

Areas for Community Reinvestment



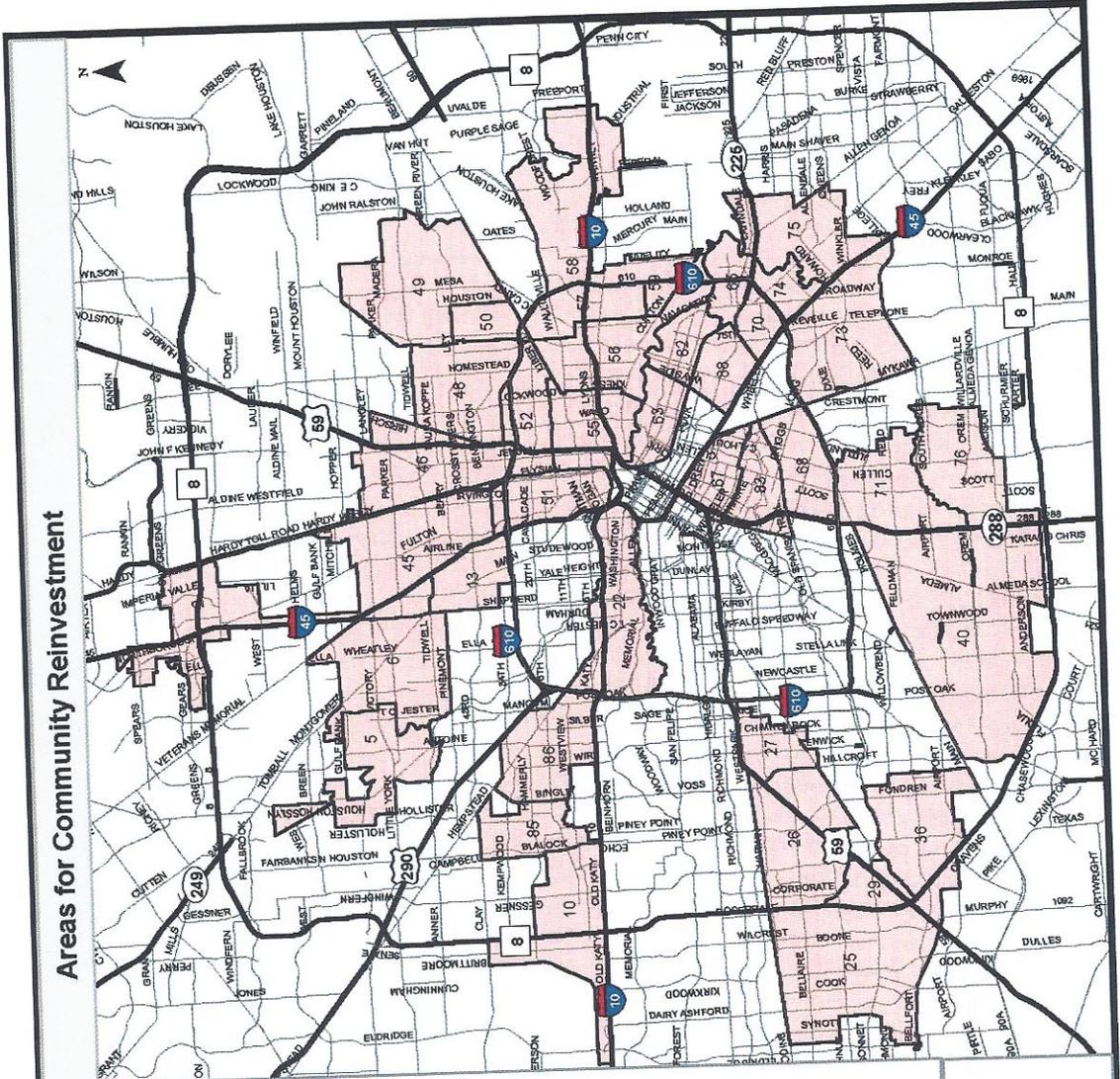
City of Houston Housing & Community Development Department

HCDD Areas for Community Reinvestment

- 2 Greater Greenspoint
- 5 Greater Inwood
- 6 Acres Home
- 10 Spring Branch West
- 13 Independence Heights
- 22 Washington Ave Coastal Memorial Pk
- 25 Allier
- 26 Sharpstown
- 27 Gulton
- 29 Westwood
- 36 Greater Fondren Southwest
- 39 Central Southwest
- 40 Northside/Northline
- 45 Eastex - Jensen Area
- 48 Trinity / Houston Gardens
- 49 East Houston
- 50 Settegast
- 51 Northside Village
- 52 Kashmere Gardens
- 55 Greater Fifth Ward
- 56 Denver Harbor / Port Houston
- 57 Pleasantville Area
- 58 Northshore
- 59 Clinton Park Tri-Community
- 63 Second Ward
- 65 Harrisburg / Manchester
- 67 Greater Third Ward
- 68 Greater Ost / South Union
- 70 Pecan Park
- 71 Sunnyside
- 73 Golfcrest / Beilfort / Revellie
- 74 Park Place
- 75 Meadowbrook / Alledale
- 76 South Acres / Crestmont Park
- 82 Magnolia Park
- 83 Macgregor
- 85 Spring Branch Central
- 86 Spring Branch East
- 88 Lawndale/Mayside

HCDD Areas for Community Reinvestment

Data Source: City of Houston Planning & Development Department
 Publication Date: 10/20/2012



GENERAL QUESTIONS

Program Year 3 Action Plan General Questions response:

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Maps provided in the *Appendix* illustrate the known locations of proposed federally funded projects and activities for PY 2012, relative to designated low- and moderate-income areas. Locations of all 2012 projects and activities will be determined in detail after the solicitation process is completed and all subrecipients are identified. Other maps illustrate areas of minority concentration, City Council Districts, and Super Neighborhoods.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

Allocation Priorities. HCDD has made estimated funding allocations for PY2012, based upon: the priorities shown in the 2010-2014 Consolidated Plan, community input, qualified responses to request for proposals, analyses of prior years' budget and expenditure data, and City Council direction.

Additional factors that impacted decisions targeting PY2012 funding to particular activities or specific geographic areas of the City are: the stated needs, analysis, and objectives in the 2010-2014 Consolidated Plan, priorities stated in each respective program's solicitation and award guidelines, compliance with HUD entitlement grants' (CDBG, HOME, HOPWA, and ESG) rules and regulations, and Areas for Community Reinvestment plan.

Geographic Distribution. Establishing the Areas for Community Reinvestment plan allows HCDD staff to analyze those indicators that best help to provide data-driven recommendations for projects and activities that will foster investment in select geographic areas (Super Neighborhoods) that demonstrate the most need. The goal is to take the limited funding HCDD receives, leverage it with private investment within these areas, to ultimately arrest decline and bring about positive outcomes in historically underserved communities.

Use: The Areas for Community Reinvestment plan may be applied to activities funded by the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG) Program, and the Section 108 Loan Guarantee Program. HCDD adopted this HUD approved map in the 2011 Annual Action Plan for code enforcement activity and has extended it to other activities, including multifamily housing rehabilitation/new construction, homebuyer's assistance, single family home repair, public services, and the rehabilitation/new construction of public/private facilities. When reviewing projects for funding, HCDD staff may give special consideration to projects that fall within the boundaries of the chosen areas or leverage additional funding, such as State Housing Tax Credits.

HCDD expects to expend Entitlement funds within these boundaries, through a variety of eligible activities including public facilities, code enforcement, and housing activities. Additionally, the City's Capital Improvement Plan (CIP) includes projects to be located within the Areas for Community Reinvestment including parks, fire, storm drainage, and street projects. More specifics about these current proposed projects may be found in the Appendix. Furthermore, there is overlap between the Areas for Community Reinvestment, the Neighborhood Stabilization Program Areas, and the Disaster Recovery Areas that will lead to additional housing and non-housing investment in these underserved communities.

Improved infrastructure, greater availability for affordable rental housing, enhanced neighborhood integrity through code enforcement, and increased access to public facilities will help to arrest the decline and blight found within these areas.

Methodology: To determine the map of Areas for Community Reinvestment, HCDD has adopted the methodology utilized in development of the previously mentioned code enforcement activity map. HCDD staff conducted an analysis of several demographic and income elements of Houston's eighty-eight Super Neighborhoods and the following six characteristics were considered

- Low- to Moderate-Income (LMI) Population
- The Land Assemblage Redevelopment Authority (LARA) Owned Lots
- Commercial Investments (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 newly named Areas for Community Reinvestment, which includes thirty-nine Super Neighborhoods, are shown in the Areas for Community Reinvestment Areas map shown in the Appendix section on page 185.

HCDD provided the public the opportunity to comment on the proposed Areas for Community Reinvestment during two public hearings held on October 29 and November 8, 2012. Additionally HCDD posted a 30-day public notice in the Houston Chronicle on November 3, 2012 regarding this Amendment.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Obstacles to Addressing Underserved Needs. HCDD and the City of Houston have had the two-fold challenge of meeting the needs of the underserved and facing the stark budget realities of the recession in the larger economy. Obstacles to addressing the growing need of underserved low- and moderate-income residents include

- Citizens lack substantial funds or access to credit to initiate homeownership (downpayment/closing costs)
- The demand far surpasses the funding available for the various services required to adequately serve the needs of Houston's low- and moderate-income individuals and neighborhoods
- Households seeking mortgages having difficulty meeting underwriting requirements (credit worthiness, bank accounts)
- The ability for prospective households to sustain necessary income for homeownership;
- Households earning fixed incomes (Social Security, Disability)
- Due to language barriers or low educational attainment, many resident are unaware of the services available to them
- Working families also encounter the unique challenge of often "making too much money" to qualify for various public services

Actions to Address Obstacles. HCDD will explore the following strategies and actions during PY 2012 to address identified obstacles to meeting underserved needs

- Continue Homebuyer Assistance Programs to lower the cost of homeownership and provide funding for citizens that lack substantial funds to initiate homeownership.

Expected CIP Expenditures in Areas for Community Revitalization

2013-2017 Adopted CIP

Name of Project	Address	Expected Expenditures between 2013-2017
Parks		
Emancipation Park	3018 Dowling	\$3,000,000
Hidalgo Park Improvements	7000 Avenue Q	\$500,000
Moody Park Community Center Expansion / Park	3725 Fulton	\$3,500,000
Squatty Lyons	1701 Chamberlin	\$1,500,000
Busby Park Redevelopment	6700 Hirsch	\$700,000
Total Parks		\$9,200,000
Fire		
New Fire Station No.84 Pumper, Ambulance, Squad	10859 Ella Blvd.	\$ 7,775,000
Total Fire		\$ 7,775,000
Storm Drainage		
Wirt Road Drainage and Paving		\$ 5,898,000
Scott Street Drainage and Paving		\$ 6,560,000
Total Storm Drainage		\$ 12,458,000
Streets		
Neighborhood Street Reconst Project 464		\$6,119,000
Pinemont Paving: T.C. Jester To Ella		\$9,762,000
Fulton Paving Tidwell To Parker		\$17,138,000
Broadway Recon: IH 45 To Airport Blvd		\$16,538,000
Holmes Rd (S. Main To Kirby Drive)		\$5,314,000
Kirby Paving & Drainage: Holmes to Orem		\$11,949,000
Brittmoore: Hammerly To Clay		\$10,710,000
Little York: N. Shepherd To T.C. Jester		\$12,157,000
PES - Parker Rd. and Fulton St. Paving		\$18,249,000
Armour Dr. and Harvey Wilson Reconstruct		\$300,000
Beechnut Paving & Drainage		\$12,362,000
Market Street Paving and Drainage		\$7,851,000
Clinton Drive Paving & Drainage		\$5,491,000
Alameda Rd Paving & Drainage		\$17,904,000
Gessner Road Paving & Drainage		\$8,269,000
Silber Paving and Drainage		\$3,168,000
Laura Koppe Paving & Drainage		\$6,250,000
Total Streets		\$ 169,531,000
Total Expected CIP Expenditures in Areas for Community Revitalization		\$ 198,964,000

Expected Entitlement Expenditures in Areas for Community Revitalization

Name of Project	Address	Grant Amount	Spent as of end of PY 2011	Remaining amount to be spent starting in PY 2012
Neighborhood Facilities				
Acres Homes Multi-Service Center	6719 West Montgomery Rd	\$2,796,188	\$2,290,248	\$505,940
Deluxe Theater	3303 Lyons Ave	\$3,960,000	\$543,305	\$3,416,695
Ibn Sina Dental	5102 N. Shepherd Drive	\$1,300,000	\$800,428	\$499,572
Shifa Foundation	10003 Rolke	\$850,000	0	\$850,000
St. Monica Food Pantry	8421 West Montgomery Rd	\$675,000	0	\$675,000
Stanaker Library	611 SSGT Macario Garcia Dr	\$1,000,000	\$959,448	\$40,552
Berry Elementary	2310 Berry	\$87,500	0	\$87,500
Ketelsen Elementary	600 Quitman	\$75,000	0	\$75,000
McReynolds Middle School	5910 Market Street	\$186,037	\$136,037	\$50,000
Moreno Elementary	620 E. Canino	\$75,000	0	\$75,000
Glenbrook Park	8201 North Bayou Dr	\$2,500,000	\$1,624,374	\$875,626
Moody Park	3725 Fulton St	\$500,000	\$341,457	\$158,543
Schwartz Park	8203 Vogue	\$350,000	\$0	\$350,000
Total Public Facilities				\$7,659,428
Code Enforcement				
Code Enforcement for PY 2012				\$ 2,791,483
Total Code Enforcement				\$ 2,791,483
Multifamily Housing				
NHH Rittenhouse	Stuebner Airline at Rittenhouse	\$1,600,000 (Bond)	\$ -	\$ 1,600,000
Zion Gardens	2500 Webster	\$ 1,398,750	\$ 214,318	\$ 1,184,432
4415 Perry	4415 Perry	\$ 3,000,000	\$ 1,426,082	\$ 1,573,918
2100 Memorial	2100 Memorial	\$ 2,309,969	\$ -	\$ 2,309,969
Golden Bamboo III	Synott at Bellaire	\$ 828,450	\$ 773,904	\$ 54,546
Total Multifamily Housing				\$ 6,722,865
Total Expected Entitlement Expenditures in Areas for Community Revitalization				\$17,173,776