

# **CITIZEN PARTICIPATION PLAN**

**Draft**

**City of Houston**

**Housing and Community Development Department**

**April 2007**

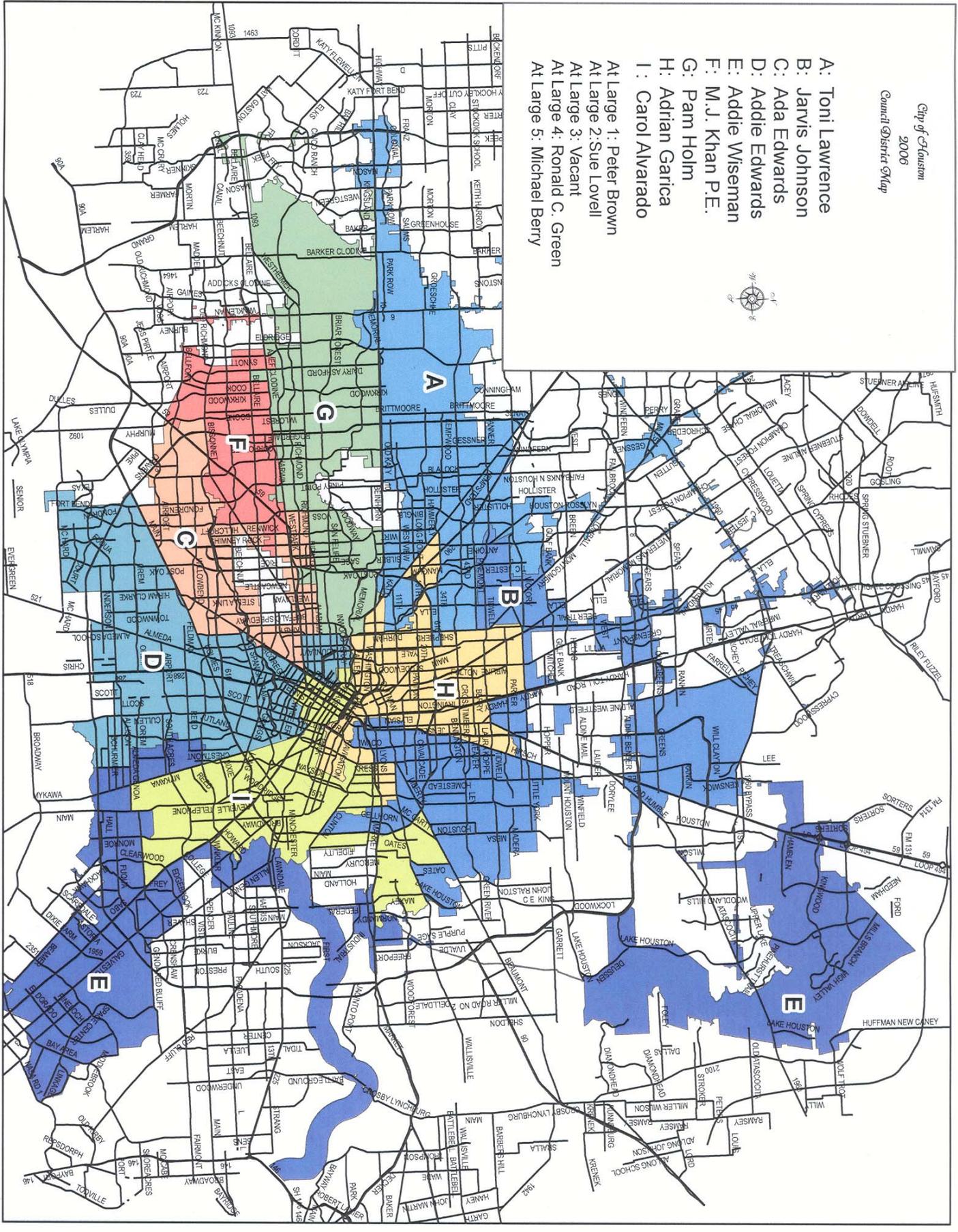
**MAYOR  
Bill White**

**CITY OF HOUSTON  
City Council**

Toni Lawrence	District A
Jarvis Johnson	District B
Anne Clutterbuck	District C
Ada Edwards	District D
Addie Wiseman	District E
M. J. Khan	District F
Pam Holm	District G
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Peter Brown	At Large-Position Number 1
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Vacant	At Large-Position Number 3
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# DRAFT PREFACE

The U. S. Department of Housing and Urban Development (HUD) requires that the City of Houston have an approved Citizen Participation Plan (CPP) that outlines policies and procedures for ensuring that residents have an opportunity to be fully engaged in community improvement activities. The Citizen Participation Plan provides the framework through which residents can have input and influence improvement activities particularly the development, implementation and assessment of programs for the Consolidated Plan and other local HUD-funded programs. (See Definition of Terms.) The first Citizen Participation Plan for the City of Houston was approved by Council in 1970. The Citizen Participation Plan was further revised and adopted by City Council in 1978, 1989 and 1997 to comply with revised regulations for the Community Development Block Grant Program and addition of the Consolidated Plan.

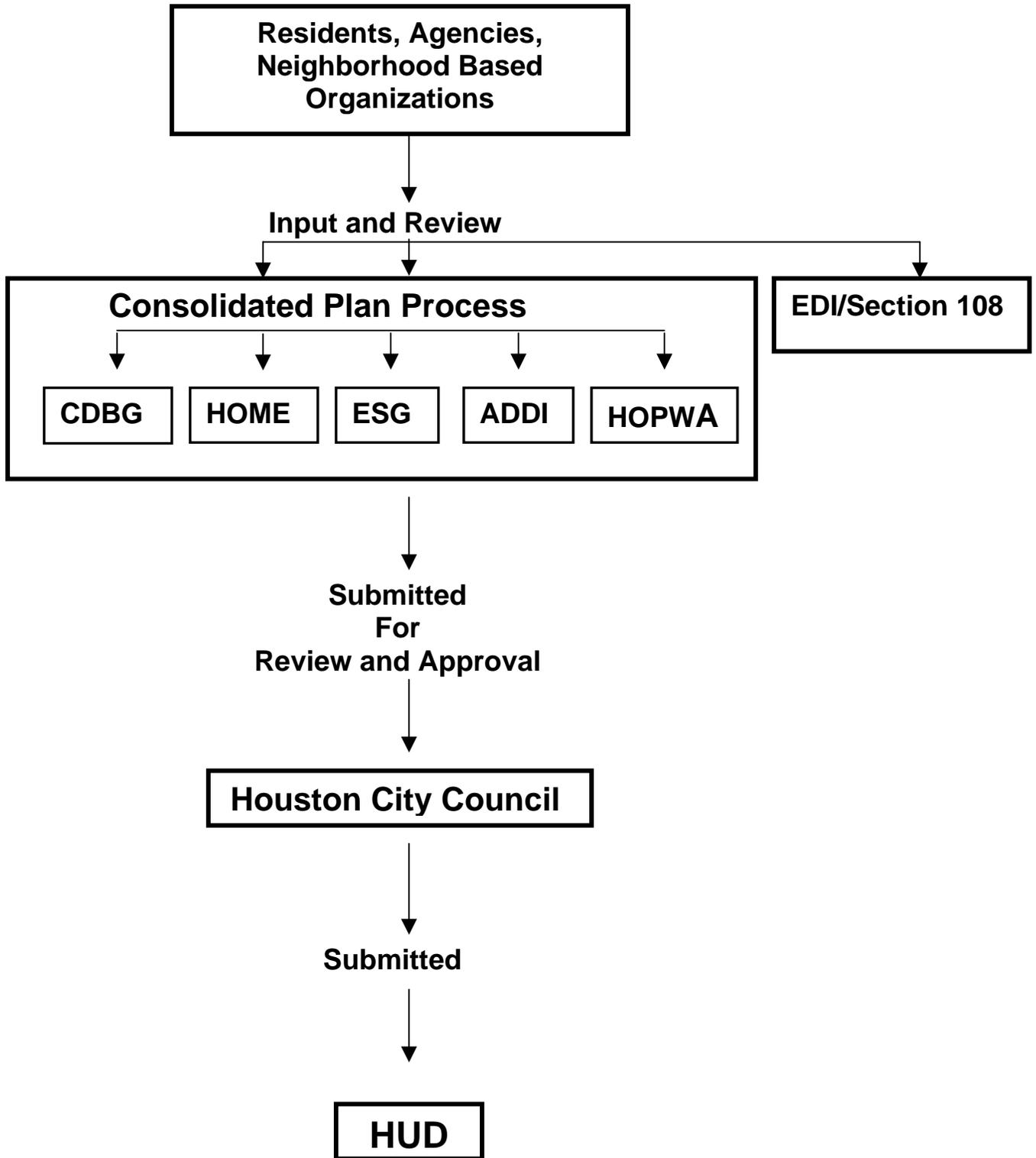
Citizen Participation has always been an integral part of the City's relationship with the residents it serves. In fact, there has been increased emphasis on Citizen Participation through the Consolidated Plan Process. To that end, in 1997 the Citizen Participation Plan was amended to reflect the Housing and Community Development Department's commitment to comprehensive consolidated planning through a partnership with residents throughout the city. The consolidated submission process envisions that housing and community development planning and programming will be accomplished through a unified and comprehensive framework that will open new opportunities for collaboration and collective problem solving, involving all citizens. Also, since 1997, Houston has become the recipient of an additional federal formula grant program, American Dream Down Payment Initiative (ADDI). (See Definition of Terms.)

The Citizen Participation Plan emphasizes the involvement of low and moderate-income residents including non-English speaking persons, as well as person with mobility, visual or hearing impairments. This Citizen Participation Plan outlines the process through which the public can access general information, receive technical assistance, provide comments on critical issues and receive timely responses to questions raised.

In addition to the Consolidated Plan, the Citizen Participation Plan has been amended to allow the thirty-day review and comment period on the Consolidated Plan and budget amendments to overlap with the Mayor and City Council's consideration of these items. Furthermore, revision of the Citizen Participation Plan is also needed to reflect the inclusion of additional information as required by federal regulations amended February 9, 2006.

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CITIZEN PARTICIPATION PROCESS



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## DEFINITION OF TERMS

**Amendment to the Consolidated Plan** - A change in the budget, scope, location or beneficiaries of a community development-funded project requires a revision of the Section 108, CDBG, ESG, HOPWA, ADDI and/or HOME applications.

**American Dream Down Payment Initiative (ADDI)** - Authorized in 2003 to provide homebuyer assistance to low and moderate-income families/households. The goal is to increase minority homeownership to 5.5 million families by 2010.

**Citizen Participation Plan** - The Citizen Participation Plan provides the structure through which the City of Houston provides its citizens an opportunity to participate in the development, implementation and assessment of programs designed to upgrade communities. The Citizen Participation Plan also provides the framework through which the public can receive information, resources and technical assistance.

**Civic Club** - A voluntary, non-profit membership organization formed by residents of a subdivision or neighborhood that share a common boundary.

**Community-Based Development Organization (CBDO)** – A non-profit corporation engaged in activities to improve the residential, economic and/or social environment of its geographic area of operation.

**Community Development Area (CDA)** – Census tracts and/or census block groups comprising areas where fifty-one percent (51%) or more of the residents are classified as very low or low income; adopted designated areas of special need. (See Appendices for map of areas.)

**Community Development Block Grant (CDBG)** – Established by the Housing and Community Development Act of 1974, for the development and/or conservation of viable communities, by providing decent housing and a suitable living environment and expanding economic opportunities for very low or low-income households.

**Community Development Corporation (CDC)** – Non-profit community-based organizations involved in expanding economic development and increasing the supply of affordable housing.

**Community Housing Development Organization (CHDO)** – Non-profit community-based organization that acts as owner, developer, or sponsor of affordable housing projects assisted with HOME funds, in the pursuit of acquisition, rehabilitation and/or new construction for rentals or homebuyers.

**Comprehensive Housing Affordability Strategy (CHAS)** – A comprehensive planning document that identifies a jurisdiction's overall needs for affordable and supportive housing and outlines a strategy to address those needs. It was replaced by the Consolidated Plan.

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**Complaint Procedure** – Process through which citizens, non-profit organizations and other interested parties can express their dissatisfaction with the City’s community development activities and other grant programs. Complaints must be submitted in writing.

**Consolidated Annual Performance and Evaluation Report (CAPER)** - Describes accomplishments of local jurisdiction based on activities funded through the Consolidated Plan. The CAPER provides detailed accounting of all funds expended during the program year.

**Consolidated Plan** – Annual submission to HUD that combines the Comprehensive Housing Affordability Strategy (CHAS) and a community development plan which include five (5) applications: CDBG; ESG; HOME; ADDI; and HOPWA. The Plan is the result of a collaborative process whereby a jurisdiction establishes a unified vision for community development actions.

**Displacement** – Occurs when residents are permanently relocated out of their dwelling unit because of a federally-funded activity.

**Economic Development Initiative (EDI)** – HUD program, which provides grant funds to local governments to enhance the security of loans guaranteed through the Section 108 Loan Guarantee Program.

**Emergency Shelter Grants (ESG)** – Program improves homeless shelters, provides operating assistance for homeless shelters, provides essential and supportive social services to homeless individuals and funds homeless prevention programs.

**Enhanced Enterprise Community (EEC)** – Qualified as a federally-designated Empowerment Zone Area. The City of Houston had established the EEC as its Neighborhood Revitalization Strategy Area. The EEC Strategic Plan included housing rehabilitation and affordability along with economic development and established Community Economic Development Corridors as a primary focal point of EDI/Section 108 investments. **Houston’s EEC designation expired in December 2004.**

**HOME Investment Partnerships Program (HOME)** – Created by the Cranston-Gonzales National Affordable Housing Act of 1990. The program’s primary purpose is to expand the supply of affordable housing for very low and low-income residents in the Houston area. In achieving this goal, HOME seeks to increase both the capacity of non-profit Community Housing Development Organizations as well as opportunities to leverage federal funds with other resources.

**Housing and Community Development Department (HCDD)** – Established by Houston City Council in July 1989, with the primary responsibility of planning, initiating, coordinating and implementing the City’s efforts to upgrade the quality of the housing stock and improve low and very low-income neighborhoods.

**Houston Hope Areas** – Specially designated areas targeted for revitalization through an infusion of public and private dollars to upgrade the condition of housing and

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infrastructure, increase the level of homeownership and expand the local economy. (See Appendices for map.)

**Housing Opportunities For People With AIDS (HOPWA)** – Program funds acquisition, construction and/or rehabilitation of housing facilities and related services for low-income persons with AIDS or related diseases in an effort to prevent their becoming homeless.

**Low Income** – Households whose incomes do not exceed fifty percent (50%) of the median household income for the City of Houston, as determined by HUD (see Appendices for Annual Income Limits).

**Moderate Income** – Households whose income do not exceed eighty percent (80%) of the median household income for the City of Houston as determined by HUD (see Appendices for Annual Income Limits).

**Neighborhood-Based Organizations** – A group of residents, within a community, organized into a voluntary association for specific neighborhood-oriented purposes. Examples of this type of organization are: CHDOs, CDCs, civic clubs, homeowner associations and Parent-Teacher Organizations.

**Neighborhood To Standard Program** – An intensive program created by the City of Houston in 1992, through which the public and private sectors joint-ventured to upgrade designated Houston neighborhoods.

**Section 108 Loan Guarantee Program** – A loan guarantee provision of the Community Development Block Grant Program offered to local governments, which provides a source of financing the economic development, housing rehabilitation, public facilities and large-scale physical development projects. Because Section 108 loans are not risk-free, local governments must pledge current and future CDBG allocations as security.

**Super Neighborhoods** – Aggregations of neighborhoods into eighty-eight (88) planning areas to encourage residents/communities to work together in establishing priorities to address local concerns. (See Appendices for map.)

# DRAFT SECTION I

## INTRODUCTION

The purpose of the Citizen Participation Plan is to describe the process through which citizens, including the low and moderate income, non-English speaking and persons with disabilities, can participate in the development and implementation of programs to revitalize low and moderate-income communities. The major tool for achieving this goal is found in the Consolidated Plan, which is the application for federal funds. The Consolidated Plan allows communities to apply a unified vision to address local problems comprehensively. Collaboration and partnerships are encouraged through the development of strategies and organizational structures to maximize collective problem solving and coordinated activities. The Consolidated Plan promotes the development of these new working relationships.

The Citizen Participation Plan applies to citizens citywide (e.g., the low income, residents of public housing, homeowners, etc.) but will be targeted to specially designated areas in Houston such as Community Development, Houston Hope and Super Neighborhood areas. See the Appendices for maps of these areas. The Citizen Participation Plan is based on a strategy to maximize opportunities through which residents, neighborhood-based organizations and agencies can give input, identify specific “needs” and solicit resources for development of individual improvements projects.

The Citizen Participation Plan describes how the Housing and Community Development Department (HCDD) will keep citizens and NBOs apprised of community improvement activities, both public and private efforts. The Department will be pro-active in ensuring that citizens are informed about the Citizen Participation Plan process and other related program activities (see role of HCDD). The Citizen Participation Plan outlines: the goals of the program; the process for obtaining funding for projects; the role of residents and NBOs; the role of HCDD; the Needs Assessment Process; the purpose of meetings and public hearings; the procedure for amending the Consolidated Plan and EDI/Section 108 Program; efforts to reduce displacement; the Complaint Procedure; and the process for revising the Citizen Participation Plan. As is required, the Citizen Participation Plan provides for and encourages resident-involvement in the development of the Consolidated Plan, substantial amendments to the Plan and the Consolidated Annual Performance and Evaluation Report.

## DRAFT SECTION II

### GOALS OF CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan, which is administered by the Housing and Community Development Department (HCDD), has three (3) major goals. The goals are to:

1. Provide a framework for citizens and neighborhood-based organizations (NBOs) to have input in the planning implementation, coordination and assessment of the Consolidated Plan. The Plan details the proposed use of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), American Dream Down Payment Initiative (ADDI), Emergency Shelter Grants (ESG), Housing Opportunities for People With AIDS (HOPWA) and the EDI/Section 108 Loan Guarantee programs.
2. Ensure maximum participation from all interested citizens, public agencies and neighborhood-based organizations, including Community Housing Development Organizations (CHDOs), Community-Based Development Organizations (CBDOs) and Community Development Corporations (CDCs) in partnership with the City to secure decent housing, create suitable living environments and expand economic opportunities.
3. Ensure that development of the Consolidated Plan is responsive to the needs of Houston's low and moderate-income residents.

## SECTION III

### ROLE OF CITIZENS AND NEIGHBORHOOD-BASED ORGANIZATIONS

Citizens, agencies, and NBOs will be asked to provide input and review the Consolidated Plan and the EDI/Section 108 Program. Citizens will also be asked to review and comment on amendments to this program and to the Consolidated Plan as needed and the Consolidated Annual Performance and Evaluation Report when developed. HCDD will encourage CHDOs, CBDOs and CDCs to accelerate their outreach efforts to constituents in their project areas to better help the City assess the needs of the community.

Through the Consolidated Plan Advisory Task Force (ATF), the City receives input on the federal application which is critical to ensuring that community needs are properly

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documented. Representatives of the ATF are drawn from the public and private sectors, from neighborhood-based organizations, CDCs, CHDOs, city departments, financial institutions, social services agencies, and others intricately involved and/or concerned with the delivery of affordable housing and neighborhood revitalization. The Advisory Task Force is subdivided into six (6) working sub-committees. Subcommittee members are charged with the responsibility of providing critical and analytical input on a variety of issues. The subcommittees are as follows:

- Affordable Housing Delivery System
- Policy and Regulatory Issues
- Homeless and Special Needs
- Public Improvement and Infrastructure
- Targeted Investment Strategies
- Financing Strategies and Resources

The Advisory Task Force (ATF) is convened to work on the five-year Consolidated Plan (1995, 2000, 2005, etc.). Otherwise, the ATF receives periodic updates as work progresses on Annual Plans.

In addition to meetings of the Advisory Task Force, the City also gains citizen input through a series of public hearings held on the Capital Improvement Plan. Through these hearings, citizens are encouraged to provide valuable information regarding critical neighborhood issues for inclusion in the Consolidated Plan. In preparation for these public hearings, HCDD develops an “**Information Booklet**” on the Consolidated Plan in English, Spanish and Vietnamese. The booklet provides information about the planning process, including a schedule of events, description of each grant and programs currently sponsored by HCDD. The booklet also describes the process for accessing funds, the anticipated amount of funding for next fiscal year and budgets outlining current uses of federal funds. The booklet is distributed at these hearings and citywide. HCDD staff makes presentations at these hearings, giving an overview of the Consolidated Plan process and answering questions about programs sponsored by the department.

Although designation as an Enhanced Enterprise Community has expired (December 2004), some EDI/Section 108 Guaranteed Loan Funds remain. These funds can be used for housing rehabilitation and economic development initiatives.

# DRAFT SECTION IV

## ROLE OF HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

The Housing and Community Development Department (HCDD) has the responsibility for developing the Consolidated Plan and servicing the Section 108 Loan Guarantee Program and Economic Development Initiative (EDI). In this capability, HCDD will:

- Encourage citizens to provide input for the Consolidated Plan and the EDI/Section 108 Program. For example, HCDD through letters and public notices inform citizens, civic clubs, non-profits, NBOs, and agencies of upcoming public hearings.
- Make available to citizens, agencies, and other interested parties information that includes the proposed use of program funds and the Department's efforts to minimize, whenever possible, the adverse effects of any program activity on Houston's citizens, including displacement. Most often this will be accomplished through "public notices."
- Publish in local newspapers a summary of the proposed Consolidated Annual Plan and the proposed servicing/contract amendments to the Section 108 Loan Guarantee Program and/or EDI.
- Ensure that the Consolidated Plan Summary provides an overview of the report, highlighting program goals and initiatives to support revitalization activities, in addition to identifying various subject matters (contents) covered in the Plan. The summary will detail grant amounts and outline "sources" and proposed "uses" of funds among the five (5) federal grant programs. Also included will be notification regarding the upcoming public hearing (date, location, time), sites where the Consolidated Plan is available for review and the time sequence for the thirty-day review period. Those with "special needs" will be encouraged to contact HCDD for accommodations (e.g., "captioning", etc) to ensure that they have an opportunity to fully participate at the public hearing. Residents and NBOs will be encouraged to contact HCDD for a free copy of the Plan. The Plan will also be available on the department's website. HCDD will make a "reasonable" number of copies of the "draft" Plan available free to the public. The same number will be made available "free of charge" once the Consolidated Plan is approved by City Council and the U. S. Department of Housing and Urban Development.
- Will place copies of the "draft" and then the final Consolidated Plan in branch libraries for access by the public.
- Hold at least two (2) public hearings a year on the Consolidated Plan. The purpose of the first hearing will be to obtain citizen input regarding existing needs

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in the community, publicize program activities and respond to inquiries regarding the status of approved projects. The second hearing will be scheduled after publication of the “draft” Consolidated Plan. The purpose will be to secure comments about the Plan. Hearings will be scheduled at times and locations convenient to potential and actual beneficiaries, with accommodations for persons with disabilities. Specifically, hearings will be held at centrally located facilities, on a bus line and wheel chair accessible. “Captioning” will be provided, on request, for the hearing impaired. Comment forms will be made available at public hearings on the Consolidated Plan. Completed comment forms will be distributed to elected officials. Citizen comments, verbal and written, will be summarized along with HCDD’s response(s) to each.

- Make amendments to the Consolidated Plan, Section 108 Loan Guarantee Program or EDI available for public comment and for review, by the Mayor and City Council, thirty (30) days prior to approval and/or implementation of proposed changes. The thirty-day review period will run concurrent with City Council’s consideration of the Consolidated Plan/Budget and/or proposed budget amendments. In the case of amendments, HUD will be notified of each amendment as it occurs. The Consolidated Annual Performance and Evaluation Report will be made available for public review and comments fifteen (15) days prior to submission to HUD.
- Identify the length of the “comment/review period” based on the item (e.g., Plan, Amendment, etc.) under consideration.
- Provide for technical assistance to citizens and representative organizations of persons of low and moderate-income that request assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. The level and type of assistance provided will be determined by HCDD.
- Provide a translator at public hearings when a significant number of non-English speaking residents are reasonably expected to participate.
- Assist residents to establish civic organizations and work with existing NBOs to make them more effective.
- Assist residents and NBOs with special community-improvement projects.
- Publicize the participation of “income-eligible” city employees, receiving down payment/closing costs assistance to purchase a home, through a public notice.

The Department will provide reasonable and timely access to program information and records relating to proposed use of funds, subject to the provisions of the Housing and Community Development Act of 1974, as amended, and the provision of the Texas Open Records Act, Article 6252-17a, Texas Revised Civil Statutes, including the following:

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- Amount of CDBG, HOME, ADDI, HOPWA, ESG and EDI/Section 108 Funds available to the City;
- The range of activities that may be undertaken with those funds and the kinds of activities previously funded;
- The process to be followed in drafting and approving the Consolidated Plan, the EDI/Section 108 Program and the schedule of meetings and hearings; and
- The role of citizens in the development of the Consolidated Plan and notification of changes in the Section 108 Loan Guarantee Program and/or EDI.

## SECTION V

### ASSESSMENT OF NEEDS

The “Assessment of Needs” is the foundation on which HCDD bases its recommendations for project funding. The Needs Assessment Process helps to document the existence of problems or issues for resolution in the Consolidated Plan. Citizens, NBOs, non-profits, and agencies are encouraged to identify, through the Needs Assessment Process, issues or problems that confront their communities and/or constituents. For the Five-Year Consolidated Plan, a Needs Assessment Survey is developed and distributed citywide through mail-outs and disbursements at meetings and public hearings. Survey results help form funding priorities for five-year increments. Annually, HCDD encourages the public to review current funding priorities and recommend adjustments as needed. The department reviews all comments and funding requests submitted and solicits input from other City departments regarding programs and/or projects that can resolve issues cited. This is a six (6) step process, which involves:

1. Submission of funding request(s);
2. Review and analysis of submitted project(s);
3. Consultation with other City departments regarding feasibility of funding project(s);
4. Development of cost estimates;
5. Establishment of priorities based on “needs”; and
6. Recommending the allocation of funds to specific projects and/or activities.

The HCDD will assist citizens, NBOs, CBDOs, CDCs, CHDOs and other interested groups in submission of “needs.” The assessment should contain the following:

- A list of all citizens, agencies, or organizations that support the request;
- A descriptive assessment of conditions in the area and issues identified that need to be resolved;

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- Information on the size of the population affected by the problem(s);
- The appropriate source(s) of funds and cost estimates to resolve the issue or problem, if available; and
- Any additional pertinent information.

The Consolidated Plan will be submitted to City Council with identified categories of needs, along with recommended funding for each category. Citizen comment will also be included. Requests for Proposals may be developed to address funding of activities in certain categories. Special consideration will be given to projects targeted to specially designated areas (e.g., Community Development Areas and Houston Hope Areas).

In general, HCDD allocates federal funds based on the Needs Assessment process, through which residents, NBOs and agencies identify community problems in need of resolution. Approved projects are generally carried out by other City Departments, public agencies, non-profit or for-profit entities. Projects are funded through federally accepted procurement standards.

## SECTION VI

### MEETINGS AND PUBLIC HEARINGS

HCDD will participate in a series of meetings and public hearings throughout the city as needed to publicize the Consolidated Plan process; secure input from citizens, NBOs, CBDOs, CDCs and CHDOs and other interested groups about the planning process; solicit information about community problems through the Needs Assessment Process; and assess the progress of the department in securing improvements in low and moderate-income areas.

HCDD will schedule a minimum of two (2) major public hearings a year. Citizens and NBOs throughout the city will be encouraged to attend these meetings. One (1) of these hearings will be held before the proposed Consolidated Plan is published for comment. The second hearing will occur during the thirty-day review period. HCDD will also participate in other City of Houston hearings such as the Capital Improvements Plans (CIP) hearings to secure additional input.

HCDD will publicize public hearings through letters and/or “public notices” published in local newspapers. Notices about meetings and/or public hearings will also be sent to community newspapers that serve Spanish-speaking and Asian populations.

# DRAFT SECTION VII

## AMENDMENTS TO THE CONSOLIDATED PLAN

HCDD is required to amend funding components (Annual Plan) of the Consolidated Plan (CDBG, ESG, HOME, ADDI, HOPWA) whenever it adds an activity, deletes an activity or substantially changes the purpose, scope, location or beneficiaries of an activity. The Department has adopted the following criteria for what constitutes a substantial change or an amendment to the Annual Plan.

**Scope and Budget** When a change in the scope of an activity or reallocation of funds would increase or decrease the budget of an activity by more than twenty-five percent (25%) of the original approved allocation amount.

**Purpose** When the purpose of a activity is redesignated, because of significant change in how the funds for the project activity will be used. (For example, funds for street construction are used for drainage improvement in support of the street project.) This would include a situation when an activity uses funds from a funding component not previously described in the Plan.

**Location** When the location of the activity and resident-population to benefit from a project are significantly modified because the activity is either deleted or moved to another site.

HCDD will publicize its intention to amend the Consolidated Plan by publishing notices in local newspapers. Citizens will be given thirty (30) days to comment on the proposed amendment. During the required citizen's comment period, the proposed amendment will be submitted to City Council for review.

It should be noted that the process for amending the EDI Grant Application differs substantially from that used for the Consolidated Plan and/or Section 108 Program. First, the EDI can only be amended with the prior written approval of HUD. In the case of the Consolidated Plan and/or Section 108 Program, HUD is notified of the amendment following City Council approval. Second, federal regulations requires that a public hearing be held when amending the EDI Grant Application. However, no such requirement is attached to the amendment process for either the Consolidated Plan or the Section 108 Program. For any program amended, citizen comments, verbal and written, will be summarized and submitted to HUD along with HCDD's response to each.

## **DRAFT SECTION VIII**

### **DISPLACEMENT**

Following the approval of the Consolidated Plan, HCDD will review all activities scheduled to receive funding to identify those activities, which will result in the displacement of residents. Depending on the project to be funded, the department's overall goal will be to minimize displacement whenever possible. For example, if an apartment complex is being rehabilitated, efforts will be made to improve vacant units first, so that existing tenants can be moved into finished units before rehabilitation of occupied units begin.

When displacement is unavoidable, HCDD will notify in writing those residents who will be displaced and outline the types of services available through the department. The department will comply with all requirements of the Uniform Relocation Act. HCDD will not displace any resident unless suitably safe, decent and sanitary replacement housing is available. All replacement units will be inspected by a representative from the Housing and Community Development Department to ensure suitability. Residents who must relocate will be provided with individual counseling assistance and referrals to replacement housing from the department. In the event that a resident disagrees with the need for displacement, he or she may file a written appeal with the department Director.

## **SECTION IX**

### **COMPLAINT PROCEDURE**

Complaints about HCDD, the Consolidated Plan, the EDI/Section 108 Program, amendments and Consolidated Annual Performance and Evaluation Report are to be submitted in writing to the Director of the department. A timely, written response to every citizen's written complaint will be provided within fifteen (15) working days, where practical.

## **SECTION X**

### **REVISION OF THE CITIZEN PARTICIPATION PLAN**

When the Citizen Participation Plan is revised, the Housing and Community Development Department will publish a notice in the daily newspaper. The notice will indicate that the Citizen Participation Plan has been revised, identify how a copy may be obtained and invite comments. The public review/comment period will cover thirty-days. Copies of the Plan will be made available at the office of HCDD and on the department's website and at branch libraries. The revised Citizen Participation Plan will be submitted to City Council for approval. Revision of the Plan does not become effective until approved by City Council.

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## **APPENDICIES**

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## Release March 2006 Monthly Income Limits For Extremely Low-Income, Very Low-Income and Low-Income Families Under the Housing Act of 1937

Family Size	30% Median (Extremely Low Income)	50% Median (Very Low Income)	80% Median (Low Income)
1	\$1,066	\$1,779	\$2,845
2	\$1,220	\$2,033	\$3,254
3	\$1,370	\$2,287	\$3,658
4	\$1,525	\$2,541	\$4,066
5	\$1,645	\$2,745	\$4,391
6	\$1,770	\$2,950	\$4,716
7	\$1,891	\$3,150	\$5,041
8	\$2,012	\$3,354	\$5,366

FY-2006 Median Family Income \$60,900

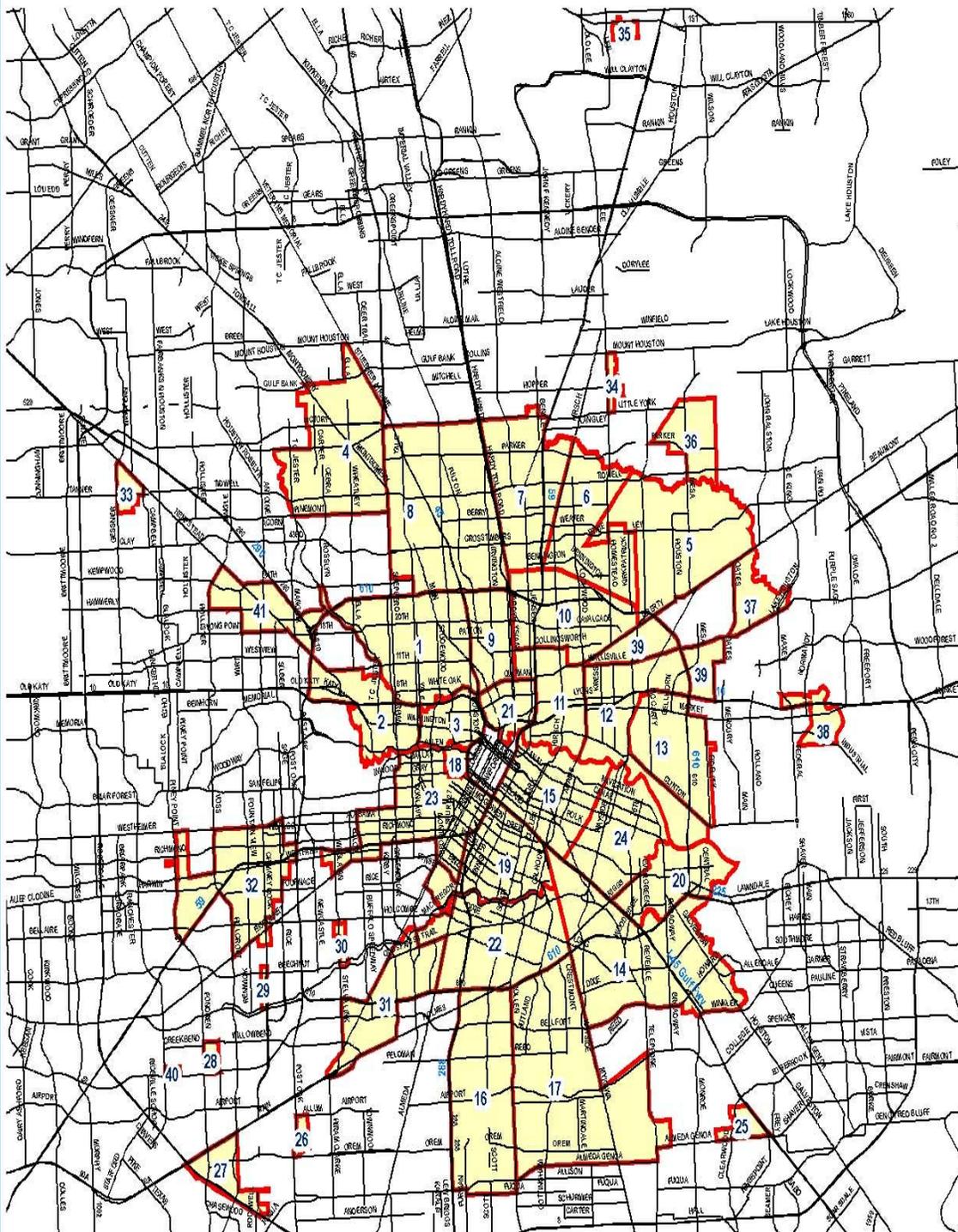
## Release March 2006 Annual Income Limits For Extremely Low-Income, Very Low-Income Families Under the Housing Act of 1937

Family Size	30% Median (Extremely Low Income)	50% Median (Very Low Income)	80% Median (Low Income)
1	\$12,800	\$21,350	\$34,150
2	\$14,650	\$24,400	\$39,050
3	\$16,450	\$27,450	\$43,900
4	\$18,300	\$30,500	\$48,800
5	\$19,750	\$32,950	\$52,700
6	\$21,250	\$35,400	\$56,600
7	\$22,700	\$37,800	\$60,500
8	\$24,150	\$40,250	\$64,400

FY-2006 Median Family Income \$60,900

# City of Houston Community Development Areas

1. Height/Shady Acres
2. West End / Cottage
3. First And Sixth Wards
4. Acres Homes
5. Settegast
6. Trinity Gardens
7. Tidwell / Jensen
8. Northline / Little York / Independence Heights
9. Moody Park
10. Kashmere
11. Fifth Ward
12. Denver Harbor
13. Fidelity / Pleasantville
14. Gulfgate
15. Second Ward / Navigation / Near East End
16. Sunnyside
17. Southpark / Allen Farms Airport Gardens
18. Fourth Ward
19. Third Ward
20. Magnolia / Manchester
21. Near North Side
22. Foster Place / MacGregor
23. Montrose / Sunset Terrace / Montclair Addition
24. Harrisburg / Wayside
25. Almeda - Genoa
26. Ramblewood
27. Southmain Estates
28. Northbrook
29. Norwood Meadows Bracmont
30. Wake Forest
31. Astrodome / South Main
32. Glenhaven/South West Carvercrest
33. Carverdale
34. Edgeworth / North Wood Manor
35. Bordersville
36. Melbourne / Wood Glen / Kentshire
37. Greens Bayou / Maxey Estates
38. Woodland Acres / Greens Bayou Park
39. Eldorado
40. Riceville
41. Northwest Mail

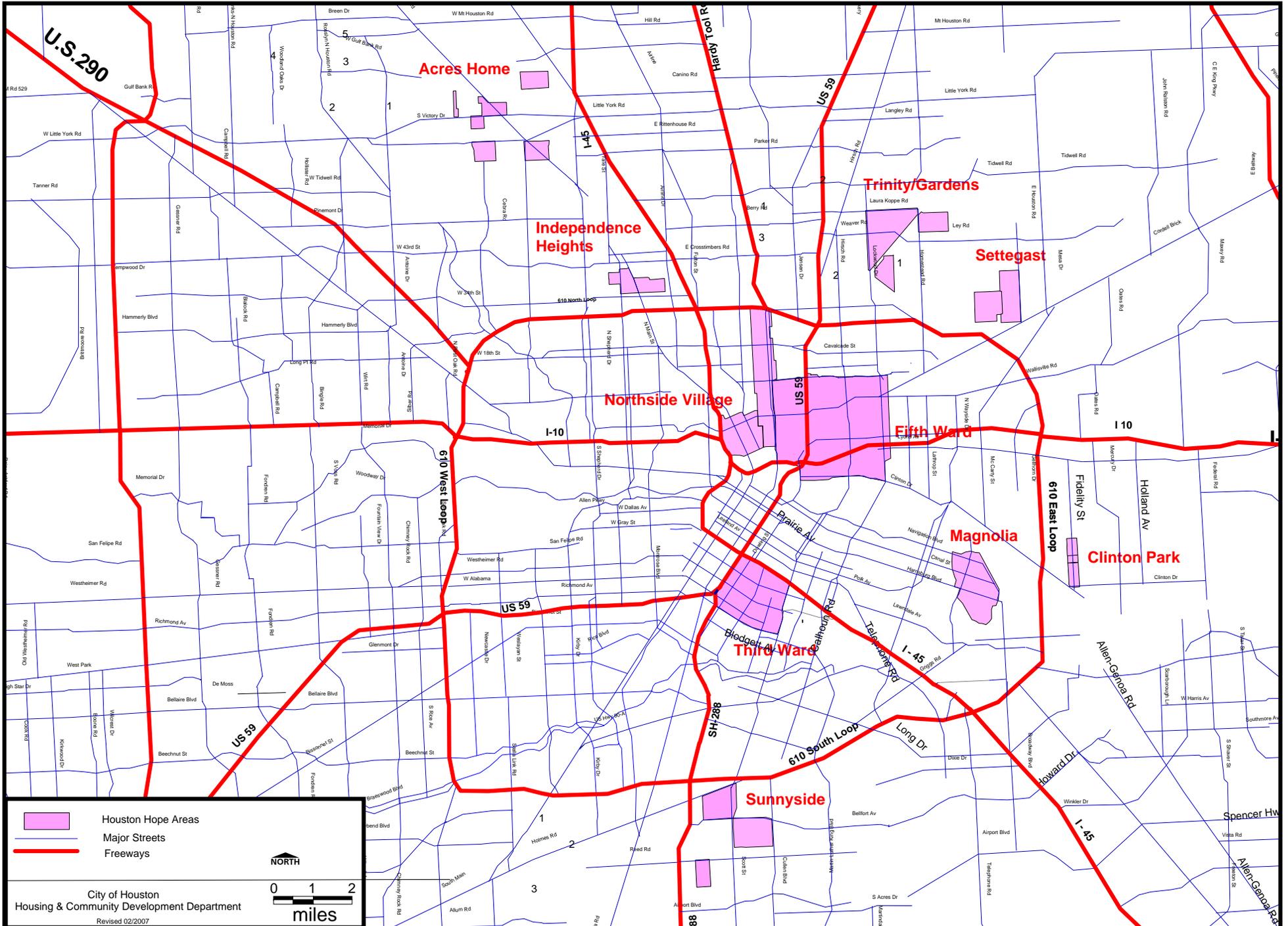


City of Houston  
Community Development Areas  
August 11, 2005

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# Houston Hope Areas



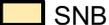
Houston Hope Areas  
 Major Streets  
 Freeways

City of Houston  
 Housing & Community Development Department  
 Revised 02/2007

NORTH  
 0 1 2  
 miles

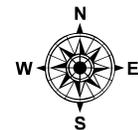
1. WILLOWBROOK
2. GREATER GREENSPOINT
3. CARVERDALE
4. FAIRBANK
5. GREATER INWOOD
6. ACRES HOME
7. HIDDEN VALLEY
8. WESTBRANCH
9. ADDICKS PARK TEN
10. SPRING BRANCH WEST
11. LANGWOOD
12. OAK FOREST / GARDEN OAKS
13. INDEPENDENCE HEIGHTS
14. LAZY BROOK / TIMBERGROVE
15. GREATER HEIGHTS
16. MEMORIAL
17. ELDRIDGE / WEST OAKS
18. BRIARFOREST AREA
19. WESTCHASE
20. WOODLAKE / BRIARMEADOW
21. GREATER UPTOWN
22. WASHINGTON AVENUE / MEMORIAL
23. AFTON OAKS / RIVER OAKS AREA
24. NEARTOWN - MONTROSE
25. ALIEF
26. SHARPSTOWN
27. GULFTON
28. UNIVERSITY PLACE
29. WESTWOOD
30. BRAEBURN
31. MEYERLAND AREA
32. BRAESWOOD PLACE
33. MEDICAL CENTER AREA
34. ASTRODOME AREA
35. SOUTH MAIN
36. GREATER FONDREN SW
37. WESTBURY
38. WILLOWMEADOWS / WILLOWBEND AREA
39. FONDREN GARDENS
40. CENTRAL SOUTHWEST
41. FORT BEND / HOUSTON
42. IAH / AIRPORT
43. KINGWOOD AREA
44. LAKE HOUSTON

45. NORTHSIDE / NORTHLINE
46. EASTEX / JENSEN AREA
47. EAST LITTLE YORK / HOMESTEAD
48. TRINITY / HOUSTON GARDENS
49. EAST HOUSTON
50. SETTEGAST
51. NORTHSIDE
52. KASHMERE GARDENS
53. EL DORADO / OATES PRAIRIE
54. HUNTERWOOD
55. GREATER FIFTH WARD
56. DENVER HARBOR / PORT HOUSTON
57. PLEASANTVILLE AREA
58. NORTHSHORE
59. CLINTON PARK TRI-COMMUNITY
60. FOURTH WARD
61. DOWNTOWN
62. MIDTOWN
63. SECOND WARD
64. GREATER EASTWOOD
65. HARRISBURG / MANCHESTER
66. BINZ
67. GREATER THIRD WARD
68. OST / SOUTH UNION
69. GULFWAY / PINE VALLEY
70. PECAN PARK
71. SUNNYSIDE
72. SOUTH PARK
73. GOLFCREST / BELLFORT / REVELLE
74. PARK PLACE
75. MEADOWBROOK / ALLENDALE
76. SOUTH ACRES / CRESTMONT PARK
77. MINNETEX
78. GREATER HOBBY AREA
79. EDGEBROOK AREA
80. SOUTH BELT / ELLINGTON
81. CLEAR LAKE
82. MAGNOLIA PARK
83. MACGREGOR
84. SPRING SHADOWS
85. SPRING BRANCH CENTRAL
86. SPRING BRANCH EAST
87. GREENWAY / UPPER KIRBY AREA
88. LAWNDALE / WAYSIDE

 SNB  
 FREEWAY



### City of Houston Super Neighborhood Map



Map Date: May 2006

# City of Houston Tax Increment Reinvestment Zones (TIRZ)

TIRZ:  
Id      Name

1. ST. GEORGE PLACE
2. MIDTOWN
3. MARKET SQUARE
4. VILLAGE ENCLAVES
5. MEMORIAL HEIGHTS
6. EASTSIDE
7. O.S.T./ALMEDA
8. GULFGATE
9. SOUTH POST OAK
10. LAKE HOUSTON
11. GREENSPPOINT
12. CITY PARK
13. OLD SIXTH WARD
14. FOURTH WARD
15. EAST DOWNTOWN
16. UPTOWN
17. MEMORIAL CITY
18. FIFTH WARD
19. UPPER KIRBY
20. SOUTHWEST HOUSTON
21. HARD/NEAR NORTHSIDE
22. LELAND WOODS



Legend

- Tax Increment
- City Limits

