

# *Draft* 2024 ANNUAL ACTION PLAN

**CITY OF HOUSTON**

JOHN WHITMIRE, MAYOR

**HOUSING AND COMMUNITY DEVELOPMENT  
DEPARTMENT**

KEITH W. BYNAM, DIRECTOR

July 1, 2024-June 30, 2025



CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT

# **DRAFT 2024 ANNUAL ACTION PLAN**

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**KEITH W. BYNAM, DIRECTOR**

**MARCH 2024**

THIS DOCUMENT IS SUBJECT TO CHANGE PENDING HUD APPROVAL.



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# Executive Summary

## AP-05 Executive Summary – 24 CRF 91.200(c), 91.220(b)

### 1. Introduction

**Overview.** The 2024 Annual Action Plan (Plan) is the fifth plan of the 2020-2024 Consolidated Plan (Con Plan). Each year, the City of Houston’s (City) Housing and Community Development Department (HCD) submits the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which serves as the application to receive entitlement funding from HUD. This federal funding includes the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and Emergency Solutions Grants (ESG) that will be used to fund programs to benefit income-eligible residents during City’s Fiscal Year (FY) 2025 / HCD’s Program Year (PY) 2024 (July 1, 2024 – June 30, 2025). In the Annual Action Plan, HCD provides a concise summary of specific actions that will take place during the program year to address the priority needs and goals identified in the Con Plan.

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 Con Plans, the 2020-2024 Con Plan funding priorities are divided into four categories designed to benefit low- and moderate-income Houstonians

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

The objectives of the 2020-2024 Con Plan are to

- Improve housing opportunities by creating and preserving decent, safe, affordable rental and homeowner housing
- Expand sustainable homeownership opportunities for low- and moderate-income families
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services
- Reduce homelessness by assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing appropriate housing and supportive service solutions
- Enhance quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by investing in infrastructure, enforcement of safety codes, and public facilities that maximize impact by providing access to services
- Create and maintain healthy and safe environments and homes by removing health and safety hazards from homes
- Enhance the City’s economic stability and prosperity by increasing opportunities for job readiness and investing in economic growth to increase the number of jobs or goods and services available
- Promote and ensure fair access to housing for all residents

Priorities and objectives from the 2020-2024 Con Plan align directly with HCD’s vision to create a city where everyone has a safe home they can afford in a community where they can thrive.

For each year of the Con Plan, the City is required to prepare an Annual Action Plan to inform residents 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 residents about that year’s accomplishments towards achieving the goals and objectives identified for that year.



## 2. Summarize the objectives and outcomes identified in the Plan

**Annual Objectives.** The Plan identifies programs and activities that will be used to meet HCD's goals. As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, 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 HCD to achieve these objectives and outcomes in PY 2024 are listed below.

### Decent Housing

Facilitate making decent housing more available, accessible, affordable, and sustainable for low- and moderate-income residents through

- Acquisition, rehabilitation, and new construction of multifamily properties
- Downpayment and closing cost assistance to increase low- and moderate-income persons' access to homeownership
- Single family home repair and development to preserve existing and expand new housing stock
- Lead-based paint testing and abatement activities
- Services to HIV/AIDS populations
- Homelessness prevention and rapid re-housing
- Rental assistance

### Suitable Living Environment

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

- Building/rehabilitating neighborhood facilities
- 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
- Business development services
- Job training and employment services for low- and moderate-income persons

## 3. Evaluation of past performance

**Past Performance.** During the third year of the current five year consolidated planning period (July 1, 2020 to June 30, 2024), HCD achieved many of its annual goals set for the period of July 1, 2022 to June 30, 2023 and made progress toward the five year goals. The following table outlines the five year goals and the third year accomplishments toward those goals. Accomplishments for the fourth year of the Con Plan will be in the 2023 CAPER, available in the fall of 2024.



**Table 1 – 2020-2024 Consolidated Plan Goals and Accomplishments**

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Preserve and Expand Supply of Affordable Housing	Affordable Housing	Rental Units Constructed	Household Housing Unit	214	155	72.0%
		Rental Units Rehabilitated	Household Housing Unit	30	98	327.0%
		Homeowner Units Constructed	Households Assisted	44	0	0.0%
		Homeowner Housing Rehabilitated	Household Housing Unit	178	76	42.7%
Expand Homeownership Opportunities	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	75	36	48.0%
Provide Assistance to Persons Affected by HIV/AIDS	Affordable Housing (Non-Homeless Special Needs)	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	2,375	1,233	51.9%
		HIV/AIDS Housing Operations	Household Housing Unit	1,500	733	48.9%
		Other (Supportive Services)	Other	13,000	9,911	76.2%
Reduce Homelessness	Homeless	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	1,425	4,795	336.5%
		Homelessness Prevention	Persons Assisted	375	2,571	685.6%
		Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	41,945	32,265	76.9%
Enhance Quality of Life through the Provision of Public Services	Non-Housing Community Development	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	92,660	51,421	55.5%
Revitalize Communities	Non-Housing Community Development	Public Facility or Infrastructure Activities	Other	5	4	80.0%
Promote Health and Safety	Non-Housing Community Development	Housing Code Enforcement/Foreclosed Property Care	Household Housing Units	160,000	112,613	70.4%
		Other (Lead-Based Paint)	Household Housing Units	250	99	39.6%
Foster Community Economic Development	Non-Housing Community Development	Jobs Created / Retained	Jobs	481	408	84.8%
		Businesses Assisted	Businesses Assisted	5	2	40.0%
Promote Fair Housing	Non-Housing Community Development	Other	Other	500,000	1,937,162	387.0%
NOTE: Accomplishments as of 2022 CAPER						



**Table 2 – 2022 Accomplishments for CV Funding**

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Provide Assistance to Persons Affected by HIV/AIDS	Affordable Housing (Non-Homeless Special Needs)	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	100	0	34.0%
		Other (Supportive Services)	Other	550	109	922.0%
Reduce Homelessness	Homeless	Tenant-Based Rental Assistance / Rapid Re-housing	Households Assisted	270	3,281	4,401.5%
		Tenant-Based Rental Assistance / Rapid Re-Housing	Households Assisted	1,500	145	64.9%
		Homelessness Prevention	Persons Assisted	690	803	116.4%
		Street Outreach	Persons Assisted	30	2,171	10,983.3%
		Emergency Shelter	Person Assisted	1,300	224	59.0%
Enhance Quality of Life through the Provision of Public Services	Non-Housing Community Development	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	900	2,402	434.8%
Revitalize Communities	Non-Housing Community Development	Public Facility or Infrastructure Activities Housing Code Enforcement / Foreclosed Property Care	Other	1	0	0%

NOTE: Accomplishments as of 2022 CAPER  
 \*Accomplishments reported in Table 1 under the goal indicator \*Reduce Homeless: Tenant-Based Rental Assistance / Rapid Re-housing.



#### 4. Summary of Citizen Participation Process and consultation process

In the development of the 2024 Annual Action Plan, the Housing and Community Development Department (HCD) planned an extensive citizen participation and stakeholder consultation process.

HCD worked with a number of City departments, the Houston Housing Authority, Harris County, the Coalition for the Homeless, and many non-profit organizations and community stakeholders to ensure that the planning process was both comprehensive and inclusive. HCD 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.

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

- Publications and Postings
- Public Hearings/Open Houses
- Online Comment Forms
- Written and Electronic Comments
- Housing Advocates Collective Meetings

#### 5. Summary of public comments

HCD has a variety of ways that staff members engage with the community members, organizations, and advocates regarding housing and community development activities, including accepting community feedback for the Annual Action Plan. For the 2024 Annual Action Plan, HCD held two public hearings in the fall of 2023 (one in-person meeting and one virtual meeting) and two public hearings in the spring of 2024 (one in-person meeting and one virtual meeting). From March 12 to April 11, 2024, there was a 30-day public comment period for the Draft 2024 Annual Action Plan.

HCD received input about the Draft 2024 Annual Action several ways. Residents and stakeholders could submit a comment through an online form, email, postal mail, voicemail or by speaking at one of the public hearings. A summary of resident and stakeholder comments, including comments from the fall and spring public hearings, along with a summary of HCD's responses, is in *Appendix 5* of this document titled *Public Hearing Summaries*. A summary of comments received through email are included in *Appendix 7: Written Comments and Responses*, and a summary of the online survey comments with HCD's responses are included in *Appendix 8: Online Survey Comments and Responses*.

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

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

#### 7. Summary

During the next year, HCD will build upon past experience, monitor community needs, and improve new strategies striving to meet the goals set in this Plan. HCD will continue to focus on using data-driven approaches and utilize various resident and stakeholder participation techniques to validate the needs and priorities set in the Con Plan.

While the federal government has concluded the Coronavirus Public Health Emergency, some Houstonians and service providers are still challenged by the impacts of the COVID-19 pandemic. During the 2024 Program Year, HCD will continue to support Houstonians that were impacted by the pandemic through programs to prevent, prepare for, and respond to the Coronavirus.

HCD continues to make strides in addressing the community's needs and the Con Plan priorities through community involvement, evaluating past performance, and responding to past experience with improved efficiency.





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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

**Table 3 – Responsible Agencies**

Agency Role	Name	Department/Agency
LEAD AGENCY	HOUSTON	HCD

### Narrative

The City of Houston Housing and Community Development Department (HCD) serves as the lead agency responsible for administering the programs covered by this 2024 Annual Action Plan, which include

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

### Con Plan Public Contact Information

For comments regarding the 2024 Annual Action Plan, please contact the City of Houston Housing and Community Development Department (HCD) at (832) 394-5209 or submit your comments to

Kerry Greathouse  
 Planning and Grants Reporting Division  
 City of Houston, Housing and Community Development Department  
 2100 Travis Street, 9<sup>th</sup> Floor  
 Houston, TX 77002  
[HCDPlanning@houstontx.gov](mailto:HCDPlanning@houstontx.gov)  
 (832) 394-5209



## AP-10 Consultation – 91.100,91.200(b), 91.215(I)

### 1. Introduction

The City of Houston (City) recognizes that partnerships with public and private entities are vital to the provision of effective assistance to the Houston community. Each strategy prioritized by the City 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 the 2024 Annual Action Plan, HCD performed outreach to both residents and other stakeholders. These stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, and those who live in low- and moderate-income areas.

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

HCD strives to coordinate with private industry, businesses, developers, and social service agencies for housing and community development programs. For instance, in PY 2024, HCD will continue to work with the Houston Business Development, Inc. (HBDI), non-profit workforce organizations, and Community Development Financial Institutions (CDFIs) to enhance businesses that create or retain jobs and expand services offered in low- and moderate-income areas.

In PY 2024, HCD plans to sustain this meaningful input to strengthen programming during the consolidated planning process. HCD will

- Continue to reach out to and consult with organizations listed in the table titled “Agencies, groups, organizations who participated” in this section of the Plan
- Seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community issues and fair housing impediments, including COVID-19 impacts
- Participate in the process and advance community strategies to end chronic homelessness in Houston
- Host monthly Lunch & Learns about HCD programs and activities that benefit Houston residents where residents and stakeholders can learn more information, ask questions, and provide feedback about these initiatives
- Host weekly Office Hours to assist residents with questions, updates, and complaints

### 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(I))

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

HCD continues to lead a community-wide effort to create deeply subsidized affordable homes that are linked to mainstream and social supports, including primary and behavioral health care and housing in partnership with the City’s Health Department, The Harris Center for Mental Health and IDD, Harris County Community Services Department, Houston Housing Authority, Harris County Housing Authority, Houston Community Land Trust, Houston Land Bank, Houston Housing Finance Corporation, and the Coalition for the Homeless of Houston/Harris County.





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

In addition, HCD will continue stakeholder engagements such as those listed in the following table “Agencies, groups, organizations who participated.” HCD will also host public and private housing providers with private and government service agencies at periodic meetings.

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

HCD continues to work closely with the Continuum of Care (CoC) and the CoC Lead Agency, the Coalition for the Homeless of Houston/Harris County (Coalition). The City of Houston holds a voting seat on the CoC Steering Committee. The CoC’s 2021-2026 Community Plan outlines nine, five-year goals such as strengthening crisis response addressing racial equity, but the plan also retains the CoC’s historical focus to end chronic and veteran homelessness, including family and youth homelessness. HCD and the Special Assistant to the Mayor for Homeless Initiatives, a full-time dedicated staff position charged with developing strategies in coordination with local partners to end chronic homelessness in Houston, have taken a lead role in the regional planning efforts.

HCD and the Mayor’s Office for Homeless Initiatives continue to lead the collaborative effort to develop permanent supportive housing for the chronically homeless, continuing to provide supportive services and using the coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. By standardizing assessment processes, the City of Houston can work quicker and more efficiently to end homelessness by appropriately addressing the needs of a person who needs assistance.

HCD partnered with the CoC and Harris County to leverage over \$65 million in federal grant resources through the Community COVID Housing Program (CCHP). CCHP was designed to provide assistance to 5,000 families and individuals experiencing homelessness to help limit the spread of COVID- 19. Under Phase 1 of the program, 9,828 individuals were served. CCHP provides permanent supportive housing, rapid re-housing, and diversion services. This program is expected to continue during PY 2024 through Phase 2 of CCHP (CCHP 2.0). CCHP 2.0 was designed to serve an additional 7,000 people by December 2024, and as of today that number has been met. Overall, since October 2020 the program has housed or diverted from homelessness more than 16,828 people.

In addition to addressing chronic homelessness, HCD has actively participated in planning efforts to standardize and target homelessness prevention and rapid re-housing services to the most vulnerable populations. 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The five local jurisdictions that comprise the CoC, including the City of Houston, Harris County, Montgomery County, Fort Bend County, City of Pasadena, and the Coalition for the Homeless of Houston/Harris County (Coalition) continue to meet regarding ESG strategies and system changes. These meetings are referred to as the ESG 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 HCD must receive





verification of participation in this system as a threshold requirement for funding. In the CAPER, HCD will evaluate and include information from HMIS about the outcome of projects and activities assisted with ESG funds.

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

During PY 2024, HCD will continue to prioritize ESG Emergency Shelter with entitlement funds. However, HCD will also prioritize diversion intervention, permanent supportive housing, and rapid re-housing through other funding sources. While emergency shelter activities will target those who are literally homeless, permanent supportive housing will target families and individuals experiencing chronic homelessness. Those that are at 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 will be prioritized for rapid-rehousing services. Diversion intervention services will assist those that are imminent risk of becoming homeless.

HCD plans to continue funding the Coalition in support of the operation and administration of HMIS. In addition, HCD works with the Coalition and the CoC to ensure that policies and procedures are aligned with HUD requirements. As HCD continues ongoing assessments, with the ultimate goal of system improvement, all work continues to be done in coordination with the Coalition, including its committees and workgroups, and other adjacent jurisdictions. Partners are actively working to align, prioritize and braid resources across the jurisdictions in support of a single, standardized rapid re-housing and prevention model, while dealing with the phase out of CARES Act and ARPA funding, with the ultimate goal of leveraging substantial private investment in the coming years to increase the number of homeless families to be served.

Beginning in 2020, the COVID-19 pandemic prompted the federal government to generously allocate funds for economic relief. This financial support presented a unique opportunity for Houston's homeless system to efficiently provide services to an unprecedented number of individuals. Regrettably, these funds were not a continuous source of support but rather one-time allocations with a limited timeframe. As of now, the majority of these funds have been utilized, and the remaining amount has been designated for specific purposes. Fortunately, our system has secured funding for agencies until December 2024.

As we transition towards a post-pandemic era, the funding for programs like these is gradually reverting to levels seen before the outbreak. However, it is important to acknowledge that the funding we have received and continue to receive as a community has always fallen short of meeting the needs of our entire population. In response to reduced federal funding, our homeless system is constantly adapting new housing models, case management approaches, and services. This ongoing adjustment process is just the initial phase, and we anticipate that the strain on our services will intensify as we progress through 2024.



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

**Table 4 – Agencies, groups, organizations who participated**

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
A Caring Safe Place (ACSP)	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients
Access Care of Coastal Texas Galveston (ACCT)	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients
Allies in Hope	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients
Avenue CDC	Housing	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCDD consulted with Avenue CDC on addressing community and housing needs for LMI families through various types of community developments.
Brentwood Community Foundation	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients
City of Houston – Houston Health Department	Services – Children Services – Elderly Persons	Lead-based Paint Strategy Non-Homeless Special Needs Community Development Strategy	HHD provides HCDD with lead-based paint program information and data for use in the development of the Plan, as needed.
	Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Services – homeless Services – Health Other government – Local		
City of Houston – Mayor’s Office of Homeless Initiatives	Other government – Local	Homelessness Strategy	HCDD consulted with the Mayor’s Office of Homeless Initiatives to determine priorities for addressing needs of persons experiencing homelessness.





Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
City of Houston – Mayor’s Office of Resilience and Sustainability	Agency – Managing Flood Prone Areas Other government - Local	Other: Disaster Recovery Strategy	HCD regularly consults with the Office of Recovery to develop and implement activities related to removing homes from flood prone areas, improving drainage, disaster recovery, and emergency management
City of Houston - Houston Public Libraries	Other government – Local	Community Development Strategy	HCD consulted with HPL to determine funding needs for providing technological and education opportunities to LMI areas. HCD plans to continue partnering with HPL to improve neighborhoods through public services.
City of Houston – Mayor’s Office of Resilience and Sustainability	Agency – Managing Flood Prone Areas Other government - Local	Other: Disaster Recovery Strategy	HCD regularly consults with the Office of Recovery to develop and implement activities related to removing homes from flood prone areas, improving drainage, disaster recovery, and emergency management.
City of Houston Office of Emergency Management	Other government - Local	Other: Disaster Recovery Strategy	HCD meets with the Office of Emergency Management regularly to discuss the implementation of the City of Houston’s Hazard Mitigation Plan.
City of Houston - Houston Public Libraries	Other government – Local	Community Development Strategy	HCDD consulted with HPL to determine funding needs for providing technological and education opportunities to LMI areas. HCDD plans to continue partnering with HPL to improve neighborhoods through public services.
City of Houston - Houston Public Works	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Other government - Local	Other: Disaster Recovery Strategy	HCD regularly consults with HPW to develop and implement projects related to removing homes from flood prone areas, improving drainage, and disaster recovery. HCD and HPW are partnering on several drainage infrastructure projects funded with CDBG-DR that will improve drainage in low- and moderate-income areas and several housing buyout projects to protect LMI residents from future flooding disasters.



Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
City of Houston – Mayor’s Office of Innovation	Other government - Local Services - Narrowing the Digital Divide	Other: Digital Inclusion Strategy	The City is working with other municipalities, ISPs, and local non- profit partners to deliver affordable or free internet, improving data and mapping, building digital inclusion coalitions, and exploring funding opportunities to support these initiatives. The Mayor’s Office of Innovation is also currently forming a comprehensive digital inclusion strategy that builds upon its Covid-19 response efforts and existing programs.
City of Houston – Parks and Recreation Department	Services – Children Services – Education Other government – Local	Anti-poverty Strategy	HCD consulted with HPARD to determine the demand for youth programs. HCDD plans to continue partnering with HPARD to serve youth.  HCD also consults with HPARD to determine the funding needs for the renovation or creation of neighborhood parks.
City of Houston – Planning and Development Department	Other government – Local	Housing Strategy Community Development Strategy	HCD consulted with PDD to determine what public facilities or neighborhood improvement projects may be considered a priority project. HCD will continue to work with PDD to help determine priority projects.
Coalition for the Homeless of Houston/Harris County	Services – homeless Regional organization Planning organization	Housing Strategy Community Development Strategy Homelessness Strategy Homelessness Needs – Chronically homeless Homelessness Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth	Coalition staff was consulted regarding the Homeless sections of the Plan. The Coalition manages the HMIS system in which subrecipients report accomplishments for ESG and HOPWA activities. Data from HMIS is used to evaluate program performance.
Goodwill Houston	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients





Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Harris County	Housing Services-homeless Regional organization Planning organization	Housing Strategy Homelessness Strategy Homelessness Needs – Chronically homeless Homelessness Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Services – Housing	HCD meets regularly with various staff members at Harris County, including to strategically plan housing, services, and community outreach.
Houston Area Community Services	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients
Houston 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.
Houston Help	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients
Houston Community Land Trust	Services – Housing	Housing Strategy	HCD consulted the CLT about developing and selling affordable homes and creating different pathways to homeownership. HCD will continue to partner with the CLT to provide homeownership opportunities.
Houston Housing Authority (HHA)	Other government – Local Other: Public Housing Authority	Public Housing Needs Homelessness Strategy	HCD consulted with HHA staff regarding the Public Housing sections of the Plan.  HHA serves on the CoC. HCD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives to address homeless needs.





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 Land Bank	Services – Housing	Housing Strategy	HCD consulted the HLB about affordable land acquisition as a component of the Single-Family Home Development Program. HCD will continue to partner with HLB to obtain affordable land options.
Texas Department of Housing and Community Affairs (TDHCA)	Other government – Local	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCD consulted with TDHCA about its allocation process for Tax Credits on new multifamily developments. HCD plans to continue to consult with TDHCA to improve its process, as needed.
Way Home Funders	Regional organization Other: Partnership with Public/Private Organizations	Homelessness Strategy	To address homeless needs identified in the Consolidated Plan, 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.



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

HCD contacted many organizations through various outreach techniques including meetings and e-mails to solicit input and participation in the planning process. HCD believes that all critical agency types were consulted during the participation and consultation process and has not intentionally failed to consult with any particular agency.

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

**Table 5 – 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?
2020 Analysis of Impediment to Fair Housing Choice (AI)	City of Houston Housing and Community Development Department	Both plans use housing and demographic data, as well as resident and stakeholder outreach, to determine city housing needs and barriers. The overall goal for the AI is to eliminate housing discrimination, and HCD works hard to align all of its Con Plan goals with the AI.
Annual Plan	Houston Housing Authority	HHA's PHA plan provides details about agency operations and programs, including participants for the upcoming year. Both HHA and HCD aim to help very low-income households secure housing.
City of Houston's Capital Improvement Plan (CIP)	City of Houston Finance Department	Both the CIP and the Consolidated Plan address infrastructure needs in Houston.
City of Houston Hazard Mitigation Plan	City of Houston Office of Emergency Management	The City of Houston recently updated their Hazard Mitigation Plan, which lists various mitigation actions meant to reduce the threat of disasters to residents.
City of Houston Stormwater Master Plan	City of Houston Public Works Department	The City of Houston recently developed a comprehensive Stormwater Master Plan to assist the City with the prioritization of infrastructure projects.
Climate Action Plan	City of Houston Office of Sustainability	The Climate Action Plan provides evidenced-based measures to reduce greenhouse gas emissions and preventative measures to address the negative outcomes of climate change. The plan will demonstrate how the City will adapt and improve its resilience to climate hazards that impact the city today as well as risks that may increase in the coming years.
Continuum of Care	Coalition for the Homeless of Houston / Harris County	The CoC's priorities and its Strategic Plan to End Homelessness directly correspond to HCD's Strategic Plan goals related to homeless populations.
Continuum of Care's Priorities and Program Standards	Coalition for the Homeless of Houston / Harris County	The CoC's priorities and standards directly overlap with HCD's Strategic Plan and are used by the City of Houston when developing standards for its ESG funding.
Harris County Consolidated Plan	Harris County	HCD's Con Plan has many of the same goals as Harris County's Con Plan including addressing homelessness and improving the quality of life of underserved and low- and moderate-income communities.
HHD Strategic Plan 2018-2022	City of Houston Health Department	HHD's strategic plan gives the department's framework for promoting and protecting the health and social well-being of Houstonians and the environment in which they live. This includes several priorities such as chronic diseases, human services, and access to care. HCD partners with HHD to provide programs that align with these priorities like the Lead-Based Paint program, Chronic Disease Prevention Program, Community-based Mental Health Program, HIV/AIDS Education Program, and Elderly Service Program, among other programs.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
HOME-ARP Allocation Plan	City of Houston Housing and Community Development Department	<p>HCD has applied for HOME funds under the American Rescue Plan, as known as HOME-ARP, which provide homelessness assistance and supportive services through several eligible activities to qualified populations that include</p> <ul style="list-style-type: none"> <li>• Sheltered and unsheltered homeless populations</li> <li>• Those currently housed populations at risk of homelessness</li> <li>• Those fleeing or attempting to flee domestic violence or human trafficking</li> <li>• Other families requiring services or housing assistance or to prevent homelessness</li> </ul> <p>Those at greatest risk of housing instability or in unstable housing situations</p>
Livable Centers	Houston-Galveston Area Council	<p>The Livable Centers Plans have been conducted in various areas of the City of Houston. Some areas overlap with HCD's Areas for Community Reinvestment. The objectives of these Plans, including improving quality of life, overlap with HCD's Strategic Plan's public facilities strategy.</p>
Local Housing Needs Assessment	City of Houston Housing and Community Development Department	<p>The Local Housing Needs Assessment identified the full impact of Hurricane Harvey and what unmet needs were not addressed, as well as the gap in funding to restore Houston.</p>
One Clean Houston	City of Houston	<p>The City of Houston's One Clean Houston addresses illegal dumping and cleanup of our neighborhoods. This plan, the One Clean Houston program, focuses on three key areas of impact: (1) rapid cleanup; (2) better enforcement; and (3) prevention and education.</p>
Resilient Houston	City of Houston Mayor's Office of Resilience	<p>Resilient Houston is a framework for collective action and links existing efforts with new ones that will work collectively to protect Houston against future disasters from hurricanes and flooding as well as extreme heat waves and chronic stresses such as aging infrastructure, poor air quality, and climate change.</p>





## Narrative

HCD continues to work closely with local, state, and federal government agencies, as well as nonprofit and for profit organizations to receive feedback and support partnership for implementation of the Con Plan. The following information catalogs some of the initiatives that the City of Houston is undertaking to improve Houston.

### Resilience

HCD has just concluded work with the City of Houston Office of Emergency Management (OEM) on an update to the City's emergency planning documents, including the Hazard Mitigation Plan (HMP), using CDBG-DR17 funding. The HMP establishes a comprehensive, long-term plan designed to help reduce the risk to people and property from a disaster, while also reducing the costs of recovery. This plan aims to identify the major hazards and assess and ways to reduce vulnerability due to the hazards. OEM is also updating its Comprehensive Emergency Management Plan (CEMP), Healthcare Emergency Plan, and Operations Plan.

HCD also continues to work with the Mayor's Office of Resilience and Sustainability to create Resilience Hubs through a citywide Plan. This plan will help Houstonians respond to and recover from recent disasters and prepare for future disruptions and disasters, such as hurricanes and floods and other climate disasters by creating Resilience Hubs. A Resilience Hub can also serve as locations where communities access additional resources that improve health and safety and provide additional preparedness opportunities between emergencies.

HCD has also partnered with the City of Houston's Public Works Department (HPW) on the Stormwater Master Plan. This plan will develop a comprehensive 2-D dynamic hydrologic and hydraulic model of the City's flood mitigation and stormwater drainage infrastructure. Collaborations will also include modernizing the City's building code to current standards and improve resiliency in Houston.

The City of Houston's Planning and Development Department has developed Neighborhood Resilience Plans to create six Resilience Districts: East Houston, Independence Heights, and Edgebrook (Hobby Airport Area), Braeburn, Greater Inwood, and Greater Fifth Ward. These pilot Resilience Districts are intended to reduce the damaging effects of climate related events and equip communities with the tools needed to bounce back from disasters and continually thrive. Currently, project concepts for the Neighborhood Resilience Plan have been drafted for all of the pilot Resilience Districts, and the Planning Department will continue to work toward completing and implementing the Neighborhood Resilience Plans.

### Other Partners

HCD consulted with the Texas Housing Group to gather and provide strategic input for activities. The Texas Housing Group is an informal group of housing and community development agencies sponsored by the Texas Association of Community Development Corporations (CDC) that meets monthly to discuss and collaborate on regional initiatives.

HCD continues to work closely with other governments in the metropolitan area, the state, and the federal government to receive feedback for and implement the Con Plan. HCD works closely with HHA and Harris County to align funding objectives, especially objectives addressing homelessness. In addition, HCD continues to participate in numerous conferences with the Texas Department of Housing and Community Affairs (TDHCA) to align HCD's objectives of ending chronic homelessness through developing permanent supportive housing with those of TDHCA. HCD also continues to work closely with HUD officials at the local office.

## AP-12 Participation – 91.105, 91.200(c)

### Summary of citizen participation process/Efforts made to broaden citizen participation

HCD recognizes that Houston residents are the center of, and partners in, the development and execution of the 2024 Annual Action Plan. The Citizen Participation Plan (CPP) establishes a means by which residents, public agencies, and other interested parties can actively participate in the development of consolidated planning documents, including the Annual Action Plan.

Using the CPP as a guide, HCD seeks community involvement and provides residents with opportunities to become involved in the development of the Annual Action Plan. As input and comments are received, appropriate HCD staff reviews and uses this information to ascertain the community needs and inform allocation priorities and programming goals. Opportunities for public input are provided during the entire planning process, from the development of the Annual Action Plan to the review of the draft document, through

- Publications and postings
- Public hearings
- Online comment forms
- Written and electronic comments

HCD publicizes two phases of the Plan's development to gather public comment. Promotional material for the fall open houses, such as public notices and flyers, were published in English and in Spanish to broaden the knowledge about the planning process available to various groups including persons with limited English proficiency. Posters and other meeting materials were also available in other languages upon request. To develop the 2024 Annual Action Plan, HCD conducted two public hearings to gather input in drafting the plan and two public hearings to solicit comments about the draft Plan. A full summary of the comments received during the public hearings can be viewed in [Appendix 5: Public Hearing Summaries](#), along with a summary of HCD's responses. Written comments that are received and HCD's responses will, likewise, be included in [Appendix 7: Written Comments](#) and in [Appendix 8: Online Survey/Voicemail Comments and Responses](#).

In addition to the public hearings, HCD staff has instituted several avenues that are regularly available where questions and feedback on programs and activities is not only welcomed, but also encouraged. HCD staff continues to host the Housing Advocates Collective meetings. These open meetings are held for community stakeholders to learn about HCD's initiatives, to get updates on programs, and to give input on how to improve services and processes for residents. HCD staff also holds monthly Lunch and Learns where HCD staff provides information about HCD initiatives to residents and stakeholders. To further efforts in citizen engagement, HCD staff also continues to host weekly Virtual Community Office Hours where residents can connect with program representatives one-on-one to ask questions, get status updates for program applicants or participants, and express concerns.

**Efforts to Broaden Citizen Participation.** HCD implemented a broad outreach campaign to promote public participation in the development of the 2024 Annual Action Plan. There was concerted effort to reach out to diverse populations, including outreach to minorities, non-English speaking persons, persons with disabilities, and special needs populations. Community outreach efforts took a hybrid approach with virtual and in-person communication. The following is a summary of these efforts.

- Two public hearings – one in the fall and one in the spring – were held virtually on several platforms like Microsoft Teams, HTV broadcast, and Facebook Live to reach a broader audience.
- Two public hearings – one in the fall and one in the spring – were held in-person in LMI neighborhoods to increase the accessibility and convenience of the hearings to those that may benefit from the funding.
- Information about the public hearings was posted on local news station community calendars, as well as HCD's Facebook, Twitter, and Instagram pages.



- Advertised meetings with a summary of the draft plan in newspapers, like the Houston Chronicle, a newspaper of general circulation, La Voz de Houston, and community newspapers.
- The public hearings were also promoted among community and advocacy groups like the Super Neighborhood Alliance, HCD public service agencies, and other partner organizations.
- HCD provided a Spanish interpreter for Spanish speakers with limited English proficiency and provided real-time captioning for persons who are deaf or have a hearing loss during the public hearings. Other accommodations were available upon request.





## Citizen Participation Outreach

**Table 6 – 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)
1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>HCD published a public notice in the <i>Houston Chronicle</i> on September 2, 2023 announcing the draft 2022 CAPER was available for public comment from September 2, 2023 to September 17, 2023.</p> <p>HCD also published this public notice in <i>La Voz de Houston</i> (in Spanish).</p>	No public comments were received.	N/A	<a href="http://www.houstontx.gov/housing/public_legal_notices.html">http://www.houstontx.gov/housing/public_legal_notices.html</a>
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>A notice of the fall public hearings was published on November 16, 2023 in the <i>Houston Chronicle</i>.</p> <p>Advertisements also appeared in Spanish in <i>La Voz de Houston</i> on November 29, 2023.</p>	No public comments were received.	N/A	





#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	In 2023, on November 15, 20, 27, and 30, a Constant Contact email announcing the fall public hearings was sent to emails that are part of HCD's database, which includes residents and community and partner organizations. These emails reached approximately 13,000 people each time it was sent	No public comments were received.	N/A	
4	Internet Outreach	Non-targeted/broad community	On November 16 and 30, 2023, a CitizensNet email announcing the fall public hearings was sent to emails that are part of City of Houston's database, which includes residents and community and partner organizations. This email reached over 34,000 people.	No public comments were received.	N/A	
5	Internet Outreach	Non-targeted/broad community	On November 17, 22, 29, and December 1 and 4, 2023, information about the fall public hearings was presented on the HCD Facebook page. Information was also shared on HCD's Twitter platform	No public comments were received.	N/A	





#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	<p>HCD held two fall public hearings to develop the 2024 Annual Action Plan. The hearings were held on November 30 virtually through Microsoft Teams and in-person at Emancipation Park Community Center and on December 5, 2023.</p> <p>Approximately 140 people attended the public hearings, with 25 at the in-person meeting and 115 through Microsoft Teams. The meeting was also available to view through Facebook (HCD and HTV pages) and via telephone. The meeting was also replayed on HTV several times after the event.</p> <p>HCD gave a presentation about current programs and an overview of entitlement funds, held a public hearing, and hosted discussions groups. Attendees indicated their priorities for housing and community development programs through a group exercise about budgeting. Using a large map and color-</p>	<p>10 comments were received and a summary of those comments and responses are in the Appendix of this document.</p>	N/A	<p><a href="https://houstontx.gov/housing/public-hearing/">https://houstontx.gov/housing/public-hearing/</a></p>





# Expected Resources

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

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. HCD administers the entitlement funding on behalf of the City of Houston. In addition to entitlement grant funds, HCD receives state and local funding to address community needs as illustrated in the Expected Resources – Priority Table. Many City departments also receive funding that addresses needs listed in the Con Plan, and HCD works with these departments to leverage entitlement grant funds when possible.

**Table 7– 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	24,840,800	949,954	0	25,790,754	0	CDBG finances 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 notices of funding availability are conducted, proposals that use CDBG to leverage other funding are preferred. CDBG funded activities conducted by other City departments use CDBG as match for other public funding or combine CDBG 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	11,842,109	123,943	0	11,966,052	0	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 and multifamily rental development activities. HCD's CHDO assistance is 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	13,293,296	0	0	13,293,296	0	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	2,129,884	0	0	2,129,884	0	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	2,920,319	2,920,319	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.
CDBG-DR for the 2015 Flood Events (CDBGDR15)	public – federal	Homeowner rehab Housing Public Improvements Admin and Planning	0	0	30,612,997	30,612,997	0	CDBG-DR15 will be used to fund home repair, housing buyout, and infrastructure improvement to address damage from the 2015 flood events and to improve flooding resiliency in the future.
Homeless Housing Services Program (HHSP)	public – state	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	1,000,000	0	0	1,000,000	0	Organizations applying for HHSP funding are selected through a competitive request for proposal process. Funds are used for local homeless initiatives.
<b>Program</b>	<b>Source of Funds</b>	<b>Uses of Funds</b>	<b>Expected Amount Available Year 5</b>				<b>Expected Amount Available Remainder of Con Plan \$</b>	<b>Narrative Description</b>
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
TIRZ Affordable Housing Set-Aside	public – local	Housing	14,000,000	0	13,226,693	27,226,693	0	TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low- and moderate-income persons and communities. Housing developments are selected through a competitive request for proposal process.





CDBG-DR for the 2016 Flood Events (CDBGDR16)	public – state	Homeowner rehab Housing Public Improvements Admin and Planning	0	0	4,280,962	4,280,962	0	CDBG-DR16 will be used to address damage from the 2016 flood events and to improve flooding resiliency in the future through a buyout program.
CDBG-DR for the 2017 Flood Events (CDBGDR17)	public – state	Homeowner rehab Homebuyer assistance Multifamily rental new construction Multifamily rental rehab new construction for ownership Housing Acquisition Administration and Planning Economic Development Public Services	0	0	104,933,035	104,933,035	0	CDBG-DR17 will be used to address impact to housing from Hurricane Harvey through recovery programs such as Homeowner Assistance, Single Family Development, Multifamily Rental, Small Rental, Homebuyer Assistance, Buyout, Public Services, and Economic Revitalization.
CDBG-Mitigation (CDBG-MIT)	public – federal/ state	Infrastructure Improvement	0	0	57,460,516	57,460,516	0	CDBG-MIT funds will be used to address increased needs for drainage to decrease impacts of future flooding.
CDBG-CV	public – federal	Administration and Planning Housing Public Services	0	0	7,214,472	7,214,472	0	CDBG-CV funds will be used to prevent and reduce impacts of COVID-19 through rental assistance and supportive services.
ESG-CV	public – federal	Street Outreach Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG-CV funds will be used to prevent and reduce impacts of COVID-19 through homeless prevention and shelters.
TIRZ Bond	public – local	New Construction Homebuyer Assistance	0	0	52,145,687	52,145,687	0	TIRZ bond funds are local funds that will be used to create a greater impact for low- and moderate-income persons and communities.





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-ARP	public – federal	Conversion and rehab for transitional housing Public Services Rental Assistance Services Planning and Administration	0	0	25,941,711	25,941,711	0	HOME-ARP funds will be used to help families and individuals who are homeless or at risk of homelessness and reduce housing instability through several eligible activities.
CDBG-DR for the 2021 Winter Storm (CDBG-DR21)	public – federal	Homeowner Rehab Public Improvements Public Services Planning and Administration	50,095,000	0	0	50,095,000	0	CDBG-DR21 will be used to address impacts from the 2021 Winter Storm and improve resilience for Houstonians through home repair, public service, and public facilities activities.



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

HCD will use a combination of public and private funding to carry out affordable housing activities during the period covered by this Plan. Through the Multifamily Housing Program, for-profit and non-profit developers partner with HCD to build or rehabilitate affordable housing. Developers use HCD funding to fill financing gaps. Other development funding must be obtained through additional private and public sources, which may include the following

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

HCD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR2, CDBG-DR15, CDBG-DR16, CDBG-DR17, CDBG-MIT, CDBG-CV, ESG-CV, Emergency Rental Assistance Program, and Homeless Housing Services Program (HHSP). HCD will continue to research additional funding sources to promote and fund community development activities.

Non-housing community development activities also leverage HCD federal funds to execute the activities identified in the Plan. Public service agencies utilizing CDBG, HOPWA, and ESG funds must provide some level of match. Other City departments funded with entitlement grants leverage these dollars with other resources. For example, HHD leverages CDBG funding with other funding sources for several programs like the Chronic Disease Prevention and the Community Re-Entry Network.

**HOME Matching Funds.** The City, as a fiscally distressed participating jurisdiction in the HOME Program, must match 12.5 cents for each dollar of HOME funds spent on affordable housing. The match must come from state or local, non-federal sources, and constitutes a permanent contribution to the HOME Program. Since July 2005, the City 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, HCD strictly adheres to and maintains compliance with 24 CFR 92.

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

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

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside funds, private donations from endowments and non-cash contributions including donated or reduced cost land. As reported in the 2022 CAPER, the excess HOME match carried over to the next federal fiscal year was \$24,880,397.56. Information regarding the match will be updated in the 2023 CAPER, which will be submitted to HUD in September 2024.

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



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

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

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

## Discussion

While HCD is responsible for the provision of services to low- and moderate-income Houstonians using the entitlement funds and one-time grants, HCD 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. HCD continues to work with other City Departments, local non-profit agencies, and various funding providers to develop coordinated strategies leveraging funding to assist low- and moderate-income persons and households.

## AP-20 Annual Goals and Objectives

**Table 8 – Goals Summary**

Goal Name	Years	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2020-2024	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: \$6,205,599 HOME: \$10,769,447	<b>Homeowner units rehabilitated:</b> 18 Household Housing Unit <b>Homeowner units constructed:</b> 20 Household Housing Unit <b>Rental units constructed:</b> 40 Household Housing Unit
Expand homeownership opportunities	2020-2024	Affordable Housing	Citywide	Assistance for homebuyers	CDBG: \$2,100,590	<b>Direct Financial Assistance to Homebuyers:</b> 33 Household Assisted
Provide assistance to persons affected by HIV/AIDS	2020-2024	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: \$13,293,296	<b>TBRA / Rapid Re-Housing:</b> 450 Households <b>HIV/AIDS Housing Operations:</b> 220 Households <b>Other:</b> 2,325 Households - Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2020-2024	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: \$2,129,884 CDBG: \$500,000	<b>TBRA / Rapid Re-Housing:</b> 135 Households Assisted <b>Homelessness Prevention:</b> 100 Persons Assisted <b>Public service activities other than Low/Moderate Income Housing Benefit:</b> 5,750 Persons Assisted
Enhance quality of life through the provision of public services	2020-2024	Non-Housing Community Development	Citywide	Public service needs	CDBG \$3,825,109	<b>Public service activities other than Low/Moderate Income Housing Benefit:</b> 12,701 Persons Assisted
Revitalize communities	2020-2024	Non-Housing Community Development	Areas for Community Reinvestment	Improvement of neighborhood facilities Neighborhood needs	CDBG: \$5,014,832	<b>Public facility or infrastructure Improvements:</b> 4 Infrastructures/Facilities Improved
Promote Health and Safety	2020-2024	Non-Housing Community Development	Citywide	Public service needs Health and safety	CDBG: \$2,986,474	<b>Housing Code Enforcement/Foreclosed Property Care:</b> 32,000 <b>Lead-Based Pain Removal:</b> 50 Units Abated/Remediated
Foster community economic development	2020-2024	Non-Housing Community Development	Community Revitalization Areas	Economic development needs		<b>Businesses assisted:</b> 4
Promote fair housing	2020-2024	Non-Housing Community Development	Citywide	Fair housing needs		<b>Other:</b> 50,000 Persons Reached with Fair Housing Information



## Goal Descriptions

	Goal Name	Goal Description
1	Preserve and expand the supply of affordable housing	The City will provide funding for several Programs that will include single family home repair and development activities, lead-based paint reduction activities, and new construction and rehabilitation of rental units. These activities will help to preserve and expand the supply of affordable housing in Houston.
2	Expand homeownership opportunities	The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families.
3	Provide assistance to persons affected by HIV/AIDS	The City will provide funding for housing and services supporting persons who are affected by HIV/AIDS. This goal will also support the goal of reducing homelessness.
4	Reduce homelessness	The City will fund activities that will provide homeless prevention and rapid re-housing activities. It will also provide funding for various public service activities to support those in or at risk of becoming homeless.
5	Enhance quality of life	The City of Houston will provide funding for various public service activities that will expand or make these services more accessible to low and moderate-income or special needs persons.
6	Revitalize communities	The City will support activities that will enhance and preserve neighborhoods. Activities include code enforcement and public facility improvements.
7	Promote health and safety	The City will support activities related to promoting health and safety by removing environmental and health hazards. Activities include code enforcement activities, the removal of lead-based paints. This goal will support the City's efforts to revitalize communities.
8	Foster community economic development	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.
9	Promote fair housing	The City will fund activities related to the promotion of fair housing through education, outreach, research, and other methods. Although CDBG administration funding will be used to carry out this goal, this goal will not correspond with a project in IDIS.

### 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 91.215(b)

During PY 2024, the City of Houston expects to provide affordable housing as defined by HOME 91.215(b) in the following way

- The Multifamily Housing Program will construct housing predominately for households with an income under 80% AMI. Most households served by the Multifamily Housing Program are likely to be below 60% AMI to comply with tax credit rules and preferences.
- The CHDO set-aside single family home development program will provide homeownership opportunities to families earning less than 80% AMI.

More information about types of affordable housing that will be available in the next year is provided in section AP-55 Affordable Housing.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Projects have been selected for inclusion in this Plan based on 2020-2024 Con Plan priorities and public input. Projects align directly with HCD’s primary initiatives: Eliminate Chronic Homelessness, Revitalize Communities, Foster Community Economic Development and Enhance the Quality of Life. During PY 2024, HCD 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.

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

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

**Table 9 – Project Information**

#	Project Name
1	<a href="#">Neighborhood Facilities and Improvements</a>
2	<a href="#">Public Services</a>
3	<a href="#">Home Repair</a>
4	<a href="#">Homeownership Assistance</a>
5	<a href="#">Code Enforcement</a>
6	<a href="#">Lead-Based Paint</a>
7	<a href="#">CDBG Administration</a>
8	<a href="#">Multifamily Housing Program</a>
9	<a href="#">Single Family Home Development</a>
10	<a href="#">HOME Administration</a>
11	<a href="#">ESG</a>
12	<a href="#">2023-2026 CityofHouston TXH23F003 (CoH)</a>
13	<a href="#">2023-2026 Sponsor Agencies TBD TXH23F003 (SpAgTBD)</a>





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

HCD has made allocations for PY 2024 based upon the priorities set in the 2020-2024 Con Plan, citizen and community input, qualified responses to RFPs and NOFAs, an analysis of prior years' budget and expenditures, and Mayoral and City Council direction. Other factors that contributed to targeting funds to specific activities include compliance with HUD entitlement grants' (CDBG, HOME, HOPWA, and ESG) rules and regulations and cohesion with disaster recovery and COVID funds so that community needs are met efficiently.

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

HCD strives to serve those most in need of assistance. The three main obstacles to meeting the needs of the underserved in Houston are the lack of resources, the lack of service or housing availability, and the lack of knowledge about programs. HCD will work to leverage its resources with other agencies, assist families to grow their income and build assets, create and make available housing and service opportunities, and advertise available services in the community. More information about future actions to assist the underserved are included in the AP- 85 Other Actions section of this Plan.



## AP-38 Project Summary

### Project Summary Information

**Table 10– Project Summary**

#	Project Name	Target Area	Goals Supported	Needs Addressed	Funding
1	Neighborhood Facilities and Improvements	Citywide	Revitalize communities	Improvement of neighborhood facilities	CDBG: \$5,014,832
2	Public Services	Citywide	Reduce homelessness Enhance quality of life	Public service needs	CDBG: \$3,825,109
3	Home Repair	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: \$6,205,599
4	Homeownership Assistance	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: \$2,100,590
5	Code Enforcement	Areas for Community Reinvestment	Revitalize communities Promote Health and Safety	Neighborhood needs Revitalize communities Promote health and safety	CDBG: \$2,767,974
6	Lead-Based Paint	Citywide	Preserve and expand the supply of affordable housing Promote Health and Safety	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs	CDBG: \$218,500
7	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: \$5,158,150
8	Multifamily Housing Program	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	HOME \$6,643,130
9	Single Family Home Development	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	HOME: \$4,126,317
10	HOME Program Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities	Assistance for renters Assistance for homebuyers	HOME \$1,196,605
11	ESG	Citywide	Reduce Homelessness	Homeless needs	ESG: \$2,129,884 CDBG: \$500,000
12	CityofHouston TXH23F003 (CoH) 2023-2026 Sponsor	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA: \$398,798
13	Agencies (TBD) TXH23F003 (SpAgTBD)	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA: \$12,894,498



## Project Information

<b>Project Title</b>	<b>Neighborhood Facilities and Improvements</b>
<b>Project ID</b>	1
<b>Target Areas</b>	Citywide
<b>Annual Goals Supported</b>	Revitalize Communities
<b>Priority Need(s) Addressed</b>	Improvement of neighborhood facilities
<b>Expected Resources</b>	CDBG: \$5,014,832
<b>Description</b>	<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 publicly or privately owned and may include parks, medical facilities, and community centers.</p> <p>PY 2024 CDBG funds for neighborhood facilities will be awarded to City departments or nonprofit or for-profit organizations and are usually selected through a NOFA or application process prior to or during the program year. The locations of activities will be determined after subrecipients are selected and prioritized. This funding includes activity delivery expenses. The total funding amount includes projected CDBG program income in the amount of \$200,219 to be expended on Neighborhood Facilities and Improvements. Proposed accomplishments for PY 2024 include the completion of 2 public facilities. The target date for expending these funds is June 30, 2026.</p>
<b>Target Date</b>	6/30/2026
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	These activities are intended to serve thousands of people primarily living in low- and moderate-income areas or people with disabilities or other special needs.
<b>Location Description</b>	Various locations
<b>Planned Activities</b>	Eligible activities include rehabilitation and construction of various public facilities, including infrastructure.
<b>Goal Outcome Indicator</b>	4 Public facility or infrastructure activities other than low/moderate-income housing benefit





<b>Project Title</b>	<b>Public Services</b>
<b>Project ID</b>	2
<b>Target Areas</b>	Citywide
<b>Annual Goals Supported</b>	Enhance quality of life Reduce Homelessness
<b>Priority Need(s) Addressed</b>	Public service needs
<b>Expected Resources</b>	CDBG: \$3,825,109
<b>Description</b>	<p>This project includes the provision of financial support to nonprofits who provide essential services. This may include employment training services, elderly services, health services, and homeless services for low- and moderate-income Houston residents.</p> <p>A NOFA was issued in the Winter of 2022 for public service projects, and private non-profit agencies will be selected to carry out public service programs during PY 2024. Projects from other City Departments will also be selected around the beginning of the Program Year. The locations of activities will be determined after subrecipients are selected. These public services will likely fund homeless services, job training, and other public service activities. These activities will primarily serve extremely low- and low-income families or people with special needs. Projected CDBG program income in the amount of \$159,307 is estimated to be used for public service activities. The target date for expending these funds is June 30, 2026.</p>
<b>Target Date</b>	6/30/2026
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	These activities will serve approximately 12,701 persons that are extremely low-income, low-income, and moderate-income.
<b>Location Description</b>	The locations of activities will be determined after subrecipients are selected.
<b>Planned Activities</b>	Eligible activities will be a variety of public service activities which may include employment training, services, elderly services, health services, and homeless services.
<b>Goal Outcome Indicator</b>	<p>12,701 Persons assisted through public service activities other than low/moderate-income housing benefit to enhance quality of life through the provision of public services.</p> <p>5,750 Persons assisted through public service activities other than low/moderate-income housing benefit to reduce homelessness.</p>





<b>Project Title</b>	<b>Home Repair</b>
<b>Project ID</b>	3
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for homeowners
<b>Annual Goals Supported</b>	Preserve and expand the supply of affordable housing
<b>Funding</b>	CDBG: \$6,205,599
<b>Description</b>	<p>This project will support rehabilitation services for single family homes owned by low- and moderate-income persons and includes activity delivery costs. The total funding amount includes projected CDBG program income in the amount of \$200,219 to be expended on home repair activities.</p> <p>The proposed target date for completing this activity will be June 30, 2026.</p>
<b>Target Date</b>	6/30/2026
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Activities are proposed to benefit approximately 18 low- and moderate-income households, many of which will be in the lower income categories or include household members who have a disability or are under 18 years of age.
<b>Location Description</b>	Location of assistance will be determined through an application process.
<b>Planned Activities</b>	Planned activities may include providing home repair, activity delivery, and addressing lead-based paint hazards.
<b>Goal Outcome Indicator</b>	18 Homeowner Housing Units Rehabilitated





<b>Project Title</b>	<b>Homeownership Assistance</b>
<b>Project ID</b>	4
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for homebuyers
<b>Annual Goals Supported</b>	Expand homeownership opportunities
<b>Funding</b>	CDBG: \$2,100,590
<b>Description</b>	HCD improves the affordability of homeownership for low- and moderate-income residents by providing deferred, forgivable loans in the form of downpayment, closing cost, principle buy down, and other assistance. The total funding amount includes projected CDBG program income in the amount of \$200,219 to be expended on homeownership assistance activities. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2025.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Activities are proposed to benefit 33 of low- and moderate-income households.
<b>Location Description</b>	Location of assistance will be determined through an application process.
<b>Planned Activities</b>	Planned activities include providing homebuyer assistance, closing costs, principle buy down, and other similar direct financial assistance.
<b>Goal Outcome Indicator</b>	33 Households Assisted: Direct Financial Assistance to Homebuyers





<b>Project Title</b>	<b>Code Enforcement</b>
<b>Project ID</b>	5
<b>Target Areas</b>	Areas for Community Reinvestment
<b>Priority Need(s) Addressed</b>	Neighborhood needs Health and Safety Needs
<b>Annual Goals Supported</b>	Revitalize Communities Promote Health and Safety
<b>Expected Resources</b>	CDBG: \$2,767,974
<b>Description</b>	<p>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. Using CDBG funding, 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 2024, 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, 2025.</p> <p>This project also funds title searches associated with the Department of Neighborhoods code enforcement activities to increase the safety and security of low- and moderate-income neighborhoods. This funding amount includes activity delivery expenses. The target date for completing this activity is June 30, 2025.</p>
<b>Target Date</b>	6/30/2025
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	This activity will benefit tens of thousands of families living in low- and moderate-income areas.
<b>Location Description</b>	Location of these activities will mainly be in Areas for Community Reinvestment.
<b>Planned Activities</b>	These code enforcement activities include inspection of multiple types of property including housing units.
<b>Goal Outcome Indicator</b>	32,000 Housing code enforcement/Foreclosed property care





<b>Project Title</b>	<b>Lead-Based Paint</b>
<b>Project ID</b>	6
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Preserve and expand the supply of affordable housing
<b>Annual Goals Supported</b>	Assistance for renters Assistance for homeowners
<b>Expected Resources</b>	CDBG: \$218,500
<b>Description</b>	This project funds and supports the Houston Health Department Bureau of Community and Children’s Environmental Health lead hazard activities. HCDD provides matching funds for the Lead-Based Paint Reduction grant to support the HHD’s lead hazard activities. Activities include lead inspections and risk assessments, and funds will also be used for activity delivery. During PY 2024, it is estimated that 50 homes occupied by low- and moderate-income families will receive lead hazard reduction/remediation. The target date for completing this activity is June 30, 2026.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Activities will assist 50 low- and moderate-income households.
<b>Location Description</b>	Locations will be determined during the program year and after applications are processed.
<b>Planned Activities</b>	Eligible activities include lead-based paint/lead hazards testing/abatement.
<b>Goal Outcome Indicator</b>	50 Other – Housing units received reduction/remediation





<b>Project Title</b>	<b>CDBG Administration</b>
<b>Project ID</b>	7
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	<ul style="list-style-type: none"> <li>Assistance for renters</li> <li>Assistance for homeowners</li> <li>Assistance for homebuyers</li> <li>Homeless needs</li> <li>Public service needs</li> <li>Improvement of neighborhood facilities</li> <li>Addressing neighborhood needs</li> <li>Economic development needs</li> <li>Fair housing needs</li> </ul>
<b>Annual Goals Supported</b>	<ul style="list-style-type: none"> <li>Preserve and expand the supply of affordable housing</li> <li>Expand homeownership opportunities</li> <li>Reduce homelessness</li> <li>Enhance quality of life through the provision of public services</li> <li>Revitalize communities</li> <li>Promote health and safety</li> <li>Foster community economic development</li> <li>Promote fair housing</li> </ul>
<b>Expected Resources</b>	CDBG: \$5,158,150
<b>Description</b>	<p>This project will fund HCD’s legal, oversight, planning, compliance, and financial activities, which ensure proper use of CDBG funds. This includes funding for: the Coalition for the Homeless of Houston/Harris County to assist in planning the Point-In-Time Count and may include other activities, fair housing activities and staff costs, transfer to the City of Houston’s Finance Department, transfer to the City of Houston’s Legal Department and general planning activities and oversight of projects and organizations funded by CDBG. \$189,990 in CDBG program income is estimated to be used for planning and administration activities. This is an administration activity and will be located at 2100 Travis Street, 9<sup>th</sup> Floor, Houston, TX 77002. The target date for completing this activity is June 30, 2024.</p>
<b>Target Date</b>	6/30/2025
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	This is an administrative activity.
<b>Location Description</b>	This administrative activity mainly will take place at 2100 Travis Street, 9 <sup>th</sup> Floor, Houston, TX 77002.
<b>Planned Activities</b>	This Project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
<b>Goal Outcome Indicator</b>	N/A





<b>Project Title</b>	<b>Multifamily Housing Program</b>
<b>Project ID</b>	8
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for renters
<b>Annual Goals Supported</b>	Preserve and expand the supply of affordable housing
<b>Expected Resources</b>	HOME: \$6,643,130
<b>Description</b>	<p>HCD’s Multifamily Housing Program will expand access to and improve the quality of multifamily rental housing for low- and moderate-income residents through multifamily housing acquisition/rehabilitation and new construction developments. Relocation assistance to households will also be provided as required. It is estimated that 40 newly constructed affordable, City restricted rental homes will be completed during PY 2024.</p> <p>HCD anticipates issuing a NOFA in PY 2024 that prioritizes projects located close to high-frequency transit stops, well-rated schools, neighborhood amenities, such as a grocery store, pharmacy or library, and employment opportunities and other locational factors.</p> <p>Projected HOME program income in the amount of \$111,549 is estimated to be used for the Multifamily Housing Program. The estimated completion date for expending these funds is 2028.</p>
<b>Target Date</b>	12/31/2028
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	These activities will serve hundreds of low- and moderate-income families. Activities will also serve special needs populations including homeless individuals and families, elderly, and persons with disabilities.
<b>Location Description</b>	The outcome of the NOFA will determine the locations of projects.
<b>Planned Activities</b>	Planned activities for the Multifamily Housing Program include acquisition/ rehabilitation, new construction, and relocation in support of creating and preserving affordable rental housing units.
<b>Goal Outcome Indicator</b>	40 Rental units constructed



<b>Project Title</b>	<b>Single Family Home Development</b>
<b>Project ID</b>	9
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for homeowners
<b>Annual Goals Supported</b>	Preserve and expand the supply of affordable housing
<b>Expected Resources</b>	HOME: \$4,126,317
<b>Description</b>	This project will support the development of new single family home construction through HOME CHDO set-aside funds. It will support Community Housing Development Organizations (CHDOs) to develop affordable homes to be occupied by low- and moderate-income persons. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2026.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Activities are proposed to benefit 20 low- and moderate-income households.
<b>Location Description</b>	Location of assistance will be determined by funded organization through a solicitation process.
<b>Planned Activities</b>	Planned activities may include providing rental assistance to low-income families.
<b>Goal Outcome Indicator</b>	20 Household Housing Units Added for Homeowner Housing





<b>Project Title</b>	<b>HOME Program Administration</b>
<b>Project ID</b>	10
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for homebuyers
<b>Annual Goals Supported</b>	Preserve and expand the supply of affordable housing Expand homeownership opportunities
<b>Expected Resources</b>	HOME: \$1,196,605
<b>Description</b>	Planning and administration activities associated with and in support of the HOME Investment Partnerships Program. The allocation for planning and administration activities will be used to ensure compliance with HOME Program requirements. Projected HOME program income in the amount of \$12,394 is estimated to be used for planning and administration activities. This is an administration activity and will be located at 2100 Travis Street, 9 <sup>th</sup> Floor, Houston, TX 77002. The proposed target date for completing this activity will be June 30, 2025.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	This project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
<b>Location Description</b>	This planning and administrative activity mainly will take place at 2100 Travis Street, 9 <sup>th</sup> Floor, Houston, TX 77002.
<b>Planned Activities</b>	This project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
<b>Goal Outcome Indicator</b>	N/A





<b>Project Title</b>	<b>ESG</b>
<b>Project ID</b>	11
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Homeless needs
<b>Annual Goals Supported</b>	Reduce Homelessness
<b>Expected Resources</b>	ESG: \$2,129,884 CDBG: \$500,000
	Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing emergency shelter, housing relocation, and stabilization services.
	HCD will allocate \$85,195 for HMIS, \$1,020,215 for Emergency Shelter, \$353,561 for Homeless Prevention, \$511,172 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and \$159,741 for Administration. In addition, \$500,000 in CDBG matching funds will support ESG subrecipients' activities. HCD selected subrecipients through a NOFA process in the Spring of 2023. Selected subrecipients will be located throughout Houston area. The estimated number of primarily extremely low-income persons to be served through these activities is approximately 1,235.
<b>Description</b>	<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 2024 is 3,000. HMIS and the agencies utilizing the database serve a majority of individuals that are extremely low-income. HMIS is administered at the Coalition for the Homeless Houston/Harris County located at 2000 Crawford Street, Ste. 700 Houston, TX 77002.</p> <p>Funds will also be used to support HCD staff responsible for oversight of nonprofit subrecipients providing ESG funded services. This is an administration activity and will be located at 2100 Travis Street, 9<sup>th</sup> Floor, Houston, TX 77002. The target date for completing these activities is June 30, 2026.</p>
<b>Target Date</b>	6/30/2026
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Activities will assist thousands of extremely low-income persons and families.
<b>Location Description</b>	Selected subrecipients are located throughout Houston.
<b>Planned Activities</b>	The eligible activities include Emergency Shelter, Homeless Prevention, Rapid Re-Housing, HMIS, and administration in the ESG Program.
<b>Goal Outcome Indicator</b>	135 Tenant-based rental assistance/Rapid re-housing 100 Homelessness prevention 1,000 Homeless person overnight shelter 3,000 Other – HMIS records maintained 7,00 Other – Persons assisted with ESG match





<b>Project Title</b>	<b>2023-2026 CityofHouston TXH23F003 (CoH)</b>
<b>Project ID</b>	12
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for renters Assistance for homeowners Public service needs
<b>Annual Goals Supported</b>	Provide assistance to persons affected by HIV/AIDS
<b>Expected Resources</b>	HOPWA: \$398,798
<b>Description</b>	Grantee administration is funding for HCD administration and oversight of the HOPWA project sponsors. This is an administration activity and will be located at 2100 Travis Street, 9 <sup>th</sup> Floor, Houston, TX 77002. The target date for completing these activities is June 30, 2027.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	The eligible activity is administration in the HOPWA Program.
<b>Location Description</b>	Funding will support activities located in the Houston Eligible Metropolitan Statistical Area (EMSA).
<b>Planned Activities</b>	The eligible activity is administration for the HOPWA Program.
<b>Goal Outcome Indicator</b>	N/A





<b>Project Title</b>	<b>2023-2026 Sponsor Agencies TBD TXH23F003 (SpAgTBD)</b>
<b>Project ID</b>	13
<b>Target Areas</b>	Citywide
<b>Priority Need(s) Addressed</b>	Assistance for renters Assistance for homeowners Public service needs
<b>Annual Goals Supported</b>	Provide assistance to persons affected by HIV/AIDS
<b>Expected Resources</b>	HOPWA: \$12,894,498  Funding for organizations and City departments that administer programs and projects that prevent homelessness and increase access to decent, affordable housing to those affected by HIV/AIDS.  HCD will allocate \$2,047,100 for operating costs, \$2,831,788 for supportive services, \$4,586,000 for project or tenant based rental assistance, \$2,858,000 for short term rent, mortgage and utility subsidies, \$66,465 for resource identification and/or technical assistance, and \$505,145 for sponsor administration.
<b>Description</b>	HCD will issued a NOFA in the Winter of 2022 that will select agencies to carry out HOPWA activities during PY 2023. HCD will contract with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 2,995 persons who have or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). The target date for completing these activities is June 30, 2027.  As contracts are funded, IDIS projects will be created to replace this project and its funding.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and types of families that will benefit from the proposed activities</b>	These activities will serve at least 2,995 persons who are affected by a disability, HIV/AIDS.
<b>Location Description</b>	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
<b>Planned Activities</b>	Planned activities include operating costs, supportive services, project or tenant based rental assistance, short-term rent, mortgage and utility assistance, and sponsor administration.
<b>Goal Outcome Indicator</b>	450 Households - Tenant-based rental assistance/Rapid re-housing 220 Households - HIV/AIDS housing operations 2,325 Other – Households – STRMU/Supportive services / Housing information and referral/Homeless prevention





## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Maps in the Appendix illustrate the known locations of proposed federally funded projects and activities for PY 2024 relative to designated low- and moderate-income areas. Locations of the remaining PY 2024 projects and activities will be determined in detail after solicitation processes are completed and all subrecipients are identified.

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

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

**Table 11– Geographic Distribution**

Target Area
Areas for Community Reinvestment

### Rationale for the priorities for allocating investments geographically

The goal of the target areas is to take the limited funding HCD receives and leverage it with private investment within these areas. Establishing specific areas allows HCD to analyze indicators that best help to provide data-driven recommendations for projects and activities that will foster investment in selected geographic areas that demonstrate need and opportunity.

The intent is to ultimately arrest decline and bring about positive outcomes in historically underserved communities as well as to boost the enhancement of areas of opportunity while maintaining housing affordability. These target areas may be applied to activities funded by HOME, CDBG, and the Section 108 Loan Guarantee Program. When reviewing projects for funding, HCD staff may give special consideration to projects that fall within the boundaries of the Areas for Community Reinvestment or Complete Communities or leverage additional funding, such as State Housing Tax Credits. 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 housing activities will be prioritized in the target areas because these neighborhoods are most in need of public facility and economic development improvements, but some projects may also be funded in other areas of the city because of the great need in neighborhoods throughout the city.





## Discussion

HCD will continue to prioritize its community engagement activity in historically under-resourced areas to target our activities to those residents most in need of assistance. During PY 2024, HCD will also continue to update the data used to identify Areas of Community Reinvestment, to ensure that HCD targets areas where investment will have the greatest possible impact.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

HCD employs a variety of approaches to maintaining, creating, and improving the quality of affordable housing in Houston. In PY 2024, HCD will administer the following programs to preserve and increase access to affordable housing

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

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

**Table 12 – One Year Goals for Affordable Housing by Support Requirement**

Homeless	235
Non-Homeless	161
Special-Needs	950
<b>Total</b>	<b>1,346</b>

**Table 13 – One Year Goals for Affordable Housing by Support Type**

Rental Assistance	1,185
The Production of New Units	60
Rehab of Existing Units	68
Acquisition of Existing Units	33
<b>Total</b>	<b>1,346</b>

### Discussion

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

Using HOME funds, HCD will work with CHDOs to develop new affordable single family homes under the Single Family Development Program. This program may issue a new NOFA to develop new affordable homes, increase the types of affordable homes available for purchase, leverage resources in conjunction with other funding sources, and establish new partnerships with outside groups and organizations. HCD also intends to continue focusing on multifamily housing resources to provide housing for low- and moderate-income families and permanent supportive housing for the homeless, specifically to address chronic and veteran homelessness.

Hurricane Harvey and other recent disaster events have greatly increased the need for affordable homes in Houston. In the past few years, CDBG-DR funding for Hurricane Ike and Hurricane Harvey and the 2015





and 2016 flood events has significantly increased the resources available to assist low- and moderate-income families in the City of Houston. HCD continues to build capacity, remain flexible, and increase efficiency to best serve residents. To address a variety of home rehabilitation needs in PY 2024, HCD will continue to use Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside and CDBG-DR-15 funding for single family home rehabilitation activities. In PY 2024, HCD will utilize CDBG funds for homebuyer assistance activities. HCD will utilize all funding sources and continue to expand and build capacity within other organizations to expand the supply of affordable homes.

In PY 2024, HCD plans to receive CDBG DR-21 funding, as well as Community Project Funding (CPF) which is allocated by Congress. With this funding, HCD will continue to fund activities such as providing rental assistance, preventing homelessness, rendering public services, and maintaining facilities that provide shelter.



## AP-60 Public Housing – 91.200(h)

### Introduction

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-income Houstonians including over 24,000 families housed through our Housing Choice Voucher Programs Department. HHA and its affiliates own and operate 24 housing communities with more than 5,500 homes for families, elderly, persons with disabilities, and other residents. HHA also administers one of the nation's largest Veterans Affairs Supportive Housing (VASH) programs, exclusively serving homeless veterans. HHA's mission is to improve lives by providing quality, affordable options and promoting education and economic self-sufficiency.

As a Public Housing Authority, HHA prepares an Annual PHA Plan with additional, extensive details on the agency's plans and strategies for the coming year. The Annual PHA Plan also includes a description of how HHA leverages all available and appropriate funding/financing tools and strategies, including Low Income Housing Tax Credits (LIHTC), Mixed Finance Development, Rental Assistance Demonstration (RAD) conversions, Public Facilities Corporation (PFC) designation related development, Project Based Vouchers (PBV), MTW funding, Community Development Block Grant, FEMA and other sources. Below are HHA's 2024 estimated financial resources that will be used to provide and expand quality affordable housing to eligible households.

#### Houston Housing Authority 2024 Estimated Financial Resources

Source	Estimated Amount
Housing Choice Voucher Program	\$ 180,047,216
Mainstream Voucher Program	\$ 4,767,193
Mod Rehab Voucher Program	\$ 1,367,579
Continuum of Care Program	\$ 4,179,525
Emergency Housing Voucher Program	\$ 8,457,675
Section 8 New Construction	\$ 3,126,875
Public Housing Operations Including RAD	\$ 40,935,420
Capital Fund Program	\$ 8,596,443
Resident Service Grants	\$ 427,680
Central Office	\$ 8,447,938
Business Activity	\$ 30,803,625
Real Estate Component Units	\$ 21,323,099

HHA's FY 2024 Annual PHA Plan is published, and a copy of the Annual PHA Plan is available for viewing and download on HHA's website at [www.housingforhouston.com](http://www.housingforhouston.com).

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

The Houston Housing Authority's real estate portfolio consists of subsidized properties under traditional HUD programs and other affordable housing developed with private capital through public-private partnerships.

Since 2018, HHA increased its portfolio to over 29,000 housing units. Of the total real estate portfolio, 55% of the units are affordable to families below 80% of area median income. Of the affordable units, 26% are subsidized with HUD funding and the balance is rent restricted. The remaining 45% of units in the HHA portfolio are market rate units within mixed finance developments.

### Repositioning Public Housing

In FY 2024, HHA will focus on repositioning its public housing portfolio. The average age of the properties in this portfolio is over 60 years and many of these units have outlived their useful life. A comprehensive



physical needs assessment has been completed on each of these properties which identified capital needs in excess of \$80 million dollars.

HUD has provided a multitude of tools to assist in the repositioning of the public housing portfolio. It is HHA's intent to utilize all tools including the Rental Assistance Demonstration (RAD Program); Section 18 demolition and disposition; RAD/Section 18 Blend; RAD to Faircloth; and Streamlined Voluntary Conversion. HHA is currently completing financial viability analysis to determine the most feasible repositioning tool for each property and the corresponding timeline for redevelopment. All properties will be converted from the traditional public housing program to project based rental assistance to enable access to private capital. It is anticipated that some properties will be redeveloped under public/private partnerships and others will be redeveloped solely by HHA. The final detailed repositioning plan is expected to be completed by mid-2024.

## Expanding Affordable Housing Opportunities

To continue to meet the ever-increasing demand for affordable housing HHA will continue to utilize all financing options available to expand public/private partnerships including Tax Exempt Bonds, Essential Function Bonds, Low Income Housing Tax Credits, and Public Facility Corporations. HHA will prioritize projects that provide the greatest level of affordability and may provide project-based vouchers (as available) within these projects to assure a broad range of incomes is served.

## Affordable Housing Houston

This initiative was launched in 2024 to create transparency and expand public awareness of the availability and location of all units developed under the PFC and other private programs. A separate website branded "Affordable Housing Houston" provides detailed information on all PFC projects and will contain information on future proposed projects.

## Current Development Projects

Development projects in the planning or development phases undertaken by HHA and/or its development partners include

- **The Pointe at Bayou Bend** – This project is a public/private partnership with NRP Group for the new construction of a mixed income community with 398 units and a total development cost of \$101 million. This project includes replacement of 95 units from the Clayton Homes public housing community that were demolished as part of the TxDOT – I45 expansion. The project is under construction with units expected to come online by late 2024.
- **The Bend at Eado** – This project is a public/private partnership with Ojala Development for the new construction of a mixed income community with 431 units and a total development cost of \$106 million. This project includes replacement of 85 units from the Clayton Homes public housing community that were also demolished as part of the TxDot I45 expansion. The project is under construction with units expected to come on line by late 2024.
- **Allen Parkway Village (APV)** - This project is a RAD/Section 18 blend conversion of the Allen Parkway public housing community. A total of 278 units will be substantially rehabilitated at a total development cost of \$99.2 million. Construction is underway and is expected to be completed in mid-2025. HHA will also submit a disposition application to HUD in 2024 to dispose of two small parcels of vacant land at APV.
- **Historic Oaks of APV** – This project is a RAD/Section 18 blend conversion of the Historic Oaks of APV public housing community. A total of 222 units will be substantially rehabilitated at a total development cost of \$65.6 million. Construction is underway and is expected to be completed in late 2024 or early 2025.
- **Independence Heights II** – This project is also a public/private partnership with Columbia Residential and will be a new construction of a mixed income community currently estimated at



260 total units of which 59 will be Clayton Homes replacement units. Design plans are currently underway, and the planning process will continue throughout 2024 with anticipated financing and closing to occur by mid-year 2025.

- **Cuney Homes** – In December 2023, HHA, in partnership with the City of Houston, the residents of Cuney Homes, and multiple Community and Third Ward stakeholders, submitted a Choice Neighborhood Implementation (CNI) grant application to HUD. This grant application was the culmination of three years of planning under a previously awarded Choice Neighborhood Planning Grant. The grant will provide \$50 million dollars towards the overall Cuney Homes/Third Ward transformation plan of \$671 million. The plan includes the development of 1,115 new housing units in a mixed income development in seven phases over an eight-year timeline. HHA anticipates notification of grant award in late summer/early fall 2024.
- **2801 Conti Street** – HHA recently acquired this parcel to meet the balance of replacement units for the Clayton Homes public housing community. Pursuant to the agreement with TxDOT, 80% of the Clayton Homes replacement units must be built within a two-mile radius of the existing site. This newly acquired site will be developed as a new construction mixed income community that will include 57 Clayton Homes replacement units. Preliminary planning is underway and a more detailed development plan is expected to be completed by 2024 year end.
- **Kelly Village Repositioning** – HHA continues negotiations with TxDOT to acquire a portion of the Kelly Village public housing community as part of the I-45 expansion. TxDOT has suggested the exchange of a portion of the land at Kelly Village encompassing approximately 78 units for the Lofts at the Ball Park. HHA hopes to finalize these negotiations by the end of 2024.

### Choice Neighborhoods

HHA, with the City of Houston as Co-Applicant, was awarded an FY 2020 Choice Neighborhoods Planning grant to develop a Transformation Plan for Cuney Homes and the Third Ward neighborhood. This highly competitive grant program provides an opportunity to develop a Transformation Plan. Planning activities will continue throughout FY 2024. HHA applied for a Choice Neighborhoods Implementation grant in December of 2023.

In FY 2024, HHA also anticipates applying for a Choice Neighborhoods Planning Grant for Kelly Village (located in Houston’s historic Fifth Ward) and Irvinton Village (Located in Houston’s Northside area).

### Other Programs and Initiatives

HHA’s existing public housing portfolio needs continuous investment, and there is a backlog of unfunded capital needs. The planned redevelopment and RAD conversion activities referenced above are intended to address some of these needs and ensure the long-term preservation of affordable housing. Other initiatives, such as PBV waivers, will also help improve program efficiency, streamline administration, and support the expansion of affordable housing opportunities.

During PY 2024, HHA will also provide tenant-based assistance through the Housing Choice Voucher Program to low-income families, seniors, and persons with disabilities. While tenants pay about 30% of their annual income on rent, HHA utilizes Small Area Fair Market Rents (SAFMRs) to establish payment standards for the tenant-based Housing Choice Voucher program to help offset the cost of housing. Under the MTW program, HHA has the flexibility to waive certain provisions of the U.S. Housing Act of 1937 in accordance with HUD guidelines. Since 2022, HHA has implemented an alternative MTW rent evaluation program and also a series of other MTW waivers designed to increase housing choices, promote family economic self-sufficiency, and streamline program administration.

In addition to these activities, HHA will review all available HUD Capital Grant program funding opportunities, including, but not limited to, the Lead Based Paint Capital Fund Program, the Housing-related Hazard Capital Fund Program, Emergency Safety and Security Grant, and submit applications where feasible and appropriate in FY 2024.



## 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. Staff from HHA's Housing Operations' Client Services Department provide technical assistance to Resident Council members and help to ensure that third party oversight is in place for the annual election of officers. Each Resident Council meets on a regular basis to address general and property-specific issues.

Resident Council officers meet as a group with HHA staff on a quarterly basis. 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. During the last few years, these meetings have occurred via Zoom.

### 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 HCV Homeownership Program. In 2023, over 30 Family Self-Sufficiency (FSS) Participants graduated with an escrow amount over \$85,000.

The HCV Homeownership Program is a federally funded program that allows families with an HCV to use the voucher as part of their monthly mortgage payment to purchase a home rather than rent. The HCV 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. The HCV Homeownership Program added 24 new families in 2023. The program is growing each year and has applications in the pipeline. HHA is working diligently with each of the applicants to meet the qualifications for the Homeownership Program and help them make a smooth transition from renting to homeownership. HHA's goal is to grow this program and help participants succeed and become self-sufficient. HHA is currently serving 117 families as of February 2024 in the HCV Homeownership Program.

### 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 HCD to provide financial or other assistance to HHA to remove such a designation during the next year.

### Discussion

During 2024, HHA will be committed to working with residents throughout Houston to provide safe, decent, and high-quality affordable housing options. As noted, HHA has established an ambitious program to preserve and expand affordable housing throughout the community through its public housing, voucher programs, and other affordable housing activities. HHA will maintain its efforts to involve public housing residents and HCV clients in the development and implementation of agency policies and initiatives. HHA will also continue to work with the City of Houston and other stakeholders to ensure equal access to housing and services for all citizens and to work aggressively to remove barriers to fair housing and equal opportunity. HHA will also remain committed to working with various stakeholders and partners to promote self-sufficiency and economic betterment for program participants.

## AP-65 Homeless and Other Special Needs Activities - 91.200(i)

### Introduction

The City of Houston works closely with the Coalition for the Homeless of Houston/Harris County (Coalition) and with other members of the Houston/Harris County Continuum of Care (CoC), known as The Way Home, to align priorities and funding to address the needs of residents experiencing or at risk of homelessness. A staff member from the City serves on the CoC Steering Committee in an ex-officio position to provide governance and oversight to CoC policies and procedures.

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

### The Community Plan includes the following new goals

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

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

### Retain Historical Focus by

- Ending chronic homelessness
- Maintaining and ending Veteran homelessness
- Achieving effective end to family and youth homelessness

The Way Home Continuum of Care's (CoC) most recent Community Plan to End Homelessness details activities and goals for the coming years. The goals for the next year focus on ending chronic homelessness by continuing to utilize and expand Permanent Supportive Housing (PSH) programs. Additional activities include managing and expanding Rapid Re-housing (RRH) for singles and families, reviewing RRH outcomes, reviewing system-wide performance expectations, and developing a system-wide response to unsheltered homelessness and addressing racial equity and social justice. Major activities are outlined below.

### Continued oversight and creation of 490 units of Permanent Housing and other targeted affordable housing development linked to system-wide homeless prevention and diversion activities

- Host a pipeline workgroup 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
- Increase public housing authority investments in affordability using Housing Choice Vouchers.

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

- Nurture new partnerships between the Local Mental Health Authority, Federally Qualified Health Centers, Mental Healthcare Providers, Managed Care Organizations, and Homeless Service Providers
- Leverage federal resources into the pilot project with State Medicaid and Managed Care Organizations to fund supportive housing services and advocate for Texas State Legislative changes to the Medicaid system to better support people experiencing homelessness.
- Connect integrated care teams to new and existing PSH units as they become operational and financially support this expansion with City of Houston entitlement investment.

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

- Manage the Coordinated Access system including income triage, assessment, and referral.
- Make Coordinated Access available via a call center across the CoC.
- Connect the Coordinated Access system diversion and homeless prevention programs.

**Expand Rapid Re-housing (RRH)**

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

**Expand and Refine Income Initiatives**

- Nurture and manage relationships with Houston-Galveston Area Council (HGAC) and Workforce Solutions Career Offices to ensure seamless and quality income services for people experiencing homelessness through the Income Now program
- Nurture and manage relationships with the Social Security Administration to ensure seamless and quality SOAR services for people experiencing homelessness and to improve access to required documentation for employment
- Increase number of intentional referrals to community income service providers
- Work with local employers to encourage and ensure employment pathways for people at risk of or experiencing homelessness
- Monitor data and performance for workforce and income outcomes where referrals are made through HMIS
- Work with HGAC to monitor data and performances for Income New program through workforce solutions
- Include workforce Career Navigators in shelters to connect clients to SNAP, childcare, transportation, job training and employment
- Include workforce Career Navigators at youth and adult drop-in centers and furnishing them with space to complete application process
- Establish MOUs with WIOA providers to expand access to youth and adults experiencing homelessness





### **Implement performance expectations for the entire CoC**

- Apply performance standards to all programs operating in the CoC and use performance to determine future funding awards and possible reallocation or repurposing of existing resources in support of the CoC strategic plan
- Quarterly performance reports (QPR) data is provided to CoC NOFO-funded agencies with hopes to expand to all projects within the year. Providers can view system performance data, including HUD measures such as income and utilization. Projects underperforming are monitored, and appropriate supports are put into place to get the project back on track

### **Address Racial Equity and Social Justice**

- Analyze the system data. Examine selected homeless response system policies, procedures, and related data to identify areas to improve equitable access and use of homelessness assistance and to serve as a template for further community-wide conversations.
- Evaluate. Conduct a formal racial equity evaluation of our community Coordinated Access System to ensure that the CoC’s homeless response system is not perpetuating inequities through our methodology of prioritizing households for housing opportunities.
- Apply Racial Equity Theory of Change process to the Income Now Program.
- Include People with Lived Experience in a meaningful way. Ensure that people with lived experience are included at all levels of system planning conversations and have active and supported participation in positions of leadership

### **Refine Engagement Strategies for People Living Unsheltered**

- Continue to partner with our Local Mental Health Authority, the Harris Center for Mental Health and IDD as they operate the Respite, Rehab, and Reentry facility (also called 6160) and connect people experiencing homelessness to the appropriate housing intervention through Coordinated Access.
- In January 2022, the City of Houston approved the construction of the Housing Navigation Center that will be used as a COVID-19 Non-Congregate Housing Navigation Center. The navigation center opened on January 30, 2023 as an essential piece of the homeless response system - a place where unsheltered people can stay for a short time while their permanent housing arrangements are finalized, and they can access service to help them remain stably housed. To date, 124 encampments have been decommissioned, 276 individuals have been served at the Navigation Center, and 148 have been housed.

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

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

HCD will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. HCD provides ESG, ESG-CV, CDBG, CDBG-CV, and HOME TBRA funding to social service organizations and Public Housing Authorities to assess and address the needs of people experiencing homelessness and will continue to support organizations to create a more robust social service system to address unmet needs for persons experiencing homelessness.

The Coalition collaborates with service agencies and with others in the public sector and in philanthropy to analyze existing system needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count and the Community Needs Assessment, organized by the Coalition, annually assesses the characteristics of the homeless population in and around Houston. This is important data used by the Coalition and its stakeholders to track the changing needs of the homeless. In PY 2024, HCD will continue to financially support the Coalition’s preparation for the annual PIT Count. Additionally, the CoC



Steering Committee has three positions held by people with lived experience to obtain input from current and formerly homeless individuals, youth, and families.

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

### Addressing the emergency shelter and transitional housing needs of homeless persons

HCD continues to fund social service agencies providing emergency shelter for homeless individuals and families. Services will include case management, direct rent and/or utility assistance, and operations costs associated with overnight shelter. HCD's ESG funding will address emergency shelter needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG 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 ultimately allow the system to reach equilibrium and end homelessness.

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

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

HCD is also committed to blending federal, state, and local resources in partnership with Harris County and the CoC to fund rapid re-housing for individuals and families, families with children, veterans, and unaccompanied youth. Rapid re-housing assists households to rapidly return to permanent housing by offering short-term case management and financial assistance. This intervention has proven to be more than 85% effective in returning families to housing stabilization. A system mapping exercise performed under HUD technical assistance revealed that approximately 30% of Houston's homeless population will require rapid re-housing to stabilize.

The 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 re-housing, which include people who are chronically homeless, individuals and families, families with children, veterans, persons fleeing domestic violence, and unaccompanied youth.

The CoC was awarded \$10 million for the Youth Homeless Demonstration Program (YHDP) grant in 2021. A Coordinated Community Plan (CCP) to end youth homelessness was developed and approved by HUD in April 2022. The CCP provides the strategic vision, framework, and priorities for our community's broader efforts to ensure the end of youth homelessness. The Youth Action Board (YAB), comprised of 10 youth and young adults (YYA) with lived experience of homelessness, was created in December 2021 to ensure that the CCP best reflects the unique needs of YYA experiencing or at risk of experiencing homelessness.



Since then, the YAB has worked with the CoC to procure partners to implement the recommended programs. All projects were submitted and approved by HUD in 2022. The following projects were approved and began in 2023

- **Permanent Supportive Housing** – Permanent housing with wrap-around services to help YYA living with disabilities or long-term needs
- **Joint Transitional and Rapid Rehousing** – Crisis housing for up to 24 months of Rapid Rehousing for YYA
- **Diversion Plus** – Services to help YYA avoid literal homelessness
- **Coordinated Access** – Expand the number of YYA identified. Additionally, support youth navigating the process of finding, applying to, and moving into housing units
- **Employment Support** – Individual assistance and navigation to support engagement in education and employment programs
- **YYA Homeless Outreach** – Enhanced street outreach to ensure complete coverage of areas where existing homeless response outreach may miss YYA
- **Expansion of HMIS** – To provide system development, training, CQI measurement, and ongoing support to YHDP projects

The CCP includes the following goals to end and prevent YYA homelessness.

1. **Identification and Access:** Identify all YYA experiencing and at risk of homelessness as quickly as possible and connect them to available resources
2. **Equity:** Ensure that youth have equitable access and opportunities for success within The Way Home CoC
3. **Youth Choice & Action:** Engage youth in leading and implementing strategies to address youth homelessness
4. **Housing:** Improve housing stability and decrease repeated returns to homelessness
5. **Opportunity:** Increase educational engagement and income of YYA
6. **Diversion:** Create diversion strategies specific to YYA

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

HCD will fund several agencies that deliver homelessness prevention and diversion assistance from various federal and state grants, providing

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices or are experiencing a hardship that may lead to homelessness
- Security deposits and first month's rent to permit homeless families to move into their own apartment
- Light case management services geared towards problem solving and rapid resolution for people receiving diversion services
- Mortgage payments
- Rapid resolution case management and/or mediation services

Preventing homelessness is a priority for the City and its partners, the Coalition and The Way Home Continuum of Care (CoC). To prevent people from falling into homelessness, public systems for justice, anti-poverty, prevention, health (including behavioral health), child welfare and affordable housing must use data to identify how people are falling into homelessness and target prevention strategies and policies to address these areas. The Coalition assists Houston's homeless service providers, many of whom are CDBG and/or ESG subrecipients, to help individuals and families implement strategies that keep them stabilized and resolve their financial issues before being identified as "homeless".

As part of the planning process for community-wide coordination of ESG and CoC funding process implementation, the Coalition is collaborating with local ESG recipients. The Way Home CoC will continue to analyze mainstream system data to understand involvement of people experiencing homelessness in public systems before they fall into homelessness. Then, the CoC can use that information to help those systems understand how they are contributing to homelessness and to advocate that they better plan for and engage people who are likely to fall into homelessness upon leaving.

The CoC continues to execute memorandums of understanding (MOUs) with mainstream and other homeless service providers on the behalf of the homelessness prevention system to help clients link to mainstream and homeless supportive services outside of the ESG programs. The purpose of developing MOUs is to help clients easily access mainstream services that might have a cumbersome application process or lengthy waitlist. 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

- Engaging in discharge planning with mainstream system providers such as behavioral health, physical health, criminal justice, juvenile justice, and child welfare
- Working with mainstream partners to identify appropriate housing opportunities for discharged people so that crisis housing and shelter are not used as a temporary housing placement strategy
- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning processes

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

## Discussion

HCD has established a contractual relationship with the Coalition to manage efforts related to addressing chronic and family homelessness. The City continues to support the Coalition's efforts by providing HCD 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
- Homeless Count and Survey
- TX-700 Continuum of Care (CoC) Collaborative Grant Application for Cities of Houston, Conroe, and Pasadena; and Harris, Montgomery and Fort Bend Counties
- Performance measurement of CoC funded programs and projects
- Managing Coordinated Access for the CoC system
- CoC Steering Committee and workgroups

The Coalition continues to administer the Homeless Management Information System (HMIS) for contributing homeless organizations within the CoC. Since its initial implementation in 2004, the HMIS has grown to become the main repository of homeless assistance data in our community. This data is regularly used for various reports and analyses. Many federal and local funders now require participation in the HMIS, including projects funded through HUD CoC, ESG, HOPWA, SSVF (Supportive Services for Veteran Families), PATH, and RHY (Runaway and Homeless Youth).



At the end of 2023, there were over 260 projects and over 1,000 individual users from 107 different organizations actively participating in the HMIS. The database consisted of about 380,000 unique client records. In addition to the literally homeless individuals, a large segment of the HMIS represents at-risk persons receiving homelessness prevention, diversion, and other basic services. Of the approximate 60,000 persons enrolled in any HMIS projects during 2023, there were about 23,000 literally or formerly homeless individuals enrolled in shelters, transitional housing, permanent housing, or street outreach.

The Coordinated Access system continues to be the key component of the HMIS. All HUD-funded Permanent Supportive Housing and Rapid Re-Housing projects are required to accept new clients through Coordinated Access referrals. Between the system's launch in early 2014 and the end of 2023, about 40,000 individuals (almost the capacity of Minute Maid Park) were assessed; over 18,000 people were placed in permanent housing and over 6,300 persons were assisted by homelessness diversion services.

The HMIS software used is ClientTrack by Eccovia Solutions. The Coalition's HMIS support team includes eight staff members. The team continues to implement proactive data quality measures and monitors the HMIS to ensure completeness, accuracy, and standardized data collection processes. Support specialists work with The Way Home partners by offering ongoing training and technical assistance, both individually and in groups. Site visits to partners are conducted annually to confirm bed inventory for the homeless count and provide data quality scoring for the NOFA (Notice of Funding Availability) application. The team also hosts quarterly HMIS forums with the provider community to discuss recent activities, ongoing data quality issues, and future developments.





## AP-70 HOPWA Goals – 91.220 (I)(3)

<b>One-year goals for the number of households to be provided housing through the use of HOPWA</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	500
Tenant-based rental assistance	450
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	170
Units provided in transitional and short-term housing facilities developed, leased, or operated with HOPWA funds	50
<b>Total</b>	<b>1,170</b>



## AP-75 Barriers to Affordable Housing - 91.220(j)

### Introduction

Nearly all of the following barriers, as discussed in the Con Plan, present the most integral challenges to the production and preservation of affordable housing.

#### **Current market conditions**

Houston is experiencing a long-term trend of population growth, creating a rise in demand for housing. Also, economic trends that began during the COVID-19 pandemic and that continue today have caused an increase in rent and home sale prices. The amount of affordable housing stock continues to decrease compared to the growing demand for affordable homes. Many older homes with affordable rents are being torn down in favor of redevelopment of higher-end housing, especially luxury rentals in high demand areas of the city. The Houston area has also seen an increase in the flow of private equity into the housing market. According to Texas Monthly, Texas leads the nation in the percentage of institutional buyers of residential homes, and these buyers pay on average 70% above the median home price, the highest premium in any state. As a result, the investor share in the Houston area housing market has nearly doubled since 2017. Houston is also seeing the creation of rental-only neighborhoods, causing first time homebuyers to look elsewhere for their first home.

Additionally, economic growth contributes to the increase in the land values, which impacts the cost of housing prices and housing affordability. Median home values and the cost of new construction and remodeling have also perpetually increased since 2015. As the market continues to expand, affordable land and existing housing units become scarcer, and new affordable housing becomes more costly to develop. This economic growth has contributed to an increase in inflation, prompting the Federal Reserve to increase interest rates to the highest level in over 20 years and to raise them more quickly than had been seen since the 1980's, causing significant increases in home mortgage rates and consequently monthly home payments.

On the other hand, other circumstances like natural disasters can bring new challenges to housing affordability. With many natural disasters, including significant and repetitive flooding, occurring since 2015, Houston's housing stock has dwindled because some homes were deemed uninhabitable. This lessens the supply of marketable housing units, which subsequently augments the already increased demand for housing due to population growth. This dynamic shifts the market, amplifying the market barrier to affordable housing.

Due to due to financial trends that began following the COVID-19 pandemic and that continue today, the cost of housing continues to increase. This includes a continued labor shortage and increased material costs, especially for construction materials that include the use of semiconductors like home appliances. The continued rise in prices not only impact building costs directly but also ultimately affects the affordability of new home developments and home repairs.

#### **Insufficient availability of current financial resources to address affordable housing needs**

There is a lack of available, accessible, and quality affordable housing in Houston. Residents and stakeholders agreed that the deficiency of affordable home options precluded people from obtaining housing and was the greatest barrier to finding and maintaining housing and was the greatest barrier to fair housing choice in Houston.

According to the Kinder Institute, over half of Houston renters are cost-burdened, which means that their ability to effectively address their housing needs may be severely impeded by financial resources. With the appreciation of housing prices and increased interest rates, the gap between the availability of financial resources and median home prices is widening, a phenomenon known as the affordability gap. According to the Kinder Institute, the price of housing has been outpacing wage growth in the Houston area, resulting in an average home price over 5 times more than the per-capita income. For homes that were experiencing housing problems and repetitive flooding in the last five years, financial resources addressing housing concerns may be an even bigger challenge.

While HCD works to leverage its resources, current funding sources do not accommodate all of the housing affordability needs of Houston residents. Without seeking innovative ways of satisfying unmet needs through additional streams of funding, affordable housing programs like the Home Repair Program or the





Multifamily Housing Program would be more fiscally strained, imposing additional challenges in providing the same output-level of assistance. It is estimated that federal funding will likely stay relatively constant or decrease as it did during the last five years, which may limit future development without other sources of funding.

### **Deterioration of housing stock**

Houston's housing stock is aging, so rehabilitating the older stock becomes more crucial to maintaining safety and affordability. The cost of repairing or rehabilitating existing stock can be financially cumbersome. Properties built before 1978 may have deferred maintenance issues or environmental hazards such as lead-based paint. Even as homes are improved, home values also increase, and subsequently, tax obligations increase. These tax obligations are in conjunction with to the regular cost of the home and the cost of the improvements.

Repetitive flooding has also played its role in the deterioration of Houston's housing stock. Homes previously vulnerable due to housing problems may experience exacerbated health and safety issues caused by natural disasters. Overall, rehabilitating or remediating older housing stock may be prohibitively expensive for homeowners or owners of rental properties, especially when coupled with a recent disaster events.

### **Regulation**

Municipal, State and Federal regulations may, in some instances, increase the cost of or the time to develop affordable housing. For instance, although some of HUD's regulations relating to noise, environmental, or site and neighborhood standards are needed to protect future affordable housing residents and existing neighborhoods, these are additional requirements that affordable housing developers must comply with, which developers in the private market do not. Some could view these additional regulations as reasons why developing affordable housing has barriers.

Preserving affordable housing can also become more expensive because of state regulations. For example, the State of Texas regulates abatements under the Texas Asbestos Health Protection in Texas Administrative Code. This regulation states that two or more single family dwellings (or homes) within 660 feet of each other are a part of the same site if they are demolished or renovated by the same owner or operator. Although the demolitions are considered to be a part of the same site, State fee schedules charge separate fees for both homes even though the demolition is done by the same contractor and the debris from each home is transported simultaneously to the same landfill. This adds additional costs to the repair or reconstruction process, which ultimately affects the affordability of homes.

Conversely, the lack of regulations limits the ways in which the City could require decent, safe, affordable housing.

One example of the lack of regulation is the fact that Houston has no regulatory development tools, like requiring a percentage of affordable units in new developments in designated neighborhoods. Instead of zoning, Houston's greatest tool to promote affordable housing is through the use of incentives. Even more, the lack of industrial and commercial zones may disrupt residential areas and present environmental hazards to nearby residents. Living near industrial areas can increase health hazards for residents, making living in these areas more costly.

### **Lack of communication between government and residents**

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



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 2024 are described in more detail below, and other actions to overcome impediments to fair housing are 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
- Expand the amount of certified CHDO's to help increase housing stock
- Lower the cost for low- and moderate-income families to achieve homeownership by assisting with down-payment and closing cost assistance
- Increase assistance amount for homeownership opportunities for households
- Continue home repair activities to lower the cost of home maintenance and improve housing stock
- Expand the pool of contractors for home repair services
- Work with lending institutions to provide services for underserved populations
- Invest in alternative forms of homeownership, such as the Houston Community Land Trust
- Develop additional revenue streams of funding for affordable housing
- Utilize land in the Houston Land Bank to create new affordable homes
- Enhance HCD's procedures to leverage resources and increase the production of new homes or rehabilitation of existing homes
- Diversify communities with mixed-use and mixed-income buildings to improve quality of life for residents and businesses
- Develop and maintain partnerships with Pre-Approved Grant Relationship Sponsorship organizations like the Houston Redevelopment Authority to provide funding for Single Family Home Development projects.
- Initiate program changes for the Home Repair Program, like striving to reduce the time residents spend waiting on assistance

*Invest in building code enforcement and lead hazard remediation to abate deterioration of housing stock*

- Provide lead hazard testing and/or remediation for households participating in the Home Repair Program
- Reduce lead-based paint hazards in low- and moderate-income housing units by partnering with HHD and providing matching funding for federal grants
- 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 partnerships and agreements with other City Departments to reinforce a collaborative and concerted effort to reduce health and safety hazards
- Improve housing stock for low- and moderate-income homeowners through the Home Repair Program
- Improve hazard assessment processes for monitoring the abatement of lead-based paint

*Strengthen inter/intragovernmental relationships to resolve regulatory issues*

- Inform and communicate with TDHCA requests for updates to the QAP
- Coordinate with local HUD officials and request waivers to certain HUD standards, as needed
- Continually improve HCD's monitoring and compliance function to detect and address inconsistencies or conflicts among federal, state, and local grant and regulatory requirements
- Continue to provide technical assistance to nonprofit and for-profit affordable housing developers and public service agencies regarding new or changing requirements
- Continue to refer fair housing complaints to substantially equivalent agencies and the regional HUD office which are equipped and trained to manage such complaints effectively and efficiently
- Improve partnerships and enhance communication with other City Departments and elected





officials to identify policies or processes augmenting the barriers to affordable housing and help create strategies to eliminate those barriers

- Work with the Houston Public Works to reduce impacts to the timing of construction of new homes by the permitting process

*Use education to encourage policy decisions and public support that positively impact affordable housing*

- Educate City officials and staff about fair housing issues to improve understanding of and the impact of municipal laws and regulations on affordable housing through presentations and meetings organized by HCD staff
- Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with HCD staff for stakeholders and community groups
- Engage housing stakeholders and staff on community engagement best practices to bolster community support of affordable housing issues
- Engage fair housing and affordable housing advocates to elevate affordable housing issues in the public
- Ensure that first-time homebuyers are educated about financial management and the responsibilities of homeowners

## Discussion

HCD will continue to pursue innovative partnerships, identify additional funding sources, and engage in comprehensive planning efforts with regional entities to reduce and remove barriers to affordable housing and fair housing. In preparation of this Plan, HCD undertook an extensive resident participation effort, and HCD will continue to use partnerships to reach out to Houstonians.

HCD will continue to pursue other funding to benefit residents. Also, HCD will continue to foster collaboration with financial institutions and housing and service providers to enhance existing strategies and implement new strategies to address affordable housing barriers.

The City of Houston is committed to improving communities by continuously performing research and analysis, collecting resident input, and exploring best practices to inform programs and activities and to remove barriers to affordable housing. The City continues to work with community partners to fund activities to provide and maintain affordable homes, while working to eliminate barriers that limit the creation or viability of affordable housing, even as the impacts of the COVID-19 pandemic persist.



## 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 between public and private agencies

HCD also found in our 5-year strategy and ongoing consultations, as described in AP-10, that many low- and moderate-income Houstonians are vulnerable because of their lack of access to internet and computer devices. The City of Houston established the Mayor's Office of Innovation that identifies and innovates ways to bridge the digital divide and improve economic and social outcomes for Houstonians.

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

### Actions planned to address obstacles to meeting underserved needs

The underserved are defined as LMI households that have a member that is elderly, is a child, has a disability, or has a quality of life-limiting medical condition. The underserved also include individuals experiencing homelessness or are victims of domestic violence. Characteristics of the underserved population may include fixed incomes, unemployment or underemployment, living in aging housing stock, language barriers, and physical limitations to access services.

In PY 2024, HCD will strive to overcome the obstacles of the underserved by

#### *Leveraging its resources*

- HCD will continue to implement programs through special grants and to support funding applications for various non-profit agencies. HCD will continue partnering with housing and service organizations to create permanent supportive housing units for the homeless.
- HCD staff will continue to research, apply for, and manage competitive and non-competitive grant opportunities to fund and enhance community development activities in Houston.
- HCD will research ways in which funded activities can be paired with other funding sources or programs to lower costs for residents or make services more available.
- NOFAs for public services, public facilities, and multifamily development may prioritize projects that leverage other funding sources with entitlement funds.
- HCD will continue to seek partnerships with entities in the private sector, such as banks, realtors, builders, and non-profits to fund trainings and utilize volunteered resources.
- HCD will leverage its entitlement and disaster recovery funds to fund Homebuyer Assistance Program activities.
- HCD will also explore ways to reduce externally contracted pre-construction services and increase in-house services or partner with other City Departments for such services as engineering or architecture.

#### *Assisting households increase their income and assets*

- HCD will continue to fund public services including job training and other assistance programs, like childcare, to help individuals secure a job to increase their family income.
- HCD's Compliance Division facilitates training and monitors routinely for contractual compliance to ensure that contractors are adhering to Section 3 guidelines to provide job training and employment and contract opportunities to low-income residents. This Division will



also provide mobile Section 3 certifications and enforce the Davis Bacon Act to ensure contractors and sub-contractors pay the prevailing wage rates to employees.

- The Homebuyer Assistance Program provides financial assistance to income eligible households that otherwise could not afford to sustain a home purchase due to limited savings.
- HCD will continue to look for new ways to create job opportunities for low- and moderate-income persons through existing funding resources, like Section 108 and EDI funds.
- HCD will continue to support subrecipients involved in local initiatives helping families improve money management and generate wealth, such the United Way’s THRIVE and the Alliance’s Houston Financial Empowerment Centers.

*Making housing and services available for the underserved*

- HCD will prioritize housing and services to those in most need, including populations with special needs. Rapid re-housing activities using ESG funds will target homeless individuals and those who are victims of domestic violence.
- HCD will also work to coordinate services between HOPWA providers and to identify resources.
- HCD will continue to address the rental housing needs of the underserved and may give preference to developments for underserved populations 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*

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

*Improving neighborhoods that are underserved*

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

**Actions planned to foster and maintain affordable housing**

As of February 2024, HCD’s multifamily compliance portfolio included 14,553 housing units in over 97 developments, and as a result of federal and local funding sources, 7,005 of these units are City of Houston income-restricted. Effective relationships with developers of affordable housing, potential buyers of at-risk housing, advocacy groups, lenders, community groups, and other stakeholders help to ensure that the number of restricted units is maintained.

The City will continue to lead an effort to develop permanent supportive housing to help end chronic, veterans, family, and youth homelessness in Houston. By providing analysis of homeless needs, coordinating with other agencies, and funding this effort, the City will continue to encourage affordable housing development with supportive services. The City will continue to collaborate and partner with public and private housing developers, builders, and finance agencies to foster resilient, decent, safe, and affordable housing.

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





Leveraging HCD's funds is an integral component of the Multifamily Development Program, which generally provides up to 30% of gap funding for a multifamily development and requires developers to provide the remaining funds, and in PY 2024, two multifamily developments – Temenos Place and Sunrise Lofts – will be completed. There will be 26 City of Houston income-restricted rental homes through the development of Temenos Place, and 9 City of Houston income-restricted rental homes with Sunrise Lofts.

In PY 2024, HCD staff will continue to reach out to developers who are nearing the end of the affordability period on their income-restricted units to offer various possibilities to increase or renew the properties' affordability period. HCD will also preserve and expand the supply of affordable single family housing in PY 2024 through the rehabilitation of 18 single family homes and the construction of 20 new single family homes. Home repair staff has focused on increasing capacity and will release a procurement opportunity to expand the pool of contractors with non-profit. The Single Family Home Development program has provided technical assistance to CHDO developers and will continue to help these developer build capacity. This will increase the number CHDO developments and help more residents maintain the long-term affordability.

Hurricane Harvey negatively impacted the supply of affordable housing in Houston and created an urgent need for new homeowner housing development and rehabilitation of existing homes damaged by the recent flood events. In PY 2024, HCD will be winding down programs funded with CDBG-DR17, but plans to continue to serve households, while leveraging local, federal and disaster recovery funds to develop and rehabilitate affordable homes. For example, the Affordable Home Development Program will provide financing for larger scale single family developments that will create affordable homeownership opportunities.

### Actions planned to reduce lead-based paint hazards

In PY 2024, HCD will expend CDBG funds for lead-based paint related programs through the High-Impact Neighborhood Lead-Based Paint Hazard Reduction Program managed by the Houston Health Department (HHD) and through home repair activities. A description of the activities follows.

**High-Impact Lead-Based Paint Hazard Reduction Program.** HCD and HHD's Bureau of Community and Children's Environmental Health (BCCEH) work closely together to reduce lead hazards. Since 1996, HHD has received federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Houston. Previously, BCCEH's lead program was the Lead-Based Paint Hazard Control Program (LBPHC) funded by the Lead Hazard Reduction Demonstration (LHRD) Grant; however, its new lead program will be funded by federal grants, including the Lead-Based Paint Hazard Reduction (LHR) Grant.

Beginning in 2020, HHD used HCD's funding as match dollars in support of the LHR grant, targeting the removal of lead-based paint in 4 contiguous census tracts near in the Near Northside and Fifth Ward Super Neighborhoods. With the help of CDBG funds as match, BCCEH performs lead hazard reduction and remediation on approximately 50 homes annually. HCD may continue to provide match funding to HHD lead-based paint initiative under this program during PY 2024. HHD will continue to seek additional funding to leverage its current resources for lead-based paint reduction.

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



## Actions planned to reduce the number of poverty-level families

HCD provides many services intended to help reduce the number of persons in poverty. HCD will carry the following strategies and actions over the next year to help families achieve financial stability.

### *Increasing income*

- Fund job training, childcare, and educational programs to increase a person's potential income.
- Work with businesses to increase the number of jobs available, especially higher waged jobs, for low- and moderate-income persons.

### *Building Financial Assets*

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

### *Acquiring Real Property Assets*

- Create opportunities for LMI households to become homeowners by assisting CHDOs in single family home development through technical assistance, trainings, and workshops.
- Foster single family home development and ownership through the Houston Community Land Trust (HCLT). HCD has partnered with HCLT for new single family home development where homebuyers below 80% AMI will be able to purchase homes at affordable prices. These homes will have long-term affordability and protect residents from being displaced through gentrification.
- Purchase large tracts of land utilizing non-entitlement funds to create communities of affordable single family homes and increase housing stock.

## Actions planned to develop institutional structure

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

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

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
  - The Special Assistant to the Mayor for Homeless Initiatives will continue to lead planning efforts related to ending homelessness and homeless housing initiatives.
  - The Multifamily/Commercial program area is also expanding development initiatives through the Affordable Home Development Program which will create new, affordable single family developments on large tracts owned by the City. The Multifamily program also meets with developers to provide resources or information and also provide technical assistance to potential partners that develop affordable rental homes.
  - It is also increasing capacity by hiring more staff to support these efforts.
  - The Homebuyer Assistance Program expects to continue coordinating with HCD's Harvey Homebuyer Assistance Program and to market the program in the community.
  - HCD expects to improve Home Repair Program service-levels by introducing new non-





- profit contractors to the pool of approved contractors.
- HCD's Home Repair Program will also continue to streamline its internal process by improving its application process and assessing its production workflow.
- The CHDO Single Family Home Development Program will continue to identify gaps in staff capacity and develop a marketing plan to reach targeted populations and improve homeownership outcomes.
- The Public Services teams has expanded their team to improve upon Resource Identification efforts for people living with HIV/AIDS and to enhance coordination between HOPWA providers.
- The Public Facilities team plans to improve and streamline the NOFA process to better capture past performance measures, to more effectively deliver finished projects.
- Use a high level of communication and project coordination among City departments and support the City's efforts to revitalize and/or stabilize low- and moderate-income neighborhoods.
  - HCD partners with the Health, Library, Parks and Recreation, and Houston Public Works departments, as well as the Mayor's Office on a variety of community improvement projects in low- and moderate-income neighborhoods. HCD will further refine ways to communicate regulations to other City departments which may include additional meetings and desk reviews.
  - HCD will work to communicate reimbursement process for other City Departments with LOAs. Staff at HCD will focus on relationship management and improved communication with City departments. Staff will also provide technical assistance to City departments.
  - HCD will continue to automate the LOA process through standardizing document formats and signature fields, electronic submissions of reports and payments, and making processes paperless.
  - HCD will work with Houston Public Works (HPW) to create and maintain plan analyst jobs specifically tasked with prioritizing permitting projects from the Single Family Home Repair and Single Family Home Development programs.
  - Updated program guidelines will be implemented in PY 2024.
  - HCD will also work other City Departments/Divisions like the General Services Department (GSD) to determine ways to partner through existing City efforts and the Strategic Procurement Division (SPD) to improve procurement processes.
- Work with and financially support various community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
  - HCD will fund CHDO certified organizations to develop affordable single family homes.
  - HCD will work to improve marketing to ensure program efficiency and compliance.
  - HCD will continue to implement new payment procedures to help CHDO's build capacity and ensure timely completion of construction.
  - HCD will work to improve ways to track and report CHDO performance.
  - HCD will update and implement the new program guidelines in PY 2024.
- Use established partnerships to identify opportunities for joint ventures with agencies that have sources of funding to construct or operate affordable housing.
  - HCD and HHA will continue to plan rehabilitation of housing units supported by HHA.
  - HCD will build capacity with the Houston Land Bank and Houston Community Land Trust to provide for future options for affordable home development and preservation.
- Continue to cultivate strong working relationships with local financial institutions to ensure the availability of private funding for housing and other projects and low- and moderate- income homebuyers.
  - HCD will work with finance agencies, including the Houston Housing Finance Corporation, to develop future housing finance opportunities and further economic development initiatives.
  - The Multifamily Division will continue to build relationships with financial institutions and lenders to be better informed on pricing and communicate about upcoming projects.
  - HCD will continue to partner with realtors and banks, including those working with minorities and in low-income areas of the city, to advertise and promote HCD's Homebuyer Assistance Program.



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

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

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

- *Coalition for the Homeless Houston/Harris County.* HCD funds HMIS, the primary data system maintained by the Coalition used to track information related to the region's homeless population and the HOPWA population. Such data informs efforts to address the needs of the homeless population in the region in cooperation with agencies across several counties. HCD will support the Coalition's efforts to analyze HMIS data to enhance coordination between service providers, HOPWA providers, and homeless housing providers. In addition, HCD financially supports the Coalition's efforts in the coordination of the Point-In-Time Count each year, which serves as a basis for federal homeless funding.
- *Continuum of Care (CoC).* The CoC brings together local 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, HCD will continue the implementation of the integrated care service delivery model for permanent supportive housing units, by partnering with federally qualified health centers, mental healthcare providers, and homeless service providers.
- *Addressing Homelessness.* HCD will work to enhance coordination between housing and service providers while leading the effort to implement strategies to end chronic and other forms of homelessness.
- *Economic Development.* HCD will partner with agencies, like Ascend Houston, the Houston Redevelopment Authority, and Houston Business Development Inc. (HBDI), to create new opportunities for businesses to provide services in low-income neighborhoods. HCD will continue to look for economic development opportunities that will best utilize Section 108 funding to create jobs and enhance businesses.
- *City Departments.* HCD will continue to work with other Departments to implement actions that will affirmatively further fair housing. HCD will also continue exploring ways to partner with other City Departments to streamline processes, align efforts, and leverage resources.

The activities and partnerships with some of the aforementioned organizations span multiple counties (Harris, Fort Bend, Montgomery) and cities (Missouri City and the City of Pasadena). More details about the organizations consulted throughout the planning process are included in AP-10 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 will work to create an environment in which affordable housing, including permanent supportive housing, is sustained and encouraged. HCD staff will continue to streamline its processes and coordinate with various agencies throughout PY 2024 in support of its entitlement and disaster recovery programs. Cultivating and strengthening relationships with agencies, advocates and community partners will also improve the delivery of activities funded through entitlement grants.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(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(I)(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 14 – 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	\$949,954.22
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
<b>Total Program Income:</b>	<b>\$949,954.22</b>

#### Other CDBG Requirements

**Table 15 – CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.0%





## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(I)(2)

#### 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows

The City of Houston does not use other forms of investment beyond those identified in Section 92.205.

#### 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows

In PY 2024, HCD will utilize a recapture requirement for homeownership activities for HOME assisted units constructed as a part of the CHDO Single Family Home Development Program. HCD adheres to the minimum recapture provisions established in §92.254(a)(5)(ii) when providing assistance for the development of new homes by CHDOs.

The following bullets outline the required minimum affordability period for homebuyers receiving a direct HOME subsidy through an HCD program

Direct HOME Subsidy	Minimum Period of Affordability
Under \$ 15,000	5 years
\$ 15,000 - \$ 25,999	10 years
\$ 26,000 - \$ 39,999	15 years
\$ 40,000 or above	20 years

The direct HOME subsidy is the amount of HOME pass-through assistance that enabled the homebuyer to buy the unit and may include underwriting, project costs, interest subsidies, settlement charges, or other direct subsidy that reduced the purchase price from fair market value to an affordable price.

According to the recapture requirements of the CHDO Single Family Home Development Program, assistance, which is a direct HOME subsidy, is provided as direct buyer purchase assistance facilitated as a 2<sup>nd</sup> mortgage financing. The assisted homebuyer must occupy the property as his/her principal residence through the affordability period. Once the affordability period ends, no recapture restrictions will apply. If the property is sold, is no longer the owner's principal residence, or is otherwise non-compliant with the recapture requirements during the affordability period, HCD will recapture a portion of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return on the sale. The recapture amount will be reduced, on a pro rata basis, by the amount of direct HOME subsidy due at sale. The homebuyer may sell to any homebuyer. HCD's recapture amount is limited to the net proceeds available from the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

In the case of default during the affordability period, the City may pursue all remedies available to the City under the homebuyer written agreement, mortgage and lien documents, deed restrictions, or any covenants running with the land. In the development of home purchase agreements, HCD will utilize the recapture provision, as discussed above: recapture of a portion of the direct HOME subsidy (see HOME Program regulations at 24 CFR 92.254(a)(5)(ii)).

#### 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows

As mentioned in the previous section, the period of affordability is stated in a written agreement between the homebuyer and HCD through loan and program documents, which could include, but are not limited to, the Loan Note, the Lien, the Statement of Terms and Conditions, and Land Use Restriction.



Recapture is triggered when a homebuyer becomes non-compliant or a default occurs. Each of the following constitutes a default as defined by the loan documents

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

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

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

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

Applicants must demonstrate that

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

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

## Housing Opportunities for Persons with HIV/AIDS (HOPWA)

### Goals

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

In PY 2024, HCD will allocate

- \$2,000,000 for operating costs to provide 220 individuals with permanent and transitional facility-based housing
- \$2,770,615 for supportive services serving 1,700 individuals
- \$4,500,000 for project or tenant-based rental assistance for 450 individuals
- \$2,800,000 for short-term rent, mortgage and utility subsidies for 650 individuals
- \$366,000 for Resource Identification, Technical Assistance, and Housing Information

### Discussion

HOPWA activities in PY 2024 are expected to serve approximately 3,000 persons who are living with or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). HCD continues to serve as a member of the Ryan White Planning Council (Ryan White), and an HCD staff member also serves on the Priorities and Allocation Committee under the Council. In addition to receiving critical community health needs information from Ryan White, HCD staff also meet with HOPWA providers regularly to receive information about the implementation and needs of the current providers. HCD is currently meeting with all HOPWA providers quarterly since November of 2022, to discuss current needs, barriers with clients, and provide a space for dialog with other project sponsors regarding program operations. When HCD receives information from stakeholders like Ryan White and from HOPWA providers, HCD can adjust future funding decisions.

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

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

The HOPWA Program uses Fair Market Rent as the rent standard, adopting the public housing authority's rent standard.

## Emergency Solutions Grant (ESG)

### Reference 91.220(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 were updated in PY 2023.

#### 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. In 2014, the Coordinated Access system became fully operational across of the CoC's service areas. The CoC continues to improve and refine the Coordinated Access system, which is commonly referred to as Coordinated Entry. The system immediately connects residents to diversion and homelessness prevention programs. These programs are designed to help households who have recently become homeless or are at imminent risk of losing their homes. The system also identifies populations who have a greater need for diversion services.

The ESG homelessness prevention and rapid re-housing programs use common assessments and eligibility criteria. Clients may access homelessness prevention, emergency shelter or rapid re-housing services at any point in the system. To target the system's limited homelessness prevention resources to those most at-risk of homelessness, in addition to HUD's eligibility criteria, local risk factors for homelessness were used to develop a common assessment. To monitor the tool's effectiveness, the CoC tracks clients who are deemed ineligible for homelessness prevention services to see if they access shelter or homeless services. Rapid re-housing programs target four high need population groups that would benefit from the model.

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

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

In the fall of 2023 HCD notified the administrator of the City's Homeless Services Program, a subrecipient, that there would be no renewal of funding and that HCD would administer the Homeless Services program directly. HCD's administration of the Homeless Services Program began in the fourth quarter of PY 2023 and will continue into PY 2024.

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

HMIS services continue to be funded out of the ESG program, and the Coalition, serving as the Lead Agency and HMIS Administrator, continues to receive funding for local HMIS activities.

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

The City of Houston meets the homeless participation requirement. The CoC consults with the four ESG jurisdictions bi-monthly. As a part of the planning role of the group, funding recommendations are taken the

CoC Steering Committee, Consumer Advisory Council, CoC's Action Plan, and data analysis from HMIS. With this information, ESG jurisdictions, including HCD, form strategies for funding program types and certain priorities. The Coalition for the Homeless' Consumer Advisory Council is comprised of people who are currently or formerly homeless. In addition, two places on the CoC Steering Committee, which consists of 19 members, are designated for consumer representatives, individuals who have experienced homelessness.

## 5. Describe performance standards for evaluating ESG.

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

Grantees within the CoC jurisdiction continue working together to maintain or establish new community wide standards so that the community as a whole works towards common goals. The CoC measures progress toward established goals on a community level, as well as at the individual grantee level. HCD will continue to use the data collected on these outcomes to analyze effective programs and establish more measurable standards for performance outcomes. The City continues to operate under the ESG Written Standards, and update as necessary. The latest ESG Written Standards were updated in PY 2023.

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

### *Number and percentage of people exiting to a known place*

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

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

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

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

This outcome will help the community measure the reduction in barriers to housing for clients in emergency 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. HCD recognizes that clients who receive Rapid Re-Housing assistance will have a separate set of needs and likely higher barriers to maintaining permanent housing, so the outcome goals will be different, even though the measures for both programs are the same.

## Discussion

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



# Appendices

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## Appendix 1: Affirmatively Further Fair Housing

Fair housing and equal opportunity are fundamental principles to creating and sustaining communities in Houston. One way that the City demonstrates its commitment to these principles is by completing an Analysis of Impediments to Fair Housing Choice (AI). The AI is a document containing a review of obstacles that can impede fair housing choice and a list of actions to remove or decrease these identified barriers. The development of the City's 2020 AI coincided with the 2020-2024 Con Plan.

The 2020 AI listed 12 impediments to fair housing choice in Houston. Although not exhaustive, this list is an attempt to outline impediments that were found during the development of the 2020 AI, using various data sources and extensive community input. At the suggestion of several community groups, impediments have been categorized under four fair housing and neighborhood rights that incorporate affirmatively furthering fair housing principles.

**The right to choose:** All Houstonians have a right to live in a decent home in a neighborhood of their choice, free from discrimination.

1. Discrimination in Housing
2. Lack of Knowledge about Fair Housing
3. Lack of Housing Affordability and Options
4. Lack of Accessible Housing for Persons with Disabilities
5. Lack of Income/Lack of Funding
6. Segregated Housing Patterns Based on Race, Ethnicity, and Economic Status

**The right to stay:** Transitioning neighborhoods in Houston should also be revitalized for the benefit of existing residents without fear of displacement.

7. Lack of Access to Financial Education / Discriminatory Banking Practices

**The right to equal treatment:** Houston will work to end discrimination and disinvestment in low-income, minority concentrated neighborhoods and ensure that infrastructure, public services and facilities, and other public resources are equitably provided to all neighborhoods.

8. Imbalanced distribution of Amenities, Services, and Infrastructure Between Neighborhoods
9. NIMBY Resistance
10. Lack of Transportation Options
11. Increased Health Hazard Exposure in Certain Neighborhoods

**The right to have a say:** All residents have a right to be informed about, and have an input in, decisions that affect their communities.

12. Lack of Communication Between Government and Residents

HCD created the "Summary of Recommended Actions and Fair Housing Implementation Plan" in the 2020 AI as a five year plan to address the identified impediments. The thirty identified fair housing actions are closely aligned to the strategies in the 2020-2024 Con Plan and to proposed projects and activities in each subsequent Annual Action Plan.



## Lack of Affordable Housing

One of the impediments identified in the 2020 AI indicated that there is a lack of affordable housing. The strategies and actions taken to address this impediment described in the 2024 Annual Action Plan are consistent with the 2020-2024 Con Plan goals

- Goal 1: Preserve and expand the supply of affordable housing
- Goal 2: Expand homeownership

## Addressing Goals and Priority Needs

The projects and activities proposed in the 2024 Annual Action Plan address the goals and priority needs listed in the 2020-2024 Con Plan’s Strategic Plan. The goals and priority needs listed in the Strategic Plan do not necessarily correlate to only one protected class, but instead address the needs of multiple or all protected classes. However, by regulation, HOPWA activities will only serve persons with HIV/AIDS--considered to be persons with a disability--or their families.

## Measuring Progress

The 2024 Annual Action Plan lists proposed quantifiable goals that will be used to measure progress of the HCD activities at the end of the program year. Information regarding various protected class traits is aggregated and recorded in IDIS or HMIS and will assist in determining how the proposed activities helped address the needs of the relevant protected classes. The data collected varies depending on the project, activity, and funding source. There is also information that should be collected that is not reported in IDIS, such as number of applicants. Quantifiable goals and other measures are reported in the CAPER.

For instance, depending on the national objective and the beneficiary of the activity (persons, households, or presumed benefit), CDBG public service activities, as well as, some public facility activities, collect information about a beneficiary’s race, Hispanic origin (which can serve as a proxy for color and national origin), and status as a female headed household (which can serve as a proxy for familial status). This information is reflected in IDIS. Economic development activities, which are also dependent on the nature of the CDBG activity, may collect information about the race and Hispanic origin of persons receiving assistance. In addition, information about residents within the assisted area, including race, ethnicity, sex, familial status, and disability, may be collected for certain public facilities, economic development, and code enforcement activities that benefit an area. This information is not required in IDIS.

HCD’s Homebuyer Assistance Program and Home Repair Program applications collect information about an applicant’s race, Hispanic origin, sex, familial status, and household disability status. The Multifamily Housing Program collects information about initial tenants of rehabbed and newly constructed units, including race and Hispanic origin. Compliance includes verifying the number of Section 504 units in multifamily properties. In addition, as part of the annual compliance review of multifamily units in HCD’s portfolio, information about race, Hispanic origin, and female headed households is collected for tenants residing in the City of Houston’s income-restricted units.

For activities funded with ESG, information about beneficiaries’ race, Hispanic origin, gender identity, and special needs (including disability) is collected in HMIS. HOPWA activities, also reported in HMIS, collect information on race, ethnicity, gender, familial status, and disability.

Although projects and activities carried out in the next year will address needs of various protected classes and low-income residents in Houston, entitlement funding at current levels will not meet the needs of all Houstonians, including those of selected protected classes.

## Addressing Impediments

Listed in the “Summary of Recommended Actions and Fair Housing Implementation Plan” are the actions HCD plans to carry out during PY 2024 to address the identified impediments from the 2020 AI. Each action has one or more corresponding impediments it is intended to address. Many of these fair housing actions





are directly related to the projects in the 2024 Annual Action Plan. Other fair housing actions listed are not related to individual projects but instead, are general fair housing education and research activities.

### **Fair Housing Activities**

HCD funds fair housing activities with administrative funding and in the PY 2024 CDBG will fund the salary of employees and expenses related to carrying out some of the fair housing activities below.

There is one full-time employee in HCD's Planning and Grants Reporting Division who focuses on educating the public about matters involving landlord and tenant relations, fair housing issues, and answering their questions via the Landlord/Tenant and Fair Housing Hotline. Other employees work on fair housing outreach initiatives and assist with a variety of activities supporting fair housing, which include, but are not limited to

- Updating and creating fair housing educational materials and opportunities
- Analyzing data, monitoring for Section 3 and Labor Standards requirements
- Distributing information about the benefits of and the available opportunities for affordable housing in Houston and its neighborhoods





Summary of Actions and Fair Housing Implementation Plan

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>1. Provide counseling through the City’s Fair Housing Hotline</b>            The City’s Fair Housing Hotline provides a year-round, free resource to residents who may have been discriminated against or have questions or concerns about various tenant and landlord issues. This action will continue to provide a resource to anyone living in, owning housing, or planning to move to the Houston area that may have a question or concern about their rights. The Fair Housing Hotline is one way to address several impediments by empowering residents about their rights, giving residents various ways to remedy possible discriminatory actions, and preventing future discrimination from occurring.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>1. Discrimination in Housing</p> <p>2. Lack of Knowledge about Fair Housing</p> <p>12. Lack of Communication Between Government and Residents</p>	<ul style="list-style-type: none"> <li>• CDBG-Staff Time</li> <li>• CDBG-Outreach Materials</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• City departments</li> <li>• Multifamily properties</li> <li>• GHFHC</li> <li>• HUD-FHEO</li> <li>• TWC</li> <li>• Non-profit housing and service providers</li> </ul>	<ul style="list-style-type: none"> <li>• Assist 1,500 callers with resources regarding housing issues</li> <li>• Monitor call data to review trends and community needs to inform outreach strategies</li> </ul>
<p><b>2. Provide fair housing and HCD housing program information to government staff and housing stakeholders.</b>            HCD will provide education and outreach through trainings, presentations, informational brochures, and other methods to government staff and housing stakeholders, including subrecipients, contractors, developers, and nonprofit and for-profit partners. This action will address the impediment of lack of knowledge by providing fair housing training to inform staff and housing stakeholders about regulations and compliance under fair housing laws to prevent discrimination.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>1. Discrimination in Housing</p> <p>2. Lack of Knowledge about Fair Housing</p>	<ul style="list-style-type: none"> <li>• CDBG-Staff Time</li> <li>• CDBG-Outreach Materials</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• HUD FHEO</li> <li>• HCD subrecipients</li> <li>• Developers</li> <li>• HCD contractors</li> <li>• Nonprofit and for-profit partners</li> <li>• HHA</li> </ul>	<ul style="list-style-type: none"> <li>• Reach 200 HCD stakeholders with information about fair housing</li> </ul>





Summary of Actions and Fair Housing Implementation Plan

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>3. Provide fair housing and HCD housing program information to residents</b>            a) HCD will create a fair housing outreach plan to inform 500,000 residents of their fair housing rights, the fair housing complaint process, tenant and landlord relations, housing issues and issues surrounding housing opportunity, and HCD's general programs. The outreach will likely consist of direct mailings, social media, print advertisements, informational brochures, and presentations. This action will address the lack of knowledge of existing fair housing and housing resources by creating an array of targeted marketing for groups that have little or no knowledge of fair housing rights, fair housing laws, or HCD housing programs. This may include translating informational materials into other languages and providing information in new ways that is easy to understand at a variety of education levels.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>2. Lack of Knowledge about Fair Housing</p> <p>6. Segregated Housing Patterns Based on Race, Ethnicity, and Economic Status</p> <p>7. Lack of Access to Financial Education / Discriminatory Banking Practices</p> <p>12. Lack of Communication between government and residents</p>	<ul style="list-style-type: none"> <li>• CDBG-Staff Time</li> <li>• CDBG-Outreach Materials</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• City departments</li> <li>• Civic Associations/ Clubs</li> <li>• Super Neighborhoods</li> <li>• Non-profit housing and services providers</li> <li>• Affordable housing providers</li> <li>• Housing authorities</li> </ul>	<ul style="list-style-type: none"> <li>• Reach 50,000 people with information about fair housing</li> <li>• Create new materials and accessible materials, including in other languages</li> </ul>
<p><b>4. Preserve affordable rental homes</b>            HCD will fund the preservation of at least 30 affordable rental homes through the rehabilitation of multifamily properties in the Multifamily Housing Development Program. This action will preserve the supply of existing affordable housing for low- and moderate-income households in areas that may be at risk of gentrifying, addressing the lack of quality affordable housing options for members of protected classes.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>3. Lack of Housing Affordability and Options</p>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• HOME</li> <li>• TIRZ</li> <li>• BOND</li> <li>• CDBG-DR</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Housing developers/owners</li> <li>• Lending institutions</li> </ul>	<ul style="list-style-type: none"> <li>• No rehabs of multifamily rental homes are expected to complete during PY 2024 using entitlement funds</li> <li>• HCD staff will work with developers to extend affordability periods that will expire</li> </ul>





**Summary of Actions and Fair Housing Implementation Plan**

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>5. Create affordable rental homes</b>                      HCD will fund the creation of 1,500 new affordable housing rental units in neighborhoods throughout the city using entitlement and DR funding through the Multifamily Housing Development Program and Small Rental Development Program. This action will expand the supply of affordable housing for low- and moderate-income families in areas at risk of gentrifying and in high opportunity areas, addressing the lack of affordable housing options for members of protected classes.</p> <p align="right"><b>Priority: High</b></p>	3. Lack of Housing Affordability and Options	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• HOME</li> <li>• TIRZ</li> <li>• BOND</li> <li>• CDBG-DR</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Housing developers/owners</li> <li>• Nonprofit organizations</li> <li>• Lending institutions</li> </ul>	<ul style="list-style-type: none"> <li>• 40 new affordable rental homes completed with entitlement funds and hundreds of homes are under construction using multiple funding sources</li> </ul>
<p><b>6. Fund the creation or preservation of accessible rental homes</b>                      Through HCD's Multifamily Housing Development Program, rental developments must produce a minimum number of Section 504 accessible rental units. HCD's Home Repair Programs will prioritize persons with disabilities, seniors, and families with children. This action will increase the availability of quality accessible units for 50 low- and moderate-income households directly addressing the lack of accessible housing.</p> <p align="right"><b>Priority: High</b></p>	4. Lack of Accessible Housing for Persons with Disabilities	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• HOME</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Fund creation or preservation of 12 Section 504 accessible rental homes</li> </ul>
<p><b>7. Expand homeownership opportunities by building new single family homes available for low- and moderate-income households</b>                       HCD will build new homes through the CHDO Program and the New Home Development Program in areas that are high opportunity or having active reinvestment. This action will provide new opportunities not currently available for low- and moderate-income households searching for homeownership.</p> <p align="right"><b>Priority: High</b></p>	3. Lack of Housing Affordability and Options  5. Lack of Income/Funding	<ul style="list-style-type: none"> <li>• HOME</li> <li>• CDBG-DR</li> <li>• TIRZ Bonds</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Build 20 new homes for sale to low- and moderate-income households</li> </ul>





**Summary of Actions and Fair Housing Implementation Plan**

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>9. Fund homebuyer assistance loans</b></p> <p>HCD provides homebuyer assistance, through downpayment and other financial assistance, to income-eligible low-, moderate-, and middle-income households for home purchases. Interested homebuyers will attend an 8-hour homebuyer education course provided by a City partner. This action will expand housing choice for low-, moderate- and middle-income households by allowing these households to seek housing in neighborhoods that may have more opportunity.</p> <p align="right"><b>Priority: High</b></p>	<p>3. Lack of Housing Affordability and Options</p>	<ul style="list-style-type: none"> <li>• CDBG-DR</li> <li>• CDBG</li> <li>• TIRZ</li> <li>• TIRZ Bonds</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Nonprofit housing and service providers</li> </ul>	<ul style="list-style-type: none"> <li>• Assist 33 homebuyers with loans through the Homebuyer Assistance Program</li> </ul>
<p><b>10. Provide home repair assistance for low- and moderate-income households</b></p> <p>HCD's home repair programs will assist qualified low- and moderate-income homeowners with needed home repairs or reconstruction to create a safe living environment. This action will address the lack of income of low- and moderate-income homeowners by assisting with home repair activities. In addition, it helps to improve the homes in mostly low-income, minority areas, as well as for protected classes including persons with disabilities and families with children, which are prioritized in the programs.</p> <p><b>Priority: High</b></p>	<p>3. Lack of Housing Affordability and Options</p> <p>5. Lack of Income/Funding</p>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• TIRZ</li> <li>• CDBG-DR</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Civic association/clubs</li> </ul>	<ul style="list-style-type: none"> <li>• Provide housing repair assistance to 18 households</li> <li>• Prioritize families, households with a person with a disability, and seniors</li> </ul>



Summary of Actions and Fair Housing Implementation Plan

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>11. Carry out economic development activities to create or retain jobs</b></p> <p>HCD will continue to fund economic development activities such as businesses lending to create or retain jobs and funding to support employment training. This action will address residents' lack of income by promoting ways for low- and moderate-income individuals of protected classes to become employed or retain employment.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>5. Lack of Income/Funding</p>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• Section 108</li> <li>• CDBG-DR</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• The Harvey Economic Development Program will continue accepting and funding applicationsHCD use CPF funding to support economic development activities to help Houstonians become employed, through the Empowering Solar Jobs Program and job training for the home recovery and construction industries</li> </ul>
<p><b>12. Prioritize affordable home development near transit options and in high opportunity areas</b></p> <p>HCD will prioritize housing proposals near transportation options and high opportunity areas by giving priority to proposals through the RFP process. HCD will also review the selection process of City support for housing tax credit proposals to ensure some affordable homes are developed in high opportunity areas. This action will address the lack of transportation options by creating greater access to transit opportunities by locating affordable housing near transit and will address patterns of segregation by locating affordable housing in areas with more opportunity.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>10. Lack of transportation options</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Housing developers/owners</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of RFP/NOFAs will have priority for proximity to transit and areas of opportunity</li> <li>• HCD staff will review process of selecting tax credit proposals for City support</li> </ul>



**Summary of Actions and Fair Housing Implementation Plan**

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>13. Monitor fair housing data</b>                      HCD will collect and analyze various data sets including from the Fair Housing Hotline, HMDA, and fair housing complaints. This analysis may be shared with the community to promote understanding of fair housing needs in the city. This action will result in updated analysis that will be utilized to better allocate future resources to address and decrease private lending discrimination and educate the public about fair housing discrimination.</p> <p align="right"><b>Priority: Medium</b></p>	<p>1. Discrimination in Housing</p> <p>Lack of Knowledge about Fair Housing</p>	<ul style="list-style-type: none"> <li>• CDBG-</li> <li>• Staff Time</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Annually</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• FFIEC</li> <li>• HUD</li> <li>• Texas Workforce Commission</li> </ul>	<ul style="list-style-type: none"> <li>• Update and maintain database of longitudinal fair housing data</li> </ul>
<p><b>17. Provide outreach about the MWSBE and Section 3 Programs</b></p> <p>HCD will promote available job opportunities to low-income and minority persons through the MWSBE / Section 3 Program while conducting 50 outreach activities reaching 10,000 individuals. This action will address residents' lack of income by promoting ways for low- and moderate-income individuals of protected classes to become employed.</p> <p align="right"><b>Priority: Medium</b></p>	<p>5. Lack of Income/Funding</p>	<ul style="list-style-type: none"> <li>• CDBG-</li> <li>• Staff Time</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct 10 outreach activities</li> <li>• Reach 2,000 individuals</li> </ul>
<p><b>18. Host and attend events to provide information about HCD and housing programs</b></p> <p>HCD staff will attend city and non-city events to spread the word about the number of people HCD assists and how HCD and other affordable housing programs work.</p> <p align="right"><b>Priority: Medium</b></p>	<p>9. NIMBY Resistance</p> <p>12. Lack of Communication Between Government and Residents</p>	<ul style="list-style-type: none"> <li>• CDBG-</li> <li>• Staff Time</li> <li>• CDBG-</li> <li>• Outreach materials</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• City departments</li> <li>• Non-profit housing and service providers</li> </ul>	<ul style="list-style-type: none"> <li>• Attend 50 events</li> </ul>



**Summary of Actions and Fair Housing Implementation Plan**

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>19. Work to dispel misconceptions about assisted housing</b></p> <p>HCD and HHA will work to dispel the perception that assisted housing is only for minorities by conducting comprehensive outreach to inform the public on assisted housing opportunities. HCD will expand upon the SAY YES! Campaign. This action will target non-minority households to reduce NIMBY sentiment and misconceptions about assisted housing.</p> <p align="right"><b>Priority: Medium</b></p>	<p>10. NIMBY Resistance</p>	<ul style="list-style-type: none"> <li>• CDBG- Staff Time</li> <li>• CDBG- Outreach materials</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• HHA</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to be involved in national education campaign</li> <li>• Host presentations for community members</li> </ul>
<p><b>20. Fund youth enrichment and afterschool programs to children in low- and moderate-income areas</b></p> <p>HCD will continue to fund youth enrichment and afterschool programs through its public services program for 28,075 children in low- and moderate-income areas of the city over the next five years. This action increases the number of activities available for youth in the city.</p> <p><b>Priority: Medium</b></p>	<p>8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods</p>	<ul style="list-style-type: none"> <li>• CDBG</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• City departments</li> <li>• Non-profit social service provider</li> </ul>	<ul style="list-style-type: none"> <li>• Fund youth enrichment and education programs for 1.660 youth</li> </ul>
<p><b>21. Fund programs that provide job training to low- and moderate-income individuals and individuals from protected classes</b></p> <p>HCD will continue to fund job training for 1,585 persons through its public services program for low- and moderate-income individuals and persons from protected classes. This action will help to improve the skills of residents enhancing their previous education while preparing them for the workforce.</p> <p><b>Priority: Medium</b></p>	<p>5. Lack of Income/Funding</p> <p>8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods</p>	<ul style="list-style-type: none"> <li>• CDBG</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Non-profit social service provider</li> </ul>	<ul style="list-style-type: none"> <li>• Support job training for 125 persons</li> </ul>



**Summary of Actions and Fair Housing Implementation Plan**

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>22. Remove lead-based paint hazards from homes</b></p> <p>HHD will remove lead-based paint hazards from homes to protect families at risk. This action will help protect families in low- and moderate-income areas, including those of certain protected classes, from health hazards in their community.</p> <p align="right"><b>Priority: Medium</b></p>	<p>8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods</p>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• HHD</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HHD (RE)</li> <li>• HCD</li> </ul>	<ul style="list-style-type: none"> <li>• Remove lead hazards from 50 housing units</li> </ul>
<p><b>23. Partner with local organizations and contractors to expand fair housing activities in Houston</b></p> <p>HCD will contract with one or more organizations to carry out fair housing activities or to build capacity to carry out future activities. These may include conducting fair housing testing or studies. This action will help to promote fair housing awareness and reveal actual discriminatory practices taking place in the community so that future resources can be better allocated to address discrimination.</p> <p><b>Priority: High</b></p>	<p>1. Discrimination in Housing</p>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• CDBG-</li> <li>• Staff Time</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Fair housing organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Partner with 5 organizations to carry out fair housing activities or studies</li> </ul>
<p><b>24. Work with partners to expand funding for fair housing activities</b></p> <p>HCD will pursue additional resources by applying for grants and growing relationships with banks to support its continued fair housing efforts. In addition, funding capacity will be leveraged. This action is intended to lead to an increase in fair housing funding which will help to implement these actions while the city continues to receive dwindling entitlement funding.</p> <p><b>Priority: Medium</b></p>	<p>5. Lack of Income/Funding</p>	<ul style="list-style-type: none"> <li>• CDBG</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in funding available</li> </ul>

Summary of Actions and Fair Housing Implementation Plan

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>23. Partner with local organizations and contractors to expand fair housing activities in Houston</b>                      HCD will contract with one or more organizations to carry out fair housing activities or to build capacity to carry out future activities. These may include conducting fair housing testing or studies. This action will help to promote fair housing awareness and reveal actual discriminatory practices taking place in the community so that future resources can be better allocated to address discrimination.</p> <p style="text-align: right;"><b>Priority: High</b></p>	<p>1. Discrimination in Housing</p>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• CDBG-Staff Time</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> <li>• Fair housing organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Partner with 5 organizations to carry out fair housing activities or studies</li> </ul>
<p><b>24. Work with partners to expand funding for fair housing activities</b>                      HCD will pursue additional resources by applying for grants and growing relationships with banks to support its continued fair housing efforts. In addition, funding capacity will be leveraged. This action is intended to lead to an increase in fair housing funding which will help to implement these actions while the city continues to receive dwindling entitlement funding.</p> <p style="text-align: right;"><b>Priority: Medium</b></p>	<p>5. Lack of Income/Funding</p>	<ul style="list-style-type: none"> <li>• CDBG</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in funding available</li> </ul>
<p><b>28. Review and enhance infrastructure data</b>                      The City will review and seek out additional datasets for analysis of infrastructure inadequacies and imbalances and use tools to help inform strategies, such as the Housing +Transportation Decision-maker Scorecard created by LINK Houston This research action will help in the allocation of future infrastructure resources in minority neighborhoods.</p> <p><b>Priority: High</b></p>	<p>8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods</p>	<ul style="list-style-type: none"> <li>• CDBG</li> </ul>	<p><b>Start:</b> 2020  <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HPW (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Review infrastructure data sets to the City's infrastructure data and use to develop next Consolidated Plan</li> </ul>





**Summary of Actions and Fair Housing Implementation Plan**

Actions	Related Impediments	Possible Funding Source	Timeline (Based on Program Years)	Responsible Entity (RE) and Possible Partners	Measure for Success/Milestone for PY 2023
<p><b>29. Interdepartmental resilience coordination</b></p> <p>HCD, Mayor’s Office, Office of Emergency Management, and Houston Public Works will meet to discuss and align planning and implementation initiatives. These meetings will also include discussions regarding proposed Complete Communities improvements and other City initiatives.</p> <p align="right"><b>Priority: High</b></p>	<p>8. Imbalanced Distribution of Amenities, Services, and Infrastructure Between Neighborhoods</p>	<ul style="list-style-type: none"> <li>• CDBG-DR</li> <li>• CDBG-MIT</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HPW</li> <li>• HCD</li> <li>• Mayor’s Office</li> <li>• OEM</li> <li>• ARA</li> <li>• PD</li> <li>• PRD</li> </ul>	<ul style="list-style-type: none"> <li>• The Mayor’s Office of Resilience and Sustainability hosts a monthly meeting with representatives from City Departments</li> <li>• HCD Mmeets regularly with partner Departments to coordinate resilience activities funded by HCD between Departments</li> </ul>
<p><b>30. Support and build capacity of Houston Land Bank and Houston Community Land Trust</b></p> <p>HCD will support the Houston Land Bank and Houston Community Land Trust through staff and financial support. This will assist the City to expand its efforts to create affordable homes available in perpetuity in Houston and provide additional housing choice for low- and moderate-income residents.</p> <p align="right"><b>Priority: High</b></p>	<p>3. Lack of Housing Affordability and Options</p> <p>5. Lack of Income/Funding</p>	<ul style="list-style-type: none"> <li>• TIRZ</li> <li>• CDBG-DR</li> </ul>	<p><b>Start:</b> 2020 <b>Complete:</b> Ongoing</p>	<ul style="list-style-type: none"> <li>• HCD (RE)</li> </ul>	<ul style="list-style-type: none"> <li>• Support HLB and HCLT</li> </ul>

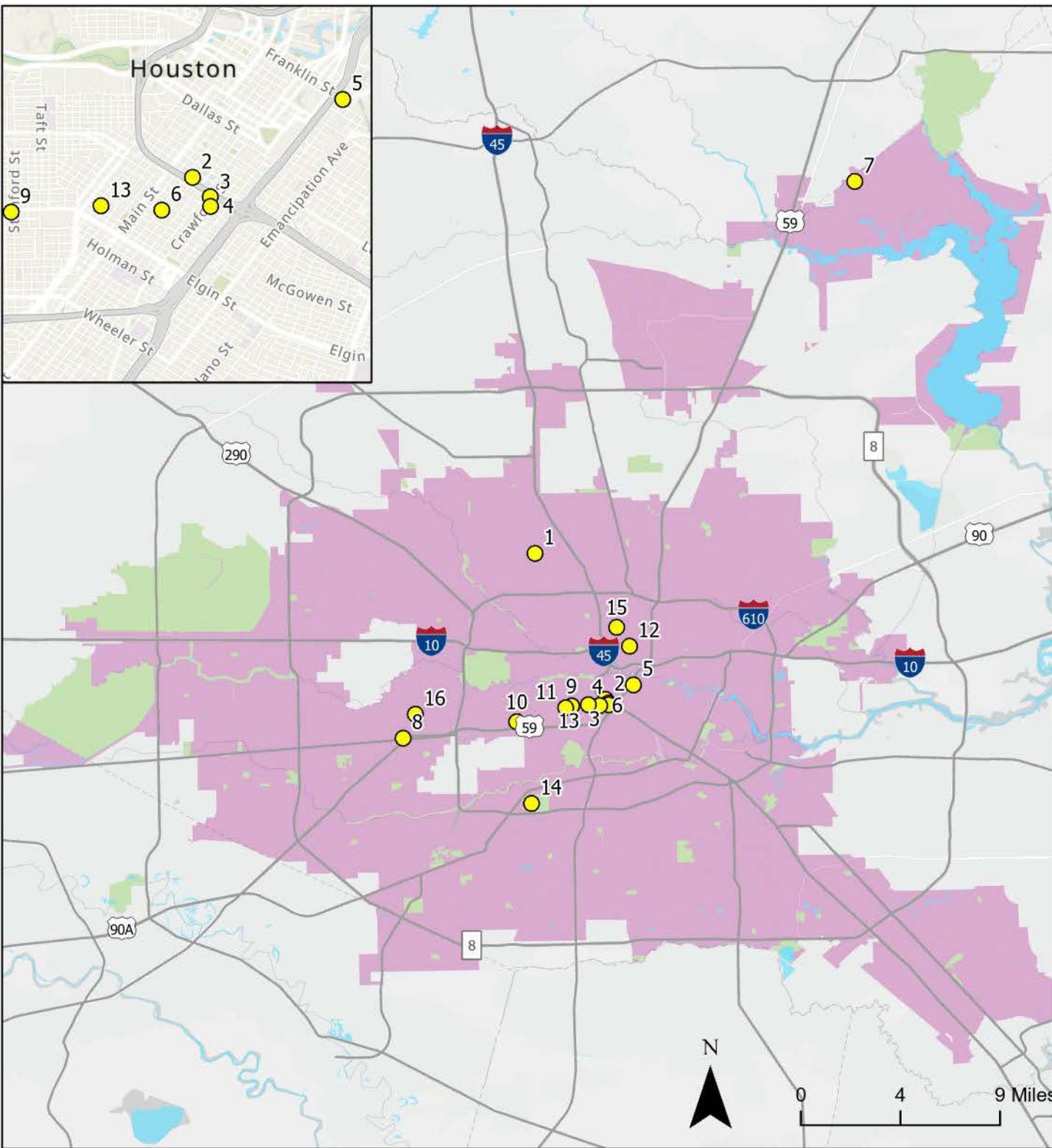
Acronyms – AFFH: Affirmatively Furthering Fair Housing, CRA: HCD’s Community Reinvestment Area, DON: Department of Neighborhoods, GHFHC: Greater Houston Fair Housing Center, HCD: Housing and Community Development Department, HCIL: Houston Center for Independent Living, HCV: Housing Choice Voucher, HHA: Houston Housing Authority, HHD: Houston Health Department, HUD: U.S. Department of Housing and Urban Development, HUD-FHEO: HUD’s Office of Fair Housing and Equal Opportunity. MOPD: Mayor’s Office Persons with Disabilities, Planning: Planning and Development Services Department, PRD: Parks and Recreation Department, HPW: Houston Public Works Department, SWMD: Solid Waste Management Department





## Appendix 2: Maps





- Program Locations
- COH City Limits
- Water Features
- Parks
- Major Roads

## PY 2024 Direct Funded Public Service Activities (CDBG)

- 1 Educational Programs Inspiring Communities
- 2 Healthcare for the Homeless-Houston
- 3 Coalition for the Homeless Houston/Harris County
- 4 Capital IDEA Houston
- 5 SEARCH, Inc.
- 6 Career and Recovery Resources
- 7 The Village Learning Center, Inc.
- 8 Child Care Council of Greater Houston
- 9 The Women's Home
- 10 Harris County Domestic Violence Coordinating Council (HCDVCC)
- 11 Covenant House Texas
- 12 Wesley Community Center, Inc. of Houston
- 13 Catholic Charities
- 14 Harris County c/o Harris County Community Services Department (HCCSD)
- 15 Avenue Community Development Corporation
- 16 Houston Housing Authority

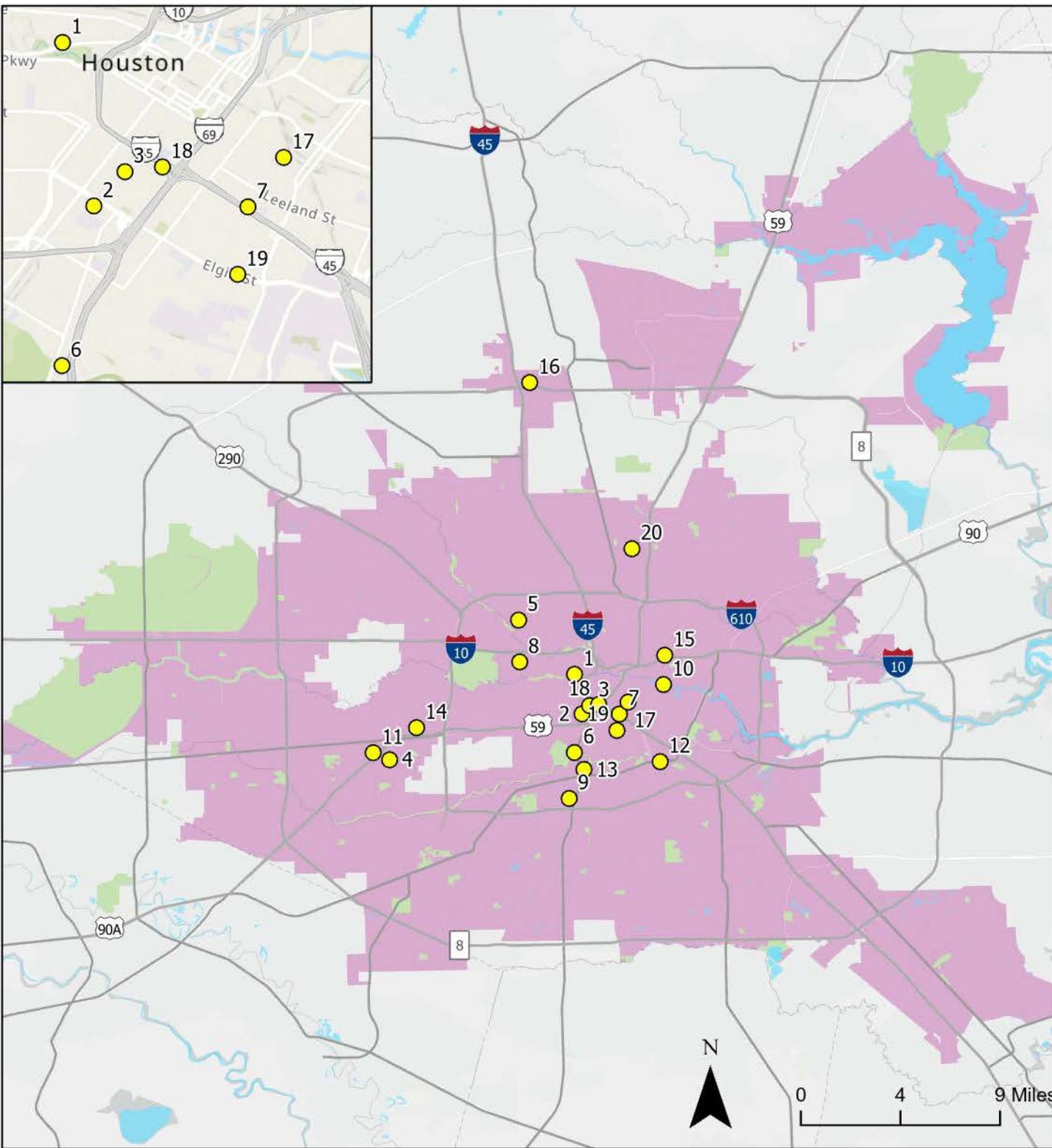


Data Sources: The City of Houston GIS, Housing and Community Development Department

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Production Date: 3/04/2024





- Program Locations
- COH City Limits
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### PY 2024 Multifamily Housing Investment (CDBG & Home)

1 3300 Caroline	11 OST Lofts
2 Caroline Lofts	12 St. Elizabeth Place
3 2100 Memorial	13 Richmond Senior Village
4 Gala at Macgregor	14 Sunrise Lofts
5 Dian Street Villas	15 Summit at Renaissance Park
6 Heritage Senior Residences	16 The Citadel (FKA Elgin Place)
7 Hay Center Campus	17 W. Leo Daniels Tower I
8 Houston Area Women's Center	18 Connect South
9 Lockwood South	19 Regency Lofts
10 NHH Savoy	20 Temenos Place

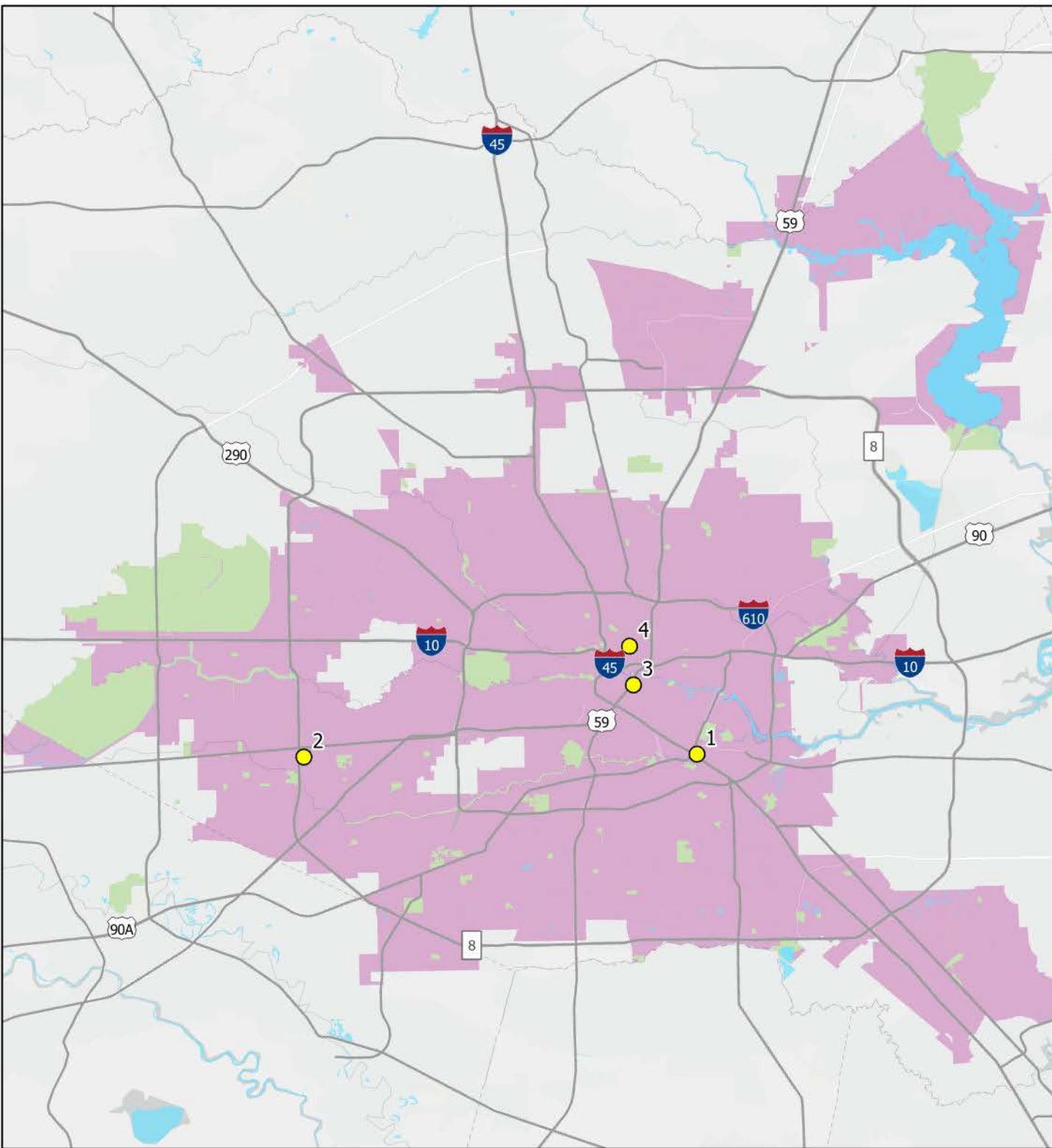


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**Production Date:** 3/04/2024





- Program Locations
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## PY 2024 Child Care Program (CDBG)

- 1 Assoc for the Adv of Mexican-Americans (AAMA)
- 2 Chinese Community Center
- 3 SEARCH
- 4 Wesley Community Center, Inc.

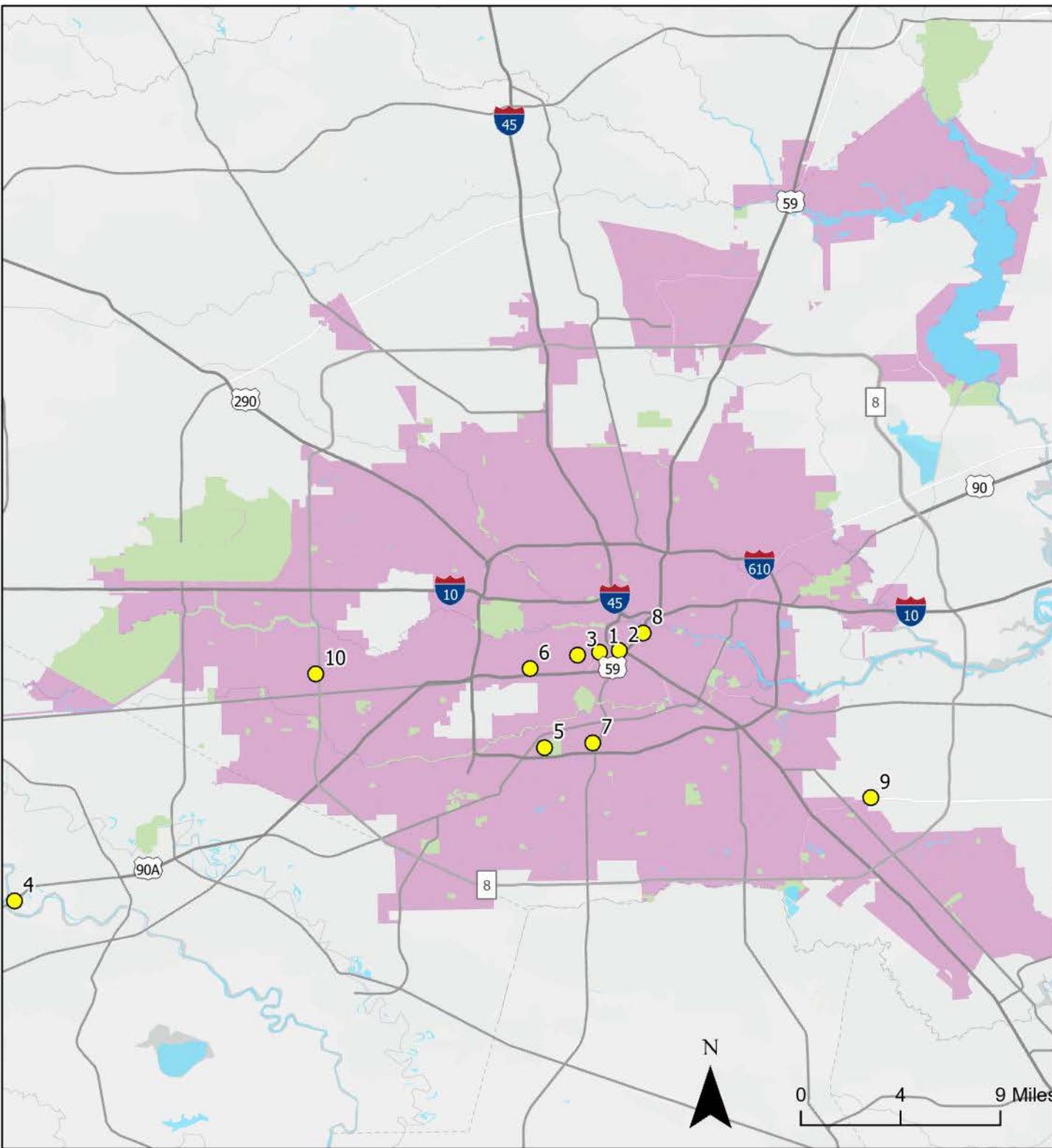
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- Program Locations
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### PY 2024 Homeless Activities (ESG)

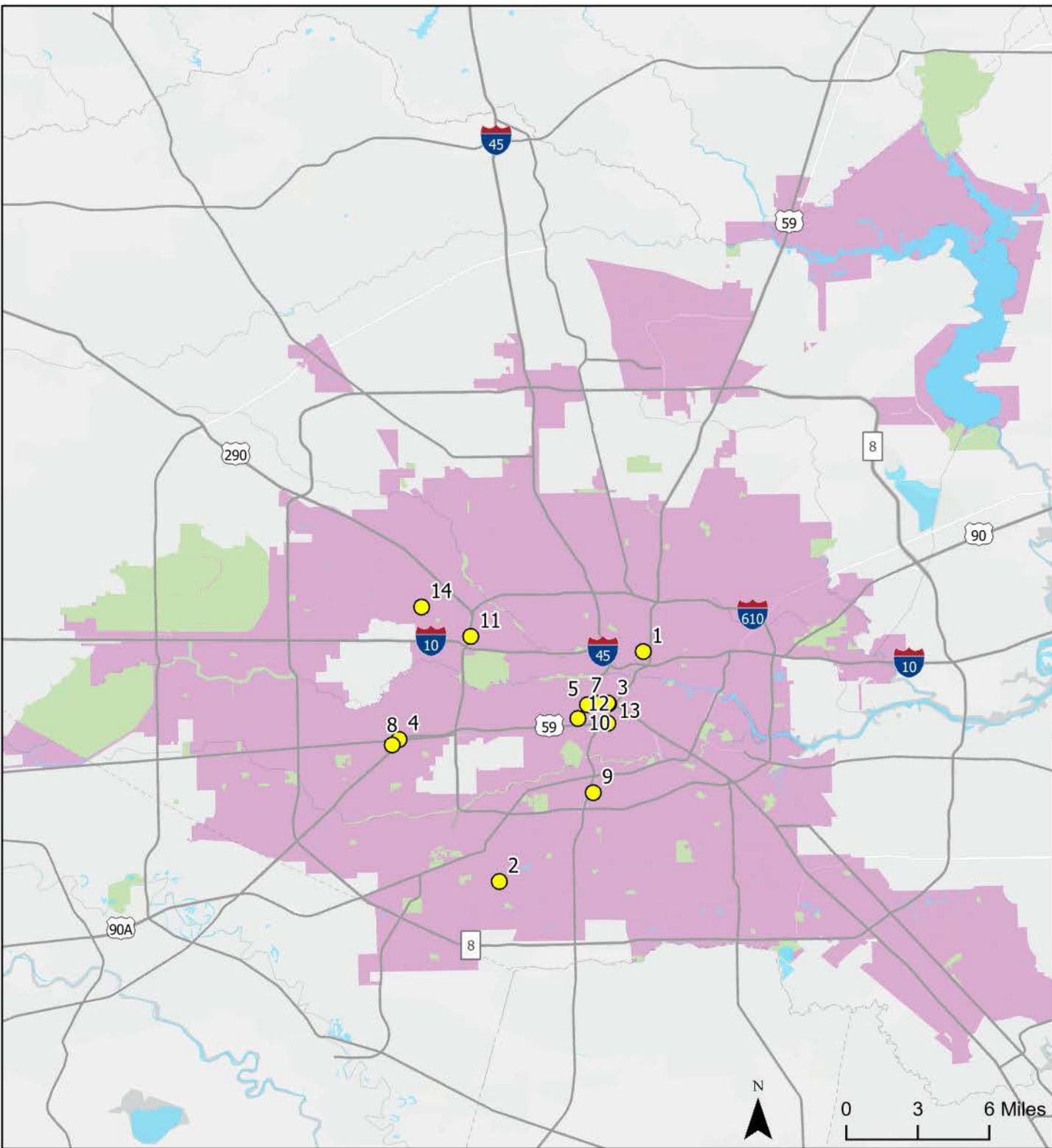
- 1 Catholic Charities
- 2 Coalition for the Homeless
- 3 Covenant House Texas
- 4 Fort Bend Women's Center
- 5 Harris County c/o Harris County Community Services Department (HCCSD)
- 6 Harris County Domestic Violence Coordinating Council (HCDVCC)
- 7 Houston Area Women's Center
- 8 SEARCH
- 9 The Bridge Over Troubled Waters, Inc.
- 10 West Houston Assistance Ministries (WHAM)



Data Sources: The City of Houston GIS, Housing and Community Development Department

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- Program Locations
- COH City Limits
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- Major Roads

## PY 2024 Housing Opportunities for Persons with AIDS (HOPWA)

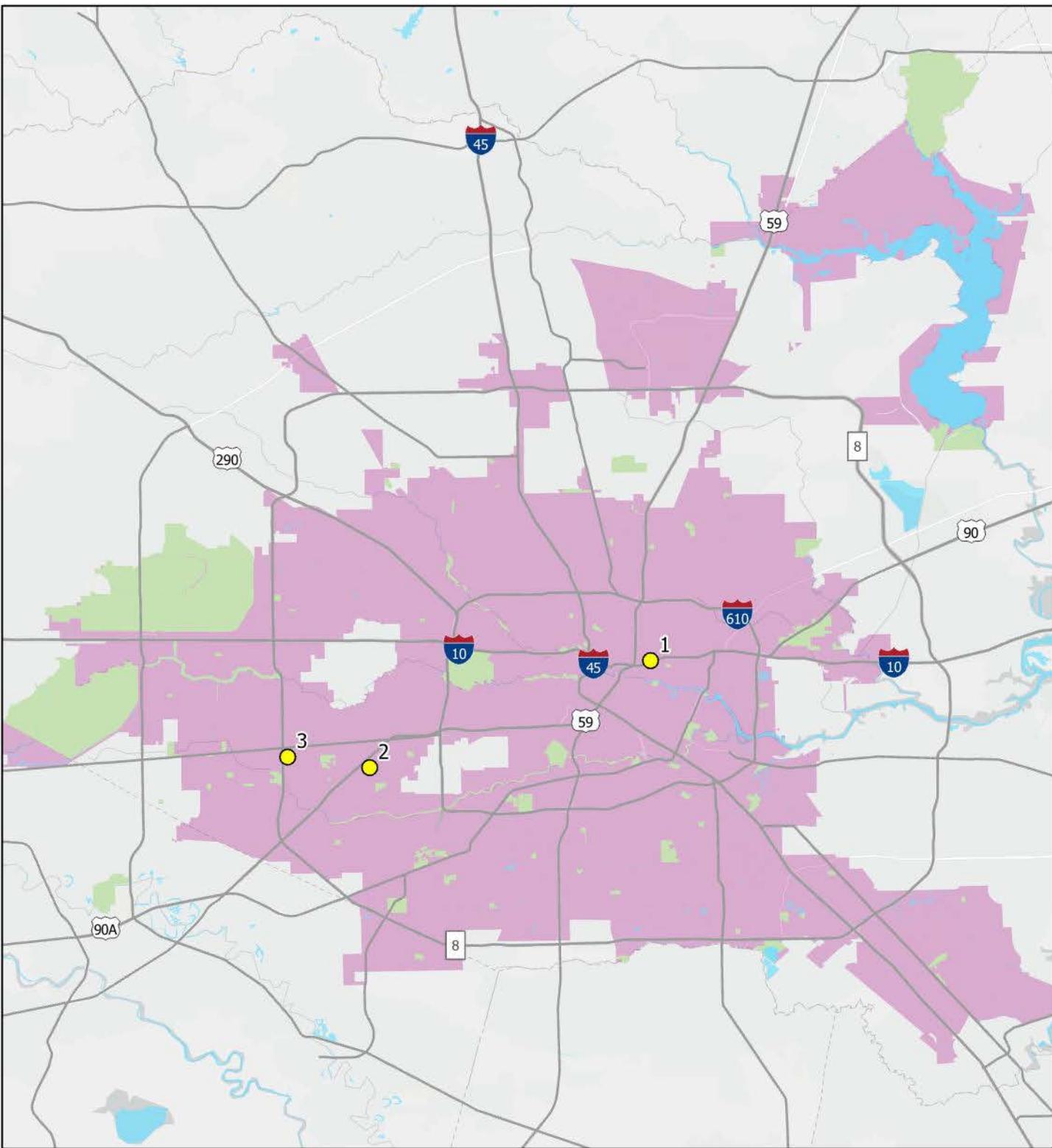
- 1 A Caring Safe Place
- 2 Brentwood Economic Community Development Corporation
- 3 Bread of Life, Inc.
- 4 Allies in Hope (formerly AIDS Foundation Houston)
- 5 Catholic Charities of the Archdiocese of Galveston-Houston
- 6 Access Care of Coastal Texas
- 7 Coalition for the Homeless of Houston/Harris County
- 8 Fundacion Latinoamericana de Accion Social (FLAS)
- 9 Houston HELP, Inc. (Corder Place)
- 10 Houston SRO Housing Corporation (San Jacinto Apartments)
- 11 Goodwill Industries of Houston
- 12 The Montrose Center
- 13 SEARCH Homeless Services, Inc.
- 14 The Women's Home



Data Sources: The City of Houston GIS, Housing and Community Development Department

**Disclaimer:**  
 All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification.  
 The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Production Date: 3/04/2024



- Program Locations
- COH City Limits
- Water Features
- Parks
- Major Roads

**PY 2024 Juvenile Delinquency Prevention Program (CDBG)**

- 1 Urban Enrichment Institute
- 2 Houston reVision
- 3 Chinese Community Center

N

0      5      9 Miles



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Production Date: 3/04/2024



## 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: B24-MC48-0018
---	---

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: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

* a. Legal Name: City of Houston	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 746001164	* c. UEI: J4MAQ69KQKF5

**d. Address:**

* Street1:	2100 Travis Street, 9th Floor
Street2:	<input type="text"/>
* City:	Houston
County/Parish:	<input type="text"/>
* State:	TX: Texas
Province:	<input type="text"/>
* Country:	USA: UNITED STATES
* Zip / Postal Code:	77002

**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: <input type="text"/>	* First Name: Keith
Middle Name: W.	
* Last Name: Bynam	
Suffix: <input type="text"/>	

Title: Director

Organizational Affiliation:

* Telephone Number: 832-394-6134	Fax Number: <input type="text"/>
----------------------------------	----------------------------------

\* Email: Keith.Bynam@houstontx.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

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 - PY 2024

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant  22, 29, 36, 38

\* b. Program/Project  22, 29, 36, 38

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="25,840,800.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="949,954.00"/>
* g. TOTAL	<input type="text" value="25,790,754.00"/>

**\* 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

If "Yes", provide explanation and attach

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 18, 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
 Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  	TITLE Mayor
APPLICANT ORGANIZATION City of Houston	DATE SUBMITTED

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## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <input type="text"/>	TITLE <input type="text" value="Mayor"/>
APPLICANT ORGANIZATION <input type="text" value="City of Houston"/>	DATE SUBMITTED <input type="text"/>

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## CDBG Budget Page

CDBG Funds	Estimated Allocation (PY 2024 / FY 2025)	Proposed Percentage to Determine Final Allocation***
<b>Sources</b>		
Projected CDBG Grant Award	\$ 24,840,800	
Projected Program Income	\$ 949,954	
<b>Projected CDBG Funding</b>	<b>\$ 25,790,754</b>	
<b>Uses</b>		
Program Administration*	\$ 5,158,150	20.0%
Public Services**	\$ 3,825,109	14.8%
ESG Match (1:1 - Includes In-Kind)**	\$ 500,000	1.9%
Public Facilities and Improvements (Public/Private)	\$ 5,014,832	19.5%
Single Family Housing Repair	\$ 6,205,599	24.1%
Homeownership Assistance	\$ 2,100,590	8.2%
Lead-Based Paint	\$ 218,500	0.8%
Code Enforcement	\$ 2,767,974	10.7%
<b>Total</b>	<b>\$ 25,790,754</b>	<b>100.0%</b>

\*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%

\*\*\* To date, HUD has not announced allocation amounts for the upcoming HUD Program Year. Therefore, allocation amounts listed are estimated. Once the allocation amounts are announced, the following proposed dollar amounts for each budget activity will be adjusted using the percentages listed. The 2024 Annual Action Plan will not be submitted to HUD until allocations have been announced by HUD.

## CDBG Estimated Program Income

CDBG Estimated Program Income	Estimated Program Income (PY 2024 / FY 2025)
<b>Sources</b>	
Multifamily Housing Loan Repayments/Fees	\$ 949,954
Projected CDBG Funding	\$ 949,954
<b>Uses</b>	
Program Administration	\$ 189,990
Public Services	\$ 159,307
Public Facilities and Improvements (Public/Private)	\$ 200,219
Single Family Housing Repair	\$ 200,219
Homeownership Assistance	\$ 200,219

Attest/Seal:

\_\_\_\_\_  
City Secretary

Countersigned:

\_\_\_\_\_  
City Controller

DATE OF COUNTERSIGNATURE: \_\_\_\_\_, 2023

**APPROVED:**

\_\_\_\_\_  
Director  
Housing and Community Development Department

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Senior Assistant 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: M-24-MC48-0206
---	--

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: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

* a. Legal Name: City of Houston	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 746001164	* c. UEI: J4MAQ69KQKF5

**d. Address:**

* Street1:	2100 Travis Street, 9th Floor
Street2:	<input type="text"/>
* City:	Houston
County/Parish:	<input type="text"/>
* State:	TX: Texas
Province:	<input type="text"/>
* Country:	USA: UNITED STATES
* Zip / Postal Code:	77002

**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: <input type="text"/>	* First Name: Keith
Middle Name: W.	
* Last Name: Bynam	
Suffix: <input type="text"/>	

Title: Director

Organizational Affiliation:

* Telephone Number: 832-394-6134	Fax Number: <input type="text"/>
----------------------------------	----------------------------------

\* Email: Keith.Bynam@houstontx.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

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 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:**

HOME - PY 2024

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant  22, 29, 36, 38

\* b. Program/Project  22, 29, 36, 38

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="11,842,109.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="123,943.00"/>
* g. TOTAL	<input type="text" value="11,966,052.00"/>

**\* 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

If "Yes", provide explanation and attach

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 18, 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:

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  	TITLE Mayor
APPLICANT ORGANIZATION City of Houston	DATE SUBMITTED

SF-424D (Rev. 7-97) Back

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <input type="text"/>	TITLE <input type="text" value="Mayor"/>
APPLICANT ORGANIZATION <input type="text" value="City of Houston"/>	DATE SUBMITTED <input type="text"/>

Standard Form 424B (Rev. 7-97) Back

## HOME Budget Page

HOME Funds	Estimated Allocation (PY 2024 / FY 2025)	Proposed Percentage to Determine Final Allocation***
<b>Sources</b>		
Projected HOME Grant Award	\$ 11,842,109	
Projected Program Income	\$ 123,943	
<b>Projected HOME Funding</b>	<b>\$ 11,966,052</b>	
<b>Uses</b>		
Planning and Administration*	\$ 1,196,605	10.0%
Multifamily Development	\$ 6,643,130	55.5%
Single Family Development**	\$ 4,126,317	34.5%
<b>Total</b>	<b>\$ 11,966,052</b>	<b>100.0%</b>

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

\*\*15% CHDO set aside included

\*\*\* To date, HUD has not announced allocation amounts for the upcoming HUD Program Year. Therefore, allocation amounts listed are estimated. Once the allocation amounts are announced, the following proposed dollar amounts for each budget activity will be adjusted using the percentages listed. The 2024 Annual Action Plan will not be submitted to HUD until allocations have been announced by HUD.

## HOME Estimated Program Income

HOME Estimated Program Income	Estimated Program Income (PY 2024 / FY 2025)
<b>Sources</b>	
Multifamily Housing Loan Repayments/Fees	\$ 123,943
Projected HOME Funding	\$ 123,943
<b>Uses</b>	
Program Administration	\$ 12,394
Multifamily Development	\$ 111,549

Attest/Seal:

\_\_\_\_\_  
City Secretary

Countersigned:

\_\_\_\_\_  
City Controller

DATE OF COUNTERSIGNATURE: \_\_\_\_\_, 2023

**APPROVED:**

\_\_\_\_\_  
Director  
Housing and Community Development Department

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Senior Assistant 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: <input type="text" value="TXH24-F003"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Houston"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="746001164"/>	* c. UEI: <input type="text" value="J4MAQ69KQKF5"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="2100 Travis Street, 9th Floor"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Houston"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="TX: Texas"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="77002"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Housing and Community Development Department"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Keith"/>	
Middle Name: <input type="text" value="W."/>	* Last Name: <input type="text" value="Bynam"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="832-394-6134"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="Keith.Bynam@houstontx.gov"/>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

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 Living with AIDS

**\* 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:**

HOPWA - PY 2024

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant  22, 29, 36, 38

\* b. Program/Project  22, 29, 36, 38

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="13,293,296.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="13,293,296.00"/>

**\* 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

If "Yes", provide explanation and attach

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 18, 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:

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2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  	TITLE Mayor
APPLICANT ORGANIZATION City of Houston	DATE SUBMITTED

SF-424D (Rev. 7-97) Back

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

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14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <input type="text"/>	TITLE <input type="text" value="Mayor"/>
APPLICANT ORGANIZATION <input type="text" value="City of Houston"/>	DATE SUBMITTED <input type="text"/>

Standard Form 424B (Rev. 7-97) Back

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: <input type="text" value="E23-MC-45-0018"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Houston"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="746001164"/>	* c. UEI: <input type="text" value="J4MAQ69KQKF5"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="2100 Travis Street, 9th Floor"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Houston"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="TX: Texas"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="77002"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Housing and Community Development Department"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Keith"/>	
Middle Name: <input type="text" value="W."/>	* Last Name: <input type="text" value="Bynam"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="832-394-6134"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="Keith.Bynam@houstontx.gov"/>		

## HOPWA Budget Page

HOPWA Funds	Estimated Allocation (PY 2024 / FY 2025)	Proposed Percentage to Determine Final Allocation*
<b>Sources</b>		
Projected HOPWA Grant Award	\$ 13,293,296	
<b>Uses</b>		
Operating Costs	\$ 2,047,100	15.4%
Supportive Services	\$ 2,831,788	21.3%
Project or Tenant Based Rental Assistance	\$ 4,586,000	34.5%
Short-term Rent, Mortgage, & Utility Subsidies	\$ 2,858,000	21.5%
Resource Identification/Technical Assistance/Housing Information	\$ 66,465	0.5%
Grantee Administration -- HCD	\$ 286,293	3.0%
Sponsor Administration -- Subgrantees	\$ 668,017	3.8%
<b>Total</b>	<b>\$ 13,293,296</b>	<b>100.0%</b>

\* To date, HUD has not announced allocation amounts for the upcoming HUD Program Year. Therefore, allocation amounts listed are estimated. Once the allocation amounts are announced, the following proposed dollar amounts for each budget activity will be adjusted using the percentages listed. The 2024 Annual Action Plan will not be submitted to HUD until allocations have been announced by HUD.

Attest/Seal:

\_\_\_\_\_  
City Secretary

Countersigned:

\_\_\_\_\_  
City Controller

DATE OF COUNTERSIGNATURE: \_\_\_\_\_, 2023

**APPROVED:**

\_\_\_\_\_  
Director  
Housing and Community Development Department

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Senior Assistant City Attorney

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

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

Add Attachment

Delete Attachment

View Attachment

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

ESG - PY 2024

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant  22, 29, 36, 38

\* b. Program/Project  22, 29, 36, 38

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="2,129,884.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="2,129,884.00"/>

**\* 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

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  	TITLE Mayor
APPLICANT ORGANIZATION City of Houston	DATE SUBMITTED

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## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <input type="text"/>	TITLE <input type="text" value="Mayor"/>
APPLICANT ORGANIZATION <input type="text" value="City of Houston"/>	DATE SUBMITTED <input type="text"/>

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## ESG Budget Page

ESG Funds	Estimated Allocation (PY 2024 / FY 2025)	Proposed Percentage to Determine Final Allocation*
<b>Sources</b>		
Projected ESG Grant Award	\$ 2,129,884	
<b>Uses</b>		
Homeless Management Information System (HMIS)	\$ 85,195	4.0%
Emergency Shelter	\$ 1,020,215	47.9%
Homeless Prevention	\$ 353,561	16.6%
Rapid Rehousing	\$ 511,172	24.0%
Administration	\$ 159,741	7.5%
<b>Total</b>	<b>\$ 2,129,884</b>	

\* To date, HUD has not announced allocation amounts for the upcoming HUD Program Year. Therefore, allocation amounts listed are estimated. Once the allocation amounts are announced, the following proposed dollar amounts for each budget activity will be adjusted using the percentages listed. The 2024 Annual Action Plan will not be submitted to HUD until allocations have been announced by HUD.

Attest/Seal:

\_\_\_\_\_  
City Secretary

Countersigned:

\_\_\_\_\_  
City Controller

DATE OF COUNTERSIGNATURE: \_\_\_\_\_, 2023

**APPROVED:**

\_\_\_\_\_  
Director  
Housing and Community Development Department

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Senior Assistant City Attorney

## 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.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) \_\_\_\_\_ [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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 of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

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 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 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 of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy layering** -- 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 of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient 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 recipient 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 recipient 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 recipient 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 recipient 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 recipient 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 these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient 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 recipient 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 recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient 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.

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Signature of Authorized Official

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Date

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Title

**Housing Opportunities for Persons With AIDS 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 consolidated plan:

- 1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
- 2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **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

### ESG WRITTEN STANDARDS

#### 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 representatives of The Way Home Continuum of Care including: Harris, Fort Bend, and Montgomery County and the cities of Houston, Pasadena, and Conroe. They are in accordance with the interim rule for the Emergency Solutions Grants Program released by the U.S. Department of Housing and Urban Development on December 4, 2011, and the final rule for the definition of homelessness also released by the U.S. Department of Housing and Urban Development on December 4, 2011.

City of Houston expects that the standards will adjust through gained experience and data is collected from services provided with the Emergency Solutions Grants program. The Standards serve as the guiding principles for funding programs. These Written Standards outline the operations and process for carrying out each program component.

#### DEFINITIONS

***Chronically Homeless*** – a homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. In order to meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least 4 separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

***Continuum of Care (CoC)*** – the group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers; victim service providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement; organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter; rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.





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

**Emergency Shelter** – any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

**Homeless Management Information System (HMIS)** – the information system designated by the Continuum of Care to comply with the HUD’s data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.

**Homelessness Prevention** – Housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the individual or family from moving to an emergency shelter, a place not meant for human habitation, or another place described in Homeless Category 1 of Appendix A: HUD Definition for Homeless.

**Private Nonprofit Organization** – a private nonprofit organization that is a secular or religious organization described in section 501(c) of the Internal Revenue Code of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance. A private nonprofit organization does not include a governmental organization, such as a public housing agency or housing finance agency.

**Program Participant** – an individual or family who is assisted under and ESG funded program.

**Rapid Rehousing**– Housing relocation and stabilization services and/or short-and/or medium- term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

**Service Area (applicable to Homelessness Prevention only)** – The Way Home Continuum of Care supports any agencies or services operated within the CoC’s jurisdiction of Harris, Fort Bend & Montgomery Counties and the cities of Houston, Pasadena and Conroe. City of Houston’s service area is defined as the city limits of the City of Houston.

**Street Outreach** – Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.

**Subrecipient** – a unit of general-purpose local government or private nonprofit organization to which a recipient makes available ESG funds.



**Victim Service Provider (also referred to as DV for organizations providing services for survivors of Domestic Violence)** – a private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term includes rape crisis centers, battered women’s shelters, domestic violence transitional housing programs, and other programs.

## STANDARDS APPLICABLE TO ALL PROGRAM COMPONENTS

### ELIGIBLE ESG PROGRAM COMPONENTS

There are five (5) ESG Program Components:

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

Funds for ESG can be used to support any of the eligible components. The City of Houston gives priority to funding that supports securing housing options for homeless households and to support the expansion of rapid rehousing.

### ESG SERVICE PROVIDER REQUIREMENTS

**Coordinated Access Participation:** The City of Houston expects that all providers participate in the coordinated assessment system or an approved comparable system for Victim Service providers that meets HMIS Data Standards. The system consists of an electronic assessment system housed in the HMIS and is managed by a dedicated Project Manager through the CoC Lead Agency. Coordinated assessment uses a common housing assessment and triage tool to ensure that all homeless individuals are referred to the appropriate housing intervention. Coordinated assessment will be used as each housing intervention supported by ESG is fully integrated into the system referral process.

**Verification of Homeless Status:** Project level staff are required to obtain documentation at project intake of homeless or at-risk of homelessness status. This status must be maintained in the client’s file and available for monitoring by City of Houston and HUD. These Standards establish the order of priority for obtaining evidence [per 24 CFR 576.500 (b)] as: 1) third-party documentation, 2) intake worker observations, and 3) certification from the person seeking assistance.

**Designate staff members for CoC Provider Input forum:** Each agency will assign two representatives to the input forum, where at least one member (CEO/ED) has decision making





capacity for the program. CoC Provider Input Forums will meet quarterly, or more often as required by current CoC policies, where providers give and receive information regarding CoC strategies and policies.

**Participate in any standardized training as designated by ESG funders and offered through CoC:** The CoC will provide a vetted and standardize training curriculum for all housing stability case managers. Training will be available for all agencies providing case management for housing-based services. The curriculum and standards will be developed as a part of and in partnership with the Continuum of Care Technical Assistance plan from the Department of Housing and Urban Development. This will focus on the requirements of maintaining stable housing and ensure access to mainstream resources that will provide ongoing, continued and necessary support for households to gain and maintain stable housing.

## COORDINATING WITH MAINSTREAM AND TARGETED HOMELESS PROVIDERS

City of Houston expects that every agency that is funded through ESG will coordinate with and access mainstream and other targeted homeless resources. City of Houston will evaluate performance of each provider based on the outcomes achieved toward housing models adopted through the CoC Steering committee. These outcome measures will be used to evaluate program success annually. City of Houston will use this and other performance metrics to guide funding decisions for ESG funded programs. Required outcomes for each intervention around accessing mainstream resources will match the outcomes approved by the CoC Steering Committee annually.

## FAIR HOUSING ACT COMPLIANCE

The Department of Housing and Urban Development ("HUD") is responsible for enforcing the federal Fair Housing Act (the "Act"), which prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, and disability. One type of disability discrimination prohibited by the Act is the refusal to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. HUD and DOJ frequently respond to complaints alleging that housing providers have violated the Act by refusing reasonable accommodations to persons with disabilities. State and federal laws require entities to make reasonable changes to policies, practices, procedures and/or physical changes to housing units and/or buildings if such changes are necessary to enable a person with a disability to have equal access to the housing and/or building. Please note that such changes must be necessary as a result of the person's disability. To read more about what this policy entails refer to the link below:

[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/fair\\_housing\\_act\\_overview](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview).



Agencies receiving ESG Funds must have a policy in place for program recipients to request reasonable accommodations.

## EQUAL ACCESS TO HOUSING FINAL RULES

On February 3, 2012, HUD published a final rule in the Federal Register entitled Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity. The rule creates a new regulatory provision that generally prohibits considering a person's marital status, sexual orientation, or gender identity (a person's internal sense of being male or female) in making housing assistance available. Lesbian, gay, bisexual, and transgender people are guaranteed equal access to all housing for all types of housing (affordable, permanent, transitional and emergency) funded through HUD.

In addition to the final rule on Equal Access to Housing, HUD published a final rule in the Federal Register entitled "Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs". This rule was published on September 21, 2016. This rule ensures that each individual in accordance with their gender identity will have equal access to housing and shelter programs administered by HUD. This rule creates a new regulatory provision that requires those entities that are receiving any HUD funding grant equal access to facilities, benefits, accommodations and services to individuals in accordance with the individual's gender identity and in a manner that affords equal access to the individual's family.

## WAIVERS

A Fair Market Rent Waiver is permission from an authorized HUD office to assist with rent payments above the established Fair Market Rent (FMR). It is considered an "exception" to established requirements. FMRs are used as a guide to determine the level of HUD subsidy for various programs such as the Emergency Solutions Grant (ESG). However, the FMR is not in itself the standard used for determining eligible rents. Each HUD rental assistance program is governed by its own set of statutes and regulations which determine how much rent HUD will pay.

Emergency Solutions Grant short- and medium-term rental assistance can be provided to eligible program participants only when the rent, including utilities (gross rent) for the housing unit does not exceed the FMR established by HUD for the MSA and complies with HUD's standard of rent reasonableness. HUD may consider waiver requests from ESG grantees to increase these rent limits. Subrecipients such as ACAM have requested and received waivers, but it should be noted that these waivers are time-limited (often, but not always, one year) and the requirement for rent reasonableness is not waived even when there is an FMR Waiver in place.



## TEXAS PROPERTY CODE OCCUPANCY LIMITS

### Texas Property Code Section 92.10 Occupancy Limits

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

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

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

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

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

(d) In this section:

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

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

## STANDARDS SPECIFIC TO EMERGENCY SHELTER

### ELIGIBILITY: HOMELESS STATUS

Homeless clients entering into the shelter system must meet the HUD criteria for homelessness as either literally homeless (Homeless Category 1), at imminent risk of homelessness (Homeless Category 2), homeless under another federal statute (Homeless Category 3), or fleeing/attempting to flee domestic violence (Homeless Category 4).

For additional details related to the HUD definition of Homeless and applicability to each program component, see Appendix A and Appendix C.



## ELIGIBILITY: INTAKE AND ASSESSMENT

As already indicated above under Coordinating Assessment & Services, case managers will use the Continuum wide assessment tool to review client situation, understand eligibility, and begin the process of determining length of assistance. The tool may include an assessment form for diversion. Providers must enter data into HMIS or a comparable database for DV providers.

## ELIGIBILITY: PRIORITIZATION & REFERRAL POLICIES

Emergency shelters will prioritize individuals/families that:

- Cannot be diverted; and
- Are literally homeless; and
- Can be safely accommodated in the shelter; and
- Not in need of emergency medical or psychiatric services or danger to self or others.

Also note the following:

- Emergency Shelters cannot discriminate per HUD regulations;
- There are no requirements related to ID, income or employment; and
- Transgender placement based on gender self-identification .

## STANDARDS SPECIFIC TO HOMELESSNESS PREVENTION AND RAPID REHOUSING

### ELIGIBILITY: STATUS AS HOMELESS OR AT-RISK OF HOMELESSNESS

#### HOMELESSNESS PREVENTION

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Homelessness Prevention assistance:

- At Risk of Homelessness
- Homeless Category 2: Imminently at-risk of homelessness
- Homeless Category 3: Homeless under other federal statute and
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **not** also literally homeless. If the individuals/families are also literally homeless they would actually qualify for rapid rehousing instead. See below.)

Additional eligibility requirements related to Homelessness Prevention include:

- **Proof of residence** within the City of Houston service area.

- **Total household income below 30 percent of Area Medium Income (AMI)** for the area at initial assessment. Clients must provide documentation of household income, including documentation of unemployment and zero income affidavit for clients without income.

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## RAPID REHOUSING

Individuals/families, who meet the HUD criteria for the following definitions, are eligible for Rapid Rehousing assistance:

- Homeless Category 1: Literally homeless
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individuals/families fleeing or attempting to flee DV are **also** literally homeless).

For additional details related to the HUD definition of Homeless and At Risk of Homelessness and applicability of these definitions to each program component, see Appendix A, B and C.

## ELIGIBILITY: INTAKE AND ASSESSMENT

Once Coordinated Access is available for all housing interventions, all clients must have an initial eligibility assessment and triage for appropriate housing by a specially trained housing assessor. All clients come through Coordinated Access and are assessed using housing triage tool in HMIS. Housing triage will identify, based on the standard assessment, individuals best suited for rapid rehousing. The standard assessment accounts for length and frequency of homelessness, physical and mental health status, criminal history, veteran status, domestic violence experience, substance abuse conditions and employment history.

## TARGETED POPULATIONS: CLIENT PRIORITIZATION

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## HOMELESSNESS PREVENTION

Note that all targeted individuals and families described below have to meet the minimum HUD requirements for eligibility to Homeless Prevention.

City of Houston will use a shared assessment form that will target those clients with the most barriers to housing. Each barrier will have an allotment of points, and the higher score (and more barriers) the more likely the client will receive services. The assessment of barriers is based on an objective review of each client's current situation using the tool rather than the subjective opinion of a case manager assessing each client's needs. All clients must have a minimum score of 20 points to receive assistance. See Appendix D for a copy of the assessment form.

Additionally, City of Houston prioritizes clients who have previously received Rapid Rehousing assistance and are at risk of becoming homeless again regardless of barrier assessment score. These households will be identified and triaged through the Coordinated Access system.

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## RAPID REHOUSING

Coordinated Access will prioritize individuals who are currently homeless but not in need of permanent supportive housing as eligible for rapid rehousing. This can include, but is not limited to individuals and households who,

- are first time homeless;
- have few recent episodes of homelessness; or
- are part of a family that is homeless.

It should be noted: rapid rehousing funds are directed to individuals with income or work history and skills that indicate employability.

## FINANCIAL ASSISTANCE

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### DURATION AND AMOUNT OF ASSISTANCE

City of Houston, as part of the Way Home CoC, has adopted the CoC approved Housing Models and Business Rules to measure community outcomes for all housing interventions. The CoC requires that all subrecipients for ESG Rapid Rehousing funds use the CoC-wide assessment tools to determine the duration and amount of assistance. The tools do not dictate the amount of assistance that each household receives but guides the case manager and client to determine the appropriate amount of assistance for each household.

- All clients are assessed to determine initial need and create a budget to outline planned need for assistance.
- Agencies cannot set organizational maximums or minimums but must rely on the CoC standardized tools located in The Way Home CoC Rapid Rehousing Business Rules to evaluate household need.
- Through case management, client files are reviewed monthly to ensure that planned expenditures for the month validate financial assistance request.
- City of Houston expects that households will receive the minimum amount of assistance necessary to stabilize in housing.

Clients cannot exceed 24 months of assistance in a 36-month period. The Rapid Rehousing Business Rules outline the processes that require supervisory approval.

## PARTICIPANT SHARE

Participant share will be determined by use of common assessment and budgeting tools approved through the Continuum of Care. These tools will determine the monthly assistance amount and client contribution. Clients will participate in the development of their individual housing plan with a case manager based on client goals and shared goals for achieving housing stability. Case managers will use the housing plan to determine the client contribution based on monthly income. Clients are expected to contribute a portion of their income based on budgeting to ensure housing stability. Financial assistance is available for households with zero income. Details of when clients are terminated or redirected to a more appropriate intervention are outlined in the business rules.

## HOUSING STABILIZATION AND RELOCATION RELATED ASSISTANCE AND SERVICES

### REQUIRED SERVICES: CASE MANAGEMENT & CASE LOADS

The Continuum of Care requires that all clients are referred to a case manager through the coordinated assessment system. Coordinated assessment will triage homeless clients to rapid rehousing that are in need of short to medium term assistance based on individual experience and vulnerability. Coordinated Access Assessors will then directly refer to a rapid rehousing case manager based on client preference and program availability and vacancy. Case managers will perform an individual assessment to create a housing plan using the common assessment tools. This begins the process to rapidly re-house the homeless household as quickly and efficiently as possible.

Homelessness prevention clients must have an initial home visit when first approved for assistance and subsequent house visits with each recertification every three months. It is expected that case managers will conduct office visits with homelessness prevention clients between home visits, at least once per month. Case managers and program managers are encouraged to provide more than the minimum required services through case management.

Rapid rehousing case managers should maintain an average case load as identified The Way Home Rapid Rehousing Business Rules. This will allow case managers to provide quality case management and ensure that services are targeted to individuals most likely to be successful with rapid rehousing assistance. As the rapid rehousing program for the continuum expands, this number may change.

Case management includes, but is not limited to:

- Housing assistance
- Home visits determined by case managers



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

Case management staff must communicate with the landlord and ensure that the landlord has an updated copy of the Rental Assistance Agreement. The agency paying rent will have the most updated Rental Agreement and work with all parties to ensure all are aware of anticipated changes to the participant rent share.

As required by the Continuum of Care Housing Models, case managers are expected to follow up with clients that have successfully exited rapid rehousing case management at a minimum of 30 days after exiting the program. Clients who remain in housing for 90 days after exiting rapid rehousing, identified through HMIS, are categorized as stably housed.

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## REQUIRED SERVICES: HOUSING LOCATION SERVICES

Any subrecipient of ESG assistance must also agree to utilize and may contribute to the function of housing specialist for households receiving rapid rehousing. This role may be a part of case standard management duties or it may be a specialized position. Any subrecipient of ESG assistance must have staff, as part or all of their duties are, to find appropriate housing and develop relationships with affordable housing providers so that ESG clients have greater access to housing choice, rather than expecting clients to navigate the system on their own.

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## REQUIRED SERVICES: INSPECTION AND LANDLORD AGREEMENT

Any unit that receives financial assistance through rapid rehousing must pass a Housing Quality Standards Inspection as outlined in the ESG regulations. The inspections will be conducted by a qualified agency with expertise in inspection. The process for scheduling and conducting an inspection is outlined in the rapid rehousing business rules.

Any unit that receives rental assistance payments through rapid rehousing must have an agreement in place between the rental assistance provider and the property. The rental assistance agreement details the terms under which rental assistance will be provided. A copy of the rental assistance template is included in the rapid rehousing business rules and outlines the requirements for rental payment as well as any notice to vacate or eviction by the owner.

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## INELIGIBLE SERVICES: CREDIT REPAIR AND LEGAL SERVICES

While regulations do allow these services, City of Houston will not allow ESG funds to be used for credit repair and legal services as eligible activities, but may be used as match for ESG programs. These services are deemed ineligible activities locally. City of Houston has found limited access to this resource by clients and providers and will instead encourage the use





mainstream service providers and establish them as part of the system of providers with formal relationship.

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## OPTIONAL SERVICES: SECURITY/UTILITY DEPOSITS

Rental and utility deposits can be included in housing stabilization services as dictated by the housing stabilization plan. Rental and utility deposits can be included in lieu of or in combination with rental assistance for a unit. Requirements for inspections and rental assistance agreements for units with only security deposits are outlined in the rapid rehousing business rules.

- Security deposits can cover up to two months of rent.

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## OPTIONAL SERVICES: RENTAL APPLICATION FEES

City of Houston expects that rapid rehousing navigation and location specialists will work closely with housing providers and establish trusting relationships among landlords in a way that will encourage property owners and managers to waive application fees for rental properties. To that end, application fees can only be provided for one application at a time; but note that this only limits the number of applications that require application fees. Case managers and housing specialists can and should work with clients and landlords to process as many free applications as possible.

## ELIGIBILITY: PERIODIC RE-CERTIFICATION

All case managers are required to re-certify clients based on the following schedule. At that time, a case manager may decide to extend, decrease or discontinue providing assistance.

Program Component	Schedule	Re-certification Criteria
Homelessness Prevention	Every 3 months	<p>For both HP and RRH, to continue to receive assistance, clients must</p> <ul style="list-style-type: none"> <li>• be at or below 30% AMI AND</li> <li>• lack sufficient resources and support networks necessary to retain housing without ESG assistance.</li> </ul> <p>Families are required to provide information on income, assets greater than \$5,000, deductions, and family composition during the annual recertification process.</p>
Rapid Rehousing	Annually	

## STANDARDS SPECIFIC TO STREET OUTREACH

### ELIGIBILITY: HOMELESS STATUS

Individuals/families who meet the HUD criteria for the following definitions are eligible for Street Outreach services:

- Homeless Category 1: Literally Homeless
- Homeless Category 4: Fleeing/attempting to flee DV (where the individuals/families also meet the criteria for Category 1)

In addition, individuals and families must be living on the streets or other places not meant for human habitation **and** be unwilling or unable to access services in an emergency shelter.

### TARGET POPULATION

Although the homeless population is considered a vulnerable population, street outreach activities should target those who are extremely vulnerable including youth and chronically homeless persons.





## ENGAGEMENT/COLLABORATION

The City of Houston requires that agencies conducting street outreach activities must engage with unsheltered homeless persons for the purpose of providing immediate support, intervention or connections with mainstream social service programs. The connection of any unsheltered person to an emergency shelter, supportive housing, and/or referral to social service agencies will serve as immediate support and intervention for housing stabilization or critical services.

Agencies are encouraged to use evidenced based practices for their street outreach efforts; including the Housing First Model that quickly connects individuals to permanent housing in the face of acute barriers to entry into housing programs. Additionally, the agencies will participate in the local Continuum of Care's Street Outreach Workgroup and utilize the Coordinated Access Assessment to identify barriers to housing.

## ELIGIBILITY: INTAKE AND ASSESSMENT

The City of Houston requires that agencies conducting street outreach activities must provide individuals and families with an assessment and enter data into HMIS or a comparable database for DV providers. The City of Houston encourages providers to develop relationships with unsheltered homeless persons that will help connect them with emergency shelter and housing services primarily through a referral to Coordinated Access.



## APPENDIX A: HUD DEFINITION FOR HOMELESS

<b>Category 1</b>	Literally Homeless	<p>Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:</p> <ul style="list-style-type: none"> <li>• Has a primary nighttime residence that is a public or private place not meant for human habitation;</li> <li>• 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></li> <li>• 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</li> </ul>
<b>Category 2</b>	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"> <li>• Residence will be lost within 14 days of the date of application for homeless assistance;</li> <li>• No subsequent residence has been identified; <u>and</u></li> <li>• The individual or family lacks the resources or support networks needed to obtain other permanent housing</li> </ul>
<b>Category 3</b>	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"> <li>• Are defined as homeless under the other listed federal statutes;</li> <li>• Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;</li> <li>• Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; <u>and</u></li> <li>• Can be expected to continue in such status for an extended period of time due to special needs or barriers</li> </ul>
<b>Category 4</b>	Fleeing/ Attempting to Flee DV	<p style="text-align: center;">Any individual or family who:</p> <ul style="list-style-type: none"> <li>• Is fleeing, or is attempting to flee, domestic violence;</li> <li>• Has no other residence; <u>and</u></li> <li>• Lacks the resources or support networks to obtain other permanent housing</li> </ul>





**APPENDIX B: HUD DEFINITION FOR AT RISK OF HOMELESSNESS**

<b>HUD CRITERIA FOR DEFINING AT RISK OF HOMELESSNESS</b>	<b>Category 1</b>	Individuals and Families	<p>An individual or family who:</p> <ul style="list-style-type: none"> <li>(i) Has an annual income below <u>30%</u> of median family income for the area; <u>AND</u></li> <li>(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></li> <li>(iii) Meets one of the following conditions:               <ul style="list-style-type: none"> <li>A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; <u>OR</u></li> <li>B. Is living in the home of another because of economic hardship; <u>OR</u></li> <li>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></li> <li>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></li> <li>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></li> <li>F. Is exiting a publicly funded institution or system of care; <u>OR</u></li> <li>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</li> </ul> </li> </ul>
	<b>Category 2</b>	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
	<b>Category 3</b>	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**

<b>Eligibility by Component</b>	<b>Emergency Shelter</b>	<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"> <li>• Category 1: Literally Homeless</li> <li>• Category 2: Imminent Risk of Homeless</li> <li>• Category 3: Homeless Under Other Federal Statutes</li> <li>• Category 4: Fleeing/Attempting to Flee DV</li> </ul>
	<b>Rapid Rehousing</b>	<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"> <li>• Category 1: Literally Homeless</li> <li>• Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)</li> </ul>
	<b>Homelessness Prevention</b>	<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"> <li>• Category 2: Imminent Risk of Homeless</li> <li>• Category 3: Homeless Under Other Federal Statutes</li> <li>• Category 4: Fleeing/Attempting to Flee DV (if the individual or family is NOT also literally homeless)</li> </ul> <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>
	<b>Street Outreach</b>	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in SO projects:</p> <ul style="list-style-type: none"> <li>• Category 1: Literally Homeless</li> <li>• Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)</li> </ul> <p>Additional limitations on eligibility within Category 1 require that individuals and families must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelter.</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

**No resources or support network to prevent homelessness** –No other options are possible for resolving this crisis. “But for this assistance” this household would become literally homeless—staying in a shelter, a car, or another place not meant for human habitation

OR

**Unaccompanied children and youth who qualify as homeless under another Federal statute** –See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment B for other definitions of homelessness)

OR

**Families with children or youth who qualify as homeless under another Federal statute** –See Runaway and Homeless Youth Act definition or Documentation for school district certification of homelessness (see Attachment B for other definitions of homelessness)

PLUS

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





## Attachment A

### 30% Area Median Income

HUD provides current information for income limits on the HUD USER website at <http://www.huduser.org/portal/datasets/il.html> . Note: The information that HUD provides on HUD USER website reflects data based on changes to the definition of “extremely low-income (ELI).” ESG recipients should continue to use data for Area Median Income (AMI) and not the new ELI data. For more information on this change, and to access the 30 % AMI tables, please refer to <https://www.hudexchange.info/news/impact-of-recent-changes-in-income-limits-and-utility-allowances>.





## Attachment B

### Other Definitions of Homelessness

- **Runaway and Homeless Youth Act (42 U.S.C 5701 et seq.)**

*Runaway and Homeless Youth* funding is administered by the Family and Youth Services Bureau within the Administration for Children & Families (ACF) of the U.S. Department of Health and Human Services (HHS). Information about Runaway and Homeless Youth program grantees is available online at <http://www2.ncfy.com/locate/index.htm>.

- **Head Start Act (42 U.S.C. 9831 et seq.)**

*Head Start* funding is administered by the Office of Head Start (OHS) within ACF/HHS. A listing of Head Start programs, centers, and grantees is available online at <http://eclkc.ohs.acf.hhs.gov/hslc/HeadStartOffices>

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

On March 15, 2022, the President signed into law the Consolidated Appropriations Act of 2022 (Pub. L. 117-103, 136 Stat. 49), which included the Violence Against Women Act Reauthorization Act of 2022 (VAWA 2022). VAWA 2022 reauthorizes, amends, and strengthens the Violence Against Women Act of 1994, as amended (VAWA) (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.). Provisions of VAWA 2022 specific to housing are found in Title VI of Division W of the Consolidated Appropriations Act of 2022, which is entitled “Safe Homes for Victims.” Section 2 of VAWA 2022 provides revised definitions for the statute. These amendments took effect on October 1, 2022.

The 2022 reauthorization of VAWA includes new implementation requirements. It requires HUD and the Attorney General of the United States to implement and enforce the housing provisions of VAWA consistent with, and in a manner that provides, the same rights and remedies as those provided for in the Fair Housing Act (42 U.S.C. 3601-19). Additionally, as described in Section V of this notice, VAWA 2022 requires HUD to establish a process by which to review compliance with the applicable requirements in the housing provisions of VAWA, and to promulgate regulations to govern that process.

- **Public Health Service Act; section 330 (42 U.S.C. 254b)**

*The Public Health Service Act* authorized the Health Center Program, which is administered by the Bureau of Primary Health Care within the Health Resources and Services Administration (HRSA) of HHS. Information about local Health Centers can be found online at <http://bphc.hrsa.gov/index.html>

- **Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.)**

*Food and Nutrition Act of 2008* relates to the Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps. SNAP is administered by the U.S. Department of Agriculture (USDA). More information about SNAP can be found online at <http://www.fns.usda.gov/snap/>



- **Child Nutrition Act of 1966; section 17 (42 U.S.C. 1786)**

*Child Nutrition Act of 1966* authorized numerous programs related to school lunches and breakfasts and funds for meals for needy students. For more information about these programs, contact the local School Department.

- **McKinney-Vento Act; subtitle B of title VII (42 U.S.C. 11431 et seq.)**

McKinney-Vento Act authorized the McKinney-Vento Education for Homeless Children and Youths Program, which is administered via the Office of Elementary and Secondary Education within the U.S. Department of Education. More information about this program is available online at <http://www2.ed.gov/programs/homeless/index.html>. Also, contact the local School Department.





## Attachment C

**\*EXAMPLE FORM\***

### Homeless Prevention Prioritization Scoring

#### Income Scoring:

- Rent burden at 66-80% of income... **5 points**
- Income at or below 15% AMI... **20 points OR**
- Income 16-29% AMI... **10 points**

#### Tenant Barriers/Risk Factors

##### Tenant Screening Barriers

**1 point per barrier**

- Eviction history
- No credit references: has no credit history
- Lack of rental history: has not rented in the past
- Unpaid rent or broken lease in the past (separate from current unpaid rent)
- Poor credit history: late or unpaid bills, excessive debt, etc.
- Past Misdemeanors
- Past Felony other than critical Felonies listed below
- Exiting criminal justice system where incarcerated for less than 90 days

- Critical Felony **5 points**  
(drugs, sex crime, arson, crimes against other people)
- Pregnant or has at least one child 0-6 **5 points**
- Head of household under 30 years old **5 points**
- Family experienced literal homelessness **5 points**  
in the past 3 years
- Only 1 adult in household **5 points**

**TOTAL**





## Override

If a household has 15 to 19 points but the agency believes there is a compelling reason to provide homelessness prevention services, the program can document reasons for overriding the score. The override must be signed off by an agency representative at a higher level of authority than direct service staff.





## Appendix 5: Public Hearing Summary

In addition to the multiple, ongoing avenues for residents to provide input on program initiatives, HCD hosted two hearings in the fall and spring. Public notices for both the fall and spring hearings were published in the Houston Chronicle and La Voz de Houston. The public hearings were also announced on HCD's social media and its website at [www.houstontx.gov/housing](http://www.houstontx.gov/housing). Flyers publicizing the public hearings were sent electronically to the email addresses of over 2,500 stakeholders and interested residents, as well as to city council members' offices.

In the fall of 2023, HCD held two public hearings – one virtual meeting on Thursday, November 30, 2023 on Microsoft Teams and one in-person meeting on Tuesday, December 5, 2023. During these meetings, HCD staff presented information about program performance that was reported in the 2022 CAPER and also information about the development of the 2024 Annual Action Plan. HCD staff also facilitated discussion groups to get attendees' input on budget priorities and hosted a public hearing segment where attendees could express their thoughts about the development of the 2024 Annual Action Plan.

The in-person meeting included an Open House where HCD staff were located at tables around the room sharing information about the programs and activities that HCD funds.

Both meetings were conducted in English and Spanish and CART (Communication access real-time translation) Services were also provided for those who are hearing impaired. HCD also broadcasted the virtual meeting live on HTV's and HCD's Facebook Live, and following the event, the recording of the virtual meeting was available for the public to view on HTV and HCD's Facebook page.

Two additional hearings will be held to present and receive feedback on the draft 2024 Annual Action Plan. One meeting will be held on Thursday, March 28, 2024 at Magnolia Multi-Service Center at 6:00 pm, and one meeting will be held virtually via Microsoft Teams on Wednesday, April 3, 2023 at 3:00pm. Both meetings will be made accessible for persons with disabilities. CART services will be available for those who are hearing impaired, and the hearings will be translated in Spanish. Comments received during these hearings will be included within this section.

In all advertising materials for the public hearings, HCD publicized that accommodations (i.e. interpreter, sign language, or other accommodations) were available, upon request. Also, the advertising materials listed HCD's Fair Housing Hotline as a resource for landlord/tenant or fair housing questions.

### **Public Comments from November 30, 2023**

#### **Commenter 1**

The commenter stated that a recycling center is needed in her community. The commenter is concerned that her area is becoming a dumping site for residents who cannot afford to dispose of garbage. She is also concerned that there is not an animal shelter located in her area, and there is no place to take stray animals.

**Response:** Residents are encouraged to make reports to 3-1-1 about illegal dumping, concerns with trash pick-up, and stray animals. Although HCD is not responsible for directly addressing these issues, HCD appreciates your comments about your neighborhood's needs.

#### **Comment 2**

The commenter stated that a youth center is needed in her neighborhood. She said that many proposals to improve her neighborhood have been overlooked by the City. She hopes that HCD reaches out to her community and that the City contacts the residents about their input.

**Response:** HCD supports the development and repair of neighborhood amenities, such as parks, libraries, health clinics, and community centers through the Public Facilities Program. Because of



limited funding, HCD accepts proposals as listed on the Funding/Contract Opportunities webpage: <https://houstontx.gov/housing/funding.html>. On this website, residents and organizations can view the funding requirements from the most recent Notice of Funding Availability (NOFA).

### **Commenter 3**

The commenter would like improved and additional lighting on streets in her community. She is concerned that the existing lighting is not sufficient for residents with disabilities and has environmental concerns associated with the existing street lighting.

**Response:** Residents are encouraged to call 3-1-1 to report issues with City lighting. Although HCD is not directly responsible for addressing lighting, HCD appreciates your comments about needs in your community.

## **Public Comments from December 5, 2023**

### **Commenter 1**

The commenter thanked HCD for the work its staff is carrying out within the community and shared the importance of assisting formerly incarcerated people.

**Response:** Thank you for your comment.

### **Commenter 2**

The commenter had concerns about HCD's Large Tract activities and would like funding to be directed towards this effort and to replace funding that was being lost. The commenter prioritizes building new single-family homes available to low- and moderate-income buyers. In addition, he would like to see HCD use funding to support land trusts because land trusts are a tool that could help the community.

**Response:** Thank you for your comments. HCD funds several activities that support homeownership for low- and moderate-income Houstonians, including the Affordable Home Development Program – formerly known as Large Tract. HCD plans to continue to partner with organizations that promote homeownership, including the Houston Land Trust.

### **Commenter 3**

This commenter was the Board Chair of a local nonprofit organization and had concerns about the housing affordability gap and the high costs of maintaining housing.

**Response:** Thank you for your comments. We work to assist Houstonians achieve homeownership and address the high cost of housing through a variety of activities. We look forward to addressing these issues with your organization.

### **Commenter 4**

The commenter wanted more community awareness about HCD and the services HCD provides. The commenter would like to keep their grandmother's home to assist their family with building generational wealth. The commenter would like to see more residents attend HCD community meetings.

**Response:** Thank you for your comments and support. We appreciate community advocates learning about HCD services and promoting HCD's information to communities in need.

### **Commenter 5**

The commenter wanted more information about the work HCD carries out in the community and plans to educate others in the community about HCD's resources. The commenter stated that homes are simply not affordable and Houstonians who work cannot qualify to purchase a home.



**Response:** Thank you for your comments and support. We appreciate community advocates learning about HCD services and promoting HCD's information to communities in need. Please visit our Homebuyer Hub to learn more about available homebuyer assistance: <https://houstontx.gov/housing/hbhub.html#ahdp>.

**Commenter 6**

The commenter would like HCD to prioritize new construction of homes and businesses as well as focus on community development.

**Response:** Thank you for your comments regarding your recommended funding priorities for HCD.

**Commenter 7**

This commenter stated that residents would like to see more information about HCD's work and how it benefits the community. The commenter will take information about HCD services, specifically the credit repair services, to her community to assist other residents.

**Response:** Thank you for your comments and support. We appreciate community advocates learning about HCD services and promoting HCD's information to communities in need.



## Appendix 6: Public Hearing Notices

### 2023 Fall Community Meetings

#### Public Notice

Please join the City of Houston's Housing and Community Development Department (HCDD) for its 2023 Fall Community Meetings. Approximately \$45 million in federal entitlement grants will be available to improve Houston's neighborhoods and the quality of life for low- and moderate-income families over the next year. Tell us about your community needs and priorities to inform the preparation of Houston's 2024 Annual Action Plan.

The **Virtual** Fall Community Meeting and Public Hearing will be held on **Thursday, November 30, 2023 at 3:00 pm** online in English: <https://bit.ly/2023FPH-English> and in Spanish: <https://bit.ly/2023FPH-Espanol>

The virtual meeting will also be viewable also on Facebook Live @ HoustonHCDD and on HTV.

To access the virtual meeting by telephone for audio only, call US (Toll): 1-936-755-1521, and use code 256 785 062# for English and code 895 986 781# for Spanish.

The **In-Person** Fall Community Meeting and Public Hearing will be held on **Tuesday, December 5, 2023 at 6:00 pm** at Emancipation Park Cultural Center, 3018 Emancipation Avenue, 77004.

Closed Captioning will be provided. For additional information or to request special arrangements at these Community Meetings (interpreter or other), contact Ashley Lawson at (832) 394-5438 or [Ashley.Lawson@houstontx.gov](mailto:Ashley.Lawson@houstontx.gov).

Can't make live meetings? You can view materials and get involved at our website: <https://houstontx.gov/housing/public-hearing/>. For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Guess-Jeffries at (832) 394-6200 ext. 1.

#### Aviso Público

Únase al Departamento de Vivienda y Desarrollo Comunitario (HCDD, por sus siglas en inglés) de la Ciudad de Houston para sus Reuniones Comunitarias de Otoño 2023. Aproximadamente \$45 millones en subvenciones federales estarán disponibles para mejorar las comunidades de Houston y la calidad de vida de las familias de ingresos bajos y moderados durante el próximo año. Cuéntenos sobre las necesidades y prioridades de su comunidad para informar la preparación del Plan de Acción Anual 2024 de Houston.

La Reunión Comunitaria **Virtual** de Otoño y la Audiencia Pública se llevarán a cabo el **jueves 30 de noviembre de 2023 a las 3:00 pm** en línea en inglés: <https://bit.ly/2023FPH-English> y en español: <https://bit.ly/2023FPH-Espanol>

La reunión virtual también se podrá ver en Facebook Live @ HoustonHCDD y en HTV.

Para acceder a la reunión virtual por teléfono solo para audio, llame a EE. UU. (con cargo): 1-936-755-1521 y use el código 256 785 062 # para inglés y el código 895 986 781 # para español.

La Reunión Comunitaria de Otoño **en persona** y la Audiencia Pública se llevarán a cabo el **martes 5 de diciembre de 2023 a las 6:00 pm** en el Centro Cultural Emancipation Park, 3018 Emancipation Avenue, 77004.

Se proporcionarán subtítulos. Para obtener información adicional o para solicitar arreglos especiales en estas reuniones comunitarias (intérprete u otro), comuníquese con Ashley Lawson al (832) 394-5438 o [Ashley.Lawson@houstontx.gov](mailto:Ashley.Lawson@houstontx.gov).

¿No puede asistir a reuniones en persona? Puede ver los materiales y participar en nuestro sitio web: <https://houstontx.gov/housing/public-hearing/>. Si tiene preguntas o inquietudes específicas sobre la vivienda justa o las relaciones entre propietarios e inquilinos, comuníquese con Yolanda Guess-Jeffries al (832) 394-6200 ext. 1.





## Appendix 7: Written Comments and Responses

The following section will include written comments that are received during the public comment period and HCD's responses to each comment. Written comments are accepted by mail or e-mail to HCD.

### Ways to submit a written Comment

#### Email

[HCDPlanning@houstontx.gov](mailto:HCDPlanning@houstontx.gov)

#### Mail

Housing and Community Development Department  
ATTN: Planning  
2100 Travis Street, 9<sup>th</sup> Floor  
Houston, TX 77002





CITY OF HOUSTON  
HOUSING AND  
COMMUNITY  
DEVELOPMENT

**CITY OF HOUSTON**  
**HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT**

2100 Travis Street | 9th Floor Houston TX 77002 | 832.394.6200  
[houstontx.gov/housing](http://houstontx.gov/housing)