needs. First, the Community Needs Survey asked about public improvements needed. The highest rated infrastructure needs were street reconstruction, flood drainage improvements, and pedestrian improvements. Related to the development of public infrastructure, are economic development needs. The respondents of the Survey rated the top three economic development needs in the community as job creation and retention, employment training, and small business loans. Economic

development activities that included buying land or creating or renovating a space for commercial or industrial development rated lower. Finally, the top three neighborhood services needed were the demolition of substandard buildings, enforcement of cleanliness and safety codes, and neighborhood crime awareness and prevention.

Second, Neighborhood Discussion Groups influenced the needs for public improvements. Many community members reiterated the needs identified in the Survey for enhanced city services such as cleaning up sites that are known for dumping, the need to address abandoned buildings, and the need for greater police presence.

Most public infrastructure projects are identified through the City's Capital Improvement Plan (CIP), which is a five-year plan updated annually that prioritizes and identifies funding sources for infrastructure improvements. The CIP is greatly influenced by community needs and evaluation of existing infrastructure. The CIP identifies funding sources; many of these identified projects are met with local funding sources. As determined by regulation, federal grants, such as CDBG, may not be used to supplant already identified local funding. Because of this HCDD prioritizes projects that directly improve a neighborhood that are not likely funded by local funding sources.

Describe the jurisdiction's need for Public Services:

As discussed earlier in the Housing Needs section of the report, there are many low- and moderate-income families and persons with unique needs living in Houston who may be more vulnerable to housing instability. Public services are ways to provide these families and individuals with support needed to create a more suitable living environment and enhance quality of life.

The public service needs for the 2015-2019 Consolidated Plan are a continuation of prior plans' needs. These include

- Child care and youth services
- Health services
- Services for the homeless
- Services for the elderly
- Job training and employment services
- Other housing or general services supporting low- and moderate-income families and persons with special needs

How were these needs determined?

Meeting public service needs is of high priority for HCDD. Public services can help assist and stabilize households in Houston. The citizen participation process also greatly influenced the needs for public services. Although rated According to the Citizen Participation Survey, the three highest rated supportive services needed in Houston were child care services, health service, and job training. Also, the groups in most need of supportive service in Houston were homeless persons, elderly, and persons with physical disabilities. Employment training, also a public service, was rated highly under the community needs for economic development.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Over the past five years Houston has seen expansive growth, both in jobs and housing. In an effort to keep pace with the rapid population growth fueled by company relocations and a favorable employment outlook, many single family and multifamily units have been built within the past five years. During the period between 2000 and 2012, the number of housing units in the Houston area increased over one quarter (28.5%) and the number of units within the City of Houston increased slightly less at 15.4%.

During the recession in 2009, there was a tightening of the credit market, slowing sales of homes. However, with the influx of population and the lessening of these restrictions, the residential housing market in many neighborhoods in Houston and the surrounding area increased in price and had little inventory. Median home prices are at the highest ever in the area, however there are still many affordable options for housing available.

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

Introduction

The City of Houston has a majority of 1-unit both detached and attached structures making up 51% of the total housing stock. The next most common housing units are in structures with 5-19 units making up 24% of the housing stock and in structures with 20 or more units making up 18% of the housing stock.

The majority of residents living in Houston are renters. The ratio of owner and renter housing in Houston remained steady from 2000 to 2012 with homeowners representing 45.9% of the occupied housing. While Houston remains a predominately renter occupied city and showed little change across the time period. The region is occupied by almost two-thirds homeowners and that percentage increased from 2000 to 2012. The majority (79%) of homeowners live in housing units that consist of 3 or more bedrooms. This differs from those living in apartments with the majority of renters living in units that are either 1 bedroom (40%) or 2 bedroom (39%) units.

All residential properties by number of units

Table 39 – Residential Properties by Unit Number

| Property Type | Number | % |
|----------------------------------|----------------|-------------|
| 1-unit detached structure | 410,894 | 46% |
| 1-unit, attached structure | 45,416 | 5% |
| 2-4 units | 52,623 | 6% |
| 5-19 units | 214,209 | 24% |
| 20 or more units | 165,788 | 18% |
| Mobile Home, boat, RV, van, etc. | 9,572 | 1% |
| <i>Total</i> | <i>898,502</i> | <i>100%</i> |

Data Source: 2007-2011 ACS

Unit Size by Tenure

Table 40 – Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|----------------|-------------|----------------|-------------|
| | Number | % | Number | % |
| No bedroom | 1,460 | 0% | 13,263 | 3% |
| 1 bedroom | 9,738 | 3% | 166,611 | 40% |
| 2 bedrooms | 65,150 | 18% | 159,503 | 39% |
| 3 or more bedrooms | 282,035 | 79% | 72,107 | 18% |
| <i>Total</i> | <i>358,383</i> | <i>100%</i> | <i>411,484</i> | <i>100%</i> |

Data Source: 2007-2011 ACS

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

There are approximately 39,000 publicly restricted housing units in Houston. These restricted units serve a range of incomes extremely low, very-low, low- and moderate-income households. These include affordable housing units that are federally subsidized through the Federal Housing Administration mortgages and/or project-based Section 8 rental subsidy contract, use State low-income housing tax credits, financed with federal, state, and local sources such as Bonds, TIRZ, or other entitlement funds. The existing affordable housing units include those for specific groups including persons with disabilities and the elderly, as well as units generally for low- and moderate-income. Other units are available to and not restricted to other groups such as families with children. Some units, such as public housing units or those restricted by tax credit financing, may be available only to those at the lower income brackets 50% AMI or below. HCDD has over 6,400 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 6,400 affordable housing units in HCDD's portfolio, approximately 1,900 of these affordable housing units in HCDD's portfolio will end their affordability period in the next five years. The City recognizes the importance of prioritizing the preservation of affordable housing.

Does the availability of housing units meet the needs of the population?

The available housing units do not currently meet the needs of low-income Houstonians. The City consistently sees high rates of severe cost burden, meaning households are paying more than 50% of their monthly income for housing costs. Overcrowding is also a problem. The persistence of both of these housing problems indicates that the available housing stock is not meeting the needs of the residents. In addition, the interest in the HHA waitlist also illustrates that there is not enough affordable housing. This is discussed more in the Needs Assessment section of this plan.

Describe the need for specific types of housing:

As discussed in this plan regarding various population groups that are currently not well served by the current housing market, the following summarizes some needs for specific housing types.

Housing is needed to accommodate specific populations.

- There is a great need for accessible housing or housing that can be modified for persons with disabilities. This includes accessible housing for elderly persons with disabilities as well as non-elderly persons with disabilities.
- Affordable, accessible housing is needed for persons with HIV/AIDS to help them stabilize which will eliminate one barrier for some to retain medical treatment
- Large family households tend to have more expenses and have higher cost burdens than other families and need affordable housing with 4 or more bedrooms.
- Housing is 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.

Many of the apartment units in Houston, many of them built in the 1970s, are in need of rehabilitation or repair. Also, with the recent population increase there is a need for new multifamily apartment units and single family development. Since the majority of homes 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 2012 of 32.1 years of age, the median age is increasing. There may be a need for more family housing in the future.

The demand for housing will likely continue to support a housing market that is focusing on building high-end apartments, townhomes, and homes. The market may be meeting the need for high-end housing, but it is falling short in addressing the need for quality, affordable housing, especially housing for special needs populations. Although Houston does not have a restrictive housing market, many units are financially mismatched and fail to meet the quality, space, or neighborhood needs of low- and moderate-income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Many housing problems, such as cost burden and overcrowding, can be directly related to the cost of housing in the community. If housing cost is high relative to the income of a household, this may result in a high rate of housing problems as it has in Houston. This section evaluates the affordability of the housing stock in Houston available for low- and moderate-income households.

Just in the past few years, average and median home values for the Houston area have spiked and hit an all-time high in 2014. Texas A&M Real Estate Center has available data from the Multiple Listing Service (MLS). According to this data, the average sales price in the Houston area was \$265,700 in 2014, an 8.4% annual increase over the year before, and the single family median sales price was \$196,700, a 9.5% annual increase from 2013. Housing prices in the past few years have been on the rise because people have been moving to the Houston area for employment. Historically and even today, much of Houston's economy is based on oil prices and the oil industry. The recent decline in oil prices at the end of 2014 is likely to slow the rapidly upward momentum of housing costs and could lead to a decline in home values in some areas of the City. There is some uncertainty in the Houston real estate market in the next few years because of oil prices.

Reinforcing the MLS data, the ACS data shows a 61% increase in home value over a 12 year period. In addition, median rent prices had also increased during this time by 33%, from \$501 in 200 to \$665 in 2011.

Cost of Housing

Table 41 – Cost of Housing

| | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 77,500 | 124,400 | 61% |
| Median Contract Rent | 501 | 665 | 33% |

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Table 42 - Rent Paid

| Rent Paid | Number | % |
|-----------------|----------------|---------------|
| Less than \$500 | 93,944 | 22.8% |
| \$500-999 | 254,617 | 61.9% |
| \$1,000-1,499 | 46,832 | 11.4% |
| \$1,500-1,999 | 10,399 | 2.5% |
| \$2,000 or more | 5,692 | 1.4% |
| Total | 411,484 | 100.0% |

Data Source: 2007-2011 ACS

Housing Affordability

Table 43 – Housing Affordability

| # of Units affordable to Households earning | Renter | Owner |
|---|----------------|----------------|
| 30% HAMFI | 16,050 | No Data |
| 50% HAMFI | 109,515 | 44,790 |
| 80% HAMFI | 289,410 | 108,400 |
| 100% HAMFI | No Data | 142,408 |
| Total | 414,975 | 295,598 |

Data Source: 2007-2011 CHAS

Monthly Rent

Table 44 – Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 636 | 765 | 945 | 1,290 | 1,595 |
| High HOME Rent | 623 | 750 | 926 | 1,097 | 1,205 |
| Low HOME Rent | 586 | 628 | 753 | 870 | 971 |

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

For homeowner housing, housing costs have risen in the past few years which has caused housing at all price levels to increase. According to the Texas A&M Real Estate Center and activity on the Multiple Listing Service (MLS), the percentage of homes available at lower costs have become a smaller percentage of the overall residential price distribution of the Houston area. For instance, in 2005, 19% of the activity on MLS was for homes available from \$50,000 to \$100,000 and in 2014 this share had dropped to 9.7%. This is the same for homes available between \$100,000 to \$160,000, in 2005 36.9% of activity on MLS was in this range, and in 2014 only 23.8% of the activity was available for this same price range. There are fewer houses available for lower-income households now than 10 year ago.

Availability of housing to purchase has been very small. Since 2011, the months inventory has decreased from 7.3 to 2.8 in 2014. A housing market is approximately at equilibrium at about 6 or 7 months of housing inventory. This shows that if buying continued at the same current pace and no new housing became available on the market, it would take 2.8 months for all the housing to be bought. This shows that it is currently a seller's market in Houston, making housing stock not only unavailable because of price but also because of scarcity.

In addition, the quality of the lower income housing stock can be deficient. Aging housing stock may come with a high price of repairs as well as could have more environmental hazards than new housing, such as lead-based paint or other indoor quality issues. So, some lower priced housing that is available to low- and moderate-income families is still not sufficient.

Comparing the Housing Affordability Table above to the number of total households at each income level from the earlier Needs Assessment section reveals that there are little to now housing choice for those earning 0-30# HAMFI. While there are only approximately 16,000 rental units affordable for this income group, there are 127,125 households in this income group according to 2007-2011 CHAS.

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

Due to uncertainty in the Houston employment market because of the recent decline in oil prices, there is hesitation regarding the Houston residential market. At the beginning of 2015, some planned, market rate multifamily housing developments were put on hold because financing has become more difficult because of the uncertainty in the Houston market and oil prices.

In addition, there have been tens of thousands of new apartment units that have just become available or will be available in the next year. Many of these are luxury apartments and not available to low- and moderate-income households because of the high rents asked. However, due to this huge increase of available new rental housing units, some say that the increasing rental prices will level out.

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 54% of all household in the City of Houston are renters, the cost and affordability of multifamily housing and rental housing is of particular importance. One minimum wage income stream per household is not enough to rent a one-bedroom apartment in Houston at fair market rent. In the Houston-area, the number of hours required to afford a one-bedroom unit at fair market rent (\$765) was 82 hours per week and 101 hours for a two-bedroom unit at fair market rent (\$945).

According to the Greater Houston Partnership the average rental rate in Houston for a 2 bedroom 1.5 bath unit was \$1,104 in 2014. This average rental rate is \$159 more than the fair market rate of a 2 bedroom unit at \$945. With a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households. In contrast, programs that provide tenant-based rental assistance might not be feasible in some neighborhoods with high rental rates. Strategies that work to produce housing multiplies the impact of available funds by increasing the number of households that can be served over a long period of time, especially when HOME rents are lower than those found throughout the City.

Discussion

The Texas Housing Affordability Index (THAI) gives a general picture of how affordable housing is for a person of median income. The THAI is the ratio of median family income to the income required to buy a median-priced home using currently available mortgage financing. 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 the Texas A&M Real Estate Center, the Houston area's THAI has decreased from 2.00 in 2009 to 1.80 in 2014. 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.

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

Introduction

The housing stock in Houston is relatively new with 38% of the housing built within the past 35 years, since 1980. The decade with the largest percent of housing units built in Houston was the 1970s with 26% of the housing units, which corresponds to the rapid growth and expansion that Houston experienced during this time. Although much of the housing stock is new or has been updated in Houston, the majority of the housing stock is older than 1980. Older housing stock tends to be located in minority neighborhoods 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, which is very dangerous to children under six years old with long-term effects and very costly to remediate.

Definitions

While there is a constant development of new housing in Houston, new market rate housing is not developed in every neighborhood equally. Many citizens commented on the need for the removal or dangerous buildings or the rehabilitation of existing buildings to increase the strength of their neighborhoods.

Housing conditions fall into several categories

Standard Condition: Housing unit has no structural, electrical, plumbing, or mechanical defects or has only slight defect that can be corrected through regular maintenance. These units should meet local housing codes or at minimum (HUD) Section 8 Housing Quality Standards (HQS).

Substandard Condition: Housing unit which is deficient in any or all of the acceptable criteria of Section 8 HQS and, where applicable, the adopted local housing codes.

Substandard Condition but Suitable for Rehabilitation: At a minimum, this is a housing unit that does not meet the HQS with some of the same features as “substandard” condition housing unit. The unit is likely to have deferred maintenance and may have some structural damage. However, the units should have basic infrastructure (including systems for clean water and adequate waste disposal) that allows economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” housing unit.

Substandard Condition and Not Suitable for Rehabilitation: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be more than 50% of the current improvement value of the dwelling unit).

Condition of Units

Table 45 - Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 101,418 | 28% | 183,422 | 45% |
| With two selected Conditions | 5,558 | 2% | 24,765 | 6% |
| With three selected Conditions | 407 | 0% | 1,333 | 0% |
| With four selected Conditions | 32 | 0% | 192 | 0% |
| No selected Conditions | 250,968 | 70% | 201,772 | 49% |
| <i>Total</i> | <i>358,383</i> | <i>100%</i> | <i>411,484</i> | <i>100%</i> |

Data Source: 2007-2011 ACS

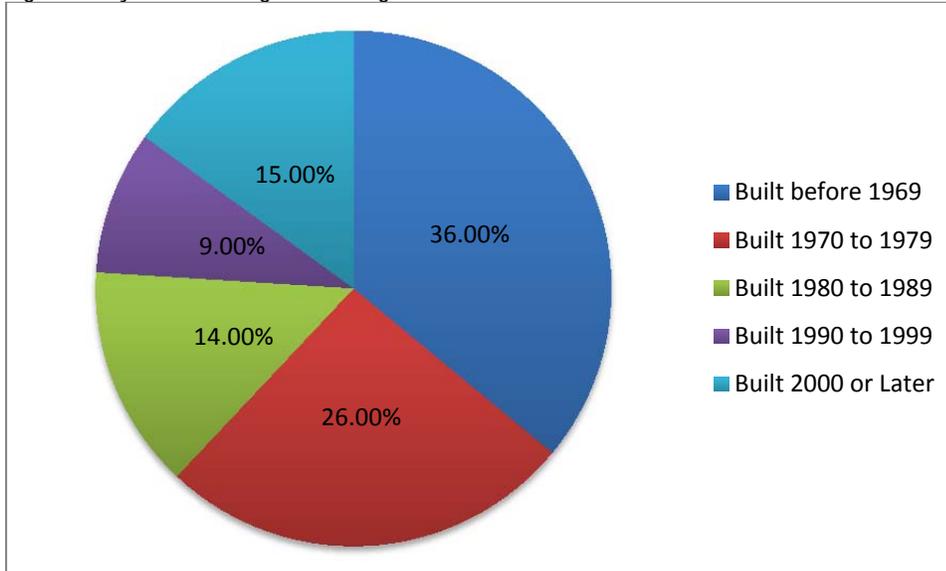
Year Unit Built

Table 46 – Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|------------|
| | Number | % | Number | % |
| 2000 or later | 44,979 | 13% | 63,720 | 15% |
| 1980-1999 | 71,512 | 20% | 111,067 | 27% |
| 1950-1979 | 198,904 | 56% | 206,287 | 50% |
| Before 1950 | 42,988 | 12% | 30,410 | 7% |
| <i>Total</i> | <i>358,383</i> | <i>101%</i> | <i>411,484</i> | <i>99%</i> |

Data Source: 2007-2011 CHAS

Figure 1: City of Houston Age of Housing Stock



Source: 2008-2012 ACS

Risk of Lead-Based Paint Hazard

Table 47 – Risk of Lead-Based Paint

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 241,892 | 67% | 236,697 | 58% |
| Housing Units build before 1980 with children present | 21,405 | 6% | 35,624 | 9% |

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

The Community Needs Survey revealed that repairing homeowner housing and repairing existing rental apartments were two of the top three affordable housing activities that are needed in Houston.

Besides hearing this need from citizens, other data commonly used to evaluate the housing supply are the age of housing stock, the number of vacant units, and the risk of lead-based paint. Approximately 36% of units within Houston are over 40 years old, built before 1970, and 62% are over 30 years old, built before 1980.

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. It is estimated that approximately 67% of the owner-occupied housing stock may have lead-based paint hazards of which 6% are estimated to have children present. Of the renter occupied housing 58% may have lead-based paint hazards of which 9% are estimated to have children present.

Discussion

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. As shown earlier in this section approximately 57,029 households live with risk of lead-based paint and contain children age 6 and younger.

HCDD and HDHHS's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. From 1996, HDHHS has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston.

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

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 25 housing communities with more than 5,500 units for families, elderly, persons with disabilities, and other residents. HHA public housing developments include 246 units of accessible housing for persons with disabilities, about 7% of the total public housing units.

HHA also administers the nation’s third largest voucher program exclusively serving homeless veterans. The Harris County Housing Authority (HCHA) operates in Harris County outside the City limits of Houston. The following will just describe HHA.

Totals Number of Units

Table 48 – Total Number of Units by Program Type

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 411 | 3,686 | 16,333 | 0 | 16,333 | 4,021 | 0 | 153 |
| # of accessible units | | | 246 | | | | | | |

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

Data Source: PIC (PIH Information Center) and HHA

Describe the supply of public housing developments by describing the restoration and revitalization needs of public housing units in the jurisdiction:

HHA owns 4 developments that were constructed in the 1940’s and were modernized in the 1990’s: Cuney, Kelly, Irvington, and Clayton. These are also the largest developments in HHA’s inventory totaling over 1400 units. While the units are in good condition and maintained well, the design of the structures is typical of 1940’s development. These developments are the top candidates for revitalization if funds were available for the reconstruction of the units. Unfortunately, funds are limited on the federal level to undertake such large scale revitalization efforts; therefore there are no plans for a comprehensive restoration or revitalization of these units. The demand for public housing severely outpaces the supply of housing and HHA is pursuing any available resources to increase the overall supply of public housing.

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:

Public housing sites have maintenance performed regularly if not have been recently renovated. HUD’s Real Estate Assessment Center conducts a program of annual physical inspection of public and assisted multifamily housing. These scores range from 0 to 100. The physical inspection scoring is deficiency based and all properties first start with 100 point. Each deficiency observed reduces the score by an amount depend on the importance and severity of the deficiency. The following is the most recent inspection scores for public housing properties. Most scored very high.

Table 49 - Public Housing Condition

| Public Housing Development | Inspection Score |
|--|------------------|
| Clayton Homes | 89 c |
| Cuney Homes | 83 c |
| Ewing Apartments | 83 c |
| Forest Green Townhomes | 89 |
| Fulton Village | 95 |
| Heatherbrook Apartments | 90b |
| Historic Oaks of Allen Parkway Village | 62 |
| Historic Rental Initiative | 90 b |
| Irvinton Village | 61 |
| Kelly Village | 93 c |
| Kennedy Place | 97 c |
| Lincoln Park | 95 c |
| Long Drive Townhomes | 90 b |
| Oxford Place | 95 b |
| The Peninsula | Not available |
| Victory Place | 96 b |
| Bellerive | 94b |
| Lyerly | 98b |

Source: HHA

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

HHA owns 4 developments that were constructed in the 1940's and were modernized in the 1990's: Cuney, Kelly, Irvington, and Clayton. These are also the largest developments in HHA's inventory totaling over 1400 units. While the units are in good condition and maintained well, the design of the structures is typical of 1940's development. These developments are the top candidates for revitalization if funds were available for the reconstruction of the units. Unfortunately, funds are limited on the federal level to undertake such large scale revitalization efforts; therefore there are no plans for a comprehensive restoration or revitalization of these units. The demand for public housing severely outpaces the supply of housing and HHA is pursuing any available resources to increase the overall supply of public housing.

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

In December 2013, the U.S. Departments of Energy and Housing and Urban Development expanded the Better Buildings Challenge (BBC) to multifamily housing. The BBC represents an opportunity for housing providers to reduce their long-term energy costs, and help create sustainable healthier communities.

In 2014 HHA was presented with the option, and accepted the challenge to join the BBC to gain federal support and technical assistance to enter into performance-based contracts to upgrade the energy efficiency of multifamily developments to assist in saving money and further reducing energy use. The BBC commitment encourages HHA, along with support from federal agencies and other partners to reduce energy consumption by 20 percent portfolio wide in 10 years.

In 2014, HHA partnered with Siemens to develop, finance, and install projects designed to improve energy efficiency and maintenance costs for facilities. HHA and paid for a detailed energy (and water) audit with an accompanying engineering analysis of proposed energy conservation measures (ECMs), their costs, and savings. HHA was motivated to explore and energy performance contract in order to make capital energy improvements while preserving limited budget dollars, reduce utility expenses, and reduce repair and maintenance costs caused by inadequate, aging, or obsolete equipment.

The improvements would be funded through a loan to be paid by HHA. The HHA energy performance contract vision would be to improve the entire portfolio during 2015-16, with savings realized starting in 2016. The energy performance contract is a portfolio wide project, where HHA would be responsible for the debt service, which would be paid with subsidy incentives provided through HUD.

Discussion:

HHA has approximately 3,326 public housing units in the jurisdiction which are all incorporated into the Public Housing Agency Plan. More than 1,300 of the units were developed since 1990 through an extensive redevelopment effort that started with the 1993 award of a HOPE VI grant, and contain relatively modern amenities. Of the inventory 410 units are designated for elderly which were modernized since 2010. HHA has included multiple projects planned for improvements across the inventory in its Capital Plan which is posted on the HHA website. The following is a summary of Capital Improvements planned for the public housing inventory.

- APV: Erosion Control, Gutter and downspout replacement, Sod Replacement at entrance of Apts., Jet sewer lines, Replace playground equipment in five (5) playgrounds, Tree Trimming entire property, Curb and Sidewalk repair, Sprinkler repairs, Repair Replace rotten wood on patio, Painting Property, Golf Cart Replacement.
- Clayton: Sidewalk Repair, Laundry room floor (seamless), Paint fence, Tree trimming, Jet sewer lines, Restripe/paint parking lot, W/C ramp, Mail Box Kiosk Camera's, Foundation repairs.
- Cuney/Ewing: Sidewalk Repair – Cuney, Tree Trimming, Repair/Replace Wall Packs – Cuney, Jet sewer lines, Replace unit A/Cs – Ewing, Contiguous sidewalk for play area, Install/upgrade covered parking for residents vehicles, Camera upgrade – Ewing, Lighting Upgrade- Ewing, Paint Fence - Ewing , Landscape Enhancements, Professional install of A/C units.
- Irvinton: Sidewalk Repair, Camera Upgrade, Foundation Repairs, Dumpster enclosure/replacement, Fence Painting, PM of Property HVAC system, Landscape enhancement, Jet Sewer lines.
- Forest Green: Tree trimming throughout, Camera Install – Admin, Office Canopy, Sidewalk Repair, Playground Mulch, Jet sewer lines, Lighting Upgrade.
- Lyerly: Repair/Replace Water Tank Pending bid approval, Vestibule Floor Upgrade, Hall Lighting Upgrade, Building lighting (covers), Vanity & Faucet Replacement, Card Reader – Parking, Elevator AC Ventilation, Unit Entry Door Replacement, Monument Sign (2 sided), Courtyard Enhancement (concrete polishing, cover, Bar-B-Q grills), Closet door replacement.
- Bellerive: Water Tank Replacement, Water softening system, Canopy Enhancement, Resurface Parking Lot and Driveways & Restripe, Curb repair, Gutter Guards, Waterproof Building, Walking Path Install, Tree Trimming, Roof Replacement, Closet door replacement.
- Kelly: Sidewalk Repair, Paint Perimeter Fence, AC Drain Install, Jet sewer lines, Laundry room upgrade, Tree Trimming/Removal, Foundation Repair, Golf Cart.
- Heatherbrook: Jet sewer lines, Camera Installation -Mailbox Kiosk, Lighting Upgrade.
- Fulton: Exterior painting including paint wrought iron fence, Roof Repairs, Replace Playground Equipment.
- Oxford: Tree Trimming, Jet sewer lines, Clean Gutter and repair downspouts (Gutter Guard), Parking Lot Cleaning and Restripe, Painting of Perimeter Fence, License Plate Camera Install, Property Painting.

Historic Oaks of Allen Parkway: Upgrade Call Boxes, Administration Building reseal and resurface, PM AC Rooftop unit, Erosion Control Resurface/seal roofs.

Victory: Tree Trimming, Jet sewer lines, Camera Installation at all entry points.

Lincoln: Camera Upgrade, Gutter Installation, Erosion Control, Jet sewer lines.

Kennedy: HVAC PM, Jet sewer lines, License Plate Camera's, Exterior Painting, Fence Painting, Tree Trimming.

MA-30 Homeless Facilities and Services – 91.210(c)**Introduction**

A variety of housing facilities and services are offered to homeless individuals by organizations in Houston, including the City, the County, community-based organizations, faith-based organizations, and health service agencies. Housing facilities include emergency shelter, transitional housing, safe havens, and permanent supportive housing options. Homeless support services offered within the city include: outreach and engagement, housing location 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.

Facilities and Housing Targeted to Homeless Households

Table 50 - 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) | 524 | 54 | 1,299 | 0 | |
| Households with Only Adults | 556 | 63 | 998 | 0 | |
| Chronically Homeless Households | 0 | 0 | 0 | 2,127 | |
| Veterans | 40 | 0 | 251 | 1,574 | |
| Unaccompanied Youth | 22 | 0 | 0 | 0 | |

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

An array of mainstream resource is used to expand the federal funded CoC and locally funded homeless services. The City of Houston works closely with the Coalition for the Homeless and mainstream and targeted homeless service providers in an effort to limit duplication of services and increase access to mainstream resources. To encourage this coordination of existing services while limiting duplication and overlapping federally funded programs, the Coalition for the Homeless will execute Memorandums of Understanding (MOUs) to streamline entry into programs and promote access to and effective utilization of mainstream programs by homeless individuals and families. The MOUs will vary from setting aside spots within other programs for ESG clients to providing direct access to and eliminating the need for reassessment into other programs.

Effective planning for leveraging mainstream services will include evaluation of project-level use of mainstream services, changes in employment income, analysis of household demographic and characteristics, and special needs to better target potential eligibility for mainstream supports.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following programs meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

- A Caring Safe Place – transitional housing for persons affected by HIV/AIDS
- AIDS Housing Coalition Houston – services for persons affected by HIV/AIDS
- Bay Area Homeless Services – services for individuals and families
- Bay Area Turning Point – services for women and families who are fleeing domestic violence
- Brentwood Community Foundation – HIV/AIDS support Services
- Bread of Life – services for individuals and families who are homeless and chronically homeless as well as frail elderly, disabled, youth (18-24)
- Brigid's Hope – transitional living
- Catholic Charities – transitional shelter
- Covenant House Texas – health care, counseling, HIV case management and other services for individuals and families
- Depelchin Children's Center – transitional living for youth and young adults
- Familytime Crisis and Counseling Center – emergency shelter for victims of abuse
- Harmony House – shelter for discharged hospital patients, supportive housing, and supportive services
- Houston Area Women's Center - services to all survivors of domestic and sexual violence, including youth and persons with disabilities
- Magnificat Houses – shelter and transitional housing for men and women
- 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
- Santa Maria Hostel, Inc. – housing for homeless females
- Salvation Army - Family Residence
- Salvation Army - Red Shield Lodge - shelter and counseling services to individuals with substance abuse issues
- Star of Hope Mission - Men's Development Center – housing and counseling services for men, targeting individuals with substance abuse issues

- Star of Hope Mission - Women & Family Emergency Shelter – shelter and counseling services for women and children
- Stop Turning Entering Prisons - Shays House – services for women and teens to reduce recidivism
- The Bridge Over Troubled Waters – services for individuals, particularly those impacted by domestic violence
- The Women's Home – transitional housing and treatment services
- U.S. Vets – permanent housing for disabled veterans

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 some other special needs populations.

HOPWA Assistance Baseline Table

Table 51– HOPWA Assistance Baseline

| Type of HOWA Assistance | Number of Units Designated or Available for People with HIV/AIDS and their families |
|-------------------------|---|
| TBRA | 397 |
| PH in facilities | 225 |
| STRMU | 776 |
| ST or TH facilities | 52 |
| PH placement | 61 |

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

Elderly

There is a growing elderly population in Houston, which 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 including housing that often has smaller units and have supportive services nearby or in the development. In addition, there are many seniors who are homeowners. Sometimes seniors have problems with maintaining their homes due to mobility or income. This reinforces the need for home repair programs for elderly persons.

Persons with HIV/AIDS

According to Ryan White Planning Council’s 2014 Needs Assessment, Housing ranked the fifth most needed assistance for respondents, behind Primary Care, Case Management, Oral Health Care, and Local Medication Assistance. Over half (55%) of respondents said the needed housing services in the past 12 months. Housing was ranked last when respondents were asked if it was easy to access the service. Stable housing is very important for those with HIV/AIDS to help them 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.

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 transitional 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 the last CoC funding cycle, the Coalition for the Homeless prioritized housing 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. 91.315(e)

HCDD will continue to provide supportive services and housing services that address the needs of various special needs populations.

- Provide services to persons with HIV/AIDS and their families to enhance or maintain their quality of life.
- Provide homeless prevention and rapid rehousing for extremely low and low-income Houstonians including prioritizing services for victims of domestic violence
- Provide financial assistance to help the development of affordable housing units including those that serve seniors, and persons, with disabilities or other special needs populations.
- Reach out to various special needs groups, as it has done in the past, to engage them in the consolidated planning process
- Provide funding for public services for special needs populations including youth, children, elderly, and persons with disabilities.

MA-40 Barriers to Affordable Housing – 91.210(e)**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

Current market conditions

In the past several years, the residential market in Houston became one of the hottest in the country. The year 2014 marked the highest annual median and average home sale price in the Houston area. With the continued rise in demand for housing, many older, affordable units are being torn down in favor of redevelopment of higher-end housing, especial luxury rentals. As the market booms, affordable housing development becomes more expensive to produce.

Deterioration of housing stock

Houston's housing stock is aging. Many properties built before 1978 may have environmental hazards such as lead-based paint. Due to remediation and other rehabilitation work required to bring homes to current code standards, repairs and rehabilitation work may be prohibitively expensive for homeowners.

Regulation

Impediments to the development of affordable housing may be found in municipal regulations and City ordinances that can inhibit the market from meeting demand. Impediments may also be found in federal regulations. Some of HUD's regulations relating to noise, environmental, or site and neighborhood standards may also serve as a barrier to affordable housing as a part of revitalization efforts. Using dated regulations, which do not take into account the dynamics of a majority-minority city such as Houston, may also present challenges for current affordable housing and mixed-income development.

Lack of Regulation

One example of how the lack of regulation may affect quality affordable housing is through community residences, which is housing that serves persons with disabilities. Many other States have laws regulating community residences. Because Texas does not have regulations, cities, including Houston, have enacted regulations to enforce standards of group homes, which are privately run semi-assisted housing for persons with disabilities and the elderly. This has put burden of enforcement of these units onto cities without assistance from the State.

Insufficient availability of current financial resources to address affordable housing needs

There is a lack of available, accessible, and quality affordable housing in Houston. Citizens and stakeholders agreed that the deficiency of affordable housing options precluded people from obtaining housing and was the greatest barrier to finding and maintaining housing and as well as the greatest barrier to fair housing choice in Houston. It is estimated that federal funding will likely stay constant or decrease as it did during the last five years.

Lack of Communication between government and residents

The feedback from the Fair Housing Forum noted that the most significant challenge faced by the City is communicating with residents about housing discrimination, about fair housing laws and rights, and City programs. Opening more avenues of communication between residents and the City will also help to address other impediments such as promoting fair housing understanding.

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

Introduction

The City of Houston must continue to generate and sustain new opportunities for economic success and stability for families throughout the City. The City will continue to give priority to programs assist with growing local and merging businesses, create and retain living wage jobs, and promote economic and commercial opportunity in all areas of the City. HCDD uses CDBG and Section 108 to fund economic development including making loans to small businesses and larger businesses that can create an economic impact in the area. Job training and education, especially for low- and moderate-income persons, is also very important to creating a strong workforce that may attract businesses in the future.

Economic Development Market Analysis

Business Activity

Table 52 - 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 | 25,427 | 76,438 | 4 | 6 | 2 |
| Arts, Entertainment, Accommodations | 81,153 | 138,698 | 11 | 10 | -1 |
| Construction | 45,302 | 76,953 | 6 | 6 | -1 |
| Education and Health Care Services | 112,187 | 197,358 | 16 | 14 | -1 |
| Finance, Insurance, and Real Estate | 49,301 | 97,346 | 7 | 7 | 0 |
| Information | 12,806 | 25,364 | 2 | 2 | 0 |
| Manufacturing | 63,230 | 105,285 | 9 | 8 | -1 |
| Other Services | 24,481 | 42,480 | 3 | 3 | 0 |
| Professional, Scientific, Management Services | 68,595 | 151,207 | 10 | 11 | 1 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 88,365 | 159,172 | 12 | 12 | -1 |
| Transportation and Warehousing | 31,230 | 70,216 | 4 | 5 | 1 |
| Wholesale Trade | 43,440 | 95,242 | 6 | 7 | 1 |
| Total | 645,517 | 1,235,759 | -- | -- | -- |

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 53 - Labor Force

| | |
|--|-----------|
| Total Population in the Civilian Labor Force | 1,092,230 |
| Civilian Employed Population 16 years and over | 1,000,486 |
| Unemployment Rate | 8.40 |
| Unemployment Rate for Ages 16-24 | 22.99 |
| Unemployment Rate for Ages 25-65 | 5.60 |

Data Source: 2007-2011 ACS

Table 54 - Occupations by Sector

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 222,237 |
| Farming, fisheries and forestry occupations | 40,883 |
| Service | 113,488 |
| Sales and office | 233,159 |
| Construction, extraction, maintenance and repair | 124,826 |
| Production, transportation and material moving | 56,853 |

Data Source: 2007-2011 ACS

Travel Time

Table 55 - Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------|
| < 30 Minutes | 579,602 | 61% |
| 30-59 Minutes | 306,155 | 32% |
| 60 or More Minutes | 64,131 | 7% |
| <i>Total</i> | <i>949,888</i> | <i>100%</i> |

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 56 - Educational Attainment by Employment Status

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 180,969 | 17,833 | 84,907 |
| High school graduate (includes equivalency) | 176,638 | 17,726 | 62,611 |
| Some college or Associate's degree | 197,780 | 17,078 | 49,190 |
| Bachelor's degree or higher | 269,852 | 10,733 | 45,209 |

Data Source: 2007-2011 ACS

Educational Attainment by Age

Table 57 - Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade | 15,937 | 43,377 | 46,226 | 66,904 | 34,048 |
| 9th to 12th grade, no diploma | 42,102 | 45,771 | 35,675 | 45,756 | 21,025 |
| High school graduate, GED, or alternative | 67,451 | 82,606 | 66,458 | 107,967 | 45,490 |
| Some college, no degree | 72,402 | 70,372 | 52,170 | 87,879 | 34,671 |
| Associate's degree | 6,459 | 16,836 | 14,717 | 22,360 | 5,585 |
| Bachelor's degree | 20,126 | 71,857 | 48,877 | 82,996 | 30,188 |

| | Age | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Graduate or professional degree | 2,187 | 35,988 | 32,163 | 54,127 | 19,281 |

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 58 – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 18,490 |
| High school graduate (includes equivalency) | 24,800 |
| Some college or Associate's degree | 31,650 |
| Bachelor's degree | 52,060 |
| Graduate or professional degree | 70,423 |

Data Source: 2007-2011 ACS

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

The Business Activity table shows the top four business sectors with the most jobs are

- Education and Health Care Services
- Retail Trade
- Professional, Scientific, Management Services
- Arts, Entertainment, Accommodation

This table shows the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector, meaning more workers than jobs available, and a positive number reflects an undersupply of labor, meaning there are more jobs than workers. Of the top four sectors with the most number of jobs, all but Professional, Scientific, Management Services have a slight over supply of labor.

The following are business sectors with where there is an undersupply of labor with Agriculture, Mining, Oil & Gas Extraction having the greatest need for labor.

- Agriculture, Mining, Oil & Gas Extraction
- Professional, Scientific, Management Services
- Transportation and Warehousing
- Wholesale 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 was ranked the number one U.S. port in foreign tonnage in 2014. These are two

Examining other infrastructure needs, the workforce and the business community have a need for mobility and a transportation system that can most efficiently move people to and from the workplace without high opportunity costs.

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, Houston enjoyed extraordinary growth. According to the Greater Houston Partnership, economic growth, as measured by increases in jobs and Gross Domestic Product (GDP), the value of all goods and services produced within the area, has been consistently strong over time. From 2009-2013, the region's gross domestic product grew by \$141.9 billion, exceeding the combined growth of Austin, Dallas-Fort Worth, El Paso, and San Antonio over this same period. With GDP at \$517.4 billion, Houston now ranks as the nation's fourth largest metro economy. The Greater Houston Partnership identified more than 1,500 significant corporate relocations and expansions in the region since 2009. Significant is defined as any project creating 50 or more jobs, leasing or construction 20,000 square feet of office or industrial space, or investing \$1 million or more in capital improvements. Since the bottom of the recession the Houston metro area has created 463,800 jobs, equaling three jobs for every one lost during the downturn. No other major metro area can make a comparable claim (Greater Houston Partnership, 2015 Houston Employment Forecast, December 11, 2014). With Houston's recent boom, 2015 brings uncertainty of the economy's future as oil prices have drastically fallen.

Historically, much of Houston's economy has been based around energy businesses and this continues today. Houston is home to half of the 52 Texas firms named on the 2014 Fortune 500 companies. All but three of the 26 Fortune 500 companies located in Houston were in the primary business of energy, with the exceptions of Sysco Corp, Waste Management, and Group 1 Automotive (Feser, Katherine, June 2, 2014. Houston is home to half of the Fortune 500 Companies in Texas, *The Houston Chronicle*).

One major development affecting housing and the economy in the Houston area was the newly constructed ExxonMobil campus located on 385 acres in The Woodlands designed to accommodate 10,000 employees. Some construction has already been completed and workers have moved to their new location, however additional construction and build-out on the campus is expected continue to occur through the next several years.

The METRO Transit Authority of Harris County will implement its System Reimagining, which is a plan to make the bus service simpler and more frequent and to better connect people where they live, work, play, and learn. This also coincides with the opening of two new light rail lines, expanding the METRORail's reach in 2015. The Reimagining Plan also reflects the Board's change of direction to 80% maximum ridership and 20% maximum coverage, meaning that the new primary goal for METRO will be to maximize the number of people riding instead of bus service that touches every neighborhood. In February 2015, the new bus route system was approved by the METRO Board with implementation of the new system to begin in August 2015. This is a major infrastructure project and change in existing implementation of the public transportation system, which will impact workers and private industry, alike.

Finally, there are many changes that will occur in downtown Houston in the next five years to boost tourism. On the east end of downtown, funding from Houston First, a quasi-governmental agency, will be used to create a landscaped and more walkable pedestrian-friendly area with more retail and less car traffic around the George R. Brown Convention Center. More hotel space and parking space is planned also in the area. Also, in this area, the Nau Center for Texas Cultural Heritage will be constructed and will hope to serve as regional gateway for tourism. Improvements in downtown, with hopes to boost tourism and convention business, may increase jobs in the next five years.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Those with a higher education level are more likely to be employed and may earn higher wages. Residents living in Houston with a Bachelor's degree or higher were more likely to be in the labor force and to be employed than residents who did not have a Bachelor's degree. Of the population between 25 and 64, those with a Bachelor's

degree or higher had the highest percentage of people in the labor force at 86% and the highest percentage of persons employed (96%), according to the 2008-2012 ACS. The unemployment rate was higher for residents with some college or associate's degree (9%), with a high school diploma (10%), or with less than a high school diploma (9%) compared to residents with a Bachelor's degree or higher who had a 4% unemployment rate. Those with less than a high school diploma have the lowest rate of participation in the labor force compared to other groups. This could be due to the fact that some people drop out of the labor force due to frustrations when they cannot find employment.

As this data illustrates, those with higher educational attainment are more likely to be employed and therefore employment opportunities in the jurisdiction are demanding a higher level of skills and education from its workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are many current workforce training initiatives in Houston. Many local community colleges and Universities are working together with private industry to educate Houston's workforce. Dr. Stephen Klineberg from Rice University conducts the Houston Area Survey each year. Dr. Klineberg contends that the Houston region needs to nurture 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.

One example of public and private initiative is My Degree Counts lead by the Center for Houston's Future. The goal of My Degree Counts is to increase the number of two-year and four-year college degrees in the Houston region by 1%. This nonprofit lead initiative brings together cross-sector stakeholders essential to addressing the needs of postsecondary education, from policymakers, university chancellors, and city officials. Over the past three years of this collaboration has seen a rise in degree attainment rates for both Bachelor's and Associate's degrees. According to one year estimates degree attainment rates for Associate's degrees grew from 28.4% in 2010 to 29.6% in 2012 and Bachelor's Degrees grew from 34.4% in 2010 to 35.6% in 2012.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Gulf Coast Economic Development District (GCEDD) is a federally designated economic development planning body for the 13-county Gulf Coast State Planning Region. The Houston-Galveston Area Council provides administrative and operational staff support for GCEDD. The most recent Comprehensive Economic Development Strategy (CEDS) is for the five year period of 2014 to 2018. This CEDS analyzes the regional economy, establishes regional economic goals and strategies, and outlines a plan of action. The CEDS primary focus is to provide a regional economic development framework, but it also provides a vehicle through which federal agencies, particularly the Economic Development Administration (EDA), evaluate request for grant assistance.

HCDD's economic development initiatives planned to pursue in the next five years are somewhat aligned to GCEDD's CEDS. The following are the a few of the actions from the CEDS that are coordinated with HCDD's priorities

- Support efforts to obtain federal, state, and regional funding to upgrade and maintain aging infrastructure, while supporting the expansion of infrastructure to underserved areas.
- Support workforce development that align with high growth areas

Discussion

There are other economic development initiatives, including incentives that the City uses to promote economic growth.

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, or 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.

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 Section 108/EDI funds as gap financing for the renovation of a vacant property located at 806 Main Street into a luxury hotel. In addition to the construction jobs provided for the renovation of this building, the hotel is expected to provide over 177 permanent, on-site jobs in downtown Houston. The project also eliminates one of the few remaining blighted areas of the Main Street District and offers needed rooms to support the efforts of the Convention and Visitor's Bureau and the George R. Brown Convention Center.

Finally, Tax Reinvestment Zones (TIRZs) are special zones created by City Council to attract new investment to an area. TIRZs help finance the costs of redevelopment and encourage development in an area that would otherwise not attract sufficient market development in a timely manner. Millions of dollars of TIRZ funding is used each year in areas to create improvements to enhancing the area to attract private development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Houston has many neighborhoods in which residents are more affected by multiple housing problems than the general City population. For instance, lower-income households, female-headed household, and rent-burdened and overcrowded households are more affected by multiple housing problems. A map of these areas and low- and moderate-income areas will be provided in the final Con Plan submission to HUD.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD has defined areas of racially and ethnically concentrated poverty as census tracts with more than 40% of the residents are in poverty and more than 50% of the residents represent a minority race or ethnicity. Houston is a majority minority city, where 75% of the population is a minority. Census tracts with 10% more minorities than the city as a whole, this area will be considered an areas of minority concentration. A map of these areas and low- and moderate-income areas will be provided in the final Con Plan submission to HUD.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan objectives represent high priority needs for the City of Houston and serve as the basis for the strategic actions HCDD will use to meet these needs. These goals are listed below in no particular order or ranking:

- Improve housing opportunities by creating and preserving decent, safe affordable rental and homeowner housing
- Expand sustainable homeownership opportunities for low- and moderate-income families
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.
- Reduce homelessness by assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing appropriate housing and supportive service solutions
- Enhance quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by investing in infrastructure needs, enforcement of safety codes, and in public facilities that maximize impact by providing access to services
- 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
- Ensure fair access to housing for all residents

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

Geographic Area

Table 59 - Geographic Priority Areas

| |
|----------------------------------|
| Target Area |
| Areas for Community Reinvestment |
| Community Revitalization Areas |
| Citywide |

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Establishing target areas will help Houston direct funding and activities to certain areas of the City to enhance these areas while also preserving affordability. Funding for code enforcement activities will be geographically targeted to only Areas for Community Reinvestment. Other entitlement funds, mostly related to economic development, public facility improvements, and some rental development activities will prioritize the target areas, but may also fund projects in other areas of the City because of the great need in neighborhoods throughout the City.

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

Priority Needs

Table 60 – 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 |
| | Geographic Areas Affected | |
| | Associated Goals | Preserve and expand the supply of affordable housing |
| | Description | <p>The City of Houston continues to have a majority of renter occupied housing units. In the 2010-2014 Consolidated Plan 53.3% of households were identified as renter-occupied (2008 ACS 1-year estimate). This amount has increased slightly since 2008 and according to the 2012 5-year ACS, 54.2% of occupied housing units are renter occupied. 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 (\$765) was 82 hours per week and 101 hours for a two-bedroom unit at fair market rent (\$945).</p> <p>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 a need. Substandard apartments and deteriorating older housing stock in historic neighborhoods have made finding quality rental housing a challenge for some residents. Assistance is needed to help address demand for quality, affordable rental housing. The 2015 Community Needs Survey revealed that repairing existing rental apartments was one of the top affordable housing needs in Houston.</p> <p>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.</p> |
| | Basis for Relative Priority | There is a need for quality affordable rental housing in Houston. Renter households can be challenged by fixed or shrinking incomes and ever-increasing housing cost burdens and aging housing stock. As addressing needs of renters is a high priority, HCDD will continue to help finance the rehabilitation and/or construction of rental units and provide other assistance to renters during the Consolidated Plan period. |

| | | |
|---|--|--|
| 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 | |
| | Associated Goals | Preserve and expand the supply of affordable housing |
| | Description Assistance to homeowners to address high cost burdens and deteriorating housing is a need in Houston. According to the Needs Assessment, low- and moderate-income homeowners have high housing burdens and are in need of assistance. CHAS 2007-2011 data shows that the largest two groups of low- and moderate-income homeowners are family and nonfamily elderly households (42,615) and small family (41,735) households followed by large related (19,110) and all other households (16,890). Elderly and small related households are also the two groups that have the greatest number of households with high cost burdens of 50% or higher, with 10,674 elderly households and 13,325 small related households. Also, CHAS data was analyzed to determine the prevalence of housing problems in low- and moderate-income households. Like renter households, the greatest number of households with housing problems is the group of households with incomes at or below 30% of median family income (MFI). Substandard and deteriorating older housing stock in historic neighborhoods have made finding quality housing a challenge for some residents. Programs are needed to help address the hazardous conditions in the existing housing supply, like lead-based paint hazards. There are many low-income households living in areas identified as having high occurrence of lead hazards. These hazards continue to persist. Low- and moderate-income homeowner households face housing problems and high housing cost burdens that may be attributed to aging housing. Assisting homeowners with these issues is important to ensure the continued maintenance of existing housing stock, the health of neighborhoods, and the viability of homeownership for low- and moderate-income households. | |
| | Basis for Relative Priority In addition, results from the 2015 Community Needs Survey found that repairing homeowners housing was the second highest priority affordable housing need in the community. Data as well as citizen input shows that assistance to homeowners to address housing problems and high cost burdens is a need in Houston. Rehabilitation of single family homes and lead-based paint and lead hazard abatement are high priorities for the next five years. | |

| | | |
|----------|--|--|
| 3 | Priority Need Name | Assistance for Homebuyers |
| | Priority Level | High |
| | Population Population: (Note – the ones listed below are the ones I will place a check mark because it applies) Income Level: Low, Moderate Family Types: Large Families, Families with Children, Elderly Homeless: Non-homeless Special Needs: | |
| | Geographic Areas Affected | |
| | Associated Goals | Preserve and expand the supply of affordable housing |
| | Description As housing prices rise and inventory decreases in Houston, affordable homeownership choice becomes less available, HCDD will continue to assist to homebuyers through various activities. Illustrated in the Housing Market Analysis, since the national housing crisis which led to an overall decline in home sales and number of listings, Houston has emerged as a hot residential real estate market. Average and median sales prices hit an all-time high in 2014. In addition, the inventory of residential real estate has decreased to about an inventory that would last in current market conditions only 2 to 3 months. Rising prices and lower inventory has created less choice for homebuyers of all income groups. | |
| | Basis for Relative Priority Providing financial assistance for homeownership ranked as the highest affordable housing need in the 2015 Community Needs Survey. As data illustrates housing prices continue to rise making affordable homeownership less accessible for low- and moderate-income families. Homeownership is one way that families can build assets and create a stable living environment. As HCDD will utilize entitlement funds to address this need during the Consolidated Plan period, assistance to homebuyer is a high priority. | |

| | | |
|----------|---|--|
| 4 | Priority Need Name | Homeless Needs |
| | Priority Level | High |
| | Population Population: (Note – the ones listed below are the ones I will place a check mark because it applies) Income Level: Low, Moderate Family Types: Large Families, Families with Children, Elderly Homeless: Non-homeless Special Needs: | |
| | Geographic Areas Affected | |
| | Associated Goals | Eliminate Homelessness Provide housing and services for people with or affected by HIV/AIDS |
| | Description As Houston has a high rate of homelessness compared to other cities in Texas and the nation, addressing homelessness continues to be a great need in Houston. The Houston/Harris County Coalition for the Homeless conducts an annual Point-In-Time (PIT) count of homeless persons and facilities using administrative records and the HMIS system. As reported in the Needs Assessment section, the 2014 Homeless PIT count estimated that there were 5,351 homeless persons on any given night in the Houston area, including 3,016 (56%) sheltered individuals (staying in emergency shelters, transitional housing, or safe haven) and 2,293 (43%) unsheltered individuals (staying in a place not meant for human habitation). The number of homeless persons counted has been on the decline since 2011 and the number of unsheltered homeless has become less than the number of sheltered homeless. There has been a 37% decrease in homelessness since 2011 and a 16% decrease since 2013. This decline directly correlates to the City's focus on ending chronic homelessness and its initiative to create more permanent supportive housing units. There was an increase in the number of permanent supportive housing units available in Houston. There was a 28% increase in the number of permanent supportive housing units available compared to 2013 and an 81% increase compared to 2011. Although there has been a decrease in homelessness over the past few years, still 1 in 910 people in Harris and Fort Bend Counties are homeless, according to the Coalition for the Homeless. HCDD will continue to assist in the coordination of housing and service providers to most efficiently address homelessness through continued collaboration with the Coalition, the CoC, and other local housing and services providers. Housing and services supporting homeless individuals are high priorities for the City of Houston. | |
| | Basis for Relative Priority Addressing homelessness goes beyond assisting emergency shelters. Instead, it involves a coordinated system which addresses different needs including providing emergency shelter, supporting individuals and families that are already homeless to find housing and supportive services, and preventing homelessness. Since HCDD will fund administrative functions, housing, and supportive services that serve the needs of homeless persons or individuals at risk of becoming homeless during the Consolidated Plan period, addressing homeless needs is a high priority. | |

| | | |
|---|--|-------------------------|
| 5 | Priority Need Name | Public Service Needs |
| | Priority Level | High |
| | Population | |
| | Income Level: Extremely Low, Low, Moderate | |
| | Family Types: Large Families, Families with Children, Elderly, Public Housing Residents | |
| | Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth | |
| | Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and Their Families, Victims of Domestic Violence, Non-housing Community Development | |
| | Geographic Areas Affected | |
| | Associated Goals | Enhance Quality of Life |
| | Description | |
| <p>Providing and maintaining a high quality of life for all citizens is a high priority for the City and HCDD. In past years, HCDD has allocated CDBG funding for public services near the CDBG public services funding cap. Even with this allocation, HCDD continues to receive requests from service agencies in need of funding to address the continued demand for services. HCDD plans to allocate the maximum amount CDBG funding allowed by the regulations in the next five years.</p> <p>The following are the priority community development needs HCDD will address in the next five years:</p> <ul style="list-style-type: none"> • Youth and childcare services • Health services • Homeless services • Job training services • Senior services • General public services that serve low- and moderate-income individuals or individuals with special needs <p>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 a needed in Houston.</p> | | |
| Basis for Relative Priority | | |
| <p>Public services are ranked high based on the continued need based on stakeholder participation in the public participation process during the development of the Consolidated Plan. In addition, many citizens ranked supportive services as one of the top three needs in Houston through the Community Needs Survey.</p> <p>The Community Needs Survey also indicated that the top three supportive services needed in Houston were 1) child care services, 2) Health care services, and 3) Job Training. The Survey results also revealed that the groups most in need of supportive services were 1) Homeless, 2) Elderly, and 3) Persons with physical disabilities. Priority public service needs include youth and child care services, health services, homeless services, job training services, senior services, and various public service activities serving low- and moderate-income neighborhoods and populations with special needs.</p> | | |

| | | |
|---|--|--|
| 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 | |
| | 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. In addition, through the public participation process, HCDD staff heard that close by neighborhood facilities and amenities, including facilities for services, are very important for communities. In the 2015 Community Needs Survey respondents ranked the top three most needed neighborhood facilities as Health facilities and clinics, child care centers, and facilities promoting community safety (fire stations, police stations). 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: <ul style="list-style-type: none"> • Parks, multiservice centers, libraries and other city owned facilities • Facilities that serve special needs populations including homeless, persons with disabilities, and victims of domestic violence • Educational facilities • Health facilities Infrastructure improvements in the City are also very much a high need. However, compared to other public facility needs, infrastructure projects using entitlement funding is a low priority for HCDD than other public facility developments. | |
| Basis for Relative Priority Public services are ranked high based on the continued need based on stakeholder participation in the public participation process during the development of the Consolidated Plan. In addition, many citizens ranked supportive services as one of the top three needs in Houston through the Community Needs Survey. The Community Needs Survey also indicated that the top three supportive services needed in Houston were 1) child care services, 2) Health care services, and 3) Job Training. The Survey results also revealed that the groups most in need of supportive services were 1) Homeless, 2) Elderly, and 3) Persons with physical disabilities. Priority public service needs include youth and child care services, health services, homeless services, job training services, senior services, and various public service activities serving low- and moderate-income neighborhoods and populations with special needs. | | |

| | | |
|---|--|-------------------------------|
| 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 | |
| | Associated Goals | Revitalize Neighborhoods |
| | Description Addressing neighborhood needs through active code enforcement activities is one way in which HCDD will increase the safety and improve the quality of life in low- and moderate income neighborhoods. During PY 2013, the last completed program year, HCDD funding was used to fund code enforcement inspectors to complete 32,879 site visits in low- and moderate-income neighborhoods. Throughout the years, code enforcement has addressed many issues in designated areas of the city through educating residents during site visits, issuing citations, or performing follow up legal work for properties in violation of city codes. Addressing neighborhood needs, such as substandard structures, disinvestment in properties, and neighborhood safety, continues to be an important need in Houston. | |
| | Basis for Relative Priority Continued efforts to increase neighborhood stability are important for Houston communities. Enforcement of cleanliness and safety codes was ranked second behind demolition for substandard buildings by more than 2,200 Houstonians in the 2015 Community Needs Survey. HCDD will fund various activities to address neighborhood needs during the 2010-2014 Consolidated Plan period. As entitlement funds will be used to address this need, this need is a high priority. | |

| | | |
|---|--|--|
| 8 | Priority Need Name | Economic Development Needs |
| | Priority Level | High |
| | Population Income Level: Extremely Low, Low, Moderate, Middle Family Types: Homeless: Non-homeless Special Needs: Non-housing Community Development | |
| | Geographic Areas Affected | |
| | Associated Goals | Promote Community Economic Development |
| | Description Economic development is a need in Houston. There is a need for economic development that not only helps to raise incomes of low- and moderate-income families through job training and job creation, but also to enhance the living environments in neighborhoods by increasing the availability of businesses assistance. Many neighborhoods are underserved by commercial businesses, such as grocery stores. The City of Houston will work to enhance job education and training opportunities for the city's low and moderate income workforce. But it will also work to create higher income jobs and greater access to goods or services in neighborhoods. | |
| | Basis for Relative Priority Respondents from the 2015 Community Needs Survey ranked job creation and retention, employment training, and small business loans as the highest economic development priority needs. Other public participation, especially the neighborhood discussion groups, revealed that many neighborhoods lack wanted commercial retail and must go outside of their own neighborhood to receive some goods and services. As economic development activities can enhance neighborhoods through making goods and services more accessible in low- and moderate-income communities and providing job opportunities or job training for low-income persons, HCDD will fund economic activities during the 2010-2014 Consolidated Plan period. Economic development continues to be a high priority need in Houston. | |

Narrative (Optional)

Since 1995, four priority categories have driven HCDD programming. These four priority categories are: affordable housing, supportive services, public improvements and infrastructure, and economic development. Within these four priorities, the 2015-2019 Consolidated Plan has developed priority needs that will be addressed by the goals outlined in the Strategic Plan.

- Affordable Housing
 - Assistance for Renters
 - Assistance for Homeowners
 - Assistance for Homebuyers
- Supportive Services
 - Homeless Needs
 - Supportive Service Needs
- Public Improvements and Infrastructure
 - Improvement of Neighborhood Amenities and Infrastructure
 - Neighborhood Needs
- Economic Development
 - Economic Development Needs

Priority needs in this section designated with a “High” priority have funding set-aside to address with entitlement funding during the 2015-2019 Consolidated Plan period. Those designated as “Low” priority will not necessarily be addressed with entitlement funds but instead, are likely to have other funding sources or community stakeholders address these needs during the Consolidated Plan period.

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

Table 61 – Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | As per the Needs Assessment, severe cost burden is the greatest predictor of homelessness risk with population paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless. Also, illustrative of the market need for rental assistance is the great demand in requests to be added to the Housing Choice Voucher waitlist in 2012. |
| TBRA for Non-Homeless Special Needs | Similar to market forces and variable that influence the use of TBRA, such as cost burden, many special needs populations may have limited incomes, such as receiving SSI or disability income. In addition, some special needs populations incur greater expenses, such as high medical costs for persons affected by HIV/AIDS. |
| New Unit Production | As seen from the Needs Assessment, 50% of the renters in Houston have one or more Housing problems, most of which have cost burden, meaning they are paying more than 30% of their income for housing costs. 2007-2011 CHAS data shows there are 118,215 low and moderate-income families with housing problems. Half of the households in Houston are low- and moderate-income and many cannot afford fair market rent. In addition, with for-sale housing inventory very low, this also indicates a need for additional units. |
| Rehabilitation | About half of Houston's housing stock was built between 30 and 40 years ago. 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 through the past several years, so have land, labor, and material costs for housing developments. Acquisition can help lower the total cost of development. |

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Houston uses multiple resources to carry out activities that benefit low- and moderate-income residents. The City of Houston receives entitlement funding of CDBG, HOME, HOPWA, and ESG. HCDD administers the entitlement funding on behalf of the City of Houston. In addition to entitlement grant funds, HCDD receives state and local funding to address community needs as illustrated in the Expected Resources – Priority Table. Many City departments also receive funding that addresses needs listed in the Consolidated Plan, and HCDD works with these departments to leverage entitlement grant funds when possible.

Anticipated Resources

Table 62 - Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public – federal | Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services | 22,352,814 | 194,470 | 0 | 22,547,284 | 80,000,000 | CDBG funds finance housing, public facilities and improvements, public services, and economic development assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When request for proposals are conducted, proposals that use CDBG funding to leverage other funding are preferred. CDBG funded activities conducted by other City departments use CDBG funding as match for other public funding or combine CDBG funds with federal, local, or private funding to implement programming. |
| HOME | public – federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 6,507,862 | 90,943 | 0 | 6,598,805 | 24,000,000 | HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable housing. HOME funds are leveraged with private and public funding sources to support homebuyer assistance and multifamily development activities. HCDD's homebuyer assistance funds are leveraged with the homebuyer's private mortgage and equity. The Multifamily Housing Program's activities are funded through a request for proposal process in which greater preference is given to proposals that have other sources of equity and financing. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|--|------------------|--|----------------------------------|--------------------|--------------------------|------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOPWA | public – federal | Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA | 10,343,492 | 0 | 0 | 10,343,492 | 32,000,000 | Organizations applying for HOPWA funding are selected through a competitive request for proposal process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care, and private funding, such as in-kind resources, foundations, and resident rent payments. |
| ESG | public – federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 2,027,628 | 0 | 0 | 2,027,628 | 7,000,000 | Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive request for proposal process. |
| CDBG-DR Hurricane Ike Round 2 (CDBG-DR2) | public – state | Homeowner rehab Multifamily rental rehab Multifamily rental new construction | 0 | 0 | 50,000,000 | 50,000,000 | 0 | CDBG-DR2 will be used to fund development of affordable single family and multifamily rental and repair single family homes to address homes damaged by Hurricane Ike. |
| Homeless Housing Services Program (HHSP) | public – state | Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services | 1,300,000 | 0 | 0 | 1,300,000 | 4,000,000 | Organizations applying for HHSP funding are selected through a competitive request for proposal process. Funds are used for local homeless initiatives. |
| Homeless and Housing Bonds | public - local | Housing | 280,000 | 0 | 0 | 280,000 | 5,000,000 | Homeless and Housing Bonds are local funds and often leveraged with federal funding to create a greater impact for low- and moderate-income persons. Housing developments are selected through a competitive request for proposal process. |
| TIRZ Affordable Housing Set-Aside | public - local | Housing | 14,000,000 | 0 | 0 | 14,000,000 | 40,000,000 | TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low- and moderate-income persons and communities. Housing developments are selected through a competitive request for proposal process. |

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

HCDD will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. HCDD's Homebuyer Assistance Program leverages HOME funding through a deferred, forgivable loan with private funding including equity from the homebuyer and private mortgage loans. Through the Multifamily Housing Program, for-profit and non-profit developers partner with HCDD to build or rehabilitate affordable housing. Developers must use HCDD funding to fill financing gaps. Other development funding must be obtained through additional private and public sources, which may include the following

- Local Tax Incentives and Funding
 - Tax Abatement Ordinance
 - Tax Increment Reinvestment Zones (TIRZ) and TIRZ Affordable Housing Set-Aside
 - Homeless and Housing Bonds
- Federal and State Tax Incentives
- State Funded Bond Programs
- Private Sources

HCDD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR2 and Homeless Housing Services Program (HHSP). HCDD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCDD federal funds to execute the activities identified in the Plan. Public service agencies utilizing CDBG, HOPWA, and ESG funds must provide some level of match. Other City departments funded with entitlement grants leverage these dollars with other resources. For example, HDHHS leverages CDBG funding with other federal grants for lead-based paint testing and remediation activities.

HOME Matching Funds. The City, as a fiscally distressed participating jurisdiction in the HOME Program, must match 12.5 cents for each dollar of HOME funds spent on affordable housing. The match must come from state or local, non-federal sources, and constitutes a permanent contribution to the HOME Program. Since July 2005, the City requires multifamily applicants to help generate this match. Rules regarding what can be counted as a match under the HOME Program are very specific; therefore, HCDD strictly adheres to and maintains compliance with 24 CFR 92.

The HOME match obligation may be met with any of the following sources

- Cash or cash equivalents from a non-federal source
- Value of waived taxes, fees, or charges associated with HOME projects
- Value of donated land or real property
- Cost of infrastructure improvements associated with HOME projects
- Value of donated materials, equipment, labor, and professional services

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside funds, private donations from endowments and non-cash contributions including donated or reduced cost land. As reported in the 2012 CAPER, the excess HOME match carried over to the next federal fiscal year was \$4,742,550.02. Information regarding the match will be updated in the 2013 CAPER, which will be submitted to HUD in September 2014.

ESG Match. The ESG matching requirement is a one to one match and will be satisfied with CDBG funding from HCDD and both “in-kind” and private funding from subrecipients.

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

Currently, there are no parcels of City owned land or property that will be used to address the needs identified in this plan. The Land Assemblage Redevelopment Authority (LARA) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. LARA performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes.

Discussion

While HCDD is responsible for the provision of services to low- and moderate-income Houstonians using the entitlement funds and one-time grants, HCDD cannot achieve these goals alone. There are many other organizations that carry out the strategies listed in this Plan using other federal, local, and private funding sources. For instance, other City of Houston Departments provide services to low- and moderate-income residents by utilizing funding from various sources. While some projects or actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this Plan and private funds from individuals, non-profit organizations, and private organizations are needed. HCDD continues to work with other City Departments, local non-profit agencies, and various funding providers to develop coordinated strategies leveraging funding to assist low- and moderate-income persons and households. As entitlement fund has been severely cut since 2010, HCDD will research ways in which HCDD can increase the potential for program income. Additional program income is one strategy that can help sustain future community development activities in the community in uncertain times.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 63 - Institutional Delivery Structure

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------|--------------------------------------|------------------------|
| Houston Housing Authority | Public Housing Authority | Public Housing | Jurisdiction |
| Coalition for the Homeless of Houston/Harris County | Nonprofit Organization | Homelessness Planning | Region |
| City of Houston Health and Human Services Department | Government Agency | Public Facilities Public Services | Jurisdiction |
| City of Houston Parks and Recreation Department | Government Agency | Public Facilities Public Services | Jurisdiction |
| City of Houston General Services Department | Government Agency | 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 |

Assess of Strengths and Gaps in the Institutional Delivery System

The City has a substantial and capable housing and community development delivery system. During the past consolidated planning period, the City of Houston made great strides to implement a coordinated access system for homeless housing and services and increase the number of permanent supportive housing units. Combining homeless 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.

HCDD makes efforts to identify Community Housing Development Organizations (CHDOs) that are capable and can be expected to carry out many of the elements in this plan. CHDOs are certified annually or at the time of a project application. In order for an agency to qualify as a CHOD, they must have staff with housing experience appropriate to their role as a project developer, sponsor or owner.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Because Houston is a large City, there are many existing services that target homeless persons and persons with HIV. HCDD coordinates with other agencies, such as the Coalition for the Homeless and the Ryan White Planning Council, to link housing with services targeted for the homeless and individuals affect by HIV/AIDS.

Effective July 1, 2014, HCDD's HOPWA program migrated from Powersource to using HUD's Homeless Management Information System (HMIS) the client database for HOPWA programming in the region. This will allow HOPWA programming to be part of the coordinated access system.

With this initiation of using HMIS, HCDD is changing the way the weeks for STRMU assistance are counted from four weeks for a client (regardless of the amount of rent received, i.e. full month or half a month) to fractions based on

whether a client received rent for a full month, half month, or a quarter of a month. HCDD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

Table 64 - 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 connect to rapid rehousing, transitional housing, and other diversion and prevention programs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

From HCDD's community and stakeholder participation process, the following are some identified gaps for special needs populations when trying to access services

- 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 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 65 – Goals Summary

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--|------------|----------|---|--|--|---------|--|
| Preserve and expand the supply of affordable housing | 2010 | 2014 | Affordable Housing | Citywide | Assistance for homeowners Assistance for renters Assistance for homebuyers | | Homeowner units rehabilitated: 250 Household Housing Unit Other: 488 Other – Units Abated/Remediated Rental units constructed: 817 Household Housing Unit Rental units constructed: 418 Household Housing Unit |
| Expand homeownership opportunities | 2010 | 2014 | Affordable Housing | Citywide | Assistance for homebuyers | | Direct Financial Assistance to Homebuyers: 500 Households Assisted |
| Provide assistance to persons affected by HIV/AIDS | 2010 | 2014 | Affordable Housing | Citywide | Assistance for renters Public service needs | | Other: 12,975 - Household / Housing Unit |
| Reduce Homelessness | 2010 | 2014 | Affordable Housing Non-Housing Community Development | Citywide | Assistance for renters Homeless Needs | | Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted Homelessness Prevention: 950 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 115,500 Persons Assisted |
| Enhance quality of life through the provision of public services | 2010 | 2014 | Non-Housing Community Development | Citywide | Public service needs | | Public service activities other than Low/Moderate Income Housing Benefit: 103,000 Persons Assisted |
| Revitalize Communities | 2010 | 2014 | Non-Housing Community Development | Citywide | Improvement of neighborhood facilities Neighborhood needs | | Other: 30 Public facility or infrastructure activities other than low/moderate-income housing benefit Housing Code Enforcement/Foreclosed Property Care: 20,200 Household Housing Unit: 161,250 |
| Foster Community Economic Development | 2013 | 2014 | Non-Housing Community Development | Areas for Community Reinvestment | Economic development needs | | 50 Businesses assisted 100 Jobs |

Goal Descriptions

| | | |
|---|------------------|---|
| 1 | Goal Name | Preserve and expand the supply of affordable housing |
| | Goal Description | 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 | Goal Name | Expand Homeownership Opportunities |
| | Goal Description | The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families. |
| 3 | Goal Name | Provide assistance to persons affected by HIV/AIDS |
| | Goal Description | 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 eliminating homelessness. |
| 4 | Goal Name | Reduce Homelessness |
| | Goal Description | 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 | Goal Name | Enhance quality of life |
| | Goal Description | 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 | Goal Name | Revitalize Communities |
| | Goal Description | The City will support activities that will enhance and preserve neighborhoods. Activities include code enforcement and public facility improvements. |
| 7 | Goal Name | Foster Community Economic Development |
| | Goal Description | The City will fund activities related to employment training, job creation, and business growth to help increase family's incomes and provide goods in services in low- and moderate-income areas. |

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)

During PY 2015, the City of Houston expects to provide affordable housing as defined by HOME 91.215(b) in the following ways

- The Homebuyer Assistance Program expects to serve 100 households with downpayment and closing cost assistance in PY 2015. Of the 100 households, HCDD estimates that 15 households (15%) will have a household income between 31-50% AMI and 85 households (85%) will have an income between 51-80% AMI.
- The Multifamily Housing Program will construct and rehabilitate housing predominately for households with an income under 60% AMI. In 2015, the Multifamily Housing Program will likely fund the construction of units for persons with extremely low-incomes to further the Mayor's directive of creating supportive housing to help end chronic and veteran homelessness.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

This question is not applicable to HHA.

Activities to Increase Resident Involvements

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, which operate at most public housing developments. Staff from HHA's Client Services Department provides technical assistance to Resident Council members and help to ensure that third party (League of Women Voters) oversight is in place for the annual election of officers. Each Resident Council meets on a monthly basis to address general and property-specific issues.

Resident Council officers meet as a group with HHA staff quarterly. These meetings provide an opportunity for resident leaders to hear updates on major issues taking place at HHA and within the affordable housing industry nationally. Time is allotted for resident leaders to raise issues or ask questions, which often become the basis for further dialogue. Discussions typically cover issues related to resident participation in governance, safety and security, community service requirements, summer programs, development plans, and job readiness. Also, residents and Resident Council officers actively participate in the PHA planning process to annually review and revise management process.

**Is the public housing agency designated as troubled under 24 CFR part 902?
Plan to remove the 'troubled' designation**

HHA does not have a troubled designation; therefore, it is not necessary for HCDD to provide financial or other assistance to HHA to remove such a designation during the next year.

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

Barriers to Affordable Housing

The most critical barriers to the production and preservation of affordable housing include

Current market conditions

In the past several years, the residential market in Houston became one of the hottest in the country. The year 2014 marked the highest annual median and average home sale price in the Houston area. With the continued rise in demand for housing, many older, affordable units are being torn down in favor of redevelopment of higher-end housing, especial luxury rentals. As the market booms, affordable housing development becomes more expensive to produce.

Deterioration of housing stock

Houston's housing stock is aging. Many properties built before 1978 may have environmental hazards such as lead-based paint. Due to remediation and other rehabilitation work required to bring homes to current code standards, repairs and rehabilitation work may be prohibitively expensive for homeowners.

Regulations

Impediments to the development of affordable housing may be found in municipal regulations and City ordinances that can inhibit the market from meeting demand. Impediments may also be found in federal regulations. Some of HUD's regulations relating to noise, environmental, flood plain, or site and neighborhood standards may also serve as a barrier to affordable housing as a part of revitalization efforts. Using dated regulations, which do not take into account the dynamics of a majority-minority city such as Houston, may also present challenges for current affordable housing and mixed-income development.

Lack of Communication between government and residents

The feedback from the Fair Housing Forum noted that the most significant challenge faced by the City is communicating with residents about housing discrimination, about fair housing laws and rights, and City programs. Opening more avenues of communication between residents and the City will also help to address other impediments such as promoting fair housing understanding.

Insufficient availability of current financial resources to address affordable housing needs

There is a lack of available, accessible, and quality affordable housing in Houston. Citizens and stakeholders agreed that the deficiency of affordable housing options precluded people from obtaining housing and was the greatest barrier to finding and maintaining housing and as well as the greatest barrier to fair housing choice in Houston. It is estimated that federal funding will likely stay constant or decrease as it did during the last five years.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The proposed strategies and actions to address barriers over the next five years are described in more detail below, and other actions to overcome impediments to fair housing are located in the Appendix and titled *Affirmatively Furthering Fair Housing*.

- **Address housing market conditions that inhibit low- and moderate-income persons from obtaining decent housing**
 - Increase affordable housing supply by funding rehabilitation and new construction of affordable rental housing
 - Lower the cost for low- and moderate-income families to achieve homeownership by assisting with downpayment and closing cost assistance
 - Continue housing 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 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 Single Family Home Repair Program
 - Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HDHHS and providing matching funding for federal grants
 - Engage in code enforcement activities carried out by the City's Department of Neighborhoods to address single family and multifamily property owners' code violations
 - Improve housing stock for low- and moderate-income homeowners through the Single Family Home Repair Program.
 -
- **Strengthen intergovernmental relationships to resolve regulatory issues**
 - Inform and communicate to TDHCA requests for updates to the QAP
 - Coordinate with local HUD officials and request waivers to certain HUD standards, as needed
 - Continually improve HCDD's monitoring and compliance function to detect and address inconsistencies or conflicts among federal, state, and local grant and regulatory requirements
 - Continue to provide technical assistance to nonprofit and for profit affordable housing developers and public service agencies regarding new or changing requirements
 - Continue to refer fair housing complaints to substantially equivalent agencies and the regional HUD office which are equipped and trained to manage such complaints effectively and efficiently
- **Use education to encourage policy decisions and public support that positively impact affordable housing**
 - Educate city officials and staff about fair housing issues to improve understanding of and the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCDD staff
 - Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCDD staff for stakeholders and community groups
 - Engage fair housing and affordable housing advocates to elevate affordable housing issues in the public

SP-60 Homelessness Strategy – 91.215(d)**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

HCDD will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCDD provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons.

The Coalition for the Homeless Houston/Harris County (Coalition) collaborates with service agencies and others in the public sector to analyze existing needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count and the Community Needs Assessment, organized by the Coalition, annually assesses the characteristics of the homeless population in and around Houston. This is important data used by the Coalition and its stakeholders to track the changing needs of the homeless. In PY 2015, HCDD will continue to financially support the Coalition's preparation for the 2016 PIT Count. Additionally, the CoC hosts a minimum of two Consumer Input Forums annually to obtain input on the action plan from current and formerly homeless individuals and families.

In 2014, the CoC implemented a coordinated assessment system ensuring standardized assessment for any homeless individual at a variety of access points. This system functions to triage, assess, match and refer homeless individuals to the most appropriate permanent housing option across the continuum. This is now the primary referral method for most homeless beds and functions as the sole referral source for PSH. This system will continue to be expanded in 2015 and will optimize access for both sheltered and unsheltered homeless individuals seeking support across the City. Outreach workers are trained as assessors and navigators ensuring unsheltered homeless

Addressing the emergency and transitional housing needs of homeless persons

HCDD continues to fund social service agencies providing emergency shelter or transitional housing for homeless individuals and families. Services will include case management, direct rent or utility assistance, and operations costs associated with overnight shelter. HCDD's ESG funding will address emergency shelter and transitional housing needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG implementation and the restructuring of the CoC funding process, the CoC is collaborating with local ESG recipients to right-size the system of emergency shelter, transitional housing, and rapid re-housing ultimately shifting resources toward permanent housing options. This coupled with enhanced diversion and prevention resources will dramatically reduce demand for emergency shelter and transitional housing and ultimately allow the system to reach equilibrium and end homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

HCDD prioritizes multifamily housing activity for homeless and populations with special needs. Housing with supportive services increases assistance (e.g., medical, educational, counseling, etc.) available to residents to help them remain in permanent housing. In PY 2015 HCDD's Multifamily Housing Program anticipates the completion Temenos Place II, with SRO units. Temenos Place II will have new units that will support the Mayor's homeless initiative to creation of 2,500 new permanent supportive housing units.

HCDD is also committed to braiding federal, state, and local resources in partnership with Harris County and the CoC to expand rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists

households to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be more than 80% effective in returning families to housing stabilization. A recent system mapping exercise performed under HUD technical assistance revealed that approximately 30% (8,100 households in a given year) of Houston's homeless population will require rapid rehousing to stabilize. Currently the system is capable of serving less than 1,000 households. A plan has been developed to braid resources across the CoC and more than double the number of households to be served with rapid rehousing with the intent to leverage the public investment and attract resources for 1,500 households.

The coordinated assessment system, described previously in this section, will act as the process for identifying people who are homeless and most in need of PSH or rapid rehousing, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

HCDD will fund several agencies that deliver homelessness prevention assistance from various federal and state grants, which include

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices or are experiencing a hardship that may lead to homelessness
- Security deposits and first month's rent to permit homeless families to move into their own apartment
- Mortgage payments

Preventing homelessness, especially family homelessness, is a priority for the City and its partner, the Coalition. The Coalition assists Houston's homeless service providers, many of 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". While local nonprofit and faith-based organizations provide basic needs and rent/utility assistance that divert families at imminent risk, the Coalition's 24/7 homeless services hotline refers and connects families to providers with immediate help and mainstream resources.

As part of the planning process for community-wide coordination of ESG implementation and restructuring of the CoC funding process, the Coalition is collaborating with local ESG recipients. The CoC plans to develop a homelessness prevention eligibility standard to target those most at-risk of becoming literally homeless. This standard will be developed using HUD's ESG eligibility criteria and local data regarding characteristics common among people who are literally homeless. Depending on the level of need of potential clients, the agency initially conducting intake will either admit the person to their program or will conduct a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing.

The CoC also plans to execute memorandum of understanding (MOU) with mainstream and other homeless service providers on the behalf of the homelessness prevention system in order to help clients link to mainstream and homeless supportive services outside of the ESG programs. The purpose of developing MOUs is to help clients easily access mainstream services that might have a cumbersome application process or lengthy waitlist. This includes developing protocols for warm-handoffs to United Way's THRIVE programs to enhance family self-sufficiency and financial mobility. Mainstream services will include those listed in 24 CFR 576.400 (c), as well as those in the SOAR program, and locally-funded programs to assist with increasing income and improving health.

The Coalition, along with local public funding jurisdictions and publicly funded institutions and systems of care that discharge people into homelessness, will create or modify discharge plans to prevent discharging into homelessness by

- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning process

The CoC has several discharge policies to coordinate community-wide assistance to address youths aging out of foster care, persons exiting health care and mental health institutions, and persons discharged from correctional institutions. With the introduction of the coordinated placement system, these institutions are being invited to coordinate discharge planning activities to prevent homelessness. Protocols have been developed to connect with Harris County Jail and several emergency rooms and hospitals across the jurisdiction.

SP-65 Lead based paint Hazards – 91.215(i)**Actions to address LBP hazards and increase access to housing without LBP hazards**

HCDD plans to address lead-based paint hazards in Houston in several ways during the next five years. First, HCDD will continue its relationship with the Lead-Based Paint Hazard Control Program managed by the City of Houston Department of Health and Human Services (HDHHS).

Lead-Based Paint Hazard Control Program (LBPHC). HCDD and HDHHS's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. From 1996, HDHHS has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston. The BCCEH's Lead Program is funded by federal grants, including the Lead Hazard Reduction Demonstration (LHRD) Grant. HCDD will continue to provide HDHHS with CDBG funds to meet the matching requirement for grants that support lead-based paint reduction activities.

Single Family Home Repair Program Lead Activities. In previous years, the Single Family Home Repair Program contracted with HDHHS to conduct lead-based paint testing on housing units that qualified for rehabilitation under HCDD's single family home repair activities. Recently, the Single Family Home Program has ended the contractual relationship with HDHHS, and now HCDD staff will now presume that all homes built before 1978 have lead hazards. This change in process will help ensure that the delivery of repair services will be provided in a timely manner and in the most efficient and healthful way possible. HCDD staff members have been 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 LHRD program has decreased the number of pre 1978 built homes with lead hazards and will over the next five years continue to reduce remove lead hazards from pre 1978 built homes. The LHRD expects to establish higher goals related to education, number of children and adults protected from lead poisoning.

The LHRD 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 LHRD program to address and eliminate lead hazards in any identified pre 1978 built home thus having a positive impact the quality of life of the residents and community at large.

The LHRD 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 LHRD 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 LHRD does not plan to change the priorities in the next five years. To achieve this priority the following activities are perform:

- Identification & qualification of inner-city, pre-1978 built housing units of low & moderate income families where children under the age of six (6) resides or visit 60 hours/year
- Conducting lead inspections & risk assessments
- Temporary relocation of families residing in selected housing units when necessary to protect the occupants during the lead hazard reduction activities
- Provide lead hazard education & training
- Final clearance to ensure the removal of the lead hazards has been completed

How are the actions listed above integrated into housing policies and procedures?

For over twenty years, HDHHS has been has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and

moderate-income housing units within the City of Houston. Policy and procedures for this program are in place and may be revised as needed. As HCDD's Single Family Home Repair Program transitions from using CDBG-DR2 back to CDBG funding, lead procedures 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 Center for Public Policy Priorities' recently published information, "Building Financial Resilience in Houston: A Data Profile", the following describes Houston households

- 52% don't have enough savings to live above the poverty line for three months – liquid asset poverty
- 33% don't have enough net worth to live above the poverty line for three months – asset poverty
- 18% are unbanked – do not have a checking or savings account
- 25% are underbanked – have a bank account but still use check cashing or pay day loans

Liquid asset poverty includes households that do not have much savings and so they may have to borrow money when faced with unforeseen expenses such as medical bills or car maintenance. Liquid asset poverty may also mean that families defer future financial security which could include saving for retirement or investing in a home or college education. Half of Houston households are liquid asset poor, and those most likely to be affected are households of color, low-income households, single parents, households with children, and those with less than a college degree. The households that are liquid asset poor are at great risk of becoming impoverished.

HCDD provides many services for persons who are in poverty. However, HCDD's efforts are also intended to help reduce the number of persons in poverty. HCDD will carry out three strategies to help families achieve financial stability

- Increasing income through education, workforce readiness, employment services, and small business development
- Building Savings through financial education and homebuyer counseling
- Acquiring Assets through small business development and homeownership assistance

HCDD will also explore ways to partner with other organizations in the community who work to promote financial literacy and reduce the number of persons in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The strategies mentioned above are directly coordinated with the activities in this Plan and also support the 2015 AI. HCDD plans to assist with repairs on homes so that low and moderate-income homeowners may maintain their assets. Also, HCDD plans to increase the supply of affordable housing, especially for those families that are considered liquid asset poor, like families with children. Providing these families with affordable housing options can help increase their financial stability and help them out of poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HCDD's Compliance and Monitoring Division (CMD) is comprised of three sections: Contract Monitoring, Contract Compliance, and Portfolio Compliance. All sections ensure funding recipients including subrecipients, developers, contract service providers, and all contracted agencies adhere to city, state, and federal regulations and requirements when operating, facilitating, or developing HCDD administered programs and activities. The following illustrates how HCDD will use monitoring activities to carry out activities in the plan and ensure long-term compliance with program requirements.

Contract Monitoring Section

This section conducts annual compliance and monitoring reviews of its clients. Typically, long-term monitoring reviews conducted by CMS staff include HOME-funded housing development reviews or Community Development Block Grant (CDBG) 24 CFR §570.505, Use of Real Property reviews. This section utilizes HCDD's monitoring plan, which includes monitoring procedures scheduling, and standards, to provide HUD-funded activity compliance and performance reviews for all funding recipients, including internal HCDD program operations. To ensure timely monitoring of recipients, staff conducts monitoring and compliance reviews based on predetermined scheduling. However, at times staff may use circumstantial monitoring, which is the monitoring of programs and projects related to an acute or chronic matter uncovered by an external audit or necessitated by the possibility of fraud, waste, or mismanagement. The monitoring process reviews consist of entrance meetings, analysis of documentation, client interviews, exit meetings, development and issuance of compliance review reports, and if necessary, follow-up reviews and letters.

Contract Compliance Section

This section has the primary responsibilities of enforcing the requirements of Section 3 and Davis Bacon and related Acts. HCDD staff promote Section 3 program by conducting various seminars and workshops to create employment, training, and contracting opportunities for residents and qualified businesses interested in participating in federally assisted projects. Staff enforces Davis Bacon and related Acts through a system of desk reviews, construction site visits, and employee interviews to ensure prescribed payments and the investigation of potential violations. Staff also presents training sessions providing technical assistance in support of Davis Bacon.

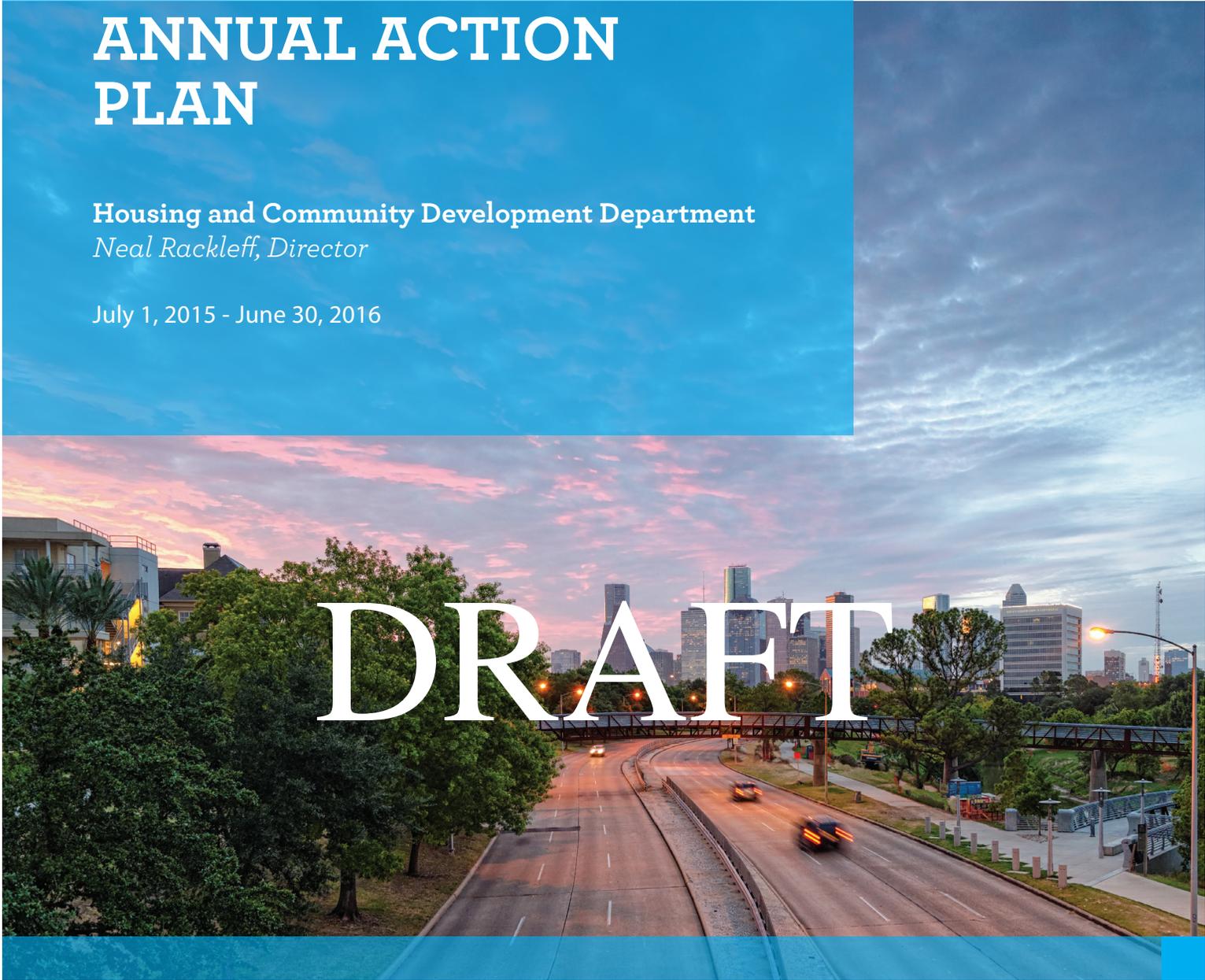
Portfolio Monitoring and Compliance Section

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. 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. Second, compliance monitors conduct desk reviews of quarterly compliance reports (QCR), submitted by each property and annual reviews of affirmative marketing and Tenant Selection Plans. Compliance monitors also conduct on-site reviews to sample verify tenant eligibility through sampling. Monitors are also available for technical assistance with property partners as requested or necessary. Finally, staff manages the single family homeownership assistance projects through annually by obtaining proof of current homeownership and other lien requirements through the end of affordability periods.

2015 ANNUAL ACTION PLAN

Housing and Community Development Department
Neal Rackleff, Director

July 1, 2015 - June 30, 2016



DRAFT



Expected Resources

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

Introduction

The City of Houston uses multiple resources to carry out activities that benefit low- and moderate-income residents. The City of Houston receives entitlement funding of CDBG, HOME, HOPWA, and ESG. HCDD administers the entitlement funding on behalf of the City of Houston. In addition to entitlement grant funds, HCDD receives state and local funding to address community needs as illustrated in the Expected Resources – Priority Table. Many City departments also receive funding that addresses needs listed in the Consolidated Plan, and HCDD works with these departments to leverage entitlement grant funds when possible.

Anticipated Resources

Table 66 - Expected Resources – Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public – federal | Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services | 22,352,814 | 194,470 | 0 | 22,547,284 | 80,000,000 | CDBG funds finance housing, public facilities and improvements, public services, and economic development assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When request for proposals are conducted, proposals that use CDBG funding to leverage other funding are preferred. CDBG funded activities conducted by other City departments use CDBG funding as match for other public funding or combine CDBG funds with federal, local, or private funding to implement programming. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | 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 | 6,507,862 | 90,943 | 0 | 6,598,805 | 24,000,000 | HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable housing. HOME funds are leveraged with private and public funding sources to support homebuyer assistance and multifamily development activities. HCDD's homebuyer assistance funds are leveraged with the homebuyer's private mortgage and equity. The Multifamily Housing Program's activities are funded through a request for proposal process in which greater preference is given to proposals that have other sources of equity and financing. |
| HOPWA | public – federal | Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA | 10,343,492 | 0 | 0 | 10,343,492 | 32,000,000 | Organizations applying for HOPWA funding are selected through a competitive request for proposal process, and sources of leverage include public funding, such as Ryan White or Shelter Plus Care, and private funding, such as in-kind resources, foundations, and resident rent payments. |
| ESG | public – federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 2,027,628 | 0 | 0 | 2,027,628 | 7,000,000 | Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive request for proposal process. |
| CDBG-DR Hurricane Ike Round 2 (CDBG-DR2) | public – state | Homeowner rehab Multifamily rental rehab Multifamily rental new construction | 0 | 0 | 50,000,000 | 50,000,000 | 0 | CDBG-DR2 will be used to fund development of affordable single family and multifamily rental and repair single family homes to address homes damaged by Hurricane Ike. |
| Homeless Housing Services | public – state | Financial Assistance Rapid re-housing (rental assistance) | 1,300,000 | 0 | 0 | 1,300,000 | 4,000,000 | Organizations applying for HHSP funding are selected through a competitive request for proposal process. Funds are used for local homeless |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|-----------------------------------|-----------------|----------------------------|----------------------------------|--------------------|--------------------------|------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| Program (HHSP) | | Rental Assistance Services | | | | | | initiatives. |
| Homeless and Housing Bonds | public - local | Housing | 280,000 | 0 | 0 | 280,000 | 5,000,000 | Homeless and Housing Bonds are local funds and often leveraged with federal funding to create a greater impact for low- and moderate-income persons. Housing developments are selected through a competitive request for proposal process. |
| TIRZ Affordable Housing Set-Aside | public - local | Housing | 14,000,000 | 0 | 0 | 14,000,000 | 40,000,000 | TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low- and moderate-income persons and communities. Housing developments are selected through a competitive request for proposal process. |

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

HCDD will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. HCDD's Homebuyer Assistance Program leverages HOME funding through a deferred, forgivable loan with private funding including equity from the homebuyer and private mortgage loans. Through the Multifamily Housing Program, for-profit and non-profit developers partner with HCDD to build or rehabilitate affordable housing. Developers must use HCDD funding to fill financing gaps. Other development funding must be obtained through additional private and public sources, which may include the following

- Local Tax Incentives and Funding
 - Tax Abatement Ordinance
 - Tax Increment Reinvestment Zones (TIRZ) and TIRZ Affordable Housing Set-Aside
 - Homeless and Housing Bonds
- Federal and State Tax Incentives
- State Funded Bond Programs
- Private Sources

HCDD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR2 and Homeless Housing Services Program (HHSP). HCDD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCDD federal funds to execute the activities identified in the Plan. Public service agencies utilizing CDBG, HOPWA, and ESG funds must provide some level of match. Other City departments funded with entitlement grants leverage these dollars with other resources. For example, HDHHS leverages CDBG funding with other federal grants for lead-based paint testing and remediation activities.

HOME Matching Funds. The City, as a fiscally distressed participating jurisdiction in the HOME Program, must match 12.5 cents for each dollar of HOME funds spent on affordable housing. The match must come from state or local, non-federal sources, and constitutes a permanent contribution to the HOME Program. Since July 2005, the City requires multifamily applicants to help generate this match. Rules regarding what can be counted as a match under the HOME Program are very specific; therefore, HCDD strictly adheres to and maintains compliance with 24 CFR 92.

The HOME match obligation may be met with any of the following sources

- Cash or cash equivalents from a non-federal source
- Value of waived taxes, fees, or charges associated with HOME projects
- Value of donated land or real property
- Cost of infrastructure improvements associated with HOME projects
- Value of donated materials, equipment, labor, and professional services

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside funds, private donations from endowments and non-cash contributions including donated or reduced cost land. As reported in the 2012 CAPER, the excess HOME match carried over to the next federal fiscal year was \$4,742,550.02. Information regarding the match will be updated in the 2013 CAPER, which will be submitted to HUD in September 2014.

ESG Match. The ESG matching requirement is a one to one match and will be satisfied with CDBG funding from HCDD and both "in-kind" and private funding from subrecipients.

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

Currently, there are no parcels of City owned land or property that will be used to address the needs identified in this plan.

The Land Assemblage Redevelopment Authority (LARA) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. LARA performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes.

Discussion

While HCDD is responsible for the provision of services to low- and moderate-income Houstonians using the entitlement funds and one-time grants, HCDD cannot achieve these goals alone. There are many other organizations that carry out the strategies listed in this Plan using other federal, local, and private funding sources. For instance, other City of Houston Departments provide services to low- and moderate-income residents by utilizing funding from various sources. While some projects or actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this Plan and private funds from individuals, non-profit organizations, and private organizations are needed. HCDD continues to work with other City Departments, local non-profit agencies, and various funding providers to develop coordinated strategies leveraging funding to assist low- and moderate-income persons and households. As entitlement fund has been severely cut since 2010, HCDD will research ways in which HCDD can increase the potential for program income. Additional program income is one strategy that can help sustain future community development activities in the community in uncertain times.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Table 67 – Goals Summary

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--|------------|----------|---|--|--|---------------------------------------|--|
| Preserve and expand the supply of affordable housing | 2010 | 2014 | Affordable Housing | Citywide | Assistance for homeowners Assistance for renters Assistance for homebuyers | CDBG: \$3,197,319 HOME:\$5,938,925 | Homeowner units rehabilitated: 50 Household Housing Unit Other: 171 Other – Units Abated/Remediated Rental units constructed: 173 Household Housing Unit |
| Expand homeownership opportunities | 2010 | 2014 | Affordable Housing | Citywide | Assistance for homebuyers | | Direct Financial Assistance to Homebuyers: 100 Households Assisted |
| Provide assistance to persons affected by HIV/AIDS | 2010 | 2014 | Affordable Housing | Citywide | Assistance for renters Public service needs | HOPWA \$10,343,492 | Other: 2,625 - Household Housing Unit |
| Reduce Homelessness | 2010 | 2014 | Affordable Housing Non-Housing Community Development | Citywide | Assistance for renters Homeless Needs | ESG: \$2,027,628 CDBG: \$525,000 | Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Homelessness Prevention: 300 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 24,000 Persons Assisted |
| Enhance quality of life through the provision of public services | 2010 | 2014 | Non-Housing Community Development | Citywide | Public service needs | CDBG \$3,256,179 | Public service activities other than Low/Moderate Income Housing Benefit: 23,965 Persons Assisted |
| Revitalize Communities | 2010 | 2014 | Non-Housing Community Development | Citywide | Improvement of neighborhood facilities Neighborhood needs | CDBG \$ 9,059,330 | Other: 6 Public facility or infrastructure activities other than low/moderate-income housing benefit Housing Code Enforcement/Foreclosed Property Care: 32,250 |
| Foster Community Economic Development | 2013 | 2014 | Non-Housing Community Development | Areas for Community Reinvestment | Economic development needs | CDBG \$2,000,000 | 10 Businesses assisted 20 Jobs |

Goal Descriptions

| | | |
|---|------------------|---|
| 1 | Goal Name | Preserve and expand the supply of affordable housing |
| | Goal Description | 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 | Goal Name | Expand Homeownership Opportunities |
| | Goal Description | The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families. |
| 3 | Goal Name | Provide assistance to persons affected by HIV/AIDS |
| | Goal Description | 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 eliminating homelessness. |
| 4 | Goal Name | Reduce Homelessness |
| | Goal Description | 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 | Goal Name | Enhance quality of life |
| | Goal Description | 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 | Goal Name | Revitalize Communities |
| | Goal Description | The City will support activities that will enhance and preserve neighborhoods. Activities include code enforcement and public facility improvements. |
| 7 | Goal Name | Foster Community Economic Development |
| | Goal Description | The City will fund activities related to employment training, job creation, and business growth to help increase family's incomes and provide goods in services in low- and moderate-income areas. |

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects have been selected for inclusion in this Plan based on 2010-2014 Consolidated Plan priorities and public input. Projects align directly with HCDD’s primary initiatives which include: Eliminate Chronic Homelessness, Revitalize Communities, Foster Community Economic Development and Enhance the Quality of Life. During PY 2015, HCDD will engage in community development activities through increasing the availability and quality of affordable housing, the delivery of public services, investment in neighborhood facilities, and economic development opportunities.

A complete listing of projects and activities proposed to be funded in PY 2015 can also be found in the Appendix of this document. Request for proposals will be conducted before and during the program year to choose locations and subrecipients for some projects.

Projects

Table 68 – Project Information

| # | Project Name |
|----|--|
| 1 | Neighborhood Facilities and Improvements |
| 2 | Lead-Based Paint Hazard Reduction |
| 3 | Public Services |
| 4 | Legal Staff for Code Enforcement |
| 5 | Code Enforcement |
| 6 | CDBG Administration |
| 7 | Multifamily Housing Program |
| 8 | Economic Development |
| 9 | HOME Program Administration |
| 10 | HOPWA Project Sponsor Activity |
| 11 | HOPWA Grantee Administration |
| 12 | HOPWA Project Sponsor Administration |
| 13 | ESG |

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

HCDD has made allocations for PY 2015 based upon the priorities set forth in the 2015-2019 Consolidated Plan, citizen and community input, qualified responses to Request for Proposals, an analysis of prior years’ budget and expenditures, and City Council direction.

Additional factors that contributed to targeting funds to specific activities are

- The stated needs, analysis, and objectives in the 2014-2019 Consolidated Plan
- Priorities stated in each program’s solicitation and award guidelines
- Compliance with HUD entitlement grants’ (CDBG, HOME, HOPWA, and ESG) rules and regulations

HCDD will continue to partner with the CoC and other organizations in the Houston area. Ending homelessness is a priority for HCDD. It is expected that in the public services RFP and the multifamily RFP that one of the priorities that will be given to projects will include serving the homeless population, especially in a way that promotes permanent supportive housing.

HCDD strives to serve those most in need of assistance. The three main obstacles to meeting the needs of the underserved in Houston are the lack of resources, the lack of service or housing availability, and the lack of knowledge of programs. HCDD will work to leverage its resources with other agencies, assist families to grow their

income and build assets, create and make available housing and service opportunities, and advertise available services in the community. More information about future actions to assist the underserved are included in the AP-85 Other Actions section of this Plan.

AP-38 Project Summary

Project Summary Information

Table 69 – Project Summary

| Project Name | Target Area | Goals Supported | Needs Addressed | Funding |
|--|----------------------------------|--|---|---------------------------------------|
| Neighborhood Facilities and Improvements | Citywide | Revitalize Communities | Improvement of neighborhood facilities | CDBG: \$6,461,500 |
| Lead-Based Paint Hazard Reduction | Citywide | Preserve and expand the supply of affordable housing | Assistance for homeowners | CDBG \$650,000 |
| Public Services | Citywide | Reduce Homelessness Enhance Quality of Life | Public service needs | CDBG \$3,256,179 |
| Legal Staff for Code Enforcement | Areas for Community Reinvestment | Revitalize Communities | Neighborhood needs | CDBG \$188,180 |
| Code Enforcement | Areas for Community Reinvestment | Revitalize Communities | Neighborhood needs | CDBG \$2,409,650 |
| 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 \$4,509,456 |
| Multifamily Housing Program | Citywide | Preserve and expand the supply of affordable housing | Assistance for renters | CDBG: \$2,547,319 HOME \$5,938,925 |
| Economic Development | Community Revitalization Areas | Foster Community Economic Development | Economic development needs | CDBG: \$2,000,000 |
| HOME Program Administration | Citywide | Preserve and expand the supply of affordable housing Expand Homeownership Opportunities | Assistance for renters Assistance for homebuyers | HOME \$659,880 |
| HOPWA Project Sponsor Activity | Citywide | Provide assistance to persons affected by HIV/AIDS | Assistance for renters Assistance for homeowners Public service needs | HOPWA \$9,309,148 |
| HOPWA Grantee Administration | Citywide | Provide assistance to persons affected by HIV/AIDS | Assistance for renters Assistance for homeowners Public service needs | HOPWA \$310,300 |
| HOPWA Project Sponsor Administration | Citywide | Provide assistance to persons affected by HIV/AIDS | Assistance for renters Assistance for homeowners Public service needs | HOPWA \$724,044 |
| ESG | Citywide | Reduce Homelessness | Homeless needs | ESG \$2,027,628 CDBG \$525,000 |

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

To establish Areas for Community Reinvestment, HCDD staff analyzed indicators to create the Areas for Community Reinvestment to provide data-driven recommendations for projects and activities that will foster investment in select geographic areas (Super Neighborhoods) that demonstrate the most need. Six demographic and income characteristics of Houston’s eighty-eight Super Neighborhoods were considered in the analysis while developing the Areas for Community Reinvestment

- Low- to Moderate-Income (LMI) Population
- The Land Assemblage Redevelopment Authority (LARA) Owned Lots
- Commercial Investment (HCDD Funded) Multifamily and Public Facilities
- Concentration of Multifamily Housing Stock (2000 Census Data)
- Designated Demolition Sites
- City of Houston Capital Improvement Plan (CIP Projects)

The Community Revitalization Areas were identified through an extensive data analysis and community participation process in support of allocating CDBG-DR2 funding. A Planning Study was completed in PY 2013.

Geographic Distribution

Table 70 - Geographic Distribution

| |
|----------------------------------|
| Target Area |
| Areas for Community Reinvestment |
| Community Revitalization Areas |
| Citywide |

Rationale for the priorities for allocating investments geographically

Establishing target areas will help Houston direct funding and activities to certain areas of the City to enhance these areas while also preserving affordability. Funding for code enforcement activities will be geographically targeted to only Areas for Community Reinvestment. Other entitlement funds, mostly related to economic development, public facility improvements, and some rental development activities will prioritize the target areas, but may also fund projects in other areas of the City because of the great need in neighborhoods throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

HCDD employs a variety of approaches to maintaining, creating, and improving the quality of affordable housing in Houston. In PY 2015, HCDD will administer the following programs to preserve and increase access to affordable housing

- Multifamily Housing Program – new construction and rehabilitation
- Single Family Programs – development, repair, and homebuyer assistance
- CHDO – supporting community organizations to develop affordable housing
- HOPWA – TBRA and STRMU Assistance
- ESG – housing relocation and rapid re-housing

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following tables:

Table 71 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households to be Supported | |
|---|-------|
| Homeless | 60 |
| Non-Homeless | 207 |
| Special-Needs | 1,353 |
| Total | 1,620 |

Table 72 - One Year Goals for Affordable Housing by Support Type

| One Year Goals for the Number of Households Supported Through | |
|---|-------|
| Rental Assistance | 1,385 |
| The Production of New Units | 135 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 100 |
| Total | 1,620 |

Discussion

Affordable housing continues to be among HCDD's highest priorities. In the past few years, CDBG-DR Hurricane Ike funding has greatly increased the resources available to assist low- and moderate-income families in the City of Houston. Using the foundation of the CDBG funded Single Family Home Repair Program, HCDD continues to build capacity and increase efficiency to best serve citizens. During PY 2015, HCDD expects to start transitioning from using CDBG-DR funding to again using CDBG funding for single family home repair activities. The Single Family Home Repair Program and Homebuyer Assistance Program expect to fully implement new program guidelines in PY 2015 which will help streamline operations and best utilize resources. Pursuant to the Mayor's recent directive on homelessness, HCDD intends to continue to focus multifamily housing resources to provide permanent supportive housing for the homeless, specifically to address chronic and veteran homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 17,000 families housed through the Housing Choice Voucher Program. HHA and its affiliates own and operate 25 housing communities with more than 5,500 units for families, elderly, persons with disabilities, and other residents. HHA also administers the nation's third largest voucher program exclusively serving homeless veterans.

The following highlights HHA's program accomplishments occurring in calendar year 2014.

- **Put Residents to Work.** HHA enrolled over 850 participants in the Section 3 program resulting in 52 becoming gainfully employed.
- **Increased Housing Portfolio.** Acquired tax credit properties that added 234 additional units of affordable housing in Houston.
- **Housed More Families.** Utilized 99.9% of its voucher authority. Received over 100 additional vouchers from HUD.
- **Helped Homeless Veterans.** Provided housing assistance to 801 homeless veterans through the VASH program.

In 2015, HHA plans to reinvest in Houston communities with the creation of over 800 new units with 2 construction starts.

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

Years of federal disinvestment in the Public Housing Capital Fund Program (CFP), coupled with damage caused by Hurricane Ike, have created a significant backlog of capital needs across the Agency's portfolio. A recently completed Physical Needs Assessment values the current capital backlog at approximately \$82 million, or 17 times the funding HHA receives from HUD in a typical year for capital improvements.

While HHA will expend its CFP allocation of \$4.0 million to address the most severe capital needs, without additional funding, HHA will remain significantly short of the support required to adequately address the portfolio's documented capital needs. Additionally, as the need to rehabilitate existing housing stock grows, so too does the need for affordable housing, with over 19,000 families currently on HHA's waiting list for a public housing unit.

Fortunately, the coming year may present HHA and City of Houston with an opportunity to substantially address both the public housing capital needs backlog and the City's unmet demand for affordable housing. HHA and HCDD received awards of CDBG-DR2 funds. The goal is to leverage these dollars so it will be possible for HHA to address the capital needs at several hurricane-damaged public sites while adding upwards of 800 units of new affordable housing.

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

- Mansions at Turkey Creek
- Sweetwater
- Villa's at Winkler

HHA will pursue Choice Neighborhoods Planning or Implementation grant for Grants and JOBSPLUS Grant for the following property

- Cuney Homes

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

- Crosstimbers and N. Main
- Metro owned site on North Shepherd
- Lyons Avenue in the 5th Ward
- 2640 Fountain View

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

Resident Involvement. HHA employs various strategies to promote public housing resident involvement in HHA's policy development and strategic decision-making processes. HHA encourages residents to become involved through participation in Resident Councils, which operate at most public housing developments. Staff from HHA's Client Services Department provides technical assistance to Resident Council members and help to ensure that third party (League of Women Voters) oversight is in place for the annual election of officers. Each Resident Council meets on a monthly basis to address general and property-specific issues.

Resident Council officers meet as a group with HHA staff quarterly. These meetings provide an opportunity for resident leaders to hear updates on major issues taking place at HHA and within the affordable housing industry nationally. Time is allotted for resident leaders to raise issues or ask questions, which often become the basis for further dialogue. Discussions typically cover issues related to resident participation in governance, safety and security, community service requirements, summer programs, development plans, and job readiness. Also, residents and Resident Council officers actively participate in the PHA planning process to annually review and revise management process.

Participation in Homeownership. HHA staff work to promote the Family Self-Sufficiency (FSS) Program to public housing and voucher participants. The FSS Program allows participants to establish an interest-bearing escrow account during the five-year program which includes job training, employment counseling, case management services, household skill training, and homeownership counseling. Upon fulfillment of the program, families receive the funds in the escrow account which may be used to purchase housing through the Housing Choice Voucher Homeownership Program.

The Housing Choice Voucher Homeownership Program is a federally funded program that allows families with a Housing Choice Voucher to use the voucher as part of their monthly mortgage payment to purchase a home rather than rent. The Homeownership Program is for first time homebuyers, a person who does not own a home or has not owned a home during the past three years. Through the FSS program HHA successfully housed its 100th homeowner during the 2014 year.

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

HHA does not have a troubled designation; therefore, it is not necessary for HCDD to provide financial or other assistance to HHA to remove such a designation during the next year.

Discussion

HHA implemented two new policy changes to improve the lives of housing choice voucher residents. First, HHA expanded its efforts to dial on homelessness in Houston by creating a demonstration program to support and house Transition Age Youth Aging out of Foster Care (TAY) in collaboration with Harris County Protective Services for Children and Adults (HCPS). In order to do this HHA amended the Administrative Plan for Section 8 to include a preference for 100 Youth Aging out of foster care over the next four years. Second, HHA is responsible for adopting

a payment standard schedule that establishes voucher payment standard amounts for each Fair Market Rent (FMR) area in HHA's jurisdiction. HHA staff proposed to set payment increase payment standards for High opportunity areas to 110% of the 50th percentile FMR's. The mid-range gross dollar amount is proposed to increase while the percentage relative to the area FMR will be lowered to 100%. The mid-range percentage was at 100% in 2013, and due to the reduction in the FMR in 2014, HHA implemented a policy not to reduce the payment standard dollar amount because of the recent implementation of cost savings measures due to sequestration, raising the percentage to 103% for the year while holding the payment standard amount constant. This Low payment standard amount will remain the same creating a greater incentive to move to higher opportunity areas.

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

The Houston/Harris County CoC has updated their strategic plan to outline the goals and strategies for the coming years.

Goal 1: End Chronic Homelessness by 2015

- Create 2500 units of Permanent Supportive Housing (PSH)
- Create a new service delivery model to ensure wrap around services are available in all PSH units
- Create and implement a new coordinated placement system that identifies and prioritizes the most vulnerable individuals for housing

Goal 2: Prevent and End Veteran Homelessness by 2015

- Use the coordinated placement system to connect veterans to permanent housing with appropriate supports
- Target Veterans Administration Support Housing (VASH) vouchers to the chronically homeless and most vulnerable
- Target Support Services for Veterans Families (SSVF) to rapidly rehouse all other homeless veteran households

Goal 3: Prevent and End Family and Youth Homelessness by 2020

- Expand the Rapid Rehousing program
- Use the coordinated placement system to rapidly reconnect homeless families with permanent housing and supports
- Expand access to quality affordable housing
- Expand access to employment programs

Goal 4: Set a Path to End All Types of Homelessness

- Implement a change management process to support broad system shifts, collaborations, and capacity building
- Support the development of strategy to prevent and end youth homelessness by 2020
- Support the creation of appropriate permanent housing options for non-chronically homeless single individuals to enable more system-wide diversion and prevention activities.

The CoC's annual action plans details activities and goals for the coming year. The goals for the next year focus on strategies to end chronic and veteran homelessness as well as expanding rapid rehousing programs to end family homelessness. Additional activities include improving rapid rehousing outcomes, generating system-wide performance expectations, and planning for a response to youth homelessness particularly underage/runaway youth as well as youth aging out of foster care. Major activities are outlined below

Continued oversight and development of 605 units of PSH and other targeted affordable housing development linked to system-wide homeless prevention and diversion activities.

- Host a pipeline committee comprised of major funders to coordinate funding and guide new development and turnover of existing PSH units
- Prioritize public and private capital, operating, and service resources to support PSH development and targeted affordable housing development, including SRO or pay by day facilities and inclusion of restricted 30% AMI units in mainstream affordable housing development.
- Increase capital investments for targeted affordable housing development in support of diversion and prevention activities, particularly for non-chronically homeless single individuals.

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

- Nurture new partnerships between Federally Qualified Health Centers, Mental Healthcare Providers, and Homeless Service Providers
- Explore new funding to support integrated care and fully leverage mainstream resources like Medicaid
- Connect integrated care teams to new and existing PSH units as they become operational

Implement a single coordinated intake, assessment, triage, and central referral system for all homeless housing interventions.

- Continue implementation and expansion of the coordinated placement system to include triage, assessment, and referral for homeless families and homeless transition-aged youth.
- Connect the system to rapid rehousing, transitional housing, and other diversion and prevention programs.

Standardize and expand Rapid Rehousing

- Combine federal, state, and local resources to create a single standardized rapid rehousing model across the CoC and ensure implementation and expansion in 2015 and beyond.
- Continue to prioritize resources for rapid rehousing and linked prevention activities to build a safety net system for homeless and at-risk families.

Implement performance expectations for the entire CoC

- Apply performance standards to all programs operating in the CoC and use performance to determine future funding awards and possible reallocation or repurposing of existing resources in support of the CoC strategic plan.

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

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

HCDD will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCDD provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons.

The Coalition for the Homeless Houston/Harris County (Coalition) collaborates with service agencies and others in the public sector to analyze existing needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count and the Community Needs Assessment, organized by the Coalition, annually assesses the characteristics of the homeless population in and around Houston. This is important data used by the Coalition and its stakeholders to track the changing needs of the homeless. In PY 2015, HCDD will continue to financially support the Coalition's preparation for the 2016 PIT Count. Additionally, the CoC hosts a minimum of two Consumer Input Forums annually to obtain input on the action plan from current and formerly homeless individuals and families.

In 2014, the CoC implemented a coordinated assessment system ensuring standardized assessment for any homeless individual at a variety of access points. This system functions to triage, assess, match and refer homeless individuals to the most appropriate permanent housing option across the continuum. This is now the primary referral method for most homeless beds and functions as the sole referral source for PSH. This system will continue to be expanded in 2015 and will optimize access for both sheltered and unsheltered homeless individuals seeking support across the City. Outreach workers are trained as assessors and navigators ensuring unsheltered homeless

2. Addressing the emergency shelter and transitional housing needs of homeless persons

HCDD continues to fund social service agencies providing emergency shelter or transitional housing for homeless individuals and families. Services will include case management, direct rent or utility assistance, and operations costs associated with overnight shelter. HCDD's ESG funding will address emergency shelter and transitional housing needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG implementation and the restructuring of the CoC funding process, the CoC is collaborating with local ESG recipients to right-size the system of emergency shelter, transitional housing, and rapid re-housing ultimately shifting resources toward permanent housing options. This coupled with enhanced diversion and prevention resources will dramatically reduce demand for emergency shelter and transitional housing and ultimately allow the system to reach equilibrium and end homelessness.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

HCDD prioritizes multifamily housing activity for homeless and populations with special needs. Housing with supportive services increases assistance (e.g., medical, educational, counseling, etc.) available to residents to help them remain in permanent housing. In PY 2015 HCDD's Multifamily Housing Program anticipates the completion Temenos Place II, with SRO units. Temenos Place II will have new units that will support the Mayor's homeless initiative to creation of 2,500 new permanent supportive housing units.

HCDD is also committed to braiding federal, state, and local resources in partnership with Harris County and the CoC to expand rapid rehousing for families with children, veterans, and unaccompanied youth. Rapid rehousing assists households to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be more than 80% effective in returning families to housing stabilization. A recent system mapping exercise performed under HUD technical assistance revealed that approximately 30% (8,100 households in a given year) of Houston's homeless population will require rapid rehousing to stabilize. Currently the system is capable of serving less than 1,000 households. A plan has been developed to braid resources across the CoC and more than double the number of households to be served with rapid rehousing with the intent to leverage the public investment and attract resources for 1,500 households.

The coordinated assessment system, described previously in this section, will act as the process for identifying people who are homeless and most in need of PSH or rapid rehousing, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

HCDD will fund several agencies that deliver homelessness prevention assistance from various federal and state grants, which include

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices or are experiencing a hardship that may lead to homelessness
- Security deposits and first month's rent to permit homeless families to move into their own apartment
- Mortgage payments

Preventing homelessness, especially family homelessness, is a priority for the City and its partner, the Coalition. The Coalition assists Houston's homeless service providers, many of 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". While local nonprofit and faith-based organizations provide basic needs and rent/utility assistance that divert families at imminent risk, the Coalition's 24/7 homeless services hotline refers and connects families to providers with immediate help and mainstream resources.

As part of the planning process for community-wide coordination of ESG implementation and restructuring of the CoC funding process, the Coalition is collaborating with local ESG recipients. The CoC plans to develop a homelessness prevention eligibility standard to target those most at-risk of becoming literally homeless. This standard will be developed using HUD's ESG eligibility criteria and local data regarding characteristics common among people who are literally homeless. Depending on the level of need of potential clients, the agency initially conducting intake will either admit the person to their program or will conduct a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing.

The CoC also plans to execute memorandum of understanding (MOU) with mainstream and other homeless service providers on the behalf of the homelessness prevention system in order to help clients link to mainstream and homeless supportive services outside of the ESG programs. The purpose of developing MOUs is to help clients easily access mainstream services that might have a cumbersome application process or lengthy waitlist. This includes developing protocols for warm-handoffs to United Way's THRIVE programs to enhance family self-sufficiency and financial mobility. Mainstream services will include those listed in 24 CFR 576.400 (c), as well as those in the SOAR program, and locally-funded programs to assist with increasing income and improving health.

The Coalition, along with local public funding jurisdictions and publicly funded institutions and systems of care that discharge people into homelessness, will create or modify discharge plans to prevent discharging into homelessness by

- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning process

The CoC has several discharge policies to coordinate community-wide assistance to address youths aging out of foster care, persons exiting health care and mental health institutions, and persons discharged from correctional institutions. With the introduction of the coordinated placement system, these institutions are being invited to coordinate discharge planning activities to prevent homelessness. Protocols have been developed to connect with Harris County Jail and several emergency rooms and hospitals across the jurisdiction.

Discussion

HCDD has established a contractual relationship with the Coalition for the Homeless of Houston/Harris County, Inc. (Coalition) to manage efforts related to addressing chronic homelessness. The City continues to support the Coalition's efforts by providing HCDD staff assistance and CDBG, ESG, HHSP, and Homeless and Housing Bond funding for

- Implementing and operating the Homeless Management Information System (HMIS)
- Developing and implementing a Strategic Plan to End Chronic Homelessness
- Planning and prevention activities
- Homeless Point in Time Count
- Annual Needs Assessment and Gaps Analysis
- Continuum of Care Collaborative Grant Application
- Performance Measurement of CoC funded programs and projects
- Developing Coordinated Access for CoC system
- CoC Steering Committee and work groups

The Coalition for the Homeless of Houston/Harris County continues to administer the Homeless Management Information System (HMIS) for contributing homeless organizations within Houston/Harris County Continuum of Care (CoC). Since its initial implementation in 2004, HMIS has grown to become the major repository of homeless assistance and homelessness prevention data in the community. An increasing number of federal and local funders now require HMIS participation, and its data is regularly used for various aggregated reports and analyses.

At the end of 2014, there were 209 programs and 579 individual users actively participating in the HMIS. The database consisted of 201,667 unique client records. A majority of clients served before 2010 were literally homeless individuals, but a large segment now includes the at-risk population assisted by homelessness prevention programs, including those funded by VA SSVF, HUD ESG and HOPWA. Of the 40,481 clients enrolled in any HMIS programs during 2014, there were 25,724 literally homeless individuals.

The HMIS software is provided by ClientTrack Inc., a privately held company. The Coalition HMIS support team includes six staff members. As part of their daily activities, the support team continues to implement a number of proactive data quality measures and it monitors the HMIS to ensure completeness, accuracy, and standardization of data collection processes. Support specialists work with the CoC agencies by offering ongoing training and technical assistance, both individually and in groups. The team also issues a monthly newsletter, and hosts quarterly HMIS forums with the provider community to share recent developments, discuss data quality obstacles, and plan for any future changes.

During 2014, two Houston initiatives relied primarily on the HMIS data for outcome measurement: the 100,000 Homes Campaign – an effort to identify and help chronically homeless people obtain and maintain permanent housing, and Housing Houston’s Heroes – an initiative to connect homeless veterans to social services and help them find homes and jobs in Houston. All HOPWA-funded programs administered by the City of Houston adopted the HMIS as the primary client database, soon to be followed by the Runaway and Homeless Youth (RHY) programs. Finally, the HMIS is now part of the Coordinated Access system in several important ways:

- To deploy the screening tool based on the housing history and the Vulnerability Index (VI) assessment
- To create the common client-housing registry with priority information
- To enable the housing eligibility module that matches clients with the appropriate residential programs
- To facilitate the Coordinated Access referral and feedback process between the assessors, housing providers, and case managers

The Coalition is currently working to expand the Coordinated Access assessments and placement tools to include transitional, rapid re-housing, and homelessness prevention programs.

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 for: | |
|--|-------|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 850 |
| Tenant-based rental assistance | 475 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 235 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 65 |
| Total | 1,625 |

AP-75 Barriers to affordable housing – 91.220(j)**Introduction:**

The barriers to affordable housing are listed in an earlier section of this report

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The proposed actions to address barriers in PY 2015 are described in more detail below, and other actions to overcome impediments to fair housing are located in the Appendix and titled *Affirmatively Furthering Fair Housing*.

- *Address housing market conditions that inhibit low- and moderate-income persons from obtaining decent housing*
 - Increase affordable housing supply by funding rehabilitation and new construction of affordable rental housing
 - Lower the cost for low- and moderate-income families to achieve homeownership by assisting with downpayment and closing cost assistance
 - Continue housing 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 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 Single Family Home Repair Program
 - Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HDHHS and providing matching funding for federal grants
 - Engage in code enforcement activities carried out by the City's Department of Neighborhoods to address single family and multifamily property owners' code violations
 - Improve housing stock for low- and moderate-income homeowners through the Single Family Home Repair Program.
 -
- *Strengthen intergovernmental relationships to resolve regulatory issues*
 - Inform and communicate to TDHCA requests for updates to the QAP
 - Coordinate with local HUD officials and request waivers to certain HUD standards, as needed
 - Continually improve HCDD's monitoring and compliance function to detect and address inconsistencies or conflicts among federal, state, and local grant and regulatory requirements
 - Continue to provide technical assistance to nonprofit and for profit affordable housing developers and public service agencies regarding new or changing requirements
 - Continue to refer fair housing complaints to substantially equivalent agencies and the regional HUD office which are equipped and trained to manage such complaints effectively and efficiently
- *Use education to encourage policy decisions and public support that positively impact affordable housing*
 - Educate city officials and staff about fair housing issues to improve understanding of and the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCDD staff
 - Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCDD staff for stakeholders and community groups
 - Engage fair housing and affordable housing advocates to elevate affordable housing issues in the public

Discussion:

HCDD will continue to pursue innovative partnerships, locate additional funding sources, and engage in comprehensive planning efforts with regional entities to decrease and remove barriers to affordable housing and fair housing. In preparation of this Plan, HCDD undertook an extensive citizen participation effort, and HCDD will continue to use partnerships to reach citizens.

HCDD will continue to pursue other funding to benefit citizens, like the recently completed Amy Young Barrier Removal Program. Also, HCDD will continue to foster collaboration with 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 citizen input, and exploring best practices to inform programs and activities and remove barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The following describes the planned actions or strategies that the City of Houston will pursue in the next year to

- Address underserved needs
- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

Actions planned to address obstacles to meeting underserved needs

The underserved are 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 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 2015 HCDD will strive to overcome the three main obstacles of the underserved by

- Leveraging its resources
 - HCDD will continue to implement programs through special grants and to support funding applications for various non-profit agencies. HCDD will continue partnering with housing and service organizations to create 2,500 supportive housing units for the chronically homeless.
 - HCDD will continue to work with HHA to efficiently utilize CDBG-DR2 and entitlement funds to provide housing for extremely low- and low-income residents.
 - HCDD staff will continue to research, apply for, and manage competitive grant opportunities to fund and enhance community development activities in Houston, as appropriate.
 - HCDD will research ways in which HCDD activities can receive program income to sustain future community development programming. In addition, programs, like the Municipal, Public and Private Facilities Program, will implement a new RFP to ensure that projects chosen have leveraged other funding sources with entitlement funds.
- Assisting households increase their income and assets
 - HCDD will continue to fund public services including job training programs and other assistance programs, like childcare, to help individuals secure a job to increase their family income.
 - HCDD's Compliance and Monitoring 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.
 - Helping families build assets, the Homebuyer Assistance Program provides financial assistance to income eligible households that otherwise could not afford to purchase a home due to the lack of funds for downpayment and other fees associated with a home purchase.
 - HCDD will continue to look for new ways to create job opportunities for low- and moderate-income persons through existing funding resources, like Section 108 and EDI funds.
- Making housing and services available for the underserved
 - HCDD will prioritize housing and services to those in most need including populations with special needs. Rapid re-housing activities using ESG funds will target homeless individuals and those who are victims of domestic violence.
 - HCDD will continue to address rental housing needs of the underserved by giving preference to developments that serve the elderly, persons with a disability, or persons who have experienced homelessness in the selection process. Housing developments assisted with entitlement funds will continue to comply with Section 504 requirements to make housing available for persons with disabilities.

- Advertising available services to the underserved
 - HCDD will continue to develop translated materials to reach non-English speaking residents in regards to available programming and general entitlement information.
 - HCDD will explore different methods of outreach to enhance communication with residents who have a disability.
 - HCDD will strive to hold public hearings in low-income neighborhoods and conduct meetings at agencies that serve special needs populations.

Actions planned to foster and maintain affordable housing

The City of Houston has an inventory of almost 14,000 housing units in over 75 developments, and as a result of federal and local funding sources, over 6,500 of these units are income-restricted. Effective relationships with owners of affordable housing, potential buyers of at-risk housing, advocacy groups, lenders, community groups, and other stakeholders helps to ensure that the number of restricted units is maintained. The City of Houston will continue to lead an effort to develop permanent supportive housing to help end chronic homelessness in Houston. By providing analysis of homeless needs, coordinating with other agencies and funding this effort, the City will encourage affordable housing development with supportive services. The City of Houston will continue to collaborate and partner with public and private housing developers, builders, and finance agencies to foster decent, safe, and affordable housing.

HCDD continuously works to solicit and finance new housing developments that maximize the use of available funds through leveraging, to not only create new affordable rental housing, but also to ensure the preservation of existing rental housing. HCDD is contributing funds to demolish and re-build two existing, outdated affordable housing properties, Gulf Coast Arms and Villas at Colt Run. This will provide 298 newly constructed, energy-efficient replacement units. In addition, HCDD will preserve affordable units by contributing funding for the rehabilitation of the 223-unit elderly, affordable housing development at Heights Tower and the rehabilitation of the 127-unit single room occupancy (SRO), affordable housing development, Hamilton Street Residences.

HCDD will also create new affordable housing opportunities in Houston. HCDD will provide funding for several housing developments that will add approximately 262 new rental units to the affordable housing inventory in Houston in the next few years. These developments under construction include The Cottages at South Acres-a 148-unit development of single family rental homes and cottages for families, Temenos Place II-an 80-unit SRO, and Watercrest at Kingwood-a 174-unit mixed-income senior apartment community. In PY 2015 HCDD will continue to pursue funding opportunities to expand and maintain affordable housing in Houston.

Actions planned to reduce lead-based paint hazards

In PY 2015, HCDD will allocate CDBG funds to lead-based paint related programs, the Lead-Based Paint Hazard Control Program managed by the City of Houston Department of Health and Human Services (HDHHS). A description of the activity follows.

Lead-Based Paint Hazard Control Program (LBPHC). HCDD and HDHHS's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. From 1996, HDHHS has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston. The BCCEH's Lead Program is funded by federal grants, including the Lead Hazard Reduction Demonstration (LHRD) Grant. HCDD will continue to provide HDHHS with CDBG funds to meet the matching requirement for grants that support lead-based paint reduction activities in PY 2015. With the help of HCDD's CDBG funds as match, BCCEH performs hazard reduction and remediation on approximately 171 units annually.

Single Family Home Repair Program Lead Activities. HCDD staff presumes that all homes built before 1978 have lead hazards. HCDD staff members have been certified as Lead Supervisors and ensure that construction is abated

properly. HCDD staff ensures the delivery of repair services will be provided in a timely manner and in the most efficient and healthful way possible.

Actions planned to reduce the number of poverty-level families

HCDD provides many services for persons who are in poverty. However, HCDD's efforts are also intended to help reduce the number of persons in poverty. HCDD will carry the following strategies and actions over the next year to help families achieve financial stability

- **Increasing income**
 - Fund job training and educational programs to increase a person's potential income
 - Work with businesses to increase the number of jobs available, especially higher waged jobs, to low- and moderate-income persons
- **Building Savings**
 - Work with other local organizations to increase financial education, homebuyer counseling, and general financial literacy concerns
- **Acquiring Assets**
 - Provide direct homeownership assistance to potential homebuyers to help increase a household's assets
 - Partner with HBDI to make small business loans available to increase assets of small business owners

Actions planned to develop institutional structure

Internally, HCDD is comprised of four major functions: Program Areas (Multifamily and Commercial, Single Family, Neighborhood Facilities and Improvements, and Public Services), Financial Services and Administration, Planning and Grants Management, and Compliance and Monitoring Divisions. The current structure highlights HCDD's commitment to ensuring that all functions perform in a concerted manner to guarantee an efficient use of public and private resources with maximum output in the form of accomplishments. Underlying this effort is the recognized need to maintain a high level of coordination on projects involving other City departments and/or outside agencies.

HCDD will address gaps and improve institutional structure using the following strategies

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
 - The Special Assistant to the Mayor for Homeless Initiatives will continue to lead planning efforts related to ending homelessness and to advance PSH.
 - HCDD staff expects to evaluate and implement new guidelines for single family home repair activities to upgrade its building standards and create greater efficiencies.
 - As the Homebuyer Assistance Program recently updated its guidelines, HCDD staff will notify the public and those working in the homebuyer industry, such as lenders, to deliver an easy to understand message to introduce the updated guidelines for the Homebuyer Assistance Program.
- Use high level of communication and project coordination among City departments and support the City's efforts to revitalize and/or stabilize low- and moderate-income neighborhoods.
 - HCDD is currently in partnership with Health and Human Services, Library, and Parks and Recreations departments, Public Works and Engineering, as well as, the Mayor's Office on a variety of community improvement projects in low- and moderate-income neighborhoods. HCDD will further refine ways to communicate regulations to other city departments which may include additional meetings and desk reviews.
 - HCDD will continue to host interdepartmental meetings on fair housing to enhance the communication between City departments.

- Work with and financially support various community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
 - HCDD will continue to provide technical to local housing development organizations.
- Use established partnerships to identify opportunities for joint ventures with agencies that have sources of funding to construct or operate affordable housing.
 - HCDD and HHA will continue to plan joint initiatives in PY 2015 including the deployment of CDBG-DR2 funding and the creation of new permanent supportive housing units to increase the number of housing with available supportive services.
- Continue to cultivate strong working relationships with local financial institutions to ensure the availability of private funding for housing and other projects and low- and moderate income homebuyers.
 - HCDD will continue to work with the Houston Housing Finance Corporation to develop future housing financing opportunities.
 - HCDD will continue to reach out to realtors associations, including those representing minorities and realtors working in low-income areas of the city, to advertise HCDD's Homebuyer Assistance Program.
 - HCDD will work with finance agencies to further economic development initiatives including address food deserts.

Actions planned to enhance coordination between public and private housing and social service agencies

As the lead agency in the Annual Action Plan (Plan) development process, HCDD continues to share a common vision with its partners in the public and private housing and social service sectors. That vision promotes community development and the leveraging of resources to maximize program outcomes.

HCDD will continue to enhance coordination efforts between housing and social service agencies. Some of these efforts are described in the following section

- *Coalition for the Homeless Houston/Harris County.* HCDD funds HMIS, the primary data system maintained by the Coalition used to track information related to the region's homeless population. Such data informs efforts to address the needs of the chronically homeless in the region in cooperation with agencies across several counties. HCDD will support the Coalition's efforts to analyze HMIS data to enhance coordination between service providers and homeless housing providers through the continued development of a coordinated access system. Recently added to the HMIS system is the HOPWA Program which will help to coordinate housing and services between homeless and HOPWA providers. In addition, HCDD financially supports the Coalition's administrative efforts including the coordination of the Point-In-Time Count each year which serves as a basis for federal homeless funding allocations for the CoC.
- *Continuum of Care (CoC).* The CoC brings together local units of government, housing providers, and service providers to strategize and plan for future activities to address homelessness in the Houston area. As a member of the CoC Steering Committee and various CoC workgroups, HCDD will work to fully implement a new integrated care service delivery model for permanent supportive housing units by partnering with federally qualified health centers, mental healthcare providers, and homeless service providers.
- *Addressing Homelessness.* HCDD will work to enhance coordination between housing and service providers while leading the effort to implement strategies to end chronic homelessness. As a part of the pipeline committee, HCDD will work with and fund housing providers creating or rehabilitating units that would incorporate services, sometimes on-site of the housing development. With Houston's leadership, HHA has committed to provide rental assistance vouchers for PSH units developed by HCDD, and HDHHS has committed to providing "1115 Waivers" by Medicaid to fund the support services attached to developed PSH units.

- *Economic Development.* The Business Improvement Program (BIP) is one way HCDD carries out its economic development activities through subrecipients and contractors. As Houston's only Community Based Development Organization (CBDO), HCDD will coordinate with Houston Business Development Inc. (HBDI) to enhance its capacity to provide funding and technical assistance to small businesses owned by or that create jobs for low- and moderate-income persons. HCDD will explore new partnerships with other agencies, like the Houston Redevelopment Authority, to create new opportunities for businesses to provide services in low-income neighborhoods.
- *Community Development Advisory Council (CDAC).* HCDD will enhance coordination between housing and social service providers by hosting members from a variety of public and private housing and social service agencies to discuss ways to most effectively carryout the strategies in the consolidated plan.
- *City Departments.* HCDD will continue to host interdepartmental meetings to plan future City actions that affirmatively further fair housing.

The activities and partnerships with some of the aforementioned organizations span multiple counties (Harris, Fort Bend) and cities (Missouri City, Pasadena). More details about the organizations consulted throughout the planning process are included in the Consultation section of this Plan.

Discussion:

The City of Houston is continuously refining its strategies to foster affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop institutional structure, and enhance coordination. By enhancing coordination and developing greater collaboration, the City of Houston will work to create an environment in which affordable housing including supportive housing is supported and encouraged.

Program Specific Requirements

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

Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG, HOME, HOPWA, and ESG.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Table 73 – 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 | 194,470 |
| 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: | 194,470 |

Other CDBG Requirements

Table 74 – 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. | 90.00% |

**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:

As established in §92.254(a)(5)(ii), HCDD uses recapture provisions for the Homebuyer Assistance Program including when assistance is provided for homebuyer units developed or rehabilitated by CHDOs. The following bullets outline the required minimum affordability period for homebuyers receiving a direct HOME subsidy through HCDD program

- Direct HOME subsidy under \$15,000 has a minimum period of affordability of 5 years
- Direct HOME subsidy between \$15,000 and \$40,000 has a minimum period of affordability of 10 years
- Direct HOME subsidy over \$40,000 has a minimum period of affordability of 15 years

The direct HOME subsidy is the amount of HOME assistance that enabled the homebuyer to buy the unit and may include downpayment, closing cost, interest subsidies, settlement charges, or other direct subsidy that reduced the purchase price from fair market value to an affordable price.

Homebuyer Assistance Program. HCDD's Homebuyer Assistance Program provides downpayment and closing cost assistance to eligible low- and moderate-income homebuyers. Assistance, which is a direct HOME subsidy, is provided as a deferred, forgivable loan. 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 during the affordability period, HCDD will recapture the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return on the sale. The homebuyer may sell to any willing buyer. HCDD's recapture amount is limited to the net proceeds available from the sale.

If the homebuyer vacates or rents the property during the affordability period, the full amount of the direct HOME subsidy will be immediately due and payable to the City, unless the homebuyer establishes his/her actual residency pursuant to evidence acceptable to the Director.

In the case of default during the affordability period, the City may pursue all remedies available to the City under the loan promissory note, the deed of trust, or other program loan documents. In the development of home purchase agreements, HCDD will utilize the recapture provision, as discussed above: recapture of entire direct HOME subsidy (see HOME Program regulations at 24 CFR 92.254(a)(5)(ii)).

CHDO Program. For homes developed or rehabilitated and sold under the CHDO Program as homeowner housing, HCDD will require homebuyers to participate in HCDD's Homebuyer Assistance Program, as appropriate. All recapture requirements under the Homebuyer Assistance Program will apply. HCDD may also use below market rate mortgage loans for homebuyers purchasing CHDO homes. The interest rate subsidy is subject to the same recapture provisions as the Homebuyer Assistance Program as recorded in the promissory note, deed of trust and any other mortgage documents. The recapture amount is also limited to the net proceeds available from the sale.

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:

The period of affordability is based upon the direct HOME subsidy to the homebuyer as described in the previous section. The period of affordability is stated in the loan and program documents which include the Loan Note, the

Lien, the Statement of Terms and Conditions, and Land Use Restriction. All four of these documents are signed by the homebuyer to ensure compliance during the affordability period.

Recapture is triggered when a default occurs. Each of the following constitutes a default as defined by the loan documents

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

Annually, HCDD confirms homeowner compliance by requiring each homeowner to confirm their primary occupancy of the home purchased with federal funds that are still within the affordability period. The default and recapture process is initiated when residency cannot be established.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

In accordance with 24 CFR 92.206(b) and 24 CFR 91.220(c), HCDD may permit refinancing of existing HOME financed projects under specific conditions and circumstances.

Applicants must demonstrate that

- Rehabilitation is the primary eligible activity
 - A rehab in which HOME funds are used to reduce any dollars in the capital structure, is considered rehabilitation and refinancing
 - Applicants can demonstrate compliance by reporting a minimum of \$5,000 of rehabilitation per unit
- Property will meet the extended, 15-year affordability period
- The project, based on the included feasibility analysis, can reasonably service the targeted population over the affordability period
- The rehabilitated property will have at least 5 percent of its units designated as disability accessible and 2 percent designated, as appropriate, for use by the visually and hearing impaired
- The new investment being made
 - Maintains current affordable units; creates additional affordable units, or both
 - Funds a project which lies within the limits of the City of Houston
 - Is on a site and within a neighborhood suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and implementing HUD regulations

A rehabilitation project in which all HOME funds are used for construction costs is not considered a refinancing. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Goals

HCDD solicits proposals for HOPWA sponsors through an RFP process that usually occurs every two years. Selected sponsors are contracted for a one-year period and include a one-year extension. The most recent RFP occurred in fall of 2013 where several agencies were selected as project sponsors for PY 2013 and 2014 allocations. A new RFP will be conducted during the calendar year 2015.

In PY 2015 HCDD will allocate

- \$1,355,000 for operating costs to provide 300 individuals with permanent and transitional facility-based housing
- \$2,454,148 for supportive services serving 1,000 individuals
- \$3,500,000 for project or tenant-based rental assistance for 475 individuals
- \$2,000,000 for short-term rent, mortgage and utility subsidies for 850 individuals

Discussion

HOPWA activities in PY 2015 are expected to serve 2,625 persons who have or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). HCDD continues to serve as a member of the Ryan White Planning Council (Ryan White), and an HCDD staff member also serves as co-chair of the Priorities and Allocation Committee under the Council. In addition to receiving critical community health needs information from Ryan White, HCDD staff also meet with HOPWA providers at least twice a year to receive information about the implementation and needs of the current providers. When HCDD receives information from stakeholders like Ryan White and from HOPWA providers, HCDD can adjust future funding decisions. For instance, with information from HOPWA providers, HCDD will target funding more to tenant-based rental assistance and less on short-term rent, mortgage and utility assistance.

The Office of Management and Budget (OMB) issued revisions to metropolitan statistical areas (Bulletin 13-01) which reconfigured many of the HOPWA Eligible Metropolitan Statistical Areas (EMSAs). As a result of these revisions San Jacinto County was removed from the City of Houston HOPWA formula jurisdiction for PY 2014. San Jacinto County will now be under the State of Texas HOPWA grant.

Effective July 1, 2014, HCDD's HOPWA program migrated from Powersource to using HUD's Homeless Management Information System (HMIS) the client database for HOPWA programming in the region. This will allow HOPWA programming to be part of the coordinated access system.

With this initiation of using HMIS, HCDD is changing the way the weeks for STRMU assistance are counted from four weeks for a client (regardless of the amount of rent received, i.e. full month or half a month) to fractions based on whether a client received rent for a full month, half month, or a quarter of a month. HCDD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

In addition, the HOPWA Program is changing its rent standard. The HOPWA Program will move from using Fair Market Rent as the rent standard to adopting the public housing authority's rent standard.

Emergency Solutions Grant (ESG) Reference 91.220(I)(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 have been updated since PY 2014.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care (CoC) in the Houston area has established a centralized and coordinated assessment system that meets HUD requirements and is in the process of fully implementing the system. In January 2014, a soft roll out or Phase One of this system was implemented. The system is expecting to begin full implementation by the end of summer 2014. In February 2013, the four local jurisdictions, the Coalition, and the Corporation for Supportive Housing gathered together to discuss strategies around the ESG program and Coordinated Access integration. Plans continue to develop around implementation of Coordinated Access and specifically the utilization of Rapid Rehousing.

Although the CoC's full-scale coordinated assessment system is beginning in stages, ESG homelessness prevention and rapid re-housing programs use common assessments and eligibility criteria, and clients may access homelessness prevention or rapid re-housing services at any point in the system. In order to target the system's limited homelessness prevention resources to those most at-risk of homelessness, in addition to HUD's eligibility criteria, local risk factors for homelessness were used to develop a common assessment. In order to monitor the tool's effectiveness, the CoC tracks clients who are deemed ineligible for homelessness prevention services to see if they access shelter or homeless services. Rapid re-housing programs target four high need population groups that would benefit from the model. As coordinated assessment is fully implemented, all ESG recipients and subrecipients will be integrated and special planning initiative is underway with domestic violence providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HCDD selects projects for funding based on the greatest community need as well as the effectiveness of the organizations assisting the community. The City of Houston awarded funding through a competitive request for proposal process (RFP) in February of 2013. Awards resulted in a 12-month contract with several private non-profit organizations with a renewal option. As it came time to renew applications, several factors were taken into consideration. The ESG program was cut by 25% for the City of Houston. This cut meant that not every program would continue at level funding nor would every program continue to receive funding. Allocations for the renewals were determined based on productivity of the program, utilization rate, and need for service. The City of Houston, despite cuts in funding, continues to allocate more resources to Rapid Rehousing.

Approximately 15% of ESG resources may go to organizations located outside of the City limits of Houston. Funds will be used for activities that benefit residents of the City of Houston and may include emergency shelter, homelessness prevention, and rapid re-housing.

HMIS services continue to be funded out of the ESG program, and the Coalition continues to receive funding for the local HMIS.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Houston meets the homeless participation requirement. The CoC consults with the four ESG jurisdictions bi-monthly. As a part of the planning role of the group, funding recommendations are taken from providers in the CoC's Homelessness Prevention and Rapid Re-Housing Planning and Service Coordination workgroup, Consumer Advisory Council, CoC's Action Plan, and data analysis from HMIS. With this information, ESG jurisdictions, including HCDD, form strategies for funding program types and certain priorities. The Coalition for the Homeless' Consumer Advisory Council is comprised of people who are currently or formerly homeless. In addition, two places on the CoC Steering Committee, which consists of 17 members, are designated for consumer representatives, individuals who have experienced homelessness. Also, the Coalition's Board of Directors, which the City of Houston is a part of, is required to have a representative from the Homeless Services Coordinating Council.

5. Describe performance standards for evaluating ESG.

In consultation with the Coalition and other Emergency Solutions Grants grantees within the CoC, HCDD has developed program standards for Emergency Shelters, Homelessness Prevention, Rapid Re-Housing, and HMIS activities. HCDD is not including performance standards for Street Outreach at this time because members of the CoC are not currently, and will not for PY 2014, fund activities related to Street Outreach. As with the other standards, grantee members of the CoC will refine the performance standards to include those for Street Outreach, if necessary, in the proceeding program years.

For these standards, the initial data collection will be used to create baseline data. Grantees within the CoC have been working to establish community wide standards so that the community as a whole will have common goals. The CoC will measure progress toward those goals on a community level, as well as individual grantee level. HCDD will use the data collected on these outcomes over the following program years to analyze effective programs and establish more measurable standards. The progress toward outcomes will later be used to establish the community standard for achieving those outcomes. The City has completed the first year of funding with the newly established ESG Written Standards. We anticipate more conversation and a thorough examination of performance and outcomes.

ESG standards for performance continue to be based on the outcomes below.

Number and percentage of people exiting to a known place

This outcome will be measured by evaluating HMIS data for client exit. The measure will help improve data quality and provide better information on client outcomes for shelter programs. The goal of this standard is to help the CoC measure and reduce the time people spend homeless by providing a big picture of which program models are successful in reducing and eliminating returns to homelessness for clients. The data will also help the community to better target resources to clients who are returning to homelessness and have the highest needs.

Number and percentage of people assisted in overcoming a specific barrier to obtaining housing

This outcome will be measured by detailing the types of barriers addressed and the steps to decreasing barriers so that clients using emergency shelter have more opportunities to access permanent and transitional housing and rapid re-housing services. HCDD endeavors to reduce the number of people living both on the street and in emergency shelters by reducing barriers. In addition, reducing the barriers will increase the likelihood of positive housing outcomes for clients that are accessing emergency shelter.

Number and percent of people who increase income from entry to exit in emergency housing programs

This outcome will help the community measure the reduction in barriers to housing for clients in emergency shelter.

For Homelessness Prevention and Rapid Re-housing, the CoC will use the same performance standards to help measure the success of these interventions for the community. HCDD recognizes that clients who receive Rapid Re-Housing assistance will have a separate set of needs and likely higher barriers to maintaining permanent housing, so the outcome goals will be different, even though the measures for both programs are the same.

Discussion:

The City of Houston continues to work together with the CoC and other ESG grantees to review and revise standards of performance and service delivery as needed.

Appendix # 1: Additional IDIS Information

AP-35 Projects

| | |
|-----------------------------------|--|
| Project Title | Neighborhood Facilities and Improvements |
| Project ID | 1 |
| Description | <p>This project includes rehabilitation and construction of neighborhood facilities, parks, and other improvements to facilities and infrastructure in low- and moderate-income areas or facilities serving populations primarily consisting of low- and moderate-income individuals or populations with special needs. Facilities may be publically or privately owned and may include parks, medical facilities, and community centers.</p> <p>PY 2015 CDBG funds for neighborhood facilities will be awarded to City departments or nonprofit or for-profit organizations selected through an RFP process prior or during the program year. The locations of activities will be determined after subrecipients are selected. The funding of \$6,461,500 includes an estimated \$400,000 in program delivery expenses. Proposed accomplishments for PY 2015 include the completion of 6 public facilities. Projected CDBG program income in the amount of \$118,123 is estimated to be expended on Neighborhood Facilities and Improvements. The target date for completing these activities is June 30, 2016.</p> |
| Expected Resources | CDBG: \$6,461,500 |
| Annual Goals Supported | Revitalize Communities |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Improvement of neighborhood facilities |
| Planned Activities | Eligible activities include rehabilitation and construction of various public facilities. |
| Goal Outcome Indicator | 6 Public facility or infrastructure activities other than low/moderate-income housing benefit |

| | |
|-----------------------------------|---|
| Project Title | HDHHS Community and Children's Environmental and Health Lead Program Grant Match |
| Project ID | |
| Description | This project funds the City of Houston's Department of Health and Human Services Bureau of Community and Children's Environmental Health lead hazard activities. HCDD provides matching funds for the Lead Hazard Reduction Demonstration (LHRD) and Lead-Based Paint Hazard Control (LBPHC) grants to support the HDHHS's lead hazard activities. Activities include lead inspections and risk assessments. Remediation for single family housing units will be located in the city limits of Houston. During PY 2015, it is estimated that 171 homes occupied by low- and moderate-income families will receive lead hazard reduction/remediation. The target date for completing this activity is June 30, 2016. |
| Expected Resources | CDBG: \$650,000 |
| Annual Goals Supported | Preserve and expand the supply of affordable housing |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Assistance for homeowners |
| Planned Activities | Eligible activities include lead-based paint/lead hazards testing/abatement. |
| Goal Outcome Indicator | 171 Other – Housing units received reduction/remediation |

| | |
|-----------------------------------|---|
| Project Title | Public Services |
| Project ID | |
| Description | An RFP will be issued in PY 2014 for public service projects, and private non-profit agencies will be selected soon thereafter. Projects from other City Departments will also be selected by the around the beginning of the Program Year. The locations of activities will be determined after subrecipients are selected. These public services will likely fund homeless services, job training, and other public services activities. These activities will primarily serve extremely low- and low-income families. Projected CDBG program income in the amount of \$32,612 is estimated to be used for public service activities. The target date for completing these activities is June 30, 2015. |
| Expected Resources | CDBG: \$3,256,179 |
| Annual Goals Supported | Enhance quality of life through the provision of public services |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Public service needs |
| Planned Activities | Eligible activities will be a variety of public service activities which may include employment training and homeless services. |
| Goal Outcome Indicator | 23,965 Persons Public service activities other than low/moderate-income housing benefit. |

| | |
|-----------------------------------|--|
| Project Title | Legal Staff for Code Enforcement |
| Project ID | |
| Description | This project funds title searches associated with the Department of Neighborhoods code enforcement activities to increase the safety and security of low- and moderate-income neighborhoods. During PY 2015, it is estimated that title searches will be performed on 250 properties located in Areas for Community Reinvestment. The target date for completing this activity is June 30, 2016. |
| Expected Resources | CDBG: \$188,180 |
| Annual Goals Supported | Maintain neighborhood integrity |
| Target Areas | Areas for Community Reinvestment |
| Priority Need(s) Addressed | Revitalize Communities |
| Planned Activities | Funding will be used to pay for title searches for properties receiving code enforcement citations including housing units, businesses, and vacant property. |
| Goal Outcome Indicator | 250 Housing code enforcement/Foreclosed property care |

| | |
|-----------------------------------|--|
| Project Title | Code Enforcement |
| Project ID | |
| Description | This project funds code enforcement activity including site visits conducted by the Department of Neighborhoods increasing the safety and security of low- and moderate-income neighborhoods. Code enforcement staff will evaluate and assess properties that may have violated the City's building codes and pose a threat to the health and safety of low- and moderate-income neighborhoods. During PY 2015, it is estimated City staff will perform 32,000 site visits in Community Reinvestment Areas. The target date for completing this activity is June 30, 2016. |
| Expected Resources | CDBG: \$2,409,650 |
| Annual Goals Supported | Revitalize Communities |
| Target Areas | Areas for Community Reinvestment |
| Priority Need(s) Addressed | Neighborhood needs |
| Planned Activities | These code enforcement activities include inspection of multiple types of property including housing units. |
| Goal Outcome Indicator | 20,000 Housing code enforcement/Foreclosed property care |

| | |
|-----------------------------------|--|
| Project Title | Economic Development |
| Project ID | |
| Description | This project funds economic development activities that may include loans to businesses and job creation. Subrecipients will be selected during the program year to carry out The target date for completing this activity is June 30, 2015. |
| Expected Resources | CDBG: \$2,000,000 |
| Annual Goals Supported | Maintain neighborhood integrity |
| Target Areas | Areas for Community Reinvestment |
| Priority Need(s) Addressed | Foster Community Economic Development |
| Planned Activities | These economic development activities may include loans to businesses in support of job creation or retention or in support expanding services to low- and moderate-income persons or neighborhoods. |
| Goal Outcome Indicator | 1 Business Assisted |

| | |
|-----------------------------------|--|
| Project Title | CDBG Administration |
| Project ID | |
| Description | This project will fund HCDD's legal oversight, planning, compliance, and financial activities which ensure proper use of CDBG funds. This includes: \$130,000 for the Coalition for the Homeless of Houston/Harris County to assist in planning the Point-In-Time Count and may include other activities, \$150,000 reserved for fair housing activities and staff costs, \$79,000 for transfer to the City of Houston's Finance Department, \$433,000 for transfer to the City of Houston's Legal Department and \$3,717,456 for general planning activities and oversight of projects and organizations funded by CDBG. Projected CDBG program income in the amount of \$38,894 is estimated to be used for planning and administration activities. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007. The target date for completing this activity is June 30, 2016. |
| Expected Resources | CDBG: \$4,509,456 |
| Annual Goals Supported | Preserve and expand the supply of affordable housing Expand homeownership opportunities Reduce homelessness Enhance quality of life through the provision of public services Revitalize communities Foster community economic development |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Neighborhood needs Economic development needs |
| 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 | |
| Description | <p>HCDD's Multifamily Housing Program will expand access to and improve the quality of multifamily rental housing for low- and moderate-income residents through multifamily housing acquisition, rehabilitation, and new construction projects. Relocation assistance to households will also be provided as required. It is estimated that 173 rehabilitated or newly constructed units will be completed during PY 2015.</p> <p>The Multifamily Housing Program emphasizes creating permanent supportive housing to support the Mayor's initiative to dramatically reduce or end chronic and veterans' homelessness using PY 2015 funds. The location of projects using PY 2015 funds is not yet determined. An RFP was issued in PY 2014 and it is anticipated that projects using PY 2015 funding will be selected from the RFP process in PY 2014 and/or an RFP issued during PY 2015. Projects within the Community Reinvestment Areas and projects containing large units (four or more bedrooms) will be given preference during the selection process.</p> <p>Projected HOME program income in the amount of \$81,849 is estimated to be used for the Multifamily Housing Program. The estimated completion date for expending these funds is 2018.</p> |
| Expected Resources | HOME: \$5,938,925 and CDBG: \$2,547,319 |
| Annual Goals Supported | Preserve and expand the supply of affordable housing |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Assistance for renters |
| Planned Activities | Planned activities for the Multifamily Housing Program include acquisition, new construction, rehabilitation, and relocation in support of creating and preserving affordable rental housing units. |
| Goal Outcome Indicator | 173 Rental units constructed |

| | |
|-----------------------------------|---|
| Project Title | HOME Program Administration |
| Project ID | |
| Description | <p>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 \$9,094 is estimated to be used for planning and administration activities. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007. The proposed target date for completing this activity will be June 30, 2016.</p> |
| Expected Resources | HOME: \$659,880 |
| Annual Goals Supported | Preserve and expand the supply of affordable housing Expand homeownership opportunities |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Assistance for renters Assistance for homebuyers |
| Planned Activities | This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program. |
| Goal Outcome Indicator | N/A |

| | |
|-----------------------------------|--|
| Project Title | HOPWA – Sponsor Activity |
| Project ID | |
| Description | <p>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.</p> <p>HCDD will allocate \$1,355,000 for operating costs, \$2,454,148 for supportive services, \$3,500,000 for project or tenant based rental assistance, and \$2,000,000 for short term rent, mortgage and utility subsidies.</p> <p>HCDD will issue an RFP at the end of PY 2014 or beginning of PY 2015 to contract with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 2,625 persons who have or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). The target date for completing these activities is June 30, 2016.</p> |
| Expected Resources | HOPWA: \$9,309,148 |
| Annual Goals Supported | Provide assistance to persons affected by HIV/AIDS |
| Target Areas | Citywide |
| Priority Need(s) Addressed | <p>Assistance for renters</p> <p>Assistance for homeowners</p> <p>Public service needs</p> |
| Planned Activities | Planned activities include operating costs, supportive services, project or tenant based rental assistance, short-term rent, and mortgage and utility assistance. |
| Goal Outcome Indicator | 2,625 Other – Supportive services / Housing information and referral, HIV/AIDS housing operations, Tenant-based rental assistance/Rapid rehousing |

| | |
|-----------------------------------|--|
| Project Title | HOPWA Grantee Administration |
| Project ID | |
| Description | Grantee administration is funding for HCDD administration and oversight of the HOPWA project sponsors. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007. The target date for completing these activities is June 30, 2016. |
| Expected Resources | HOPWA: \$310,300 |
| Annual Goals Supported | Provide assistance to persons affected by HIV/AIDS |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Assistance for renters Assistance for homeowners Public service needs |
| Planned Activities | The eligible activity is administration in the HOPWA Program. |
| Goal Outcome Indicator | N/A |

| | |
|-----------------------------------|---|
| Project Title | HOPWA Project Sponsor Administration |
| Project ID | |
| Description | This is funding for HOPWA Project Sponsor Administration costs associated with providing housing services to people affect by HIV/AIDS. The target date for completing these activities is June 30, 2016. |
| Annual Goals Supported | Provide assistance to persons affected by HIV/AIDS |
| Expected Resources | HOPWA: \$724,044 |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Assistance for renters Assistance for homeowners Public service needs |
| Planned Activities | The eligible activity is administration in the HOPWA Program. |
| Goal Outcome Indicator | N/A |

| | |
|-----------------------------------|--|
| Project Title | ESG |
| Project ID | |
| Description | <p>Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing emergency shelter, housing relocation, and stabilization services. HCDD will allocate \$90,000 for HMIS, \$635,558 for Emergency Shelter, \$425,000 for Homeless Prevention, \$725,000 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and \$152,070 for Administration. In addition, \$525,000 in CDBG matching funds will support ESG subrecipients' activities. HCDD will select subrecipients through an RFP process by fall of 2015 for PY 2015 funding. Selected subrecipients will be located throughout Houston area. The estimated number of primarily extremely low-income persons to be served through these activities is .</p> <p>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 2014 is 15,000. HMIS and the agencies utilizing the database serve a majority of individuals that are extremely low-income. HMIS is administered at the Coalition for the Homeless Houston/Harris County located at 600 Jefferson, Suite 2050, 77002.</p> <p>Funds will also be used to support HCDD staff responsible for oversight of nonprofit subrecipients providing ESG funded services. This is an administration activity and will be located at 601 Sawyer, Suite 400, 77007.</p> <p>The target date for completing these activities is June 30, 2016.</p> |
| Expected Resources | ESG: \$2,027,628 CDBG: \$525,000 |
| Annual Goals Supported | Reduce Homelessness |
| Target Areas | Citywide |
| Priority Need(s) Addressed | Homeless needs |
| Planned Activities | The eligible activities include Emergency Shelter, Homeless Prevention, Rapid Re-Housing, HMIS, and administration in the ESG Program. |
| Goal Outcome Indicator | 60 Tenant-based rental assistance/Rapid rehousing 300 Homelessness prevention 1,000 Homeless person overnight shelter 15,000 Other – HMIS records maintained 3,500 Other – Persons assisted with ESG match |

Appendix # 2: Affirmatively Further Fair Housing

As HCDD is in the process of updating its Analysis of Impediments to Fair Housing Choice (AI), this section will be completed after public comments are gathered and incorporated into the 2015 AI. Proposed impediments have been identified in the draft 2015 AI which is available with the Draft 2015-2019 Consolidated Plan. This information will be used to finalize annual actions to be carried out in support of fair housing and will be included as part of the 2015 Annual Action Plan submission to HUD in May 2015.

Appendix # 3: Applications and Certifications

Application for Federal Assistance SF-424

| | | |
|--|--|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
|--|--|--|

| | |
|---|---|
| * 3. Date Received: <input type="text"/> | 4. Applicant Identifier: CDBG - B15-MC-48-0018 |
|---|---|

| | |
|--|---|
| 5a. Federal Entity Identifier: <input type="text"/> | * 5b. Federal Award Identifier: TX-W20100430-0003-50 |
|--|---|

State Use Only:

| | |
|---|---|
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: <input type="text"/> |
|---|---|

8. APPLICANT INFORMATION:

* a. Legal Name:

| | |
|---|---|
| * b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="746001164"/> | * c. Organizational DUNS: <input type="text" value="832431985"/> |
|---|---|

d. Address:

| | |
|----------------------|---|
| * Street1: | <input type="text" value="601 Sawyer"/> |
| Street2: | <input type="text" value="P.O. Box 1562"/> |
| * City: | <input type="text" value="Houston"/> |
| County/Parish: | <input type="text"/> |
| * State: | <input type="text" value="Texas USA: UNITED STATES"/> |
| Province: | <input type="text"/> |
| * Country: | <input type="text"/> |
| * Zip / Postal Code: | <input type="text" value="77251"/> |

e. Organizational Unit:

| | |
|---|--|
| Department Name: <input type="text" value="Housing and Community Development Department"/> | Division Name: <input type="text"/> |
|---|--|

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

| | |
|--|---|
| Prefix: <input type="text"/> | * First Name: <input type="text" value="Neal"/> |
| Middle Name: <input type="text"/> | |
| * Last Name: <input type="text" value="Rackleff"/> | |
| Suffix: <input type="text"/> | |

Title:

Organizational Affiliation:

| | |
|---|----------------------------------|
| * Telephone Number: <input type="text" value="832-394-6159"/> | Fax Number: <input type="text"/> |
|---|----------------------------------|

* Email:

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

Municipal

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

City of Houston

Add Attachment

Delete Attachment

View Attachment

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

CDBG Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

If "Yes", provide explanation and attach
Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="22,352,814"/> |
| * b. Applicant | <input type="text"/> |
| * c. State | <input type="text"/> |
| * d. Local | <input type="text"/> |
| * e. Other | <input type="text"/> |
| * f. Program Income | <input type="text" value="194,470"/> |
| * g. TOTAL | <input type="text" value="\$22,547,284"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

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

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Attest/Seal:

City Secretary

Countersigned:

City Controller

DATE OF COUNTERSIGNATURE: _____, 2015

APPROVED:

Director
Housing and Community Development Department

APPROVED AS TO FORM:

Senior City Attorney

CDBG Budget Page

| CDBG Funds | Estimated Allocation (PY 2015 / FY 2016) |
|---|---|
| Sources | |
| Projected CDBG Grant Award | \$ 22,352,814 |
| Projected Program Income | \$ 194,470 |
| Projected CDBG Funding | \$ 22,547,284 |
| Uses | |
| Program Administration* | \$ 4,509,456 |
| Public Services** | \$ 3,256,179 |
| ESG Match (1:1 - Includes In-Kind)** | \$ 525,000 |
| Public Facilities and Improvements (Public/Private) | \$ 6,461,500 |
| Lead-Based Paint | \$ 650,000 |
| Multifamily Housing | \$ 2,547,319 |
| Economic Development | \$ 2,000,000 |
| Code Enforcement | \$ 2,597,830 |
| Total | \$22,547,284 |

**Program Administration up to 20% of Grant Amount + Projected Program Income*

***The City has been grandfathered with a rate of 16.77% instead of 15%*

CDBG Estimated Program Income

| CDBG Estimated Program Income | Estimated Program Income (PY 2015 / FY 2016) |
|---|---|
| Sources | |
| Multifamily Housing Loan Repayments/Fees | \$ 194,470 |
| Projected CDBG Funding | \$ 194,470 |
| Uses | |
| Program Administration | \$ 38,894 |
| Public Services | \$ 32,612 |
| Public Facilities and Improvements (Public/Private) | \$ 122,964 |

Attest/Seal:

City Secretary

Countersigned:

City Controller

DATE OF COUNTERSIGNATURE: _____, 2015

APPROVED:

Director
Housing and Community Development Department

APPROVED AS TO FORM:

Senior City Attorney

Application for Federal Assistance SF-424

| | | |
|--|--|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
|--|--|--|

| | |
|---|---|
| * 3. Date Received: <input type="text"/> | 4. Applicant Identifier: HOME - M15-MC-48-0206 |
|---|---|

| | |
|--|---|
| 5a. Federal Entity Identifier: <input type="text"/> | * 5b. Federal Award Identifier: <input type="text"/> |
|--|---|

State Use Only:

| | |
|---|---|
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: TX-W20100430-0003-50 |
|---|---|

8. APPLICANT INFORMATION:

* a. Legal Name: City of Houston

| | |
|--|--|
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 746001164 | * c. Organizational DUNS: 832431985 |
|--|--|

d. Address:

* Street1: 601 Sawyer
Street2: P.O. Box 1562
* City: Houston
County/Parish:
* State: Texas
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 77251

e. Organizational Unit:

| | |
|--|--|
| Department Name: Housing and Community Development Department | Division Name: <input type="text"/> |
|--|--|

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

Prefix: * First Name: Neal
Middle Name:
* Last Name: Rackleff
Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 832-394-6159 Fax Number:

* Email: Neal.Rackleff@houstontx.gov

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

Municipal

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

City of Houston

Add Attachment

Delete Attachment

View Attachment

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

HOME Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

If "Yes", provide explanation and attach
Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

HOME Budget Page

| HOME Funds | Estimated Allocation (PY 2015 / FY 2016) |
|------------------------------|---|
| Sources | |
| Projected HOME Grant Award | \$ 6,507,862 |
| Projected Program Income | \$ 90,943 |
| Projected HOME Funding | \$ 6,598,805 |
| Uses | |
| Planning and Administration* | \$ 659,880 |
| Multifamily Development** | \$ 5,938,925 |
| Total | \$ 6,598,805 |

**Planning and Administration up to 10% of Grant Amount + Projected Program Income*

***15% CHDO set aside included*

HOME Estimated Program Income

| HOME Estimated Program Income | Estimated Program Income (PY 2015 / FY 2016) |
|--|---|
| Sources | |
| Multifamily Housing Loan Repayments/Fees | \$ 90,943 |
| Projected HOME Funding | \$ 90,943 |
| Uses | |
| Program Administration | \$ 9,094 |
| Multifamily Development | \$ 81,849 |

Application for Federal Assistance SF-424

| | | |
|--|--|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
|--|--|--|

| | |
|---|--|
| * 3. Date Received: <input type="text"/> | 4. Applicant Identifier: HOPWA - TXH15-F004 |
|---|--|

| | |
|--|---|
| 5a. Federal Entity Identifier: <input type="text"/> | * 5b. Federal Award Identifier: <input type="text"/> |
|--|---|

State Use Only:

| | |
|---|---|
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: TX-W20100430-0003-50 |
|---|---|

8. APPLICANT INFORMATION:

* a. Legal Name: City of Houston

| | |
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| * b. Employer/Taxpayer Identification Number (EIN/TIN): 746001164 | * c. Organizational DUNS: 832431985 |
|--|--|

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* Country: USA: UNITED STATES
* Zip / Postal Code: 77251

e. Organizational Unit:

| | |
|--|--|
| Department Name: Housing and Community Development Department | Division Name: <input type="text"/> |
|--|--|

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

Prefix: * First Name: Neal
Middle Name:
* Last Name: Rackleff
Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 832-394-6159 Fax Number:

* Email: Neal.Rackleff@houstontx.gov

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

Municipal

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.241

CFDA Title:

Housing Opportunities for Persons with AIDS

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

Cities of Houston, Pasadena and Baytown; Counties of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris Liberty, Montgomery, San Jacinto, and Waller

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

HOPWA Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

If "Yes", provide explanation and attach
Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

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b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

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Yes No

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Attest/Seal:

City Secretary

Countersigned:

City Controller

DATE OF COUNTERSIGNATURE: _____, 2015

APPROVED:

Director
Housing and Community Development Department

APPROVED AS TO FORM:

Senior City Attorney

HOPWA Budget Page

| HOPWA Funds | Estimated Allocation (PY 2015 / FY 2016) |
|--|---|
| Sources | |
| Projected HOPWA Grant Award | \$ 10,343,492 |
| Uses | |
| Operating Costs | \$ 1,355,000 |
| Supportive Services | \$ 2,454,148 |
| Project or Tenant Based Rental Assistance | \$ 3,500,000 |
| Short-term Rent, Mortgage, & Utility Subsidies | \$ 2,000,000 |
| Grantee Administration (3% of Estimated Grant Amount) -- HCDD | \$ 310,300 |
| Sponsor Administration (7% of Estimated Grant Amount) -- Subgrantees | \$ 724,044 |
| Total | \$ 10,343,492 |

Application for Federal Assistance SF-424

| | | |
|--|--|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
|--|--|--|

| | |
|---|---|
| * 3. Date Received: <input type="text"/> | 4. Applicant Identifier: ESG - S15-MC48-0003 |
|---|---|

| | |
|--|---|
| 5a. Federal Entity Identifier: <input type="text"/> | * 5b. Federal Award Identifier: <input type="text"/> |
|--|---|

State Use Only:

| | |
|---|---|
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: TX-W20100430-0003-50 |
|---|---|

8. APPLICANT INFORMATION:

* a. Legal Name: City of Houston

| | |
|--|--|
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 746001164 | * c. Organizational DUNS: 832431985 |
|--|--|

d. Address:

* Street1: 601 Sawyer
Street2: P.O. Box 1562
* City: Houston
County/Parish:
* State: Texas
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 77251

e. Organizational Unit:

| | |
|--|--|
| Department Name: Housing and Community Development Department | Division Name: <input type="text"/> |
|--|--|

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

Prefix: * First Name: Neal
Middle Name:
* Last Name: Rackleff
Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 832-394-6159 Fax Number:

* Email: Neal.Rackleff@houstontx.gov

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

Municipal

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

City of Houston

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

ESG Grant Funds - PY 2015

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

If "Yes", provide explanation and attach
Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Attest/Seal:

City Secretary

Countersigned:

City Controller

DATE OF COUNTERSIGNATURE: _____, 2015

APPROVED:

Director
Housing and Community Development Department

APPROVED AS TO FORM:

Senior City Attorney

ESG Budget Page

| ESG Funds | Estimated Allocation (PY 2015 / FY 2014) |
|--|---|
| Sources | |
| Projected ESG Grant Award | \$ 2,027,628 |
| Uses | |
| HMIS* (Emergency Solutions Grant) | \$ 90,000 |
| Emergency Shelter** (Emergency Solutions Grant) | \$ 635,558 |
| Homeless Prevention (Emergency Solutions Grant) | \$ 425,000 |
| Rapid Rehousing (Emergency Solutions Grant) | \$ 725,000 |
| Administration (5% cap for Shelter and 7.5% cap for Solutions) | \$ 152,070 |
| Total | \$ 2,027,628 |

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014,2015,2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix # 4: ESG Written Standards

CITY OF HOUSTON
EMERGENCY SOLUTIONS GRANTS
PROGRAM
WRITTEN STANDARDS

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INTRODUCTION

City of Houston has developed the following standards for providing assistance with Emergency Solutions Grants (ESG) funds as required by 24 CFR 576.400 (e). These standards were created in coordination with the Houston/Harris County Continuum of Care which includes Harris County, the City of Houston, Fort Bend County and the City of Pasadena, and Texas Department of Housing and Community Affairs funding within the CoC geographic area. 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 as the City of Houston gains more experience with and collects more data from services provided with the Emergency Solutions Grants program. The Standards serve as the guiding principles for funding programs. The Business Rules outline the operations and process for carrying out each program component.

STANDARDS APPLICABLE TO ALL PROGRAM COMPONENTS

ELIGIBLE ESG PROGRAM COMPONENTS

There are four (4) ESG Program Components:

1. Rapid Re-Housing,
2. Emergency Shelter,
3. Homelessness Prevention and
4. Street Outreach.

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

COORDINATING ASSESSMENT & SERVICES AMONG PROVIDERS

- City of Houston expects that all providers participate in the coordinated assessment system. Coordinated assessment uses a common housing assessment and triage tool to ensure that all homeless individuals are referred to the appropriate housing intervention. Coordinated assessment will be used as each housing intervention

supported by ESG is fully integrated into the system referral process. Prior to full implementation of coordinate assessment, agencies can continue to accept direct referrals from individuals and other agencies.

Designate staff members for CoC Provider Input forum: Each agency will assign three representatives to the input forum, where at least one member 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 that 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 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.

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 will include an assessment form for diversion that providers are currently testing. Once testing has been finalized, the diversion assessment will be required for all providers, including DV providers.

Specific to Emergency Shelter,

- Any new client entering into shelter must also undergo a complete assessment to understand client needs and barriers and match the client to the most appropriate services provider.
- Clients will be prioritized within the emergency shelter system based on need, available resources and geographic area.

ELIGIBILITY: PRIORITIZATION & REFERRAL POLICIES

Emergency shelters will prioritize individuals/families that:

- Cannot be diverted; and
- Are literally homeless; and
- Can be safely accommodated in the shelter; and
- Not in need of emergency medical or psychiatric services or danger to self or others.

Also note the following:

- Emergency Shelters cannot discriminate per HUD regulations.
- There are no requirements related to ID, income or employment;
- Transgender placement based on gender self-identification.

STANDARDS SPECIFIC TO HOMELESSNESS PREVENTION AND RAPID RE-HOUSING

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 re-housing instead. See below.)

Additional eligibility requirements related to Homelessness Prevention include:

- **Proof of residence** within the City of Houston service area. A map for reference is included on page 21.
- **Total household income below 30 percent of Area Family Income (AFI)** 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 RE-HOUSING

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Rapid Re-Housing 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 re-housing. 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 are currently in their own housing, especially families with young children who have limited housing options but high needs for homelessness prevention funding.

RAPID RE-HOUSING

Coordinated access will prioritize individuals who are currently homeless but not in need of permanent supportive housing as eligible for rapid re-housing. 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 re-housing 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 Houston/Harris County/Ft. Bend County CoC, has adopted the CoC approved Housing Models to measure community outcomes for all housing interventions. The CoC requires that all subrecipients for ESG Rapid Re-Housing 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 wide tools to determine 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 Re-Housing 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 re-housing 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 re-housing 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 re-housing case managers should maintain an average case load of 35 clients. 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 re-housing assistance. As the rapid re-housing program for the continuum expands, this number may increase.

Case management includes home and office visits determined by client need and supported by the housing plan.

As required by the Continuum of Care Housing Models, case managers are expected to follow up with clients that have successfully exited rapid re-housing case management at a minimum of 30 days after exiting the program. Clients who remain in housing for 90 days after exiting rapid re-housing, identified through HMIS, are categorized as stably housed.

Case management staff must have an updated copy of the Rental Assistance Agreement and ensure that the fiscal agent is informed of any changes to the participant rent share as indicated in the Housing Stabilization Plan.

REQUIRED SERVICES: HOUSING LOCATION SERVICES

Any subrecipient of ESG assistance must also have a dedicated housing navigation and location specialist for households receiving rapid re-housing, rather than the expectation that clients must navigate the system on their own. This specialized position will be dedicated to finding appropriate housing and developing relationships with affordable housing providers. This process facilitated by this position ensures ESG clients have greater housing choice. Housing navigators for rapid re-housing may have expertise based on location and type of housing.

REQUIRED SERVICES: INSPECTION AND LANDLORD AGREEMENT

Any unit that receives financial assistance through rapid re-housing 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 re-housing business rules.

Any unit that receives rental assistance payments through rapid re-housing must have an agreement in place between the financial assistance fiscal intermediary 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 re-housing 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

City of Houston will not allow ESG funds to be used for credit repair and legal services as eligible activities. 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 re-housing business rules.

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

OPTIONAL SERVICES: RENTAL APPLICATION FEES

City of Houston expects that rapid re-housing 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 <ul style="list-style-type: none"> • be at or below 30% AFI 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 Re-Housing | Annually | |

APPENDIX A: HUD DEFINITION FOR HOMELESS

| | | | |
|---|-------------------|---------------------------------------|--|
| HUD CRITERIA FOR DEFINING HOMELESS | Category 1 | Literally Homeless | <p>Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:</p> <ul style="list-style-type: none"> • 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); <u>or</u> • Is exiting an institution where (s)he has resided for 90 days or less <u>and</u> who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution |
| | Category 2 | Imminent Risk of Homelessness | <p>Individual or family who will imminently lose their primary nighttime residence, provided that:</p> <ul style="list-style-type: none"> • Residence will be lost within 14 days of the date of application for homeless assistance; • No subsequent residence has been identified; <u>and</u> • The individual or family lacks the resources or support networks needed to obtain other permanent housing |
| | Category 3 | Homeless under other Federal statutes | <p>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:</p> <ul style="list-style-type: none"> • 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; <u>and</u> • 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 | <p>Any individual or family who:</p> <ul style="list-style-type: none"> • Is fleeing, or is attempting to flee, domestic violence; • Has no other residence; <u>and</u> • 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 | <p>An individual or family who:</p> <ul style="list-style-type: none"> (i) Has an annual income below <u>30%</u> of median family income for the area; <u>AND</u> (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; <u>AND</u> (iii) Meets one of the following conditions: <ul style="list-style-type: none"> A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; <u>OR</u> B. Is living in the home of another because of economic hardship; <u>OR</u> 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; <u>OR</u> 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; <u>OR</u> 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; <u>OR</u> F. Is exiting a publicly funded institution or system of care; <u>OR</u> 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 | <p>Individuals and families defined as Homeless under the following categories are eligible for assistance in ES projects:</p> <ul style="list-style-type: none"> • 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 Re-Housing | <p>Individuals and families defined as Homeless under the following categories are eligible for assistance in RRH projects:</p> <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless) |
| | Homelessness Prevention | <p>Individuals and families defined as Homeless under the following categories are eligible for assistance in HP projects:</p> <ul style="list-style-type: none"> • 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) <p>Individuals and families who are defined as At Risk of Homelessness</p> <p>Additionally, HP projects must only serve individuals and families that have an annual income BELOW 30% AMI</p> |

APPENDIX D: ELIGIBILITY CRITERIA AND PRIORITIZATION TOOL FOR HOMELESSNESS PREVENTION SYSTEM

Eligibility Requirements

All potential clients will be screened for the following:

Income – Only households with income below 30% of the Area Median Income are eligible for Homelessness Prevention services (see Attachment A for income limits)

PLUS

Trigger Crisis – An event has occurred which is expected to result in housing loss within 30 days due to one of the listed reasons (see Attachment B for qualifying trigger crises)

PLUS

No resources or support network to prevent homelessness –No other options are possible for resolving this crisis. “But for this assistance” this household would become literally homeless—staying in a shelter, a car, or another place not meant for human habitation

OR

Unaccompanied children and youth who qualify as homeless under another Federal statute – See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment C for other definitions of homelessness)

OR

Families with children or youth who qualify as homeless under another Federal statute –See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment C for other definitions of homelessness)

PLUS

Score of at least 20 points—or 15 – 19 points with override sign-off (see Attachment D for score sheet)

Attachment A

30% Area Median Income (2014)

| | | |
|--------------------|----------|-----------------|
| 1 Person Household | \$14,000 | (\$1,167/month) |
| 2 Person Household | \$16,000 | (\$1,333/month) |
| 3 Person Household | \$18,000 | (\$1,500/month) |
| 4 Person Household | \$20,000 | (\$1,667/month) |
| 5 Person Household | \$21,600 | (\$1,800/month) |
| 6 Person Household | \$23,200 | (\$1,933/month) |
| 7 Person Household | \$24,800 | (\$2,067/month) |
| 8 Person Household | \$26,400 | (\$2,200/month) |

<http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn>

Attachment B

Trigger Crisis

Will lose housing within 30 days due to one of the following:

- Moved twice or more in the past 60 days
- Living in the home of another person because of economic hardship
- Notified that right to occupy their current housing or living situation will be terminated within 21 days after date of application
- Living in hotel or motel and cost is not paid for by charitable organization or government program for low-income people
- Living in SRO or efficiency where more than 2 people live; or in a larger housing unit with more than 2 people per room
- Exiting a publicly funded institution or system of care
- Exiting a publicly or privately funded inpatient substance abuse treatment program or transitional housing program
- Living in rental housing that is being condemned by a government agency and tenants are being forced to move out

Attachment C

Other Definitions of Homelessness

- **Runaway and Homeless Youth Act (42 U.S.C 5701 et seq.)**

Runaway and Homeless Youth funding is administered by the Family and Youth Services Bureau within the Administration for Children & Families (ACF) of the U.S. Department of Health and Human Services (HHS). Information about Runaway and Homeless Youth program grantees is available online at <http://www2.ncfy.com/locate/index.htm>.

- **Head Start Act (42 U.S.C. 9831 et seq.)**

Head Start funding is administered by the Office of Head Start (OHS) within ACF/HHS. A listing of Head Start programs, centers, and grantees is available online at <http://eclkc.ohs.acf.hhs.gov/hslc/HeadStartOffices>

- **Violence Against Women Act of 1994; subtitle N (42 U.S.C. 14043e et seq.)**

Violence Against Women Act established the Office on Violence Against Women (OVW) within the U.S. Department of Justice (DOJ). OVW administers financial and technical assistance to communities across the country that are developing programs, policies, and practices aimed at ending domestic violence, dating violence, sexual assault, and stalking. Currently, OVW administers one formula grant program and eleven discretionary grant programs, all of which were established under VAWA and subsequent legislation. More information about OVW is available online at <http://www.ovw.usdoj.gov/>.

- **Public Health Service Act; section 330 (42 U.S.C. 254b)**

The Public Health Service Act authorized the Health Center Program, which is administered by the Bureau of Primary Health Care within the Health Resources and Services Administration (HRSA) of HHS. Information about local Health Centers can be found online at <http://bphc.hrsa.gov/index.html>

- **Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.)**

Food and Nutrition Act of 2008 relates to the Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps. SNAP is administered by the U.S. Department of Agriculture (USDA). More information about SNAP can be found online at <http://www.fns.usda.gov/snap/>

- **Child Nutrition Act of 1966; section 17 (42 U.S.C. 1786)**

Child Nutrition Act of 1966 authorized numerous programs related to school lunches and breakfasts and funds for meals for needy students. For more information about these programs, contact the local School Department.

- **McKinney-Vento Act; subtitle B of title VII (42 U.S.C. 11431 et seq.)**

McKinney-Vento Act authorized the McKinney-Vento Education for Homeless Children and Youths Program, which is administered via the Office of Elementary and Secondary Education within the U.S. Department of Education. More information about this program is available online at <http://www2.ed.gov/programs/homeless/index.html>. Also, contact the local School Department.

Attachment D

Prioritization Scoring

Income Scoring

- ___ Rent burden at 66 – 80% of income.... 5 points
- ___ Income at or below 15% AMI.... 20 points OR
- ___ Income 16 – 29% AMI.... 10 points

15% Area Median Income (2012)

| | | |
|--------------------|----------|-----------------|
| 1 Person Household | \$7,250 | (\$604/month) |
| 2 Person Household | \$8,025 | (\$669/month) |
| 3 Person Household | \$9,025 | (\$752/month) |
| 4 Person Household | \$10,025 | (\$835/month) |
| 5 Person Household | \$10,850 | (\$904/month) |
| 6 Person Household | \$11,650 | (\$970/month) |
| 7 Person Household | \$12,450 | (\$1,038/month) |
| 8 Person Household | \$13,250 | (\$1,104/month) |

Tenant Barriers/Risk Factors Scoring

| Tally | Screening Barrier | Points for Barrier |
|--------------|---|---------------------------|
| _____ | Eviction history | 1 point |
| _____ | No credit references: has no credit history | 1 point |
| _____ | Lack of rental history: has not rented in the past | 1 point |
| _____ | Unpaid rent or broken lease in the past (separate from current unpaid rent) | 1 point |
| _____ | Poor credit history: late or unpaid bills, excessive debt, etc | 1 point |
| _____ | Past Misdemeanors | 1 point |
| _____ | Past Felony other than critical Felonies listed below | 1 point |
| _____ | Exiting criminal justice system where incarcerated for less than 90 days | 1 point |
| _____ | Critical Felony (drugs, sex crime, arson, crimes against other people) | 5 points |
| _____ | Pregnant or has at least one child 0 – 6 | 5 points |
| _____ | Head of household under 30 years old | 5 points |
| _____ | Family experienced literal homelessness in the past 3 years | 5 points |
| _____ | Only 1 adult in household | 5 points |
| _____ | TOTAL (Tally of Income & Tenant Barriers Scoring) | |

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 # 5: Public Participation Summaries

CITY OF HOUSTON FAIR HOUSING FORUM REPORT

ABOUT THE FAIR HOUSING FORUM

The City of Houston Housing and Community Development Department (HCDD) hosted its first ever Fair Housing Forum on January 29, 2015. The Forum was held at the Federal Reserve Bank – Houston Branch building near downtown Houston from 9 am to 4 pm. The Forum was free to participants, and a boxed lunch was provided. The Forum agenda was organized around three panel discussions with experts in a variety of disciplines who provided information relevant to the issue of fair housing. A keynote speaker provided demographic information about Houston during lunch. Small group discussions were held twice during the day, one in the morning and one in the afternoon. Appendix A includes the Forum agenda.

The goals of the Fair Housing Forum were to bring together citizens and stakeholders to discuss fair housing needs and strategies for the 2015 Analysis of Impediments to Fair Housing Choice and to inform the community about relevant fair housing issues. In order to create a neutral environment and foster discussion during the Forum, HCDD hired a third-party facilitator with expertise in citizen participation and community development. HCDD procured Morningside Research Consulting, Inc. to facilitate and document the participant discussions of the Forum. This report serves as a record and summary of the citizen input gathered.

INVITING PARTICIPANTS. HCDD sent 975 email invitations to the Forum. Invitations were also mailed to 320 Houston area churches. HCDD’s executive team disseminated the invitation to their contacts and counterparts in county and state government agencies. HCDD also worked with the Houston Housing Authority (HHA) to invite the representatives of all the resident councils so public housing residents could participate. HHA provided transportation for some residents who could attend. The invitation was also posted on HCDD’s Facebook page and Twitter page.

PARTICIPATION. A total of 173 individuals attended the Forum, representing 83 organizations. The organizations represented are listed in Appendix B.

DISCUSSION GROUPS. Each participant was assigned to a table in the morning and a different table in the afternoon. Each table seated up to nine people and care was given to assign people so that the table groupings represented the diversity of stakeholders. Each table was tasked with responding to the questions shown on the agenda in Appendix A. The small groups discussed each question around their table, recorded their responses, and then indicated the response for each question that they determined to be a priority. All responses recorded at each table (including priority and non-priority responses) were collected.

METHODOLOGY FOR DEVELOPING THE REPORT. The response sheets from each table during the morning and afternoon discussion groups were collected and transcribed. The responses were sorted into groups of similar responses and categorized. Priority responses were noted. This report provides a summary narrative of the responses provided by attendees of the Forum.

PUBLIC INPUT

The input from Forum attendees is organized by theme under each of the six questions posed on the agenda shown in Appendix A. **The responses are shown in descending order of frequency and prioritization by each discussion group.** Discussion groups covered some issues multiple times in response to the different questions.

1. WHAT ARE THE CHALLENGES THAT PEOPLE FACE WHEN FINDING AND MAINTAINING HOUSING?

1.A. SUPPLY OF AFFORDABLE HOUSING. The most frequently mentioned challenge faced by Houston residents when seeking housing is finding housing that they can afford; about one-third of the discussion groups listed this as the most significant challenge. The supply of affordable housing is insufficient to meet the demand and finding good quality affordable housing in desirable locations is especially difficult. The continuing increase in housing costs exacerbates this challenge.

1.B. HOUSING LITERACY. The next most frequently mentioned challenge was the financial and housing literacy of people seeking housing. Due at least in part to education disparities, many residents lack the knowledge needed to find affordable housing, finance their housing needs, identify financial resources to assist with home ownership, and manage and maintain housing. In particular, residents need information about the value of owning a home and what home ownership entails. Residents need information about whether they should rent or purchase, the laws and their housing rights, and responsibilities for tax and insurance. Discussion groups frequently mentioned the need for new and prospective homeowners to understand maintenance needs and costs. Assistance is needed to help people, particularly individuals who are elderly or disabled, maintain and make repairs to older or damaged homes.

1.C. INCOME. While the supply of affordable housing was the most frequently mentioned challenge, economic issues including insufficient income to pay for and maintain housing was another significant challenge. One discussion group noted that “income disparities are at the root” of housing issues. The use of payday loans, high student loans, and bad credit make it difficult to find housing. Even with assistance, finding housing is difficult; Section 8 voucher amounts are not keeping pace with expenses.

1.D. ACCESS TO AMENITIES. Areas with affordable housing are lacking many amenities. The two most frequently mentioned needs were sufficient transportation options (mentioned by three-quarters of the discussion groups) and good schools, including childcare (mentioned by half of the discussion groups). Areas where affordable housing is located are also lacking City services such as police and emergency services. Service needs in areas with affordable housing include grocery stores, dry cleaners, health care, and social services. Infrastructure needs include flood control, road maintenance, and lighting. Access to employment and cross-town transportation routes are also lacking.

1. E. PROPERTY TAXES. Property taxes drive out low-income households and will affect mixed income developments. Gentrification causes property values to increase, increasing taxes.

1.F. QUALITY. Discussion groups noted that affordable housing is typically older, in poor condition, and difficult to maintain. The safety and security of the neighborhoods in which affordable housing is located is also a concern. Accessibility for individuals with disabilities is an issue. Housing sufficient for larger families is even more difficult to find.

1.G. DISCRIMINATION. While discrimination based on race, family size, and voucher holders was noted as a significant challenge by some of the discussion groups, one group cautioned against focusing on race discrimination.

1.H. SCREENING. The paperwork and screening requirements for low-income residents create significant challenges. In particular, credit histories are a barrier. The number of forms and rules related to affordable housing can be overwhelming. Criminal background checks are also a barrier for residents with a criminal history.

1.I. SUPPORTIVE SERVICES. Nearly half of the discussion groups indicated that supportive services are needed, particularly case management, to “keep people stabilized in their homes.” Individuals with behavioral health issues and the elderly especially need supportive services. Two discussion groups indicated that “long-term support” and “permanent support” were needed.

2. WHAT ARE THE BARRIERS TO FAIR HOUSING CHOICE IN HOUSTON?

2.A. SUPPLY OF AFFORDABLE HOUSING. Responses to this question were similar to the previous question. The supply of affordable housing was again the most significant barrier listed. Discussion groups noted the lack of income, loan products, and not enough down payment assistance from the City as concerns related to affordability.

2.B. HOUSING LITERACY. The second most frequently mentioned barrier was the lack of residents’ knowledge about housing rights; residents do not know what information exists or how to identify opportunities for assistance.

2.C. DISCRIMINATION. Discussion groups noted considerably more concern about discrimination in response to this question than the previous question. Specific areas of discrimination mentioned include race, gender, source of income, age, disability, and religion. Language and cultural barriers were also noted. Two discussion groups suggested that many stereotypes are based on fear and assistance is needed to overcome those fears. “Steering” and “predatory lending” are two specific ways in which discrimination is practiced. Discussion groups noted that landlords have a lack of knowledge about fair housing laws and how to properly screen tenants and are not held accountable.

2.D. GOVERNMENT REGULATIONS AND PRACTICES. The most significant barrier indicated by one discussion group was that the “City of Houston doesn’t have policies/enforcement ordinances to counteract” the barriers to fair housing. Other groups indicated that the City “does not communicate well with the neighborhoods,” is unnecessarily spending money on other priorities, and that nothing happens when residents call 311 unless they live in a wealthy neighborhood. Others noted a lack of leadership and expressed a desire for strong leadership.

2.E. SCREENING. Screening was discussed in this question as well as in the previous question. Credit and criminal background checks were again mentioned frequently as barriers. Other barriers include receiving past assistance and the lack of uniformity of standards for personal data on applications.

2.F. AMENITIES AND INFRASTRUCTURE. Transportation is a significant barrier. Other amenities needed include good schools, job opportunities, the proximity of local services and resources, parking issues and costs, the “quality of public features”, and police presence in high crime areas.

2.G. SPECIAL NEEDS POPULATIONS. Barriers to fair housing include having mental health and substance abuse issues, being the victim of domestic violence, families with children, mixed families, and individuals who are transgender. For individuals with physical disabilities, accessibility is a barrier.

2.H. PRIVATE DEVELOPMENT. A number of issues related to development were raised by the discussion groups. Barriers include “community backlash to development” and the “not in my backyard” mentality, finding affordable land in areas of high opportunity, lack of incentives and support in certain communities, limited neighborhood revitalization efforts, and lack of land use controls. One discussion group noted that segregated housing practices continue and another suggested encouraging private developers to create more “fair housing”.

3. WHAT ARE THE CHALLENGES THAT THE CITY FACES TO DECREASE HOUSING DISCRIMINATION?

3.A. COMMUNITY CHALLENGES. The most significant challenge faced by the City is communicating with residents about housing discrimination, about fair housing laws and rights, and promoting City programs. Discussion groups noted a lack of community organization and citizen engagement on these issues. However, discussion groups noted that the community in general is resistant to affordable housing in their neighborhoods (“not in my backyard”). The most frequently mentioned challenge is getting information to residents about how to recognize discrimination, what their rights are, and what protections are available. The “stigma attached to fair housing” was noted as was tenants’ fears of retaliation if they report a fair housing violation. As a result, tenants are not reporting discrimination.

Landlords also are not knowledgeable of fair housing laws. Discussion groups noted that landlords engage in racial profiling and hold general biases, with one discussion group noting as their top barrier that “most discrimination is not overt”.

3.B. POLICIES, REGULATIONS, AND ENFORCEMENT. In the second most frequently cited challenges, discussion groups noted that the City needs to better educate the public about discrimination and reporting, dedicate staff to addressing and resolving fair housing complaints, and enforce current protections, including the Community Reinvestment Act and the City of Houston Fair Housing Ordinance. One discussion group noted that although the City should not ignore poor living conditions, the City should acknowledge that repairs create higher rental costs. One discussion group indicated that the city does not have “robust fair housing testing”. Two discussion groups were concerned about the complicated and unclear processes for resolving fair housing complaints.

Sufficient staffing is needed for training of property managers and all should be held accountable for the same rules and procedures. Another discussion group indicated they want the City to prevent excessive gentrification. One discussion group questioned whether housing would ever be really fair.

3.C. INSUFFICIENT RESOURCES. Discussion groups noted that resources are insufficient (both public and private) and City funds have not been prioritized to meet housing needs. One group is concerned that financial resources are not used efficiently.

3.D. PLANNING. Several significant challenges were noted related to planning. A lack of planning leadership was the top challenge cited by one discussion group. Another noted that public input into plans is inadequate. Other comments include a “lack of creativity”, a need to integrate all master plans, keeping programs up-to-date, and insufficient dialogue with the Metropolitan Transit Authority of Harris County (METRO) and school districts in the area. Two discussion groups noted disparities in the ways that Council districts are treated. One comment stated that “Unequal TIRZ distribution between districts” is a concern. It is unclear whether the discussion group was offering feedback on TIRZ funded programs or the Citywide TIRZ process.

3.E. PRIVATE INVESTMENT AND DEVELOPMENT. Some of the challenges noted by discussion groups include discrimination by private developers, lack of private investment in certain communities, and the need to “change minds” of developers by communicating the incentives for creating fair housing.

3.F. POLITICS. Politics is a challenge to reducing discrimination, particularly government “red tape”, negative perceptions, and lack of awareness among policy makers of what fair housing is.

3.G. LOCATION AND TYPES OF HOUSING. Challenges to reducing discrimination include the diverse geographic location of housing, older housing stock in many areas, lack of diversity in the types of affordable housing (multi-

family vs. single-family), and the types of housing being built (one group indicated that accessibility is limited in townhouses, for example).

3.H. GOVERNMENT SERVICES. Some of the challenges to discrimination are related to transportation issues, particularly the location of bus stops and overall inadequate transportation. Other issues with City services are preferred treatment in public works and not making areas of affordable housing safer.

3.I. CITY TRANSPARENCY. Some discussion groups noted that the City could be more transparent in providing access to housing assistance options, standardizing processes, providing open records access to 311 calls and responses, and providing open records access to studies and City reports.

4. WHAT CAN THE CITY DO TO DECREASE HOUSING DISCRIMINATION AND PROMOTE HOUSING CHOICE?

4.A. COMMUNICATION AND EDUCATION. Housing Forum participants suggested that the City's primary role is to communicate with and educate the public about discrimination and housing choice. Half of the discussion groups indicated that this was their priority for the City. Some of the specific suggestions made are for the City to:

- Be more visible in the neighborhoods and make people aware of current choices
- Target neighborhoods and educate residents about housing discrimination and choice
- Partner with community agencies to exchange information and assistance
- Create a form regarding fair housing that is given to tenants when they sign a lease
- Require landlord certification so they are required to know and understand fair housing compliance

The City should use a variety of methods to educate residents about their rights, encourage reporting, and communicate in a variety of languages. The City should also address property tax issues by providing tax relief seminars or loans so homeowners can stay in their homes.

4.B. EXPAND RESOURCES TO INCREASE AFFORDABLE HOUSING STOCK. Another important role for the City is to increase the public investment in subsidized housing and ensure that affordable housing options are available in more locations. The City should also partner with private developers and make an effort to engage in public/private investments. Other suggestions were to ensure diversity of housing types, attempt to get more vouchers, make changes to the down payment program to increase opportunities for home ownership, and expand the number of accessible units available for the elderly and individuals with disabilities.

4.C. ADDRESS COMPLAINTS. One discussion group had a priority for the City to encourage and make it easy for residents to communicate when their rights have been violated. Others wanted the City to encourage complainants to report potential discrimination and assess "stiff" penalties.

4.D. REGULATIONS AND ENFORCEMENT. Two discussion groups had regulations and enforcement as their top priorities for the City, including the following:

- Put more ordinances in place at the local level with enforceable penalties
- Developers should be mandated to supply affordable housing when using federal funds

Other discussion groups echoed the need to enforce policies and regulations and noted that the City should hold absentee landlords accountable for the condition of their property and not allow property to be rented when it does not meet code.

4.E. EXPAND INFRASTRUCTURE AND SERVICES. Another way that the City can promote housing choice is by providing better infrastructure in low-income neighborhoods, making sure services are available (child care,

transportation, health care, and schools), making sure the elderly can age in place, and take on more responsibility for expanding public transportation.

4.F. LEADERSHIP. Because these issues are multi-faceted, the City should take a leadership role and ensure that different city, county, private, and community entities are communicating and working together for maximum impact.

5. WHAT CAN NONPROFIT ORGANIZATIONS AND BUSINESSES DO TO DECREASE HOUSING DISCRIMINATION AND PROMOTE HOUSING CHOICE?

5.A. NON-PROFITS CAN ADVOCATE AND EDUCATE. Housing Forum participants identified two primary roles for nonprofit organizations: advocacy and educating the public. Specific advocacy activities include encouraging clients to have a voice, organizing individuals, partnering with the City, holding the City accountable, and “challenging the current mindset.” Non-profits also need to educate themselves and their employees about fair housing laws in order to be better advocates.

Education and outreach activities that nonprofits can engage in include:

- Train nonprofit organizations that are not a part of the main network
- Work closely with down payment assistance entities
- Teach people about the value of integrated communities
- Provide homebuyer classes
- Educate landlords
- Collaborate with City and the community to identify needs and develop strategies
- Continue to distribute marketing materials

Organizations working with immigrants should help with understanding of the laws and their rights in the United States.

5.B. NON-PROFITS CAN SEEK FUNDING. Two discussion groups thought nonprofits should find grants for supportive services and engage in land trusts.

5.C. BUSINESSES HAVE SEVERAL ROLES. One discussion group prioritized the development of Community Benefits Agreements and noted that businesses should “provide services to neighborhoods and make specific commitments to communities.” Other discussion groups thought businesses should build affordable housing and take risks in lower income neighborhoods. Affordable housing developers need to “affirmatively market.” More sizes of units are needed, from efficiencies to four or more bedrooms.

Non-developer businesses should be aware of the impact businesses have on communities, bring investments to areas of opportunity, and invest in communities of need. Businesses should put pressure on political leadership to create incentives for businesses to move into low-income or high minority areas. Realtors should do more marketing to members of protected classes.

6. WHAT IS A CITIZENS’ ROLE TO HELP DECREASE HOUSING DISCRIMINATION?

6.A. ADVOCATE AND PARTICIPATE. Housing Forum participants thought that the primary role of citizens is to get organized, get involved, participate in fair housing issues, and advocate for change. Citizens can establish neighborhood associations, volunteer, increase charitable contributions and engagement with nonprofits, actively participate in community forums, reach out to elected officials, and organize with other residents. In addition,

citizens should put pressure on political leaders to find solutions to housing discrimination. In particular, more organization and empowerment is needed in Latino and other non-Black minority groups.

6.B. SEEK EDUCATION AND EDUCATE OTHERS. The second most significant role for citizens is to become educated about fair housing rules and regulations, learn more about their rights, become familiar with the different forms of discrimination, provide education for youth and young adults, share stories of discrimination with others, educate neighbors and friends, and attend fair housing meetings. One idea posed is to appoint a block captain or building captain who will be the liaison to the City and help educate neighbors. Another idea was to have a citizen-staffed call center for reporting incidences and providing information.

6.C. INCREASE ACCOUNTABILITY. A third role for citizens, mentioned by more than half of the discussion groups, is to increase accountability by reporting discrimination.

APPENDIX A: AGENDA FOR THE HOUSTON FAIR HOUSING FORUM

JANUARY 29, 2014 AT FEDERAL RESERVE BANK – HOUSTON BRANCH

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|---|--------------------------------|
| Registration | 8:30 a.m. |
| Forum Call to Order and Acknowledgments Brenda Scott, Deputy Assistant Director, City of Houston Housing and Community Development Department | 9:00 a.m. |
| Welcome and Opening Remarks Donald N. Bowers II, Vice President, Federal Reserve Bank – Houston Jackie Hoyer, Senior Community Development Advisor, Federal Reserve Bank - Houston Neal Rackleff, Director, City of Houston Housing and Community Development Department | 9:05 a.m. |
| Panel Discussion: Defining the Problem: The impact of housing discrimination Al Henson, PhD, Staff Analyst, City of Houston Housing and Community Development Department Susan Rogers, Professor, University of Houston Community Design Resource Center Lester King, PhD, Sustainability Planner, Rice University Shell Center for Sustainability | 9:20 a.m. - 10:10 a.m. |
| Break (10 minutes) | 10:10 a.m. – 10:20 a.m. |
| Small Group Discussion <ul style="list-style-type: none">• What are the challenges that people face when finding and maintaining housing?• What are the barriers to fair housing choice in Houston?• What are the challenges that the City faces to decrease housing discrimination? | 10:20 a.m. – 11:35 a.m. |
| Break for Lunch | 11:35 a.m. – 11:45 a.m. |
| Keynote Speaker: Stephen Klineberg, PhD, Rice University Kinder Institute of Urban Research | 11:45 a.m. - 12:15 p.m. |
| Panel Discussion: Legal Trends in Fair Housing Cynthia Bast, Partner, Locke Lord Scott Marks, Director, Coats Rose | 12:30 p.m. - 1:30 p.m. |
| Break (10 minutes) | 1:30 p.m. – 1:40 p.m. |
| Panel Discussion: Fair Housing Perspectives: Addressing Discrimination and Promoting Choice Daniel Bustamante, Director, Greater Houston Fair Housing Center John Henneberger, Co-Director, Texas Low Income Housing Information Service Neal Rackleff, Director, City of Houston Housing and Community Development Department | 1:40 p.m. – 2: 40 p.m. |
| Small Group Discussion <ul style="list-style-type: none">• What can the City do to decrease housing discrimination and promote housing choice?• What can nonprofit organizations and businesses do to decrease housing discrimination and promote housing choice?• What is a citizens’ role to help decrease housing discrimination? | 2:40 p.m. – 3:50 p.m. |
| Closing Remarks Brenda Scott, Deputy Assistant Director, City of Houston Housing and Community Development Department Veronica Chapa, Deputy Director, City of Houston Housing and Community Development Department | 3:50 p.m. – 4:00 p.m. |
| Adjourn | 4:00 p.m. |

APPENDIX B: ORGANIZATIONS AND INDIVIDUALS REPRESENTED AT THE JANUARY 29, 2015, HOUSTON FAIR HOUSING FORUM

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| Amerifirst Home Loans, LLC | I Am Pleased Development Center |
| Private Attorney at Law | ICARE CMM |
| Avenue CDC | ITEX Group |
| BBVA Compass | Jackson Hinds Gardens |
| Capital One Bank | Kelly Village Resident Council Board |
| Chinese Community Center | KEW Learning Academy |
| City of Houston Citizens | Kimble Senior Living |
| City of Houston Housing and Community Development Department | Kinder Institute of Urban Research |
| City of Houston HTV | Knowles Temenos Apartments |
| City of Houston Legal Department | Locke Lord LLP |
| City of Houston Mayor's Office for People With Disabilities | Mason Sweeney and Company |
| City of Houston Planning and Development Department | MHMRA of Harris County |
| Cloudbreak Communities | MKP Consulting |
| Coalition for the Homeless of Houston/Harris County | Montgomery County Community Development |
| Coats Rose | Morningside Research and Consulting |
| Covenant Community Capital | National Association of Hispanic Real Estate Professionals |
| Credit Coalition | New Hope Housing, Inc. |
| Cuney Homes | New Penn Financial, LLC |
| Cuney Homes Residential Council | North Star Title |
| Family Houston | Oxford Place Houston Housing Authority |
| Family Service of Greater Houston | Pilgrim Place I Inc. |
| Federal Reserve Bank | Pilgrim Place II Inc. |
| Fidelity National Title | Pilgrim Place Management Agency Apostil |
| Fifth Ward Community Redevelopment Corporation | Rice University Shell Center for Sustainability |
| Fort Bend County Community Services Department | Salvation Army Social Services |
| Greater First Missionary Baptist Church | SEARCH Homeless Services |
| Greater Houston Fair Housing Center | Southwest ADA Center at ILRU |
| Greater Southeast Management District | Tejano Center for Community Concerns |
| Harris County Area Agency on Aging | Texas Low Income Housing Information Service |
| Harris County Community Services Department | Texas Organizing Project |
| Harris County Housing Authority | The Fifth Ward Stakeholder Partnerships |
| Harris County Public Health and Environmental Services | The Housing Corporation |
| Houston Area Community Services | The Salvation Army |
| Houston Area Urban League | University of Houston |
| Houston Habitat for Humanity | University of Houston Community Design Resource Center |
| Houston Housing Authority | Uplift 4th Ward |
| Houston Housing Authority Commissioner | Vaughan Nelson Investments |
| HUD - Houston Field Office | W. Leo Daniels Towers |
| HUD - Legal Division | Wells Fargo Home Mortgage |
| HUD - Office of Fair Housing and Equal Opportunity | Womack Development & Investment Realtors |
| | Zardenta Agency |
| | Zions Bancorporation |

Findings from Public Participation Discussion Groups 2015-2019 Consolidated Plan & 2015 Analysis of Impediments (AI) to Fair Housing Choice

Background:

In preparation for the planning of the Con Plan and AI, HCDD staff established goals and strategies to work towards over a 6-month period in a Public Participation Plan (Public Participation). Public Participation for both the Con Plan and the AI was carried out in 3 phases. With discussions groups occurring in phase 2 for the purposes of devising strategies to address the priority needs for Houston's unique communities. The established goals for Public Participation are: Goal 1) to expand upon the outreach efforts of existing planning processes; Goal 2) to engage all citizens when gathering input on community needs, proposed strategies, and review of proposed plans; Goal 3) to increase citizen feedback, buy-in, and support of Con Plan; Goal 4) to incorporate local data into planning process and validate the accuracy of this data. The Public Participation discussion groups allowed for HCDD to achieve its four goals by way of creating a mechanism for citizen involvement in the development of strategies to address priority need; additionally, citizens were educated and informed about the Con Plan and AI process, citizens from diverse social and economic backgrounds and acquired knowledge and professional expertise were outreached to and engaged in the planning process, and citizens were ensured of having buy-in in the planning process of both the Con Plan and the AI by the inclusion of their comments and recommendations in the submission of the final Plans to the U.S. Department of Housing and Urban Development (HUD).

The Process:

Beginning in October of 2014, the City of Houston's Housing and Community Development Department (HCDD) engaged in discussion group meetings for the development of the 2015-2019 Consolidated Plan (Con Plan) and the 2015 Analysis of Impediments to Fair Housing Choice (AI). HCDD met and dialogued with residents from the local housing authority, area residents whom reside in the central, north, south, and east locales of Houston, persons with disabilities, Interdepartmental city staff, partners and stakeholders, elder care service providers, and public service providers for low- to moderate- income persons. HCDD's purpose for holding the discussion group meetings was: 1) to determine local needs; 2) to discuss possible impediments to fair housing choice; 3) to formulate strategies to address needs; and 4) to strategize on ways to eliminate discriminatory practices in housing and city services. Although the presentations and the subsequent discussions that followed mirrored a similar format, the discussion questions were structured in a way to determine the specific needs, observations and recommendations of the groups that happened to be engaged in dialogue with HCDD staff at a given time.

The Findings:

The participant responses from the nine (9) discussion groups totaling 272 participants have been characterized for this report based on the associations and similarities of the discussions groups. Neighborhood and community discussion responses are itemized by areas, unless otherwise noted, and responses to discussion questions on the possible impediments to fair housing choice and strategies for the City of Houston to employ to address discrimination in housing were asked of all discussion groups. However, discussions with interdepartmental city staff and HCDD partners and stakeholders concentrated exclusively on identifying barriers to fair housing choice and devising plans for the City to Affirmatively Further Fair Housing. The discussion groups' responses to questions are being reported in either a narrative or bullet point format. HCDD staff then combined responses from each discussion questions into a general theme. The themes from the discussion groups participants' responses are identified in bold at the end of each question.

Neighborhood and Community Discussions: Total of 96 participants

For the Neighborhood and Community discussions, HCDD Staff HCDD staff held four group discussions with the east, central, north, and south area residents of Houston. Participants were either neighborhood residents or members of Civic Clubs, Super Neighborhoods and/or affiliated with the Texas Organizing Project (TOP). A super neighborhood is a geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. TOP works to improve the lives of low-income and working class Texas families through community organizing, and civic and electoral engagement. TOP is a membership-based organization that conducts direct action organizing, grassroots lobbying and electoral organizing led by working families.

HCDD staff met with residents residing in the central, east, north and south areas of Houston to ask questions respective their communities. The questions and each areas response are summarized below.

1. What do you like most about where you live?

Central Area:

Residents value the location and the existence of single family homes and the history of the neighborhood. The churches and the new community gardens are needed and welcomed.

East Area:

Residents like the location because it has less traffic than other communities. They have friendly neighbors. Good access to amenities, a grocery store is within walking distance. The Metro (Metropolitan Transit Authority) bus services are great.

North Area:

Residents like that the area is not overdeveloped with plenty of trees and large lots. The area is quiet area, neighbors are friendly. The schools are close and there is a health clinic nearby in case of an emergency.

South Area:

Residents like the close location to freeways and the new construction of the Metro Rail that is being developed. The area's land cost is low and housing is affordable.

Theme: Good location; single family homes; friendly neighbors

2. What don't you like about where you live?

Central Area:

Infrastructure improvements are needed, basic city services are missing, and the community's public health and safety are at risk with poor air quality and lack of healthcare clinics. Residents need recreational (parks) and economic development (grocery stores, jobs).

East Area:

Residents need improvements to the infrastructure, more sidewalks and complete sidewalks. Residents believe that they are missing basic city services such as fixing potholes, more street lights and accessibility services and infrastructure for the disabled. Public health and safety is a major concern due to the poor air quality.

North Area:

Streets are too narrow making it difficult to park, and the roads are in need of improvements. Residents believe that the City needs to educate people on calling 311 to report problems. Residents are unaware that the more calls that the City receives on a specific problem in an area raises its priority. Resident would like more community engagement with the city in the form of workshops to discuss needs and educate residents on land rights and wills to eliminate information gaps.

South Area:

Infrastructure improvements are needed for the roads and streets in the area. Residents need more basic city services to make their community attractive and suggest that the city concentrate funds within the area by serving as a catalyst to bring in market forces to improve the condition of the area and the quality of housing.

Theme: Infrastructure improvements; lack of basic city services and amenities; public health compromised

3. How can where you live be maintained/preserved/improved?

Central Area:

Residents recommend for the City, Community and Developers enter into a Community Benefits Agreement, where economic development partnerships are a provision of the proposals. For instance a multifamily developer will partner with a chain grocer to open a store in the community if there is not a grocery store within a 2 to 3 miles radius. The community needs to sustain neighborhood engagement and civic involvement with the City government, and demand more investment in education

East Area:

Residents recommend that the City implement and enforce a Monetary Fine for businesses that have repeatedly polluted the air – and the money to be reinvested in the community. This is similar to implementing a community benefits agreement. Public Health and safety is also compromised by the amount of abandoned/foreclosed apartment complexes. The City needs to do a better job of removing these crime magnets and eyesores

North Area:

Residents need more sidewalks and street lights for pedestrians to be safe while walking (infrastructure improvements). The north area is overrun with illegal dumping, which occurs heavily in the ditches. This is a major cause of flooding in the area during storms and the City needs to do a better job of maintaining ditches (basic services). There are overgrown lots that are breeding grounds for crime (public health and safety). The junk yards along West Montgomery and Wheatley Road are eye sores and is impeding residential development (improve the quality of the area).

South Area:

Higher fines or stricter laws for certain communities to inhibit illegal dumping were suggested by residents. Residents complain about pollution from refineries and the rock quarry located in their community that is effecting public health and safety and making the area undesirable for new housing and economic development.

Theme: Improve the condition of the area; provide more city services; improve the quality of existing housing stock, improve public health and safety

4. What are your feelings about subsidized housing?

Central Area:

Residents recommend that the City improve the condition the existing housing stock for both rental and single family - The community believes that they have their fair share of subsidized multifamily developments. The City should form and enforce a policy to prohibit developers from selling the property before a certain time period (10 years of the affordability period). The City must investigate code violations and enforce occupancy codes especially for single family and multifamily rental. The area needs housing – specifically elderly housing.

East Area:

The east area has a large population of renter's and residents believe that landlords are engaging in rent speculation especially in the Houston Housing Authority voucher program. The City must do a better job of monitoring rents so that the cost to rent a single family home or apartment unit falls within the market value of the area rental rates. The City needs to fill information gaps by offering more assistance in credit counseling, financial literacy and homeowner counseling. Residents believe that low rental rates impede the maintenance and upkeep of single family and multifamily rental housing. A consequence of low rents is that landlords cannot meet the needs of tenants and address the structural wear and tear of property.

North Area:

The existing housing stock both single and multifamily is in disrepair and needs to be improved (improve existing housing stock). Government funding for programs is inadequate and do not meet the housing needs of the area. There is not enough good quality housing and the housing that exists is in poor quality. The City's single family home repair program should not restricts assistance for only persons with disabilities and the elderly but be open to all that are in need.

South Area:

While residents feel that subsidized housing is needed, they would like for their area to have more mixed income housing. The south area has been inundated with low income housing that has overtime devolved into disrepair. They suggested that the City offer more incentives to developers to improve quality of the existing subsidized housing stock instead of constructing more. In addition, the residents of low income housing do not feel connected with the community and fail to maintain the appearance. Residents suggested entering into an agreement between the tenant associations and civic associations to foster a better sense of community and shared purpose.

Theme: Poor quality housing; poor maintenance; over concentration of low-income housing in minority neighborhoods; limited financial resources to improve housing

5. What are the challenges for people to find and maintain housing?

Central Area:

Residents believe that people do not know about the availability of financial assistance. There is limited availability of housing. Discriminatory lending practices; low income and wages: maintenance cost and property taxes are challenges for residents to find and maintain housing.

East Area:

Residents believe poor credit and financial literacy are challenges. People are unaware of the assistance for credit, financial literacy and homeowner counseling that is available.

North Area:

Residents believe that earnings/income/salaries are impediments to fair housing choice income and wages are challenges. Mortgage loans are difficult to obtain to buy a home or improve an existing home.

South Area:

Residents believe that discriminatory lending practices, such as redlining by mortgage lenders are an impediment to building and improving housing developments. Discrimination exists in city services based on inequitable services, programmatic parameters that weed out residents that are in need of assistance and long and confounding process to receive assistance.

Theme: Discriminatory practices in housing; lack of income for persons; lack of financial education; lack of knowledge about affordable housing options

6. What can the City do to decrease housing discrimination?

Central Area:

Residents recommend for the City to increase the minimum wage; provide basic services to protect public health and safety. Improve the condition and quality of housing stock. And provide fair housing education, outreach and enforcement.

East Area:

Residents recommend for the City to fill information gap by providing fair housing education and outreach. Produce fair housing PSAs and engage in more dialogue with citizens about the impediments to fair housing choice.

North Area:

Residents recommend for the City to conduct more neighborhood discussions with the city are needed to fill information gaps and educate people about their rights (fill information gaps). Residents want the City to meet with community residents through Super Neighborhoods and civic clubs to educate them on how to report and file fair housing complaints.

South Area:

Residents recommend for the City to do a better job of monitoring sub- recipients of federal funds. Residents request that the City create a Citizens Review board or commission to evaluate the city's process in providing services.

Theme: Educate communities about fair housing; enforce fair housing law; provide basic city services, improve the quality of affordable housing and existing housing stock; provide financial literacy education

7. What is the citizens' role to help decrease housing discrimination?

Central Area:

Citizens must identify and report problems and take action. Citizens must hold City accountable for educating citizens on the fair housing law and enforcing the fair housing law by going after violators.

East Area:

Citizens should have a way to become more involved in the reinvestment or maintenance of the community – teach others to upkeep and care for their home.

North Area:

City must be better informed about the fair housing law share information with family and friends by filling information gaps.

South Area:

Citizens should become more informed by joining super neighborhoods and civic clubs to advocate for their communities.

Theme: Be involved; be aware of fair housing rights; take action

Houston Housing Authority Resident Council Discussion: Total of 40 participants

HCDD held one group discussion with the Houston Housing Authority (HHA) Residential Council. Members of the HHA Residential Council are elected by residents to perform a number of tasks, including planning events and activities, fund raising, addressing resident concerns and coordination with Houston Housing Authority staff and community service providers. Discussion questions and attendee responses are provided below in bullet format.

1. What do you like most about where you live?

- Location
- Proximity to Downtown, freeways, nice university
- Bus Service
- Amenities (Shopping)
- Proximity to schools, community center, neighborhood gathering places
- Village like/feeling of community

Theme: Good location; good transportation, has amenities

2. What don't you like about where you live?

- No stores like grocery store, retail/clothing stores
- Location is too far out
- Vacant lots
- Lack of transportation
- Condemned Buildings
- Odor
- Issue with rats/other rodents
- No close jobs for young people
- Bus does not go where I want to go
- Lighting
- Exercise/recreation facilities are not close

Theme: Poor housing conditions, poor maintenance, limited transportation, depressed area

3. How can where you live be improved?

- More grocery stores/economic development
- Keep historic nature of neighborhood
- More opportunities for community to be at the table/involvement to improve community/advise future development
- More free children's activities/afterschool care
- More police substations
- Enforce rules of affordable housing complexes for tenants
- More training/workforce programs/mentor programs/increase entrepreneurship
- Gentrification/new expensive development is pushing people out/need more mixed income new housing
- More security at bus stops

Theme: Economic development; workforce programs; mixed income development; public safety

4. What are your feelings about living in affordable housing?

- Stigma about housing authority residents not working which is not true
- Proud of where I am
- Others think that other housing is better than public housing
- Others think they can treat public housing poorly when they come to visit
- The community of Houston should be educated about the face of public housing
- Positive thinking = positive lifestyle
- Not where you live, it's how you live
- Proud to be in public housing/it's been a blessing

Theme: Stigma; should be proud; should be positive

5. Do you know of any difficulties to building and maintaining affordable housing?

- Relocation is hard when landlords need to do maintenance/upgrades to units
- People don't want affordable housing in their community/NIMBYism
- Contractors don't understand Houston
- Hire people in town/in the local community

Theme: Community resistance; high maintenance costs

6. Strategies to promote affordable housing.

- Make the public aware of programs (Radio Stations targeting certain demographics such as other languages)
- Work with school districts – Career day
- Signage at the housing authority (represent the housing authority at tax credit properties) – show that affordable housing is nice
- Libraries
- Pay church representatives to advise the community
- Radio and TV commercials in different languages to represent different programs
- Offer classes to explain what affordable housing is in order to combat the negative stigma
- Spread the word that affordable housing is safe
- Partner with big business

Theme: Fair housing education; public services announcements; partnerships to promote fair housing; educate the public on the true face and value of affordable housing

Interdepartmental City of Houston Staff, HCDD Partners and Stakeholders Discussions: Total of 11 participants

HCDD staff met and engaged in discussion with the appointed members of the HCDD Community Development Advisory Committee (CDAC). CDAC membership represents a broad spectrum of organizations in the fields of housing, community and economic development and social services. In addition, HCDD staff engaged in a group discussion with the Fair Housing Action Statement – Texas (FHAAT). The FHAAT is an interdepartmental working group that holds quarterly meetings to review projects and activities to ensure compliance with the Fair Housing Law and that the City is Affirmatively Furthering Fair Housing.

CDAC Discussion:

1. What are some of the reasons that denial rates are higher and application rates are lower for minorities?

The area housing market value may be contributing to the high denial rates among the minority population. The City should compare denial rates in high opportunity and low opportunity areas to determine the cause. There may also be a high rate of homes purchased with cash that is contributing to the low application rate among minorities. In addition the condition or lack of infrastructure in certain communities is not conducive for development.

Theme: High and low area housing market and the conditions or lack of infrastructure

2. What are some strategies to promote homeownership among minorities?

Promote housing option programs to minority population, such as Federal Housing Administration and Veterans Administration loans. Promote areas of opportunity for downpayment assistance programs; and, target governmental and agencies staff for promotion of homeownership marketing campaign.

Theme: Promotion of housing financial assistance and options

FHAST Discussion:

1. What are some barriers to fair housing choice in Houston?

Lack of education on fair housing rights is the major barrier to fair housing choice in Houston. Following that is the imbalance of basic city services and amenities. Basic city services consist of alternative transportation (bike routes, public transportation); limited insurance choices; cost of housing vs. quality of schools; gentrification of a neighborhood by increases in land costs and property taxes.

Theme: Lack of education on fair housing; imbalance of basic city services; limited options in housing amenities by neighborhoods

2. What does your Department currently do to Affirmatively Further Fair Housing (AFFH)?

By ensuring that appropriate city services are available in every area:

- Library branches offer the same level of services
- Parks reviews and up keeps equipment, recreation centers within the city
- Public Works ensures that ditches are equally to area serves with storm sewers pipes
- Rebuild Houston process makes sure that infrastructure in the worse areas of Houston are made a priority
- Minimum lot size and building line program to offer a 20 year protection on lot size to preserve the character structure of a neighborhood.
-

Theme: Equitable city services; assist in the preservation of neighborhoods

3. What are the challenges your Department finds when AFFH?

Cost to maintain city services and infrastructure does not compete well with other needed services and infrastructure needs and wants; therefore maintenance can be neglected. Limited funding and unfunded mandates leads to the perception that areas are being neglected. Competing interest among communities reinforces the belief that more affluent areas are getting all the services, and the affluent areas believing that the poor areas are getting all the services. Political pressure exacerbates this.

Theme: Limited funding

4. How can the City, organizations, and citizens protect people from discrimination in housing?

The City could do a better job of informing the public about available services. Improve the 311 process and response times. Cross training of City department staff to identify problems

Provide general public with more education and outreach on fair housing, homeowner counseling and city budget process. Encourage citizens and citizen groups to get involved to protect their rights

Theme: Inform public about available City services; fair housing education and outreach; provide equitable city services

Special needs population and service providers' discussion: Total of 125 participants

HCDD staff engaged in three (3) group discussions with members of the disability community, members of a network of financial assistance providers and elderly services providers. Representing the disability community, the Houston Center for Independent Living (HCIL) promotes the full inclusion, equal opportunity and participation of persons with disabilities in every aspect of community life. HCIL's mission is to advocate on behalf of the disabled community for the right to make choices affecting their lives, a right to take risks, a right to fail, and a right to succeed. The United Way THRIVE is a network of financial assistance providers that helps families build stronger financial futures by acquiring skills and education, obtaining better jobs, developing good financial habits and building savings. And the United Way Care for Elders Access Network partnership between 211 and social service agencies that provides a one-stop referral source for older adults in need.

HCIL Discussion:

1. What are the obstacles for persons with disabilities living in Houston?

- Finding accessibility and affordable in housing for persons with physical disabilities – charging more to persons with physical disabilities –
- Discrimination
 - Landlords not providing reasonable accommodations
- Public Transportation
- Infrastructure: crossing lights that speak are great but only in a few places – more street and infrastructure for persons with disabilities is needed
- Public safety

Theme: Lack of accessible and affordable housing; discrimination; public transportation; poor infrastructure; public safety

2. Are there any gaps in the provider system/social service system in Houston?

- Long transition period between provider networks for benefits
 - Paperwork in transition from another state
- Income limits are too low
- Services for the disabled are difficult to obtain if you are not a senior citizen

Theme: Unattainable services; program income limits; lengthy transition periods

3. What are the challenges for persons with disabilities to find and maintain housing?

- Income
 - Affording the deposit and first month's rent
- Affordable accessible rental housing
- High maintenance costs
- Housing or services income limits are too low
- Discrimination against persons with disabilities
 - Limited legal services
- Inaccessible infrastructure
 - Sidewalks, curbs, street signs
- Mold exposure remediation too expensive and is needed

Theme: Upfront costs; accessible housing; maintenance costs; inaccessible infrastructure

4. What can the City do to decrease housing discrimination and promote housing choice?

- Build accessible in residential areas (complete sidewalks)
- Increase training for people providing services
- Fair housing training for all staff of housing providers that receive funds from CoH
- CoH should pass a substantially equivalent fair housing ordinance with enforcement actions
- CoH should provide financial resources for fair housing education and enforcement
- CoH should monitor all recipients of funds to ensure that the needs of people with disabilities are met

Theme: Fair housing enforcement; monitor providers; complete sidewalks; provide financial resources

THRIVE Discussion:

1. What are some obstacles for low-income Houstonians to build wealth?

Participants list personal finances as obstacles for low-income Houstonians. Unemployment coupled with the high cost of living is an impediment to building wealth. Many low-income Houstonians lack education and do not have marketable skills to be competitive in the workforce. The high cost of maintaining personal transportation and inadequate public transportation limit employment options. These impediments lead to a high dependency on social services programs.

Theme: unemployment; high cost of living; limited transportation options

2. What are the challenges for organizations that provide services to low-income Houstonians?

Participants list social services programs not adequately addressing the multi-faceted needs of low-income Houstonians, such as providing affordable childcare for clients. Limited funding and programmatic funding restrictions is a challenge due to the large number of people in need of assistance. There is also a lack of awareness about available resources because of cultural differences or language barriers.

Theme: inadequate services; limited funding; program restrictions; lack of knowledge about resources

3. Are there any service gaps in the current provider system to assist low-income Houstonians?

Participants list the lack of client support while trying to obtain training/certifications for employment. Job placement for ex-offenders is extremely difficult to find. There is not enough flexibility in service programs; too many restrictions especially with government funded programs. Most service provider hours of operation are during working hours and the application process for assistance is long, confusing and constantly changing. In addition, the limited availability of affordable housing units and financial assistance for rent, utility and mortgage payments leaves many eligible clients without assistance. Providers have difficulty assisting clients in need of medical care especially for the persons with mental illness

Theme: Lack of client support; government services inflexibility and restrictions; limited availability of affordable housing units and financial assistance

4. What are the challenges for Houstonians to find and maintain housing?

Participants list the lack of income and low wages as challenges to finding and maintaining housing. Retention in employment, and bad credit and financial history are challenges for low-income persons. Factors that affect housing stability are the lack of knowledge about personal finance and the home buying application process, in addition to the high cost of housing – property taxes and insurance are contributors to housing instability. Low-income persons are subjected to discriminatory lending practices and are unaware about the City's downpayment assistance program. Another contributing factor for the low-income population is the inability to find and maintain housing in areas with good schools job opportunities and affordable housing options.

Theme: lack of income; lack of knowledge about personal finance; lack of knowledge about the home buying process and available resources; the availability of affordable housing in areas with good schools and job opportunities

5. What can the City do to decrease housing discrimination and promote housing choice?

Provide public information about fair housing rights. Enforcement of the fair housing law and holds violators accountable. Promote and fund more financial education. Create incentives for developers to build more affordable housing throughout Houston.

Theme: Fair housing education and enforcement; financial education; more incentives for affordable housing developers

Care of Elders Discussion:

1. What are the challenges for organizations that provide housing and services to elderly persons?

Seniors have limited income to get into and/or maintain housing:

- High cost of housing includes deposits and maintenance and assisted living facilities.
- Lack of funding/resources for senior housing providers and agencies.
- Lack of knowledge concerning options for home ownership (exemptions they might qualify for, loan modifications options etc.)

Seniors lack of affordable housing options such as long waiting lists and affordable senior housing located outside the city limits.

Seniors have limited transportation

Theme: Limited income; limited affordable housing options; limited transportation

2. Are there any service gaps in the current system to assist elderly persons?

Gaps in transportation service:

- Short trip transportation

Financial gaps:

- High costs to get into housing and/or stay in housing
- Seniors need financial assistance or waived these fees

No connection of senior services

- Difficult identifying those in need
- Not enough awareness on how to access services
- Resources for elderly could be including in the water bills

Not enough housing or housing options:

- Waiting lists for Section 8, HUD Housing, Public Housing, etc. are too long
- Not enough shelters for seniors
- Landlords refuse to provide reasonable modifications

Theme: Gaps in transportation services; limited financial capacity; fragmented services; limited housing options

3. What are the challenges for seniors to find and maintain housing?

High cost to find and maintain housing:

- Rental increase
- Repairs maintenance
- Moving expenses/Logistics

Limited knowledge of available resources for seniors:

- Knowing where to start to look for housing/resources Lack of knowledge of their rights
- No computer skills poor credit or no credit history/identify theft

Lack of safe, accessible, affordable housing:

- No amenities (like washer/dryer)
- Modifications for persons with disabilities

Unresponsive landlords:

- Landlords not making needed repairs
- Pest control
- Refusing to make reasonable accommodations ex: accepting pets

Limited assistance available for seniors:

- Not enough home repair assistance

Theme: High cost of housing; lack of accessible housing; unresponsive landlords; limited assistance

4. What can the city do to decrease housing discrimination for elderly persons?

Educate public about their rights:

- Public education to make elderly aware of discrimination and homestead exemptions Info at senior centers, through case managers, meals on wheels, etc.
- Do more outreach at senior apartment complexes to educate the residents about their rights.

Enforcement of codes/laws to ensure safety of residents:

- Do random inspections Conduct investigations at senior apartments to make sure seniors are being treated okay and the premises are well kept
- Senior apartment ombudsman program/corps
- Offer apartment managers incentives to streamline number of trips required to rent/waitlist (online applications/wait list registration)
- Fair Housing Testing

Rental Deposit Revolving Fund:

- Program that provides rental deposits/guarantees – starting a revolving fund for deposits would be great and is needed

Legal Assistance Expansion:

- Expand legal services for seniors – specifically regarding tenant landlord issues.

Real Time Housing Availability:

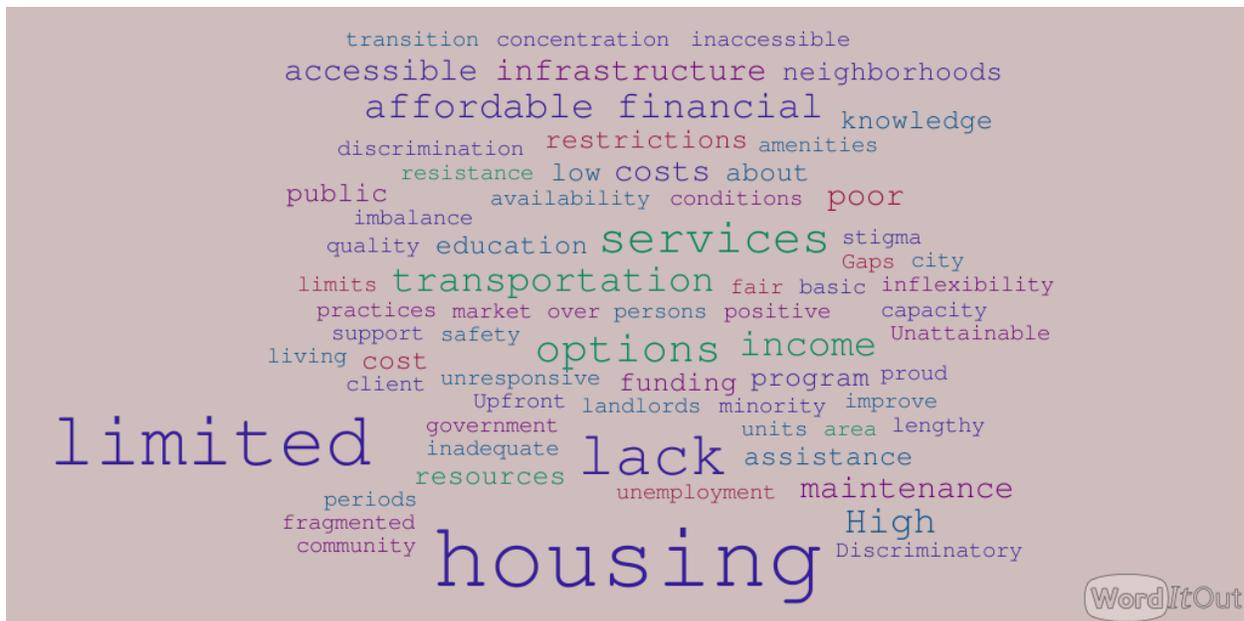
- Routine updates of available senior housing

Theme: Educate public about fair housing, enforcement of fair law; create rental deposit fund; expand legal assistance for seniors; develop senior resource database

Impediments to Fair Housing Choice:

- What are the challenges for people to find and maintain housing?
- What are some barriers to fair housing choice in Houston?
- What can the City do to decrease housing discrimination and promote housing choice?
- What are the challenges for persons with disabilities to find and maintain housing?
- What are your feelings about subsidized housing?
- What are some of the reasons that denial rates are higher and application rates are lower for minorities?
- What are the challenges your Department finds when AFFH?
- Are there any gaps in the provider system/social service system in Houston?
- What are some obstacles for low-income Houstonians to build wealth?
- What are the challenges for organizations that provide services to low-income Houstonians?
- Are there any service gaps in the current provider system to assist low-income Houstonians?
- What are the challenges for organizations that provide housing and services to elderly persons?
- Are there any service gaps in the current system to assist elderly persons?

Themes: Poor quality housing; poor maintenance; over concentration of low income housing in minority neighborhoods; limited financial resources to improve housing; Discriminatory practices in housing; lack of income for persons; lack of financial education; lack of knowledge about affordable housing options; stigma; should be proud; should be positive; community resistance; high maintenance costs; High and low area housing market and the conditions or lack of infrastructure; Lack of education on fair housing; imbalance of basic city services; limited options in housing amenities by neighborhoods; Limited funding; Lack of accessible and affordable housing; discrimination; public transportation; poor infrastructure; public safety; Unattainable services; program income limits; lengthy transition periods; Upfront costs; accessible housing; maintenance costs; inaccessible infrastructure; unemployment; high cost of living; limited transportation options; inadequate services; limited funding; program restrictions; lack of knowledge about resources; Lack of client support; government services inflexibility and restrictions; limited availability of affordable housing units and financial assistance; Limited income; limited affordable housing options; limited transportation; Gaps in transportation services; limited financial capacity; fragmented services; limited housing options; High cost of housing; lack of accessible housing; unresponsive landlords; limited assistance



KEY STAKEHOLDER INTERVIEW REPORT

Overview

The Key Stakeholder Interview process is a new public outreach method conducted by HCDD to collect input for the 2015-2019 Consolidated Plan (Con Plan) and 2015 Analysis of Impediments to Fair Housing Choice (AI). Face-to-face and telephone interviews were conducted to solicit input from local housing advocates, business owners, developers, and nonprofit and faith-based organizations.

The stakeholders selected serve low- and moderate-income persons and low- and moderate-income neighborhoods. The purpose of these interviews was to reach out to stakeholders to obtain information relevant to the issue of fair housing and affordable housing and needs of low- and moderate-income people. Additionally, the interviews will supplement the other citizen and stakeholder engagement activities associated with the Con Plan and AI preparation.

Methodology For Developing The Report

HCDD staff identified stakeholders to interview based on the consultation requirements set forth by the U.S. Department of Housing and Urban Development (HUD) in 24 CFR 91.100. The stakeholder selection process supplemented the areas not covered in other public outreach activities. Staff contacted 20 stakeholders by e-mail to invite them to participate in an interview. Each e-mail included eight open-ended questions designed to elicit the stakeholder's perspective on community needs and potential strategies that HCDD could undertake in the next five years to address community needs. If stakeholders did not respond, HCDD staff followed up a number of times by telephone or email.

HCDD staff conducted eight interviews with key stakeholders from December 2014 to January 2015. During each interview, HCDD staff used the eight questions originally e-mailed to guide the conversation and posed additional questions or clarifications as needed to encourage stakeholders to share their opinions and experiences with fair housing and affordable housing issues.

Interview responses were recorded during each interview. The responses were sorted into groups of similar responses and categorized. This report provides a summary of the responses provided by stakeholders. The primary method utilized to collect input included: face-to-face and telephone interviews.

Key Stakeholders

Key stakeholders included directors, board members, and key staff members from the following agencies and organizations:

- Avenue Community Development Corporation
- Cloudbreak Communities, Incorporated
- Metropolitan Transit Authority Board of Directors
- Greater Houston Fair Housing Center
- Houston Habitat for Humanity
- Houston Housing Authority Board of Commissioners
- OST/Almeda Corridors Redevelopment Authority
- Re-Ward Third Ward Community Development Corporation

Key Stakeholder Input

The following questions were emailed to the key stakeholders. Their input is organized by consistent themes under each of the eight questions. The responses are shown in order of the questions posed and slightly edited and condensed for clarity.

KEY STAKEHOLDER INTERVIEW REPORT

1. What are the key issues to fair housing choice in the City or the surrounding area?

- The funding decisions made by mortgage companies and banking institutions about housing excludes and limits opportunities:
 - For people of color
 - For families with children
 - For people with disabilities
 - Regional considerations
- Lack of quality affordable housing in desired geographical areas
- Lack of sustainable integrated communities that provide the amenities necessary for good quality of life
- Citizens on fixed income cannot meet all of their financial obligations

2. What are the barriers to affordable housing? What can the City do to remove these barriers?

| BARRIERS | POTENTIAL STRATEGIES |
|---|---|
| <ul style="list-style-type: none"> • Lack of knowledge of programs offered by the City • Housing Literacy | <ul style="list-style-type: none"> • Develop and/or monitor a comprehensive curriculum to provide essential workshops for income eligible homebuyers emphasizing: financial planning, mortgage qualification, debt reduction and maintenance. |
| <ul style="list-style-type: none"> • Detailed guidance on the how affordable housing policies will be implemented | <ul style="list-style-type: none"> • Ensure the housing market offers enough decent homes at a price which people can afford |
| <ul style="list-style-type: none"> • Being informed about affordable housing activities and projects • Maintaining the characteristics of neighborhoods • Housing without supportive services for Veterans does not work | <ul style="list-style-type: none"> • Ensure a sustained supply of new affordable homes are being developed in areas to attract young professionals to maintain the cultural connections and characteristics of historical neighborhoods • Case management ratio needs to be lessened |
| <ul style="list-style-type: none"> • Land costs and construction costs have continued to increase • Getting a private developer to buy in to building affordable housing • Private developers are challenged with leveraging resources and funds to build affordable housing | <ul style="list-style-type: none"> • City can provide additional subsidies to defray the costs of developing and purchasing affordable housing. • City fees should be waived for affordable housing (including multi-family housing) for CHDO's and nonprofit developers. These fees include the \$700/unit park fee, water and sewer impact fees, and permitting fees. |

3. What are the strengths and gaps of the service delivery system for special needs (elderly, frail elderly, severe mental illness, physical disability, developmental disability, alcohol/drug abuse, HIV/AIDS, victims of domestic violence) populations? How can the gaps identified be addressed?

| Strengths of Service Delivery | Gaps in Service Delivery | Potential Strategies to Address Gaps |
|--|---|--|
| <ul style="list-style-type: none"> • City's proactive position of providing both financial and technical assistance to residential service providers • Resource centers for aging, disability and mental health services where people may access information and referral to services • Case Managers are big advocates for serving this population | <ul style="list-style-type: none"> • Housing rehabilitation particularly for the elderly, frail elderly and citizens with physical disabilities • Lack of sidewalks in economically distressed neighborhoods • Veterans are aging and live on fixed income – What can be done to keep aging veterans in housing • Funding for intensive case management | <ul style="list-style-type: none"> • More resources are needed to provide quality supportive services • A greater subsidy to supplement agencies that provide services for special needs population • Agencies that develop affordable housing need additional technical assistance |

KEY STAKEHOLDER INTERVIEW REPORT

4. How does the skills and education of the City's workforce correspond to employment opportunities? Are there any sectors where there are a surplus of workers who cannot find work and sectors where there is a shortage of qualified workers?

- Veterans and citizens who have criminal backgrounds are faced with many barriers to employment opportunities. Two main concerns:
 - The training that this population is receiving does not correspond with the jobs they are most qualified for.
 - The criminal background history is a barrier to opportunities in private sector housing and employment. It is recommended the city research bonding programs (like Galveston County) that are assisting citizens to remove this barrier.
- Educational achievement and living wages provide opportunities for a better quality of life. Providing trade experience in high schools and free community college (with emphasis on trades training) will go a long way in addressing what is needed as Houstonians move forward.

5. What impact has transit-oriented development (TOD) had on communities?

- More communities need bus/rail system which gives people access to opportunities
 - Transportation needs are not met for residents of economically depressed communities
 - Help more working people get to their jobs
 - A better transit system is needed to connect people to work so they are less dependent on owning and maintaining a vehicle therefore, supplying them more money to address housing needs.
- Rail development and affordable housing development should be taking place simultaneously
- A better transit system results in citizens being less dependent on owning and maintaining a vehicle in turn empowering them with more resources for homeownership

6. What are the barriers to infrastructure development?

- Homeowners feel they are short changed because the city does not invest more money in infrastructure development in neighborhoods that are economically distressed
- Integration of projects that promote sustainable and equitable growth in all communities
- More code enforcement is needed to mitigate the massive deterioration of buildings
- Monitoring the areas the city has neglected to invest in for years and develop a strategic way to address the inadequate infrastructure
- Accommodations for special needs populations must be considered as part of any infrastructure plans

7. What tools, resources or strategies do you recommend the City employ to attract business owners to your TIRZ corridor and impacted areas?

- The creation of new sources or avenues of funding
- Coordinate efforts to leverage current resources
- Upgrade streets and parks
- Address chronic infrastructure issues
- The burden of job creation and business development should not be left solely on residents and developers

KEY STAKEHOLDER INTERVIEW REPORT

8. What strategies would you recommend the City employ to:

| | |
|---|---|
| <p>Prevent Overt Housing Discrimination</p> <ul style="list-style-type: none"> Implement a comprehensive effort to educate the public of the need to work in collaboration with government, neighborhood and faith-based organizations, realtors and non- and for-profit developers to find reasonably priced quality housing for eligible income citizens in our communities | <p>Revitalize Communities</p> <ul style="list-style-type: none"> Use a comprehensive approach to affordable housing; by supporting developers, students, tenants and homeowners with a variety of educational programs, training and services Engaging citizens in early dialogue with planning efforts Local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled |
| <p>Foster Community Economic Development and Promote Quality of Life</p> <ul style="list-style-type: none"> Host webinars or other training engagements to assist citizens to define their role and responsibility to their community The city should invest in learning solutions to increase educational achievement The city can learn from best practices of other US cities that have increased minimum wage resulting in a more viable city | <p>Eliminate Chronic Homelessness</p> <ul style="list-style-type: none"> Provide greater access to affordable housing units (temporary and permanent) for homeless individuals and families Increase supportive services by encouraging all providers to collaborate and share resources Develop creative processes to address numerous homeless citizens having to loiter in neighborhoods, shopping centers and parks because of a lack of facilities they could use for productive living Maintain and increase tax credits |

Summary

Twelve out of twenty key stakeholders responded to a request to participate in the interview process. Eight out of the twelve commented on their perspective of community needs and potential strategies to address the needs. HCDD was able to glean key insights from a variety of partners. These efforts resulted in a formalized structure of garnering input from stakeholders for the Con Plan and AI.

Appendix # 6: Ordinance

City of Houston, Texas, Ordinance No. 2015- 85

AN ORDINANCE AMENDING CITY OF HOUSTON ORDINANCE NOS. 2007-648 PASSED JUNE 12, 2007, AS AMENDED; 2011-281 PASSED APRIL 25, 2011, AS AMENDED; 2012-353 PASSED APRIL 25, 2012, AS AMENDED; AND 2013-353 PASSED APRIL 30, 2013, WHICH AUTHORIZED THE SUBMISSION OF THE 2007 CONSOLIDATED ACTION PLAN AND THE 2011, 2012, AND 2013 ANNUAL ACTION PLANS, TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, INCLUDING THE APPLICATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM, AMONG OTHERS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * *

WHEREAS, on June 12, 2007 pursuant to Ordinance No. 2007-648, the City Council (“City Council”) of the City of Houston (“City”) approved and authorized the submission of the 2007 Consolidated Action Plan (“2007 Plan”), including an application for funding the Community Development Block Grant (“CDBG”) Program which contained a Projected Use of Funds Budget (“Budget”), to the United States Department of Housing and Urban Development, (“HUD”), which 2007 Plan has been further amended; and

WHEREAS, on April 25, 2011 pursuant to Ordinance No. 2011-281, the City Council of the City approved and authorized the submission of the 2011 Annual Action Plan (“2011 Plan”) including a CDBG Application and Budget, to HUD, which 2011 Plan has been further amended; and

WHEREAS, on April 25, 2012 pursuant to Ordinance No. 2012-353, the City Council of the City approved and authorized the submission of the 2012 Annual Action Plan (“2012 Plan”), including a CDBG Application and Budget, to HUD, which 2012 Plan has been further amended; and

WHEREAS, on April 30, 2013 pursuant to Ordinance No. 2013-353, the City Council of the City approved and authorized the submission of the 2013 Annual Action Plan, including a CDBG Application and Budget, to HUD; and

WHEREAS, the Housing and Community Development Department (“HCDD”) now desires to amend the 2007 Plan, including the CDBG Application and Budget for the 33rd CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$16,889.82); and (ii) add funding for a new “Acquisition” activity (+\$16,889.82); and

WHEREAS, HCDD also desires to amend the 2011 Plan, including the CDBG Application and Budget for the 37th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$4,032.22); and (ii) add funding for a new “Acquisition” activity (+\$4,032.22); and

WHEREAS, HCDD further desires to amend the 2012 Plan, including the CDBG Application and Budget for the 38th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$2,627,722.62); and (ii) add the funding for a new “Acquisition” activity (+\$2,627,722.62); and

WHEREAS, HCDD also further desires to amend the 2013 Plan, including the CDBG Application and Budget for 39th CDBG Program Year, to make the following changes: (i) decrease the “Economic Development” activity (-\$51,355.34); and (ii) add funding for a new “Acquisition” activity (+\$51,355.34); and

WHEREAS, in accordance with HUD regulations, the City is required to amend components of grant agreement when (1) an activity is added; (2) an activity is deleted; (3) there is a change in the scope of an activity or a reallocation of funds that increases or decreases the budget of an activity by more than twenty-five (25%) of the original budget; or (4) there is a change in the purpose, location or beneficiary of an activity or a priority is changed; and

WHEREAS, HCDD has publicized in the Houston Chronicle its intent to amend the 2007, 2011, 2012 and 2013 Plans, including the CDBG Applications and Budgets for the 33rd, 37th, 38th and 39th CDBG Program Years; and

WHEREAS, the public notice period expired on January 22, 2015, and at this time no citizen's comments have been received; updates to HUD will follow, as necessary; **NOW, THEREFORE**,

* * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the City Council hereby adopts the recitals set forth above and hereby amends the 2007, 2011, 2012 and 2013 Plans, including the Budgets for the 33rd, 37th, 38th and 39th CDBG Program Years, authorized by Ordinance Nos. 2007-648, passed on June 12, 2007, as amended; 2011-281, passed on April 25, 2011, as amended; 2012-353, passed on April 25, 2012, as amended; and 2013-353 passed on April 24, 2013, in the manner set forth below:

2007 Projected Use of Funds Budget

| Activity | Budget Year | Action | Amount |
|----------------------|--------------------|---------------|----------------|
| Economic Development | 2007 | Decrease | (-\$16,889.82) |
| Acquisition | 2007 | Increase/Add | (\$16,889.82) |

2011 Projected Use of Funds Budget

| | | | |
|----------------------|------|--------------|---------------|
| Economic Development | 2011 | Decrease | (-\$4,032.22) |
| Acquisition | 2011 | Increase/Add | (+\$4,032.22) |

2012 Projected Use of Funds Budget

| | | | |
|----------------------|------|--------------|-------------------|
| Economic Development | 2012 | Decrease | (-\$2,627,722.62) |
| Acquisition | 2012 | Increase/Add | (+\$2,627,722.62) |

2013 Projected Use of Funds Budget

| | | | |
|----------------------|------|--------------|----------------|
| Economic Development | 2013 | Decrease | (-\$51,355.34) |
| Acquisition | 2013 | Increase/Add | (+\$51,355.34) |

Section 2. That by this amendment, the aforementioned reallocation of funds will result in a current allocation of funds under the 2007, 2011, 2012 and 2013 Plans, including the Budgets for the 33rd, 37th, 38th and 39th CDBG Program Years, as set forth under **EXHIBIT "A"**, attached hereto and incorporated herein by reference.

Section 3. That the City Council finds that citizens residing in community development areas and residents and members of neighborhood-based organizations were given an opportunity to comment on the proposed changes contained in this amendment.

Section 4. That the City Council takes cognizance of the fact that in order to facilitate operations of various City community development programs, projects and activities, and to make adjustments occasioned by events transpiring during the year, it may become necessary to make adjustments to the projected uses of some of the CDBG program activities as originally adopted. Accordingly, the Mayor, through the Director of the HCDD, has determined:

- (1) that a formal amendment may not be required by the United States Department of Housing and Urban Development ("HUD") nor the City Council of the City of Houston for such administrative changes to the budget; and
- (2) that this document will serve as a transmittal to HUD in compliance with 24 CFR CFR §91.505(c), if applicable.

Section 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 4th day of February, 2015.

APPROVED this _____ day of _____, 2015.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is FEB 10 2015.



City Secretary

(Prepared by Legal Dept. Barbara J. Reese *BRJ*
(TE/12/29/14) Senior Assistant City Attorney
(Requested by Neal Rackleff, Director, Housing and Community Development Department
(L.D. File No.0291400069001)

FUND REF: No Funding Required
Grant Fund
Community Development Block Grant (F

g:\bet\ord\ordsubstantialamedmentcapp2007,2011,2012and 2013.doc

| AYE | NO | |
|---------|---------|------------------------|
| ✓ | | MAYOR PARKER |
| •••• | •••• | COUNCIL MEMBERS |
| ✓ | | STARDIG |
| ✓ | | DAVIS |
| ✓ | | COHEN |
| ✓ | | BOYKINS |
| ✓ | | MARTIN |
| ✓ | | NGUYEN |
| ✓ | | PENNINGTON |
| ✓ | | GONZALEZ |
| ✓ | | GALLEGOS |
| ✓ | | LASTER |
| ✓ | | GREEN |
| ✓ | | COSTELLO |
| ✓ | | ROBINSON |
| ✓ | | KUBOSH |
| ✓ | | BRADFORD |
| ✓ | | CHRISTIE |
| CAPTION | ADOPTED | |

EXHIBIT A

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-THIRD PROGRAM YEAR
 July 1, 2007 through June 30, 2008

| COUNCIL DISTRICT | | CURRENT ALLOCATION | REALLOCATION | REVISED CURRENT ALLOCATION | % of CURRENT REVISED ALLOCATION |
|---|---|--------------------|----------------|----------------------------|---------------------------------|
| PUBLIC FACILITIES AND IMPROVEMENTS | | | | | |
| D | Fire Station 24 | \$ 2,000,000.00 | | \$ 2,000,000.00 | |
| A,B,C,E,H | SPARK Improvements | \$ 300,000.00 | | \$ 300,000.00 | |
| All | Neighborhood Facilities Improvements | \$ 1,332,995.61 | | \$ 1,332,995.61 | |
| B, I | Park Improvements | \$ 595,000.00 | | \$ 595,000.00 | |
| I | Magnolia Multi-Service Center | \$ 3,053,000.00 | | \$ 3,053,000.00 | |
| | Lancaster Storm Drainage | \$ 1,117,163.00 | | \$ 1,117,163.00 | |
| | DeLuxe Theater | \$ 465,612.00 | | \$ 465,612.00 | |
| | Bering Omega | \$ 793.03 | | \$ 793.03 | |
| | Sub-Total | \$ 8,864,563.64 | \$ - | \$ 8,864,563.64 | 26.23% |
| ACQUISITION | | | | | |
| | Acquisition | \$ - | \$ 16,889.82 | \$ 16,889.82 | |
| | Sub-Total | \$ - | \$ 16,889.82 | \$ 16,889.82 | 0.05% |
| HOUSING | | | | | |
| Various | Housing Assistance Programs | \$ 6,061,112.28 | | \$ 6,061,112.28 | |
| | Sub-Total | \$ 6,061,112.28 | \$ - | \$ 6,061,112.28 | 17.94% |
| PUBLIC SERVICES | | | | | |
| Various | Community Services | \$ 4,913,350.00 | | \$ 4,913,350.00 | |
| Various | Emergency Shelter Grants (Match) | \$ 700,000.00 | | \$ 700,000.00 | |
| | Sub-Total | \$ 5,613,350.00 | \$ - | \$ 5,613,350.00 | 16.61% |
| PLANNING | | | | | |
| Various | Coalition for the Homeless | \$ 133,415.00 | | \$ 133,415.00 | |
| | Sub-Total | \$ 133,415.00 | \$ - | \$ 133,415.00 | 0.39% |
| ECONOMIC DEVELOPMENT | | | | | |
| Various | Economic Development Assistance Program | \$ 2,501,554.13 | \$ (16,889.82) | \$ 2,484,664.31 | |
| | Sub-Total | \$ 2,501,554.13 | \$ (16,889.82) | \$ 2,484,664.31 | 7.35% |

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-THIRD PROGRAM YEAR
 July 1, 2007 through June 30, 2008

| COUNCIL DISTRICT | | CURRENT ALLOCATION | REALLOCATION | REVISED CURRENT ALLOCATION | % of CURRENT REVISED ALLOCATION |
|-------------------------------|-------------------------------------|-------------------------|--------------|----------------------------|---------------------------------|
| CLEARANCE | | | | | |
| Various | Dangerous Building/Code Enforcement | \$ 3,610,734.90 | | \$ 3,610,734.90 | |
| Various | Administration/Legal Department | \$ 852,989.05 | | \$ 852,989.05 | |
| | Sub-Total | \$ 4,463,723.95 | \$ - | \$ 4,463,723.95 | 13.21% |
| PROGRAM ADMINISTRATION | | | | | |
| N/A | CDBG Program Administration | \$ 5,742,190.00 | | \$ 5,742,190.00 | |
| N/A | Other Departments Administration | \$ 409,300.00 | | \$ 409,300.00 | |
| | Sub-Total | \$ 6,151,490.00 | \$ - | \$ 6,151,490.00 | 18.21% |
| | TOTAL | \$ 33,789,209.00 | \$ - | \$ 33,789,209.00 | 100.00% |

ESTIMATE OF THIRTY-THIRD YEAR CDBG
 PROGRAM INCOME

| Sources of Program Income | Amount |
|---|------------------------|
| Houston Housing Improvement Program Loan Repayments | \$ 85,000.00 |
| Multi-Family Housing Loan Repayments | \$ 268,460.00 |
| Affordable Housing Loan Repayments | \$ 500,000.00 |
| Small Business Revolving Loan Repayments | \$ 658,894.00 |
| Palm Center Operations | \$ 1,467,646.00 |
| Subrecipient | \$ 10,000.00 |
| Other Program Income | \$ 10,000.00 |
| Sub-Total | \$ 3,000,000.00 |
| Projected Use of Program Income | |
| Small Business Revolving Loan Funds | \$ 1,156,340.00 |
| Palm Center Operations | \$ 970,200.00 |
| All other Programs: | |
| Public Facilities and Improvements, Public Services, CDBG Administration and Small Business Revolving Loan Fund | \$ 873,460.00 |
| Sub-Total | \$ 3,000,000.00 |

TOTAL FUNDING DOLLARS AVAILABLE FY 2008

| | |
|-----------------------------------|-------------------------|
| Thirty-third Year CDBG Allocation | \$ 30,789,209.00 |
| Estimated Program Income | \$ 3,000,000.00 |
| Prior Years Funding | \$ - |
| Total | \$ 33,789,209.00 |

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-SEVENTH PROGRAM YEAR
 July 1, 2011 through June 30, 2012

| COUNCIL DISTRICT | | CURRENT ALLOCATION | REALLOCATION | CURRENT REVISED ALLOCATION | % of CURRENT REVISED ALLOCATION |
|---|---|------------------------|----------------------|----------------------------|---------------------------------|
| PUBLIC FACILITIES AND IMPROVEMENTS | | | | | |
| VARIOUS | Neighborhood Facilities (Public/Private) | \$ 5,107,900.93 | | \$ 5,107,900.93 | |
| VARIOUS | Program Delivery Costs | \$ 300,000.00 | | \$ 300,000.00 | |
| | Bering Omega | \$ 184,155.07 | | \$ 184,155.07 | |
| | Lil Audrey's Safe Place | \$ 300,000.00 | | \$ 300,000.00 | |
| | SUB-TOTAL | \$ 5,892,056.00 | \$ - | \$ 5,892,056.00 | 19.37% |
| ACQUISITION | | | | | |
| | Acquisition | \$ - | \$ 4,032.22 | \$ 4,032.22 | |
| | SUB-TOTAL | \$ - | \$ 4,032.22 | \$ 4,032.22 | 0.01% |
| HOUSING | | | | | |
| VARIOUS | Single Family Home Repair Relocation | \$ 295,967.78 | | \$ 295,967.78 | |
| VARIOUS | Program Delivery Costs | \$ 1,800,000.00 | | \$ 1,800,000.00 | |
| VARIOUS | Lead Based Paint Testing (SFHR Program) | \$ 350,000.00 | | \$ 350,000.00 | |
| VARIOUS | Lead Based Paint Matching Grant | \$ 650,000.00 | | \$ 650,000.00 | |
| VARIOUS | Multifamily Acquisition/Rehabilitation/Relocation | \$ 3,715,119.00 | | \$ 3,715,119.00 | |
| | Homebuyer Assistance | \$ 300,000.00 | | \$ 300,000.00 | |
| | SUB-TOTAL | \$ 7,111,086.78 | \$ - | \$ 7,111,086.78 | 23.38% |
| PUBLIC SERVICES | | | | | |
| VARIOUS | ESG - Match | \$ 700,000.00 | | \$ 700,000.00 | |
| VARIOUS | Various Public Services | \$ 4,400,472.00 | | \$ 4,400,472.00 | |
| | SUB-TOTAL | \$ 5,100,472.00 | \$ - | \$ 5,100,472.00 | 16.77% |
| ECONOMIC DEVELOPMENT* | | | | | |
| VARIOUS | Economic Development Assistance Programs | \$ 2,404,032.22 | \$ (4,032.22) | \$ 2,400,000.00 | |
| | SUB-TOTAL | \$ 2,404,032.22 | \$ (4,032.22) | \$ 2,400,000.00 | 7.89% |
| NEIGHBORHOOD PROTECTION | | | | | |
| VARIOUS | Code Enforcement & Legal Department | \$ 3,584,090.92 | | \$ 3,584,090.92 | |
| | SUB-TOTAL | \$ 3,584,090.92 | \$ - | \$ 3,584,090.92 | 11.78% |

| | | | | | |
|---------|---|----|----------------------|------|--|
| VARIOUS | RETROFITTING FOR ACCESSIBILITY | | | | |
| | Neighborhood Facilities & Single Family Housing | \$ | 537,369.00 | | \$ 537,369.00 |
| | SUB-TOTAL | \$ | 537,369.00 | \$ - | \$ 537,369.00 1.77% |
| | PROGRAM ADMINISTRATION | | | | |
| N/A | CDBG Program Administration | \$ | 5,586,761.33 | | \$ 5,586,761.33 |
| | Coalition for the Homeless | \$ | 133,415.00 | | \$ 133,415.00 |
| | Finance Department Administration | \$ | 64,986.75 | | \$ 64,986.75 |
| | SUB-TOTAL | \$ | 5,785,163.08 | \$ - | \$ 5,785,163.08 19.02% |
| | TOTAL | \$ | 30,414,270.00 | \$ - | \$ 30,414,270.00 100.00% |

**ESTIMATE OF THIRTY-SEVENTH YEAR CDBG
PROGRAM INCOME**

| Sources of Program Income | Amount |
|--|------------------------|
| Multi-Family Housing Loan Repayments | |
| Small Business Revolving Loan Repayments | \$ 671,711.00 |
| Palm Center Operations | \$ 1,300,000.00 |
| Other Program Income | \$ 1,100,000.00 |
| Sub-Total | \$ - |
| | \$ 3,071,711.00 |
| Projected Use of Program Income | |
| Small Business Revolving Loan Funds | \$ 1,300,000.00 |
| Palm Center Operations | \$ 1,100,000.00 |
| All other Programs: | |
| Neighborhood Facilities, Single Family Housing - Accessibility | |
| Retrofit | \$ 537,369.00 |
| Administration | \$ 134,342.00 |
| Sub-Total | \$ 3,071,711.00 |

TOTAL FUNDING DOLLARS AVAILABLE FY 2012

| | |
|-------------------------------------|-------------------------|
| Thirty-seventh Year CDBG Allocation | \$ 27,342,559.00 |
| Estimated Program Income | \$ 3,071,711.00 |
| Total | \$ 30,414,270.00 |

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-EIGHTH PROGRAM YEAR
 July 1, 2012 through June 30, 2013

| COUNCIL DISTRICT | CURRENT ALLOCATION | REALLOCATION | CURRENT REVISED ALLOCATION | % of CURRENT REVISED ALLOCATION |
|---|-------------------------|-------------------|----------------------------|---------------------------------|
| CDBG ACTIVITIES | | | | |
| Neighborhood Facilities (Public/Private) | \$ 1,745,290.28 | | \$ 1,745,290.28 | |
| Retrofitting for Accessibility | \$ 1,000,000.00 | | \$ 1,000,000.00 | |
| Program Delivery Single Family Home Repair Program | \$ 1,000,000.00 | | \$ 1,000,000.00 | |
| Relocation for Single Family Home Repair Program | \$ 285,402.10 | | \$ 285,402.10 | |
| Lead-Based Paint Matching Grant - Transfer to Health Dept. | \$ 975,000.00 | | \$ 975,000.00 | |
| Multifamily Acquisition/Rehabilitation/Relocation | \$ 2,721,353.00 | | \$ 2,721,353.00 | |
| Economic Development Assistance Programs | \$ 4,627,722.62 | \$ (2,627,722.62) | \$ 2,000,000.00 | |
| Program Delivery (Department of Neighborhoods (DON) - Code Enforcement) | \$ 2,791,483.00 | | \$ 2,791,483.00 | |
| Program Delivery (Legal Services Supporting Code Enforcement) | \$ 218,000.00 | | \$ 218,000.00 | |
| Program Delivery Cost (Procurement Legal & Audit Services) | \$ 250,000.00 | | \$ 250,000.00 | |
| Acquisition | | \$ 2,627,722.62 | \$ 2,627,722.62 | |
| SUB-TOTAL | \$ 15,614,251.00 | \$ - | \$ 15,614,251.00 | 63.23% |
| PUBLIC SERVICES | | | | |
| Public Services Activities | \$ 3,559,751.00 | | \$ 3,559,751.00 | |
| Public Services - ESG Match (1:1 – Includes In-Kind) | \$ 581,495.00 | | \$ 581,495.00 | |
| SUB-TOTAL | \$ 4,141,246.00 | \$ - | \$ 4,141,246.00 | 16.77% |
| ADMINISTRATION | | | | |
| Legal Department (Transfer for Administration Costs) | \$ 260,232.49 | | \$ 260,232.49 | |
| Coalition for the Homeless of Houston/Harris County (HMIS) | \$ 133,415.00 | | \$ 133,415.00 | |
| Affirmatively Furthering Fair Housing Activity | \$ 150,000.00 | | \$ 150,000.00 | |
| CDBG Program Administration to HCDD | \$ 4,395,226.51 | | \$ 4,395,226.51 | |
| SUB-TOTAL | \$ 4,938,874.00 | \$ - | \$ 4,938,874.00 | 20.00% |
| TOTAL | \$ 24,694,371.00 | \$ - | \$ 24,694,371.00 | 100.00% |
| PROJECTED THIRTY-EIGHTH CDBG AWARD - FY2013 | | | | |
| Thirty-eighth Year CDBG Allocation | | | \$ 24,227,493.00 | |
| Estimated Program Income | | | \$ 466,878.00 | |
| Total | | | \$ 24,694,371.00 | |

PROJECTED USE OF FUNDS BUDGET FOR
 THIRTY-NINTH PROGRAM YEAR
 July 1, 2013 through June 30, 2014

| COUNCIL DISTRICT | CURRENT ALLOCATION | REALLOCATION | CURRENT REVISED ALLOCATION | % of CURRENT REVISED ALLOCATION |
|---|-------------------------|----------------|----------------------------|---------------------------------|
| CDBG ACTIVITIES | | | | |
| Program Administration* | \$ 4,761,991.00 | | \$ 4,761,991.00 | 20.00% |
| Public Services** | \$ 3,442,929.00 | | \$ 3,442,929.00 | 14.46% |
| ESG Match (1:1 - Includes In-Kind) | \$ 550,000.00 | | \$ 550,000.00 | 2.31% |
| Public-Facilitied and Improvements (Public/Private) | \$ 4,142,879.00 | | \$ 4,142,879.00 | 17.40% |
| Single Family Housing | \$ 850,000.00 | | \$ 850,000.00 | 3.57% |
| Relocation | \$ 450,000.00 | | \$ 450,000.00 | 1.89% |
| Lead-Based Paint | \$ 975,000.00 | | \$ 975,000.00 | 4.09% |
| Multifamily Housing | \$ 1,500,000.00 | | \$ 1,500,000.00 | 6.30% |
| Economic Development | \$ 4,428,624.00 | \$ (51,355.34) | \$ 4,377,268.66 | 18.38% |
| Code Enforcement | \$ 2,708,535.00 | \$ - | \$ 2,708,535.00 | |
| Acquisition | | \$ 51,355.34 | \$ 51,355.34 | 0.22% |
| SUB-TOTAL | \$ 23,809,958.00 | \$ - | \$ 23,809,958.00 | 100.00% |

*Program Administration up to 20% of Grant Amount + Projected Program Income

**The City has been grandfathered with a rate of 16.77% instead of 15%

| PROJECTED THIRTY-NINTH CDBG AWARD - FY2014 | |
|--|-------------------------|
| Thirty-ninth Year CDBG Allocation | \$ 23,809,958.00 |
| Estimated Program Income | <u>\$ 95,056.00</u> |
| Total | \$ 23,905,014.00 |

| ESTIMATE OF THIRTY-NINTH YEAR CDBG PROGRAM INCOME | |
|---|---------------------|
| Sources of Program Income | Amount |
| Multi-Family Housing Loan Repayments | <u>\$ 95,056.00</u> |
| Sub-Total | \$ 95,056.00 |
| | |
| Projected Use of Program Income | |
| Program Administration | \$ 19,011.00 |
| Public Services | <u>\$ 15,940.00</u> |
| Public-Facilitied and Improvements (Public/Private) | \$ 60,105.00 |
| Sub-Total | \$ 95,056.00 |

