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Annise D. Parker

CITY OF HOUSTON

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C.O. "Brad" Bradford	At Large-Position Number 4
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2010

**City of Houston
Housing & Community
Development Department**
August 2010

[2010-2014 CONSOLIDATED PLAN & ACTION PLAN]

Annise D. Parker, Mayor

James Noteware, Director



CITY OF HOUSTON

Housing & Community Development Department

Annise D. Parker

Mayor

James D. Noteware
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May 14, 2010


Dear Resident:

The **2010-2014 Consolidated Plan and 2010 Action Plan** were produced by the Housing and Community Development Department (HCDD) in collaboration with residents, community leaders, representatives from non-profit and for-profit agencies, as well as City of Houston departments. This Plan highlights existing needs, presents a five-year strategic plan, and promotes improvement projects to address such deficiencies through use of public and private resources. Like previous Consolidated Plans, this report promotes a unified vision for implementing improvement strategies throughout Houston. This Consolidated Plan reports on the level of need for housing and support services, among the low and moderate income, and establishes priorities for addressing needs.

Significant effort was devoted to assessing the housing and community development needs of our City. In addition to consultations with members of the Advisory Task Force, HCDD also conducted a Needs Assessment Survey in partnership with the University of Houston to solicit the public's input regarding existing conditions and areas in need of improvement. This Plan represents the culmination of many months of hard work by HCDD staff with support from other city departments, service providers and community residents. More than anything else, the Consolidated Plan process provides a framework through which we can work to secure improvements citywide to benefit low and moderate-income Houstonians.

I hope that you will find this Consolidated Plan both informative and useful.

Sincerely,



James D. Noteware
Director

**2010-2014 CONSOLIDATED PLAN & 2010 ACTION PLAN
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Consolidated Plan
Management Process

CPMP Version 2.0

Grantee Information
Worksheet

City of Houston			UOG: TX482514 HOUSTON
601 Sawyer			832431985
PO Box 1562			Housing and Community Development
Houston			Department
Texas	77251	Country U.S.A.	Division
Harris County			Program Year Start Date (07/10)

Employer Identification Number (EIN): 746001164

Applicant Type: Local Government: City Specify Other Type

Person to be contacted regarding this application:

James		Noteware
Director	713-868-8305	Fax
james.noteware@cityofhouston.ent	http://www.houstontx.gov/housing/	713-865-4135

"To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurances if the assistance is awarded." Please update the date with each new Action Plan and CAPER submission.

Name: <i>Madeline P. Appel</i> Annise Parker	Date: 05/14/10
Title: <i>Mayor</i> Mayor	(MM/DD/YY)

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Name: <i>Annise Parker</i>	Annise Parker	Date: 05/14/10
Title: <i>Mayor</i>	Mayor	(MM/DD/YY)



Executive Summary

Background

Beginning in City Fiscal Year (FY) 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan to receive federal housing and community development funding. This Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program, and the Housing Opportunities for People with AIDS (HOPWA) funding.

This Executive Summary provides:

- An overview of the Plan structure
- A summary of past performance
- A list of priority needs and strategies for meeting future objectives

About the Housing and Community Development Department. The City's HUD funded programming for housing and community development is primarily managed through the City's Housing and Community Development Department (HCDD). The City provides financial support and technical assistance to non-profit organizations and partners with the private sector to increase the number of accessible and affordable housing units. HCDD has streamlined its operations to provide more effective and efficient customer service by funding programs and activities through five major product lines. These products lines are:

- Homebuyer assistance
- Single family home repair assistance
- Multi and single family housing development
- Publicly- and privately-owned public facilities
- Public services (including HOPWA, special needs, and homeless services)

Mission: The HCDD's goal is to provide economic opportunity, revitalization, and improvement of the City's low to moderate income neighborhoods by:

- Developing and maintaining an adequate supply of safe, sanitary, and decent housing that is affordable and accessible to residents with a range of income levels and household needs
- Expanding sustainable homeownership opportunities for low to moderate income families
- Reducing chronic and family homelessness by providing a viable continuum of care
- Ensuring that City of Houston residents with long-term support needs have access to appropriate services and accessible, community housing options
- Ensuring full and fair access to housing for all residents
- Enhancing the economic well-being of the City of Houston while ensuring that economic growth is compatible with the community

The Plan Components

This Plan discusses the Resources available to meet the needs of low-to-moderate income Houstonians. The main components of this document are the Consolidated Plan and the Action Plan. Long-term goals and Strategies are discussed in the Consolidated Plan portion, while execution annual strategies and progress reports are included in each year's Annual Action Plan.

Consolidated Plan. Consolidated Plans are required to be prepared every three to five years; updates are required annually. The City of Houston prepares the Consolidated Plan every 5 years. The purpose of the Consolidated Plan is:

1. To identify a jurisdiction's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This Plan covers the Federal Budget Years (BY) 2010–2014 Five-year Consolidated Plan for the City of Houston. The city is a recipient of federal CDBG, HOME, ESG and HOPWA funding.

The Consolidated Plan includes a discussion of the Plan's: Strategic Plan, Needs Analysis, Citizen Participation, Monitoring, Objectives, Public Housing, and Barriers to Affordable Housing, Resources, and Priorities.

Annual Action Plan. In addition to the Consolidated Plan, cities and states receiving block grant funding must compete an annual Action Plan. The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year. The 2010 Action Plan follows the five-year Consolidated Plan in this document.

The Action Plan includes a discussion of the Plan's: Activities (Projects), Monitoring, Annual Objectives, Public Housing, Program Requirements, Application for Funding, and Barriers to Affordable Housing, Resources, and Priorities.

Fair Housing Requirement. HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. In 2005, the City of Houston completed an Analysis of Impediments (AI). The 2010 AI, located in the Appendices, accompanies this Plan.

The City of Houston's Housing and Community Development Department (HCDD) partners with neighboring jurisdictions, the private sector, non-profit organizations, and other City departments to provide support for the successful implementation of this Plan.

Resources - Federal Allocations

2010 CONSOLIDATED ACTION PLAN SUMMARY (HOUSTON FY2011/BY2010)	
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	
THIRTY-SIXTH PROGRAM YEAR (JULY 1, 2010 – JUNE 30, 2011)	
Project Type/Grant	BY10/FY11
Community Development Block Grant (CDBG)*	\$35,779,922
Home Investment Partnerships Program (HOME)*	\$14,366,375
Emergency Shelter Grant Program (ESG)	\$1,329,099
Housing Opportunities for Persons with AIDS (HOPWA)	\$7,793,944
TOTAL	\$59,269,340

* CDBG and HOME include projected program income.

Needs & Priorities

HCDD continues to assess funding priorities and levels to ensure citizens' needs are reflected in annual and strategic Plans. HCDD also conducts a citywide needs survey using an independent vendor. Overall, nearly 63% for respondents to the 2010 survey thought the Department's top

priorities since 1995 should remain the same as the Department developed the 2010 Consolidated Plan and Action Plan. As part of the Department's overall needs assessment, HCDD contacts other city departments, non-profit and for-profit agencies to solicit updated information regarding community needs in Houston. Funding priorities are subdivided into four (4) categories designed to benefit the low and moderate-income population of Houston.

1. Affordable Housing
 - a. Renters
 - b. Homeowners
 - c. Homebuyers
 - d. Non-Homeless with Special Needs
2. Economic Development
 - a. Small Business Expansion and Development
 - b. Jobs Creation and Retention
 - c. Removal of Slum and Blight
3. Homelessness and Supportive Services
 - a. Shelters
 - b. Assistance Programs
4. Public Improvements and Infrastructure
 - a. Infrastructure (e.g., streets, storm drainage, wastewater lines, etc.)
 - b. Public and Private Neighborhood Facilities (multi-service centers, branch libraries, etc.)
 - c. Parks and Neighborhood Facilities (community parks, youth centers, etc.)

In the Housing, Homeless, and Community Development Needs and Market Analysis Sections, census data, administrative records, and community requests for funding help determine the way resources can be better targeted over the next five years. The resulting analysis determined that:

- **The growing elderly population will require more rental units and home repair be conducted**
- **The highest market demand is among households containing 2-4 individuals seeking affordable rental or multifamily housing**
- **Wages and income create the greatest impediment to securing affordable housing**
- **Homeless prevention and housing programs should focus on constructing more permanent supportive housing units as well as the case management services to be conducted at these facilities**
- **The demand for public neighborhood spaces far surpasses the supply of funding available**

While several of these needs are already being addressed, more innovative and cost effective approaches should be employed to tackle these issues over the next five years.

The Strategic Plan

In its execution of the Plan, HCDD and its various partner agencies will promote fair housing and sustainable development, enhance the capacity of community-based organizations and local government, remove barriers to affordable housing, and improve the outcomes of government actions. The strategic goals and specific objectives for the next five years are located in the *Objectives* section of the Consolidated Plan.

All performance measures are based on the U.S. Housing and Urban Development Department's Community Development Performance (CPD) Outcome Performance Measurement Framework. The City will engage in eligible activities designed to meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and to contribute accomplishments under one or more of three categories of outcomes (increase availability/accessibility, increase affordability, or increase sustainability.) An overview of 2010-2014 activities and objectives follow in the ***HCDD Performance and Activity Matrix***, however, activities are discussed in detail in the 2010 Action Plan section.

HCDD Performance and Activity Matrix

		Outcome Categories		
Program/Activity	Objective Category	Availability/ Accessibility	Affordability	Sustainability
Single-Family Home Repair				
Single-Family Home Repair	Create Decent Housing	√		
Lead-based Paint Testing & Abatement	Create Decent Housing	√		√
Relocation	Suitable Living Environment			√
Housing Program Project Delivery	Create Decent Housing	√		
Down payment Assistance Programs				
Single-Family Down Payment/Closing, Cost Assistance for New/Existing Homes	Create Decent Housing		√	
Multi-Family Housing				
Multi-family Acquisition/ New Construction/Relocation	Create Decent Housing	√		√
Community Housing Development Organizations (CHDO Operations)	Create Decent Housing	√	√	
Multi Family Program Delivery Costs	Create Decent Housing	√		
Neighborhood Facilities Improvements	Suitable Living Environment			√
Public Services (Non Profits/Agencies)	Suitable Living Environment	√		
Economic Development				
Economic Development Assistance Program	Create Economic Opportunity		√	
Dangerous Buildings Administration /Legal/Department/Code Enforcement	Suitable Living Environment			√
Support Services for Persons Living With or Affected by HIV/AIDS				
Acquisition/Rehab/Conversion/Repair/Lease	Suitable Living Environment	√		
Operating Costs	Create Decent Housing		√	
Technical Assistance/Housing Information/Resource Identification	Create Decent Housing	√		
Supportive Services	Create Decent Housing		√	
Project or Tenant-based Rental Assistance	Create Decent Housing		√	
Short-Term, Rent, Mortgage & Utility Assistance	Create Decent Housing		√	
New Construction	Create Decent Housing	√	√	
Grantee Administration	N/A	N/A	N/A	N/A
Sponsor Administration	N/A	N/A	N/A	N/A
Homeless Services				
Essential Services	Suitable Living Environment	√		
Operations	Suitable Living Environment	√		
Homeless Prevention	Create Decent Housing		√	
Emergency Shelter Grants	N/A	N/A	N/A	N/A
Coalition for the Homeless - HMIS	N/A	N/A	N/A	N/A
Administration	N/A	N/A	N/A	N/A

Strategic goals associated with the above performance matrixes follow in the next section. A more detailed discussion of the multi-year goals can be found in the Specific Objectives Section of the Consolidated Plan.



Housing and Community Development Department 5-year Strategic Goals

The table that follows lists the strategies for making entitlement-funded Housing and Community Development Department housing and services more available, accessible, and affordable while also working to create more sustainable communities in eligible areas.

Housing and Community Development Department 5-Year Strategic Goals		
Strategies & Objectives	Goals	
	Unit Type	# Served
SUITABLE LIVING ENVIRONMENT -Availability/Accessibility/Affordability (Housing)		
Improve supply, quality, and accessibility of affordable rental housing through CHODO support, acquisition, new construction, and developing a new tenant-based rental assistance program over the next five years.	Housing units	1,250
Implement down payment assistance programs to increase low- and moderate-income persons' access to affordable, decent housing throughout the City of Houston.	Housing Units	1,075
Preserve existing housing stock through the Single-family tiered home repair program that addresses emergency conditions that occur without warning, moderate repair, and reconstruction. <i>Prioritize service to the disabled and elderly.</i>	Housing Units	1,505
SUITABLE LIVING ENVIRONMENT - Availability/Accessibility (Youth Services)		
Fund projects and organizations that conduct programs that prevent juvenile delinquency.	Juveniles	57,660
SUITABLE LIVING ENVIRONMENT - Sustainability (Neighborhoods & Communities)		
Improve and/or enhance the living environment of low to moderate-income neighborhoods and residents by rehabilitating or constructing new community spaces.	Public Facilities	66
Improve and/or enhance the living environment of low to moderate-income neighborhoods and residents by improving or creating school or community-based parks.	Parks	45
Increase the safety and improve the quality of life of low to moderate-income neighborhoods through dangerous building removal and code enforcement.	Buildings	45
Increase the health and safety of homes in low to moderate-income areas by addressing exposure to lead paint.	Housing units	2,400
Improve and/or enhance the living environment of low to moderate-income neighborhoods by removing graffiti.	Buildings	13,025
SUITABLE LIVING ENVIRONMENT – Accessibility (Homelessness Prevention/Services)		
Prevent homelessness by providing access to financial assistance and shelter. - Rent/Utility	People	2,100
Prevent homelessness by providing access to financial assistance and shelter. - Case Management	People	117,990
Prevent homelessness by providing access to financial assistance and shelter. - Shelter	People	125
Create a more suitable living environment and increase access to services for the homeless	People	3,750
SUITABLE LIVING ENVIRONMENT - Sustainability (Services to Persons Affected by HIV/AIDs)		

Housing and Community Development 5-Year Strategic Goals		
Strategies & Objectives	Goals	
	Unit type	Unit type
Increase the efficiency and effectiveness of organizations serving HIV/AIDS and homeless individuals. - HMIS	Unit type	# Served
Increase the efficiency and effectiveness of organizations serving HIV/AIDS and homeless individuals. - Project Support	Organizations	37,500
Increase the quality of life for individuals living with or affected by HIV/AIDS. (rental assistance)	People	75,000
Increase the quality of life for individuals living with or affected by HIV/AIDS. (referral and education)	People	1,500
SUITABLE LIVING ENVIRONMENT – Sustainability (Services to the Elderly)		
Improve the quality of life for elderly and extremely elderly individuals by providing access to basic necessities like food and transportation. - Meals	People	60
Improve the quality of life for elderly and extremely elderly individuals by providing access to basic necessities like food and transportation. - Transportation	People	250
SUITABLE LIVING ENVIRONMENT - Increase Access to Affordable Healthcare		
Increase access to affordable health care for extremely low-to-low income individuals. - TB	People	52,500
Increase access to affordable health care for extremely low-to-low income individuals. - clinics	Organizations	2,500
Increase access to affordable health care for extremely low-to-low income individuals. - care/services	People	29,000
SUITABLE LIVING ENVIRONMENT - Increase Access to /Availability of Public Services		
Bridge the technological and educational divide in low-income areas by increasing access to literacy and computer technology. - Mobile Library	People	725
Increase extremely low to moderate-income individuals' knowledge of and accessibility to public services. (Health Reentry Services)	People	20,000
Make child care more affordable for working low to moderate-income families.	People	34,200
Availability/Accessibility of ECONOMIC OPPORTUNITY		
Provide access to job training and enrichment activities for developmentally disabled adults.	People	1,665
Affordability of ECONOMIC OPPORTUNITY		
Increase access to business ownership for low to moderate-income residents. (loans)	Businesses	1,000
Sustainability of ECONOMIC OPPORTUNITY		
Increase access to business ownership for low to moderate-income residents. (tech assistance)	Businesses	500

Past Performance (2005-2009)ⁱⁱ

The chart below provides a summary of achievements from the 2005 Consolidated Plan. All performance measures are based on the HUD CPD Outcome Performance Measurement Framework.

Activity /Funding Source	Objectives/Outcomes	Outcome Indicators	2005 Con Plan 5-Yr Goals	2005 Con Plan 5-Yr Projections
Down payment Assistance / HOME	Availability/Accessibility of Decent Housing	Homebuyers Assisted	1,500	1,266
Homeowner Rehabilitation / CDBG	Sustainability of Decent Housing	Units Rehabbed	790	1,538
Multifamily Improvements /HOME	Affordability of Decent Housing	Units Constructed	2,000	8,796
Shelter Special Needs Population/ ESG	Availability/Accessibility of Decent Housing	Number of individuals receiving shelter	24,220	-
Supportive Services/Elderly / CDBG	Sustainability of Suitable Living Environment	Clients receiving services	6,042	26,087
Supportive Services/Youth / CDBG	Sustainability of Suitable Living Environment	Youth Assisted	13,429	21,045
Supportive Services/Special Needs / CDBG	Availability/Accessibility of Suitable Living Environments	Clients receiving services	28,327	94,737
Small Business Assistance / CDBG	Availability/Accessibility of Economic Opportunity	New and current business owners assisted	3,400	41,791
Upgrade Streets / CDBG	Sustainability of Suitable Living Environment	Neighborhoods receiving infrastructure improvement - streets	15	5,080
Storm Drainage Improvements / CDBG	Sustainability of Suitable Living Environment	Neighborhoods receiving infrastructure improvement - drainage	8	7
Parks Improvements / CDBG	Availability/Accessibility/Suitable Living Environment	Number of parks improved	50	10
Library Improvements / CDBG	Availability/Accessibility/Suitable Living Environment	Number of public facilities improved - Libraries	10	108
Community Centers / CDBG	Availability/Accessibility/Suitable Living Environment	Number of public facilities improved - community centers	1	43

The City has not yet finished the 5th year of the 2005 Strategic Plan. However, the “Summary of Achievements” table above estimates that the City has met, exceeded, or is on target to meet a majority of goals set in the 2005 Strategic Plan.

All of these activities address the City’s community needs. As a result, the City has made services more available and accessible, sustained challenged neighborhoods, provided working capital loans for businesses that created jobs for low and moderate-income individuals, and provided affordable housing for Houston’s low and moderate-income populations.

ⁱⁱ 2005-2009 Performance include Plan Year 2009/Fiscal Year 2010 year-to-date reported by staff through February 2010.



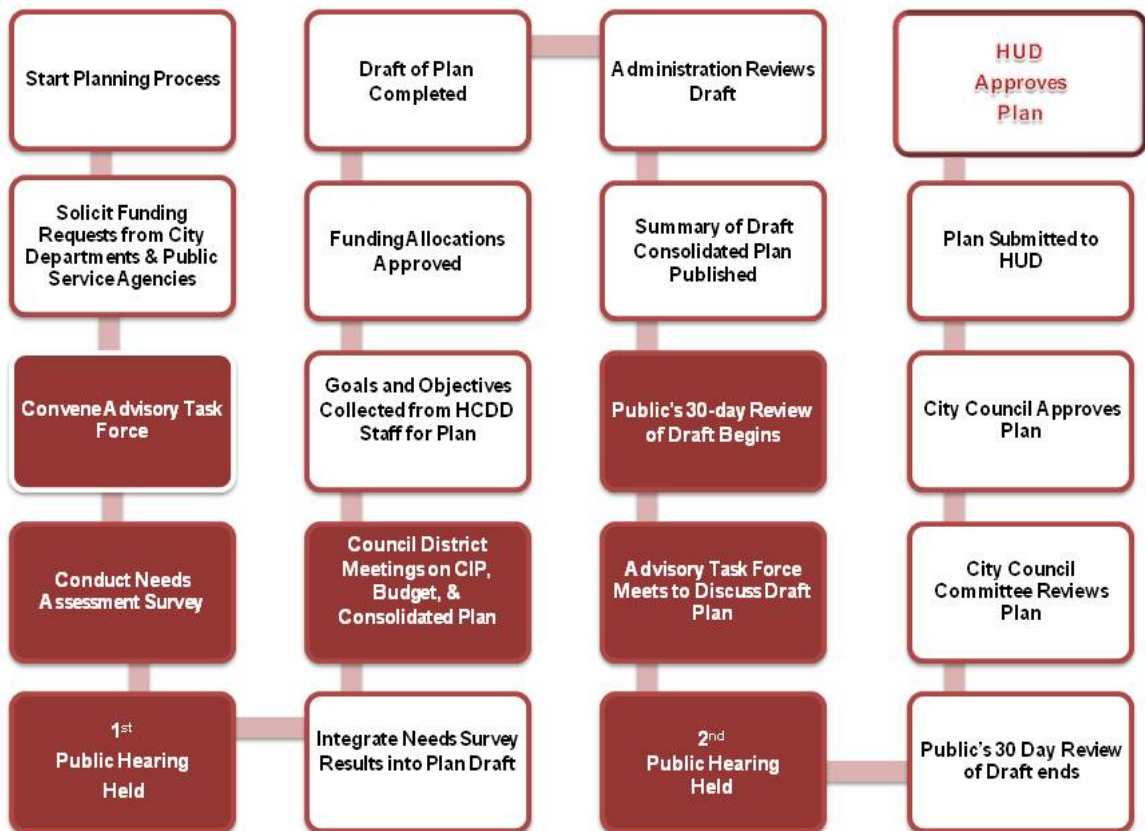
Managing the Process

Managing the Process - Introduction

The Housing and Community Development Department (HCDD) had primary responsibility for production of the 2010 Consolidated Plan. In this capacity, HCDD worked with a number of city departments, the Housing Authority of the City of Houston and major non-profits to ensure that the planning process was both comprehensive and inclusive. HCDD secured information from other departments, the private sector, non-profits, neighborhood-based organizations and residents regarding existing conditions and strategies for addressing current needs through research. The citizen, however, is the center of the Plan as seen in the diagram of the HCDD's Consolidated Plan process below.

The Public is an important part of the Consolidated Plan process

The shaded boxes below show the public's input in the Plan development process



Consultation

The Housing and Community Development Department (HCDD) lead production of the 2010-2014 Consolidated Plan. The Advisory Task Force's (ATF) work supports all cornerstones of the 2010 Consolidated Plan. As with previous Plans, this report is based on research, consultation, review and assessment. Consultation was an inherent part of the entire planning process: from assembling and consulting with the ATF, making presentations about the Plan at public hearings and community meetings to solicit input from interested parties throughout Houston. Assessment and review round out the planning equation.

The chart below describes how HCDD met consultation requirements during the planning process.

Program Area	Consultation Requirement	Group(s) HCDD Consulted
General	Consult with public and private agencies that provide health services, social and fair housing services.	Greater Houston Fair Housing Center, See list of Advisory Task Force Members on next page.
Homeless Strategy	Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.	Houston /Harris County Coalition for the Homeless
Lead-based Paint Hazards	Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.	Child Care Council of Houston, City of Houston Health Department
Adjacent Governments	Notify adjacent governments regarding priority non-housing community development needs.	Harris County
Metropolitan Planning	Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.	Houston Galveston Area Council, United Way of the Gulf Coast
HOPWA	Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.	City of Houston - Health Department, Ryan White Planning Council
Public Housing	Consult with the local public housing agency concerning public housing needs, planned programs, and activities.	Houston Housing Authority

HCDD solicited input from residents about conditions in need of improvement and individual priority (ies). Recommended improvement strategies were carefully reviewed to determine economic feasibility and planning priority to be addressed. A more detailed discussion of the Citizen Participation and those individuals and groups involved in the planning process follows.

Housing and Community Development Department (HCDD) recognizes that the citizens of Houston are partners in the development and execution of the Consolidated Plan. HCDD pursues a basic strategy in soliciting community involvement. In the case of the Five-Year Plan, HCDD requested input from residents and neighborhood-based organizations throughout Houston regarding community-improvement issues. It is a federal requirement that residents be encouraged to participate and have every opportunity for involvement in development of the Consolidated Plan. In order to satisfy this requirement, HCDD solicits input and incorporates citizens during this Consolidated Plan Process through Publications and Postings, the Advisory Task Force, an Information Guide Booklet, Public Hearings, and the Capital Improvement Plan Meetings.

One way we include the public is through the City of Houston's website. HCDD publicizes all components related to the Plan's development, from the "schedule of activities" to the amount of "federal appropriations" and the "proposed use of funds" in support of community improvement activities. The schedule of the Consolidated Plan Process is placed on the website and updated as needed. The schedule gives the public a closer view into the major milestones that we cross during this process.

We also include the public through our selected Advisory Task Force (ATF). The ATF consist of various agencies and organizations that provide input on the community needs. The ATF represents constituents that use the Plan funds or provide services using Plan funds. The ATF gives City staff a closer view of the community and makes recommendations on other agencies that we should consider funding as well as how to better track the progress of the current funded agencies. The ATF meets for work on the Five-Year Plan and receives periodic updates as work progresses on the Annual Plan. Minutes are taken at every meeting for our records. All follow up items are addressed

through the Consolidated Plan Coordinator, Product Managers, or Consolidated Plan team members.

Advisory Task Force Members FY2010 (ACTIVE)	
Name	Organization
<i>Horace Allison</i>	<i>Houston Housing Authority</i>
<i>Jane Cahill West</i>	<i>Avenue CDC</i>
George F. Smalley	Metropolitan Transit Authority
David Collins	Land Assemblage and Redevelopment Authority Board
<i>Sam Hom</i>	<i>Mental Health Mental Retardation Authority</i>
<i>Rev. Elmo Johnson</i>	<i>Uplift Fourth Ward, Inc.</i>
<i>Tony Koosis</i>	<i>Center for Independent Living</i>
<i>Sherwin Sun</i>	<i>Chinese Community Center</i>
<i>Kate Lyons</i>	<i>Coalition for the Homeless</i>
<i>Ruby Mosely</i>	<i>Acres Homes Senior Citizens</i>
<i>Whitney Fleming</i>	<i>United Way Texas Gulf Coast</i>
<i>Stephanie Lopez</i>	<i>United Way Texas Gulf Coast</i>
<i>Cathy Payton</i>	<i>CDC Association of Greater Houston</i>
Yvette Proctor	HIV Resource Group
<i>Brenda Reyes</i>	<i>City of Houston Health Department</i>
<i>Curtis Wilson</i>	<i>Mental Health Association</i>
Brian Stoker	Amergy Bank
Tori Williams	Ryan White Planning Council

HCDD produced an Information Guide Booklet on the **2010-2014 Consolidated Plan**. The booklet describes the four funding grants, anticipated funding, and the process for accessing funds, funding priorities, and the various programs we sponsor. The publication also includes a detailed budget of activities/programs currently being funded, along with a schedule for development of the 2010 Plan. (See Appendices for the Information Booklet.) In addition to English, the booklet was made available in Spanish upon request. This booklet was provided to citizens at various meetings such as the Public Hearings and Capital Improvement Plan Meetings.

As required by federal regulations, HCDD sponsored two (2) public hearings; the first was held on December 2, 2009, and the second on March 24, 2010. The Public is informed about hearings through the City's website, Public Notices in the Houston Chronicle, and citywide announcements at various public meetings. There were 23 attendees, 5 speakers at the first hearing, and 48 attendees and 28 speakers at the second hearing.

The ATF members are contacted and encouraged to bring people from their communities and agencies to comment during the Hearing. We invited people to send their recommendations in writing or speak in person at the hearing per the Public Notice. The Hearings are recorded in various ways. An agenda, PowerPoint Presentation, and Information Guide Booklet are distributed at the Hearings. There is also a record of attendees through the Sign-In Sheets. At each of these public hearings, accommodations are made for the disabled (e.g., wheelchair access, sign language, and "captioning").

In addition, HCDD representatives attend and make presentations at each of the nine (9) Capital Improvement Plan (CIP) public hearings sponsored by the City Council and held citywide. For the FY 2010 – 2014 CIP hearings, more than six hundred (600) residents attended and received information about the 2010 Consolidated Action Plan. The Citizen Participation Plan Draft and Information Guide Booklet were distributed and residents were encouraged to provide input on the Consolidated Plan as well as attend the Public Hearing. HCDD representatives were available to answer questions and meet with constituents face to face.

The Consolidated Plan Draft Summary was published March 7, 2010 in the *Houston Chronicle*. The summary publicized the date, time, and location of the second public hearing. The public comment period for the 2010 Consolidated Plan Summary was March 7, 2010 – April 7, 2010. The 2010 Consolidated Action Plan draft was published on March 30, 2010. The public comment period for the 2010 Consolidated Action Plan was March 30, 2010 – April 30, 2010 for public input related to recommended activities and budgets for the CDBG, HOME, ESG, and HOPWA programs. Residents were encouraged to submit comments during and after the hearing on the Consolidated Plan Summary. A summary was placed on the City’s website on March 17, 2010. Hard copies of the draft Plan are available at the City of Houston Main Public Library, City of Houston Secretary’s Office, City of Houston website, and HCDD. The public was given thirty (30) days to respond to Consolidated Plan and Annual Plan recommendations, prior to action by City Council. Houston City Council approved the Plan on **May 12, 2010**.



Needs Assessment Survey

Summary of Results

The City of Houston Housing and Community Development Department contracted with the University of Houston Center for Public Policy (CPP (www.uh.edu/cpp)) or “the Center” to administer and analyze the results of a citywide Needs Assessment Survey as part of its 2010-2014 Five-Year Consolidated Plan.

The Consolidated Plan is a five-year plan required by the US Department of Housing and Urban Development (HUD) that serves as a comprehensive strategy to address the needs of low and moderate-income residents in the City of Houston. The plan identifies community needs and provides a strategy to address those needs using Community Development Block Grant (CDBG), HOME, ESG and HOPWA funds as well as other City and federal resources.

The Center surveyed 1,001 residents aged 18 years and older in the Houston metropolitan area in April of 2010. Survey questions sought to solicit feedback on several key issues covering resident satisfaction and opinions about affordable housing, homelessness, public infrastructure, economic development and social services. Respondents were also asked whether current priorities should change or stay the same. The survey responses will be used to address these critical issues, identify areas in need of improvement, and recommend funding priorities.

The following results emerge from the survey responses:

- Most residents received various forms of income, with approximately a third of respondents residing in households with an annual income below \$40,000
- Elderly respondents comprised a significant portion of the sample population – almost 30 percent of respondents were over the age of 65
- More than half of respondents were covered by private forms of insurance, and almost a fourth of respondents relied on Medicare to fulfill their healthcare needs. Almost 12 percent of respondents were uninsured. Approximately 13% of respondents reported not taking prescription medication within some point in the past year because they could not afford them. Almost half of respondents reported being diagnosed with a health condition, with the most prevalent being high blood pressure followed by diabetes
- Slightly less than half of all respondents had a college degree or had completed post-graduate education. Only 7.7% of respondents did not complete high school or had yet to obtain their GED
- Almost 1 in 12 respondents was a veteran
- However, survey respondents provided helpful insight on the public’s opinion of the reasons for homelessness and ways to prevent homelessness. The majority of respondents, 32.5 percent, felt that homelessness was the result of no jobs and the economic climate. Correspondingly, the majority of respondents, 23.4%, thought that more jobs and better wages were the key to preventing homelessness. Interestingly, almost 11% of respondents reported being afraid they might be homeless in the future
- Almost 42% of respondents reported being satisfied with the overall condition in their neighborhoods, with almost a third reporting being very satisfied. Only 13.2% reported being dissatisfied or very dissatisfied
- Almost 42% of respondents thought the Department of Housing and Community Development’s highest priority should be job creation, yet overall almost 63 (62.8%) of respondents thought the Department’s top priorities since 1995 should remain the same as the Department puts together a plan for the next five years

Survey Respondent Demographics

The SRI fielded 1,001 telephone interviews of residents of the City of Houston. Selected questions

regarding housing, health, homelessness, community needs, housing discrimination and neighborhood data were analyzed in conjunction with the following demographic categories:

- Income
- Age of respondent
- Age and number of children of respondent
- Number of children in household
- Gender of respondent
- Race/ethnicity of respondent
- Years of education
- Veteran status

Table 1
Demographics: Summary for Income

	Frequency	Percent	Valid Percent	Cumulative Percent
None	46	4.6	4.6	4.6
\$1,000 to \$10,000	63	6.3	6.3	10.9
\$11,000 to \$20,000	78	7.8	7.8	18.7
\$21,000 to \$30,000	75	7.5	7.5	26.2
\$31,000 to \$40,000	74	7.4	7.4	33.6
\$41,000 to \$50,000	64	6.4	6.4	40
\$51,000 to \$60,000	42	4.2	4.2	44.2
\$61,000 to \$70,000	42	4.2	4.2	48.4
\$71,000 to \$80,000	29	2.9	2.9	51.2
\$81,000 to \$90,000	40	4	4	55.2
Over \$100,000	152	15.2	15.2	70.4
No Answer/Refused	296	29.6	29.6	100
Total	1001	100	100	100

Less than 5% of respondents reported having no income at all, and approximately 15 percent of respondents reported income greater than \$100,000 a year. A third of respondents came from households with a yearly income of \$40,000 or less.

Table 2
Demographics: Summary for Age

	Frequency	Percent	Valid Percent	Cumulative Percent
18 - 24	43	4.3	4.3	4.3
25 - 34	87	8.7	8.7	13
35 - 44	105	10.5	10.5	23.5
45 - 54	218	21.8	21.8	45.3
55 - 64	217	21.7	21.7	66.9
65 and Over	289	28.9	28.9	95.8
No Answer/Refused	42	4.2	4.2	100
Total	1001	100	100	100

Almost forty-three percent (42.5%) of all respondents were between the ages of 45 to 64, and almost 30% (28.9%) were over the age of 65. The average age for all respondents was 53 years.ⁱⁱⁱ Residents between the ages of 18 and 34 accounted for 13 percent of total respondents.

Table 3
Demographics: Summary for Marital Status

	Frequency	Percent	Valid Percent	Cumulative Percent
Married	574	57.3	57.3	57.3
Living with a partner	23	2.3	2.3	59.6
Divorced	95	9.5	9.5	69.1
Separated	18	1.8	1.8	70.9
Single	259	25.9	25.9	96.8
No Answer/Refused	32	3.2	3.2	100
Total	1001	100	100	100

Approximately 60% of respondents were married or living with a partner. Single adults comprised slightly more than a fourth (25.9%) of respondents.

Table 6
Demographics: Summary for Number of Children in Household

	Frequency	Percent	Valid Percent	Cumulative Percent
No Children	244	24.4	24.4	24.4
0	399	39.9	39.9	64.2
1	193	19.3	19.3	83.5
2	106	10.6	10.6	94.1
3	41	4.1	4.1	98.2
4	12	1.2	1.2	99.4
5	3	0.3	0.3	99.7
7	1	0.1	0.1	99.8
No Answer/Refused	2	0.2	0.2	100
Total	1001	100	100	100

The effects of the large number of elderly respondents is also seen when the number of children in the household is examined. As seen in Table 6, almost 40% (39.9) of respondents who report having children do not have any children living in their household, undoubtedly attributable to the fact that their adult children have set up households away from their parents.

Table 7
Demographics: Summary for Race

	Frequency	Percent	Valid Percent	Cumulative Percent
African American	323	32.3	32.3	32.3
Asian/Pacific Islander	22	2.2	2.2	34.5
Native American	5	0.5	0.5	35
White	506	50.5	50.5	85.5
Mixed	17	1.7	1.7	87.2
Other	117	11.7	11.7	98.9
No Answer/Refused	11	1.1	1.1	100
Total	1001	100	100	100

Hispanic	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	146	14.6	14.6	14.6
No	852	85.1	85.1	99.7
No Answer/Refused	3	0.3	0.3	100
Total	1001	100	100	100

Approximately half of all respondents were White, and minorities made up the other half of the respondents. However, inclusive in the number of White respondents are those who also report being of Hispanic descent. When Hispanics are deducted from the total number of White respondents, the percentage of White respondents decreases to 36 %. Fifteen (14.6%) percent of the respondents stated they were of Hispanic descent.

Table 8
Demographics: Summary for Gender

	Frequency	Percent	Valid Percent	Cumulative Percent
Male	458	45.8	45.8	45.8
Female	543	54.2	54.2	100
Total	1001	100	100	100

There was a slightly greater percentage of female respondents compared to male respondents. Fifty-four percent (54.2) of the respondents were female and forty-six percent (45.8) were male.

Table 9
Demographics: Summary for Education

	Frequency	Percent	Valid Percent	Cumulative Percent
8th grade or less	20	2	2	2
Some high school	57	5.7	5.7	7.7
High school graduate/GED	199	19.9	19.9	27.6
Some college	281	28.1	28.1	55.6
College graduate	290	29	29	84.6
Post-graduate	146	14.6	14.6	99.2
No answer/Refused	8	0.8	0.8	100
Total	1001	100	100	100

Forty-four percent of all respondents had a college degree (29 %) or had completed post-graduate education (14.6 %). Seventy-seven respondents reported having an 8th grade education or less or only some high school, meaning almost eight (7.7%) percent of respondents did not complete high school or had yet to obtain their GED.

Table 10
Demographics: Summary for Veteran Status

	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	125	12.5	12.5	12.5
No	875	87.4	87.4	99.9
No Answer/Refused	1	0.1	0.1	100
Total	1001	100	100	100

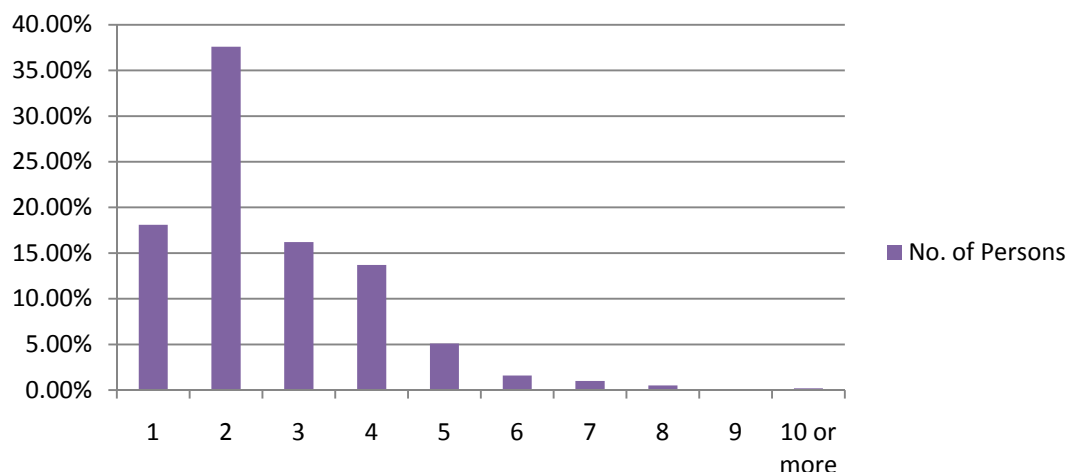
Almost 13% (12.5) of respondents classified themselves as veterans.

Housing Characteristics

Table 11Current Residency

	Frequency	Percent	Valid Percent	Cumulative Percent
Own home or apartment	927	92.6	92.6	92.6
Home or apartment of a friend or family member	67	6.7	6.7	99.3
Transitional housing	2	0.2	0.2	99.5
College dormitory	1	0.1	0.1	99.6
Church home	1	0.1	0.1	99.7
No Answer/Refused	3	0.3	0.3	100
Total	1001	100	100	100

The overwhelming majority of respondents, 99.3%, were living in their own home or apartment (92.6%) or the home or apartment of a friend or family member (6.7%). Only 0.2 percent of respondents reported currently living in transitional housing or a shelter.



Conclusion: Almost 93 % of respondents live in their own home or apartment and have done so for the last 5 years. However, due to the nature of the question, it was unclear whether respondents were living in their own home or apartment or were renters. The average number of persons living within respondents' households was between 2 to 3 people and approximately 86 percent of the total respondents lived in a household with 4 or fewer people.

Healthcare

As reported in The State of Health in Houston/Harris County 2009, Texas has the highest rate of uninsured persons in the nation. According to 2006-2008 Census data, one in four residents, or 25 percent is without any form of health insurance, compared to 15% of U.S. residents.

Table 15
Health Insurance Plans

	Frequency	Percent	Valid Percent	Cumulative Percent
Private insurance	556	55.5	55.5	55.5
Medicare	240	24	24	79.5
Medicaid or Gold Card	47	4.7	4.7	84.2
Veteran's Administration	13	1.3	1.3	85.5
CHAMPUS	2	0.2	0.2	85.7
COBRA	6	0.6	0.6	86.3
None	115	11.5	11.5	97.8
No answer/Refused	18	1.8	1.8	99.6
Government employee insurance	3	0.3	0.3	99.9
Don't know	1	0.1	0.1	100
Total	1001	100	100	100

Approximately 56% of respondents are covered under private insurance plans. Almost a fourth of the respondents (24%) rely on Medicare to fulfill their healthcare needs. Again, this is consistent

with the large number of respondents who are 65 and over. Almost 12% (11.5) of respondents reported having no health insurance at all.

More than half (54%) of respondents have needed medical care within the past year. Of those, 95% reported being able to get the care, they need and only 5 % reported that they did not have access to the healthcare they required.

Homelessness

Only one respondent, or 0.1 % of the total population, reported being currently homeless. The respondent further reported that they had been homeless for one year. In contrast, as seen in Figure 9 below, approximately 11% (10.8) of the total respondents reported being afraid, they might be homeless in the future. Only 1.2 % did not or refused to answer the question.

Figure 9
Afraid of Being Homeless in the Future

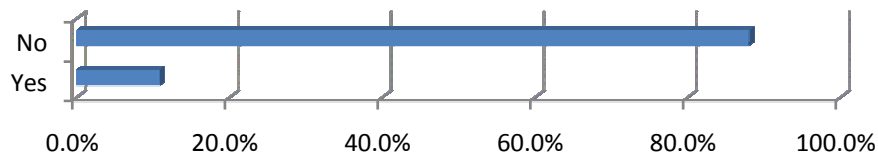


Table 17
Prescription Medicine

	Frequency	Percent	Valid Percent	Cumulative Percent
No	335	33.5	33.5	33.5
Yes, every day	593	59.2	59.2	92.7
Yes, only sometimes	56	5.6	5.6	98.3
No answer/Refused	17	1.7	1.7	100
Total	1001	100	100	100

Table 17 shows that almost 65% of respondents take prescription medicine, with almost 60 percent of that number taking prescription medicine every day. Approximately 13% of total respondents reported not taking prescription medicines at some point during the past year because they could not afford to buy them.

The respondents that have a medical condition or disability, 11.8% stated that it interfered with their ability to do daily activities sometimes and 9.1% stated that their medical condition very much interfered with their ability to do their daily activities. Forty-four or 43.5% of those with a medical condition or disability reported that it did not interfere with their ability to do daily activities at all.

Figure 10
Satisfaction with Overall Conditions of Neighborhood

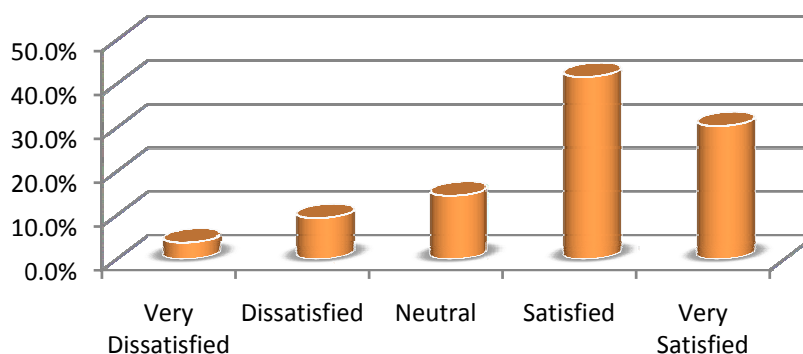


Table 23
What Should be the Department's Highest Priorities?

	Frequency	Percent	Valid Percent	Cumulative Percent
Affordable housing	135	13.5	13.5	13.5
Homelessness	93	9.3	9.3	22.8
Economic development	139	13.9	13.9	36.7
Public improvements and	70	7	7	43.7
Social services	80	8	8	51.6
Job creation	419	41.9	41.9	93.5
No answer/Refused	65	6.5	6.5	100
Total	1001	100	100	100

Going forward, almost 63% (62.8) of respondents thought the Department's top priorities since 1995 should remain the same as the Department puts together a plan for the next five years. As detailed in Table 24, when asked their opinion of what the Department's priorities should be if they were among the 37.2% that thought they should change or be prioritized differently, the survey participants responded as follows.

Table 24
What Should be the Department's Highest Priorities
if They Should Change or be Re-Prioritized

	Frequency	Percent	Valid Percent	Cumulative Percent
Top priorities should remain the same	611	61	61	61
Current priorities are fine	25	2.5	2.5	63.5
Economic development/jobs should	190	19	19	82.5
Social services should be higher	53	5.3	5.3	87.8
All should be priorities	1	0.1	0.1	87.9
Public improvements should be higher	40	4	4	91.9
None of these	15	1.5	1.5	93.4
Don't know/Refused	66	6.6	6.6	100
Total	1001	100	100	100

Almost 42% of respondents reported being satisfied with the overall condition in their neighborhoods, with almost a third reporting being very satisfied. Only 13.2% reported being dissatisfied or very dissatisfied. Almost 42% of respondents thought the Department of Housing and Community Development's highest priority should be job creation, yet overall almost 63% (62.8) of respondents thought the Department's top priorities since 1995 should remain the same as the Department puts together a plan for the next five years.

Table 25
Respondents' Experiences with Housing Discrimination
in Harris County or the City of Houston

	Yes	No	Does Not Apply
Denial of a mortgage loan from a bank when in fact you have a good credit rating	6.6%	75.7%	16.5%
Denial of private mortgage insurance when trying to purchase a home	3.6%	77.6%	17.5%
Denial of property insurance when trying to buy a home	3.9%	79.0%	15.9%
Denial of an apartment or house that you were attempting to rent	4.2%	73.2%	21.3%
Differential treatment when attempting to rent (for instance, you read that an apartment was available, but when you arrived, you are told that it is not available)	4.9%	66.5%	27.4%
Being directed (steered) to particular neighborhood when you expressed interest in living in another neighborhood	5.6%	71.1%	21.6%
If you are a holder of a Section 8 voucher or certificate, have you been denied an apartment or house because the landlord did not want a Section 8 tenant	0.9%	46.5%	50.5%

Neighborhood Data

Houston City Council has nine members that represent individual districts across the city designated by the letters A through I. Respondents were read the list of each council letter and member from that district and responded if they recognized the council member that represented their area. The responses are recorded on Table 29 that follows.

Table 29
Houston City Council Member That Represents Respondents' District

	Frequency	Percent	Valid Percent	Cumulative Percent
District A - Brenda Stardig	34	3.4	3.4	3.4
District B - Jarvis Johnson	68	6.8	6.8	10.2
District C - Anne Clutterbuck	71	7.1	7.1	17.3
District D - Wanda Adams	53	5.3	5.3	22.6
District E - Mike Sullivan	48	4.8	4.8	27.4
District F - Al Hoang	16	1.6	1.6	29
District G - Oliver Pennington	20	2	2	31
District H - Edward Gonzalez	34	3.4	3.4	34.4
District I - James Rodriguez	22	2.2	2.2	36.6
I don't know	602	60.1	60.1	96.7
No answer/Refused	33	3.3	3.3	100
Total	1001	100	100	100

Sixty (60.1%) of respondents did not know which council member represented their district. Of those respondents that were aware of which council member represented, the most highly represented, 7.1% of respondents, reported living in District C – Anne Clutterbuck. The second most highly represented district was District B – Jarvis Johnson with 6.8 percent and the third highest was District D – Wanda Adams with 5.3%.

Study Conclusion

The challenges of accommodating this growth over the next 25 years will be enormous, and the City of Houston must prepare for the future needs of this community. Based on the responses of the 2010 Community Needs Assessment Survey for the City of Houston, it recommended particular attention is directed toward the needs of the elderly population of the City of Houston, especially with respect to affordable housing and healthcare. Other critical issues identified were in the areas of public infrastructure and improvements, economic development and job creation; therefore, these items should also continue to remain a funding priority.



Housing Needs

Housing Needs

This section of the Plan examines the estimated housing needs projected for the next five-year period in light of Houston's population, reported housing problems, and the most recent data available on the Houston housing market. Low- to moderate-income Houstonians face great difficulties in attaining affordable housing and maintaining the housing they own. The tables and discussions that follow use data on housing problems as a foundation for establishing the current housing needs among low- and moderate income families in the City of Houston. The information presented is based primarily on data from HUD's Comprehensive Housing Affordability Strategy (CHAS), Census data, and City of Houston Housing and Community Development Department estimates.

Population Trends. Houston is a diverse, growing city. Currently ranked the nation's 4th largest city, Houston has consistently increased in size and population while other major cities such as Philadelphia and Chicago have lost population since 2000. All data unless otherwise specified comes from the 2008 U.S. Census Bureau's American Community Survey.

Age

- By 2008, nearly half of the population fell within the following age groups: 25-34 (16.4%), 35-44 (15.1%), and 45-54 (13.4%)
- City population has grown an estimated 10.5% from 1.9 million to over 2.1 million
- The age group with the largest population growth rate was for those 60-64 years old

Population by Race/Ethnicity

- Houston ranks 30th among major cities in terms of the percentage of Hispanic or Latino American residents
- The Anglo-American population appears to have increased, however this category actually includes whites who identify as ethnically Hispanic
- A majority of Asians (5.5%, 2008) are either Vietnamese (1.7%) or Chinese (1.2%). Asian Indians make up 1.0% of Houston's Asian population

2000 Census vs. 2008 American Community Survey Estimates – Percentage of Population, Language

Houston Population	2000	2008
Population Age 5 years +	1,792,834	1,848,676
% of population speaking a language other than English	41%	45%
Population speaking a language other than English	735,062	831,904

- The number of Houstonians now speaking more than one language has grown by nearly 100,000 or 4%
- In 2008, among people at least five years old living in Houston, 45% spoke a language other than English at home
- Of those speaking a language other than English at home, 82% spoke Spanish and 18% spoke some other language; 57% reported that they did not speak English "very well"

2008 American Community Survey Estimates, Income Sources

Income Source	Households	Mean Income
---------------	------------	-------------

With Earnings	651,324	\$68,268
With Social Security	141,008	\$14,489
With Retirement income	67,727	\$23,272
With Supplemental Security Income	19,625	\$6,771
With Cash public assistance income	11,829	\$2,565
With Food Stamp benefits in the past 12 months	66,233	

- Nearly 20,000 or 2.6% of households rely on supplemental security income (SSI)
- The average Social Security income for 2008 was \$14,489, and 141,008 Houstonians relied on Social Security as their primary source of income
- Nearly 9% of Houstonians received food stamp benefits in 2008

2008 American Community Survey Estimates, Housing Type

Housing Type	Households	% Households
Owner-occupied	353,126	46.7%
Renter-occupied	403,098	53.3%

- A majority of Houstonians are renters representing 53.3% of households, while homeowners make up 46.7% of households in the Houston area
- The average household size of renter-occupied units is 2.5 individuals
- The average household size of owner-occupied units is 2.8 individuals

Cost Burden & Housing Problems by Housing Type. The tables on the pages that follow document many areas where households are facing cost burdens (housing costs that exceed 30% of household income) and severe cost burdens (housing costs, which exceed 50% of household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions^{iv}. According to the 2008 American Community Survey (ACS) 1-Year Estimate, 7% of housing units in Houston have occupancies greater than one person per room. The 2008 ACS estimates that more than 1 % of housing units lack complete plumbing facilities and 3% lacked phone service.

In addition, an analysis of 2009 epidemiological data from the Texas Department of Health yields an estimate of 19,500 individuals living with HIV/AIDS in the Houston Eligible Metropolitan Area (EMA) as of December 31, 2007. The vast majority of these cases represent over 6,900 unique households, most of which can be presumed to have some housing need.^v Discussion of the data follows the Housing Needs tables on the next page.

^{iv} HUD, CHAS definitions; Housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

^v 2009 Texas Integrated Epidemiologic Profile for HIV/AIDS Prevention and Services Planning

Housing Needs Table			Grantee: City of Houston		Only complete blue sections. Do NOT type in sections other than blue.												Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproporti onate Racial/ Ethnic Need?	# of Households in lead- Hazard Housing	Total Low Income HIV/AIDS Population
			Current % of House- holds	Current Number of House- holds	3-5 Year Quantities																			
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year					% of Goal				
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual								
Household Income <= 30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	11,283													100%	210,000	Yes	5466	28,000		
			Any housing problems	71.0	8,013										0	#DIV/0!			0					
			Cost Burden > 30%	69.0	7,785										0	#DIV/0!								
			Cost Burden >50%	54.1	6,106										0	#DIV/0!								
		Small Related	NUMBER OF HOUSEHOLDS	100%	32,199																			
			With Any Housing Problems	82.5	26,574										0	#DIV/0!								
			Cost Burden > 30%	74.8	24,099										0	#DIV/0!								
			Cost Burden >50%	57.1	18,381										0	#DIV/0!								
		Large Related	NUMBER OF HOUSEHOLDS	100%	12,010																			
			With Any Housing Problems	94.0	11,294										0	#DIV/0!								
			Cost Burden > 30%	76.4	9,176										0	#DIV/0!								
			Cost Burden >50%	45.9	5,509										0	#DIV/0!								
		All other hsholds	NUMBER OF HOUSEHOLDS	100%	26,149																			
			With Any Housing Problems	71.2	18,614										0	#DIV/0!								
			Cost Burden > 30%	69.6	18,198										0	#DIV/0!								
			Cost Burden >50%	62.4	16,307										0	#DIV/0!								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	12,413																			
			With Any Housing Problems	66.1	8,199										0	#DIV/0!								
			Cost Burden > 30%	65.8	8,173										0	#DIV/0!								
			Cost Burden >50%	44.7	5,553										0	#DIV/0!								
		Small Related	NUMBER OF HOUSEHOLDS	100%	8,125																			
			With Any Housing Problems	73.9	6,007										0	#DIV/0!								
			Cost Burden > 30%	69.3	5,633										0	#DIV/0!								
			Cost Burden >50%	54.6	4,436										0	#DIV/0!								
		Large Related	NUMBER OF HOUSEHOLDS	100%	4,285																			
			With Any Housing Problems	87.5	3,751										0	#DIV/0!								
			Cost Burden > 30%	70.5	3,022										0	#DIV/0!								
			Cost Burden >50%	51.5	2,207										0	#DIV/0!								
		All other hsholds	NUMBER OF HOUSEHOLDS	100%	5,408																			
			With Any Housing Problems	63.6	3,440										0	#DIV/0!								
			Cost Burden > 30%	61.6	3,331										0	#DIV/0!								
			Cost Burden >50%	51.7	2,797										0	#DIV/0!								

Housing Needs Table			Grantee:		City of Houston																			Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead- Hazard Housing	Total Low Income HIV/AIDS Population	
			Only complete blue sections. Do NOT type in sections other than blue.																										
			Current % of Households	Current Number of Households	3-5 Year Quantities														% of Goal	Priority Need?	Plan to Fund?	Fund Source							
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year														
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual				% HSHLD	# HSHLD								
Household Income >30 to <=50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	5,294															100%									
			With Any Housing Problems	71.6	3,790											0	#DIV/0!					0							
			Cost Burden > 30%	70.1	3,711											0	#DIV/0!												
			Cost Burden >50%	33.4	1,767											0	#DIV/0!												
		Small Related	NUMBER OF HOUSEHOLDS	100%	29,053																								
			With Any Housing Problems	78.1	22,697											0	#DIV/0!												
			Cost Burden > 30%	61.5	17,869											0	#DIV/0!												
			Cost Burden >50%	10.4	3,035											0	#DIV/0!												
		Large Related	NUMBER OF HOUSEHOLDS	100%	11,872																								
			With Any Housing Problems	91.6	10,869											0	#DIV/0!												
			Cost Burden > 30%	37.4	4,436											0	#DIV/0!												
			Cost Burden >50%	3.4	400											0	#DIV/0!												
		All other hshlds	NUMBER OF HOUSEHOLDS	100%	18,489																								
			With Any Housing Problems	82.6	15,263											0	#DIV/0!												
			Cost Burden > 30%	79.5	14,691											0	#DIV/0!												
			Cost Burden >50%	24.9	4,603											0	#DIV/0!												
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	10,574																								
			With Any Housing Problems	38.9	4,109											0	#DIV/0!												
			Cost Burden > 30%	38.5	4,067											0	#DIV/0!												
			Cost Burden >50%	16.2	1,713											0	#DIV/0!												
		Small Related	NUMBER OF HOUSEHOLDS	100%	9,064																								
			With Any Housing Problems	60.8	5,513	28	28	28	28	28	28	28	28	28	28	0	#DIV/0!	H	Y	H									
			Cost Burden > 30%	55.1	4,995	19	19	19	19	19	19	19	19	19	19	0	#DIV/0!												
			Cost Burden >50%	25.5	2,312	9	9	9	9	9	9	9	9	9	9	0	#DIV/0!												
		Large Related	NUMBER OF HOUSEHOLDS	100%	6,011																								
			With Any Housing Problems	82.5	4,960											0	#DIV/0!												
			Cost Burden > 30%	52.3	3,145											0	#DIV/0!												
			Cost Burden >50%	12.8	769											0	#DIV/0!												
		All other hshlds	NUMBER OF HOUSEHOLDS	100%	3,322																								
			With Any Housing Problems	58.5	1,945											0	#DIV/0!												
			Cost Burden > 30%	57.4	1,907											0	#DIV/0!												
			Cost Burden >50%	36.2	1,203											0	#DIV/0!												

Housing Needs Table				Grantee: City of Houston																												
				Only complete blue sections. Do NOT type in sections other than blue.																				Priority Need?		Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead- Hazard Housing	Total Low Income HIV/AIDS Population
				Current % of Households		Current Number of Households		3-5 Year Quantities										% of Goal		% HSHLD	# HSHLD											
								Year 1		Year 2		Year 3		Year 4*		Year 5*						Multi-Year										
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems						Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual															
Household Income > 50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	5,019																100%											
			With Any Housing Problems	47.8	2,401												0	#DIV/0!					0									
			Cost Burden > 30%	45.5	2,285												0	#DIV/0!														
			Cost Burden >50%	15.4	773												0	#DIV/0!														
		Small Related	NUMBER OF HOUSEHOLDS	100%	35,345																											
			With Any Housing Problems	43.6	15,402	250		250		250		250		250		0	#DIV/0!	H	Y	H,C												
			Cost Burden > 30%	16.8	5,934											0	#DIV/0!															
			Cost Burden >50%	1.1	375											0	#DIV/0!															
		Large Related	NUMBER OF HOUSEHOLDS	100%	12,817																											
			With Any Housing Problems	80.0	10,256											0	#DIV/0!															
			Cost Burden > 30%	5.8	745											0	#DIV/0!															
			Cost Burden >50%	0.1	12											0	#DIV/0!															
		All other hsholds	NUMBER OF HOUSEHOLDS	100%	29,973																											
			With Any Housing Problems	35.5	10,627											0	#DIV/0!															
			Cost Burden > 30%	30.6	9,176											0	#DIV/0!															
			Cost Burden >50%	2.8	854											0	#DIV/0!															
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	13,233																											
			With Any Housing Problems	19.9	2,628											0	#DIV/0!															
			Cost Burden > 30%	19.5	2,586											0	#DIV/0!															
			Cost Burden >50%	5.8	764											0	#DIV/0!															
		Small Related	NUMBER OF HOUSEHOLDS	100%	18,309																											
			With Any Housing Problems	39.6	7,253	187		187		187		187		187		0	#DIV/0!	H	Y	H												
			Cost Burden > 30%	32.6	5,961	155		155		155		155		155		0	#DIV/0!	M	Y	H												
			Cost Burden >50%	6.4	1,179	32		32		32		32		32		0	#DIV/0!	H	Y	H												
		Large Related	NUMBER OF HOUSEHOLDS	100%	11,798																											
			With Any Housing Problems	65.6	7,736											0	#DIV/0!															
			Cost Burden > 30%	17.4	2,055											0	#DIV/0!															
			Cost Burden >50%	2.0	238											0	#DIV/0!															
		All other hsholds	NUMBER OF HOUSEHOLDS	100%	5,650																											
			With Any Housing Problems	42.8	2,419											0	#DIV/0!															
			Cost Burden > 30%	42.4	2,393											0	#DIV/0!															
			Cost Burden >50%	12.4	701											0	#DIV/0!															
Total Any Housing Problem						465	0	465	0	465	0	465	0	465	0	0				Total Disabled	0											
Total 215 Renter						241		241		241		241		241		0		Tot. Elderly	29,140		Total Lead Hazard	5,466										
Total 215 Owner						241		241		241		241		241		0		Tot. Sm. Related	177,655		Total Renters					332,027						
Total 215						241	0	241	0	241	0	241	0	241	0	0	0	Tot. Lg. Related	80,580		Total Owners					129,100						

Renters

Out of 717,945 Houston households in 2000, HUD characterized nearly a third, or 229,503 households, as extremely low, very low, or low to moderate income renters.^{vi} The cost burdens and housing problems unique to each household type illustrated in the Housing Needs table are discussed below.

Elderly Households

Regardless of income level, the elderly suffer housing problems. Elderly renters are challenged by fixed and shrinking incomes as well as ever-increasing housing cost burdens.

- Elderly households contain one or two persons and at least one of those individuals are 62 years of age or older
- Frail elderly or extra elderly households included at least one person over 74 years of age. The housing needs chart combines these two subcategories
- Of the 21,596 elderly households, more than 14,204 or 65% experienced housing problems
- The cost burden exceeds 50% of income for 8,646 or 40 % of elderly households.
- 52% of these households live on household incomes at 30% or less median family income (MFI)

Small-Related Households

Small-related renting households make up a majority of those dealing with extreme cost burdens and housing problems. Nearly 100,000 households struggle with expensive rent and housing problems.

- These households contain 2-4 persons that include at least one person related to the householder (also known as head of household)
- Among those renting households, more than 42% were characterized as small related in the housing needs table. More than two-thirds of the small-related households can be characterized as extremely low-to-low income
- 57% of those living on less than 30% of MFI spend at least 50% of their income on housing and 82% of these families experience housing problems

Large Related Households

Though these families contain 5 or more persons, they still struggle with low incomes and high cost burdens.

- Large related households make up 36,700 or 16 % of the total households
- 94% of those households living at 30% of MFI experience housing problems
- 91% of those households living at 50% of MFI experience housing problems
- More than 45% of large related families living at 30% of MFI have a housing cost burden at or above 50% of their income.
- 91% of those with very low incomes and 80% of households with low to moderate incomes in this category experience some type of housing problem

All Other Households

^{vi} The latest ACS estimate indicates that the number of Houston households increased by 5.3% in 2008.

The category all other households contain households with individuals that are unrelated. This category does not include special needs or elderly persons.

- “All other” households make up 13% of home owning households
- 54% of all other households experience housing problems regardless of income level

Homeowners

Elderly Households

Even with a more secure housing situation, elderly homeowners still suffer greatly from housing problems and high cost burdens.

- A majority of home owning households in the 30% to 80 % of median family income (MFI) range are elderly households
- Of the total 36,220 elderly households, 8,200 can be characterized as extremely low income
- Nearly 20% of low to moderate income, elderly households experience housing problems
- Almost 45% of extremely low income elderly households spend at least 50% of their income on housing costs (mortgage, repairs)

Small-Related Households

Second only to the elderly, small related households make up 35,500 or 33% of all of the household categories.

- 53% of small related households with incomes at 30%-80% of MFI endure housing problems
- Nearly 75% of all small related households with incomes 30% of MFI endure housing problems
- 40% of low to moderate income households of this size have housing problems

Large Related Households

Large related households have more than five persons. The cost burden is surprisingly high for homeowners in this category.

- 52% of large related households living at 30% of MFI spend 50% or more of the household income on housing costs
- 74% of small related households with incomes at 30%-80% of MFI endure housing problems

All Other Households

Homeowners in this category are headed by non-elderly individuals unrelated, and living alone.

- 54% of home owning households in this category have housing problems
- 52% of all other households living at 30% of MFI spend 50% or more of the household income on housing costs
- A third of households of this type spend 50% or more of household income on housing costs

Disproportionate Needs

Elderly Houstonians with limited mobility and Hispanics were among the groups uniquely challenged by housing problems and high costs. Needs that are more specific emerged from the review of the CHAS 2000 data provided by race and head of householder's mobility. While there exists a citywide need for more affordable housing choices, the elderly and Hispanic households were disproportionately affected compared to all other extremely low to moderate-income households. In these two groups, their cost burden and housing were at least ten percentage points higher than the percentage of persons in the category as a whole.

Extra Elderly and Elderly Renters (all races)

- Extra elderly renters were among the most vulnerable households. These households contain at least one individual over age 75, having limited mobility. 62% of these households report housing problems across income levels
- 83.3 % Anglo elderly renters living at 30 %– 50% of MFI experience housing problems

Hispanic Households

- The data indicate that Hispanic homeowners had a disproportionate percentage of homeowners experiencing housing problems and high cost burdens
- 71% of all extremely low to moderate income Hispanic households experience housing problems
- 53% of Hispanic low to moderate home owning households experience housing problems



Homeless Needs

Homeless Population and Subpopulation. The City of Houston provides support for the local Continuum of Care by funding the HMIS system, the data tracking system designed to record and store client-level information on the characteristics and service needs of homeless persons. This data enables local providers to coordinate care, manage their operations, better serve their clients, and maximize the impact of local, state, and federal dollars invested in decreasing homelessness.

The Houston/Harris County Coalition for the Homeless conducts an annual Continuum of Care count of homeless persons and facilities using administrative records and the HMIS system. The 2009 Houston/Harris County Continuum of Care data, submitted to HUD, is accompanied by a more detailed biennial Enumeration study that most recently conducted in 2007. The 2009 Continuum of Care Report was used to populate the Homeless Needs Population and Subpopulation Chart above; however, this section also references the 2007 report for specific needs survey data. The most recent Enumeration was conducted in early 2010, but has not yet been published.

The 2009 Continuum of Care registration estimated that there are 7,576 homeless persons at any point in time in the area. Of these, 3,293 (44%) are estimated to be chronically homeless. The most at-risk of becoming homeless are those in poverty or individuals who due to recent job loss or marked decline in income have to make choices between necessities such as medicine, food, and housing. Increasingly these families fall anywhere from moderate, to extremely low income. The extremely low income may be elderly or relying on SSI due to mental or physical disability.

The 2009 counts reflect a notable decrease in the number of homeless reported in the 2007 Enumeration and a drastic decline from the 12,006 homeless persons reported in 2005. In 2007, the point-in-time count was 10,363 with 3,108 estimated to be chronically homeless. Several factors have contributed to the decline in the population over the last five years:

- In 2008, Hurricane Ike damaged facilities in the Houston area causing an emergency shelter and one of the transitional housing programs to remain closed indefinitely.
- Three facilities included in the 2007 Enumeration study are no longer included in the count, because the organizations began charging a nightly fee.
- Subpopulations were underreported because members of the Continuum are still learning the Homeless Management Information System (HMIS).
- An increase in outreach and services provided to the chronically homeless in partnership with organizations serving the mentally ill, community leaders have positively contributed to the decline in chronically homeless persons.
- Unsheltered persons use several abandoned buildings and bayou locations that are unsafe for volunteers to enter or to walk through at night, making it difficult to count this population without proper law enforcement protection.
- A significant number of people who were in transitional housing were able to move into permanent housing with hurricane vouchers.

2007 Homeless Needs Assessment^{vii}

^{vii} 2006-2007 Homeless Enumeration and Needs Assessment, Comparison of the Demographic Characteristics, Houston/ Harris County Coalition for the Homeless, Inc. pg. 10.

Homeless Service Needs. While the 2009 report provides the most recent tally of sheltered and unsheltered homeless persons in Houston. The most recent survey of needs among the homeless was conducted in 2007. The chart to the right shows the percentage of respondents who cited a need for various services. Clothing, transportation, and food were the top three.

Homelessness by Racial and Ethnic Group. In its 2007 Enumeration survey of 1,147 homeless persons, the Houston/Harris County Coalition for the Homeless made available demographic data related to the racial makeup of the homeless in Houston. A majority of respondents (57.3%) identified as African American, with White Americans coming in second, representing 29.7% of homeless respondents. Those identifying as Hispanic make up 13.8%. It is important to note that the Hispanic portion increased by 4% since the 2005 Enumeration study, while African Americans decreased by 7.6%. The White survey respondents increased by 7.38% from 2005 to 2007.

Service Need	2007
Clothing	78.3%
Transportation	75.6%
Food Service	70.1%
Dental care	69.0%
Housing Voucher	68.4%
Medical Care	64.3%
Information	63.0%
Job Placement	63.0%
case management	62.1%
Emergency Shelter	62.1%
Transitional Housing	59.9%
Rent Payment	57.4%
Job training	55.9%
Legal Assistance	48.9%
Mental health care	48.4%
Utilities Payment Assistance	44.5%
Voice Mail	44.1%
Substance abuse Counseling	42.5%
Child Care	17.9%

2006-2007 Homeless Enumeration and Needs Assessment, Demographic Characteristics^{viii}

Race	#	%
Hispanic (Ethnicity)	153	13.8%
African-American	650	57.3%
Asian - American	9	8.0%
Native American	22	1.9%
White	341	29.7%
Mixed/other	54	4.7%

At-Risk. While the Coalition does not have a working definition of an “at-risk population,” they do conduct surveys to detect those most likely to become homeless. In the same demographic study that produced racial data, the Coalition developed an analysis of risk factors for homelessness, specifically mental illness, physical disability, substance use and history of domestic violence. These demographic characteristics were considered among three subsets:

- 1,147 currently homeless persons
- those who had experienced homelessness in the past, but at the time of the survey were housed
- respondents who had never been homeless

Those with the greatest propensity for being or becoming homeless were low income, battling substance abuse, veterans, and mentally ill. These populations require supportive permanent housing.

^{viii} 2006-2007 Homeless Enumeration and Needs Assessment, Comparison of the Demographic Characteristics, Houston/ Harris County Coalition for the Homeless, Inc. pg. 10. Hispanic Americans identify as both black and white so the total will not add up to 100%.

Continuum of Care Homeless Population and Subpopulations Chart																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Non-Homeless Special Needs

Grantee Name:		Houston																		
Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y / N	Fund Source: CDBG, HOME, HOPWA, ESG, Other
					Year 1		Year 2		Year 3		Year 4*		Year 5*							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal			
Housing Needed	52. Elderly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	53. Frail Elderly	-	-	-		-	-		-	-		-	-	-	-	-	#DIV/0!			
	54. Persons w/ Severe Mental Illness	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	55. Developmentally Disabled	-	-	-		-	-			-	-	-	-	-	-	-	#DIV/0!			
	56. Physically Disabled	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	57. Alcohol/Other Drug Addicted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	58. Persons w/ HIV/AIDS & their	19,500	13,000	6,500	13,000	-	13,000	-	13,000	-	13,000	-	13,000	-	65,000	-	0%	H	Y	H
	59. Public Housing Residents	33,087	4,000	29,087	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!	L	N	O
	Total	52,587	17,000	35,587	13,000	-	13,000	-	13,000	-	13,000	-	13,000	-	65,000	-	0%			
Supportive Services Needed	60. Elderly	2,655	2,655	-	2,655	-	2,655	-	2,655	-	2,655	-	2,655	-	13,275	-	0%	M	Y	C
	61. Frail Elderly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	62. Persons w/ Severe Mental Illness	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	63. Developmentally Disabled	333	333	-	333	-	333	-	333	-	333	-	333	-	1,665	-	0%	M	Y	C
	64. Physically Disabled	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	65. Alcohol/Other Drug Addicted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	66. Persons w/ HIV/AIDS & their	19,500	6,840	12,660	6,840	-	6,840	-	6,840	-	6,840	-	6,840	-	34,200	-	0%	H	Y	H
	67. Public Housing Residents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!			
	Total	22,488	9,828	12,660	9,828	-	9,828	-	9,828	-	9,828	-	9,828	-	49,140	-	0%			

Special Need Facilities and Services. In Houston, among people at least five years old in 2008, 10 percent reported a disability. The likelihood of having a disability varied by age - from 3 percent of people 5 to 15 years old, to 8 percent of people 16 to 64 years old, and to 40 percent of those 65 and older. (ACS, 2008) According to the CDC, 19,500 individuals are living with HIV/AIDS in the HOPWA service area, which consists of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto, and Waller counties.^{ix}

The availability of supportive services to the non-homeless population is sizable. However, resources to fund all of the much-needed facilities do not meet the demand. The list of services and facilities for those with HIV/AIDS and mental health services provides some insight into this funding challenge.

- At least nine home assistance care agencies serve those living with HIV/AIDSs
- Out of 58 area agencies that provide emergency shelter including those living with HIV/AIDS, 20 are HOPWA agencies
- There are 31 mental health counseling agencies for low to moderate income individuals with special needs

There are less than 25 organizations dedicated to serving the developmentally disabled as advocates or direct service providers. These organizations are also responsible for ensuring that those returning from mental and physical health institutions receive appropriate supportive housing.

Supportive services follow “housing” as a program priority. Along with CDBG and HOPWA, the Emergency Shelter Grants financially support the provision of services to Houston’s “special needs” population (e.g., elderly, homeless, youth, mentally ill, developmentally disabled, HIV Positive, etc.). Housing with supportive services forms the underpinning for improvement strategies that seek to upgrade housing, increase homeownership, expand the number of small businesses and jobs, and increase assistance (e.g., medical, educational, counseling, etc.) to those in need, while securing physical improvements in targeted communities.

^{ix} <http://www.dshs.state.tx.us/hivstd/planning/EpiProfile.pdf>, 2007



Housing Market Analysis

Housing Market Analysis

The Houston housing market has been resilient in the face of the subprime lending and subsequent compared to other markets. However, low wages still contribute to a high housing cost burden and affordability mismatch in Houston. Specifically, the demand for affordable rental housing for median-to-large families far outpaces demand, while homeownership demand remains steady. The analysis that follows examines lending patterns, home sales, housing conditions, and affordability to describe the Houston housing market.

Lending

Even though Houston ranks third among the top five markets with a prevalence of high cost loans (see chart), Houston has not suffered the fate of other housing markets now plagued by high mortgage defaults and foreclosures. Some experts maintain that the Houston market's low median home price has prevented the City from succumbing to the spike in default rates that afflict other markets in states such as Nevada or California.

Housing Supply & Demand

The national housing crisis has led to an overall decline in home sales and number of listings. The data below from the Houston Association of Realtors contains single-family, townhouse, and condominium activity from 1999-2009. The data shows a dip in demand for single-family homes, indicated by the dip in the volume of sales. However, while the dollar volume took a dip from 2008-2009, the median price has held steady for the past three years. Homes have also stayed on market for generally the same period of

Percentage of 2006 Mortgage Originations That Were High-Cost^x

Boston	17.7
Philadelphia	18.4
San Francisco	22.4
New York City	22.4
Washington, D.C.	22.7
Atlanta	24.4
Chicago	27.2
Dallas	29.4
Los Angeles	32.3
Houston	33.9
Detroit	37.2
Miami	45.1

Houston MLS Residential Housing Activity^{xi}

Date	Sales	Dollar Volume	Average Price	Median Price	Total Listings	Months Inventory
1999	51,433	7,057,867,322	137,200	101,100	16,286	3.9
2000	52,459	8,041,166,317	153,300	113,900	18,468	4.2
2001	53,856	8,541,022,943	158,600	121,800	21,000	4.8
2002	56,563	9,486,396,667	167,700	129,700	24,298	5.2
2003	60,732	10,417,774,768	171,500	133,100	29,798	6.2
2004	66,979	11,776,381,072	175,800	134,300	33,839	6.3
2005	72,800	13,504,202,605	185,500	141,400	35,573	6.1
2006	80,994	15,816,104,590	195,300	148,700	35,795	5.5
2007	77,668	15,789,736,644	203,300	151,800	40,624	6.1
2008	65,169	13,396,719,487	205,600	151,800	38,758	6.5
2009	60,012	12,019,676,350	200,300	152,000	31,737	6.4

^x Home Mortgage Disclosure Act data from ffiec.com

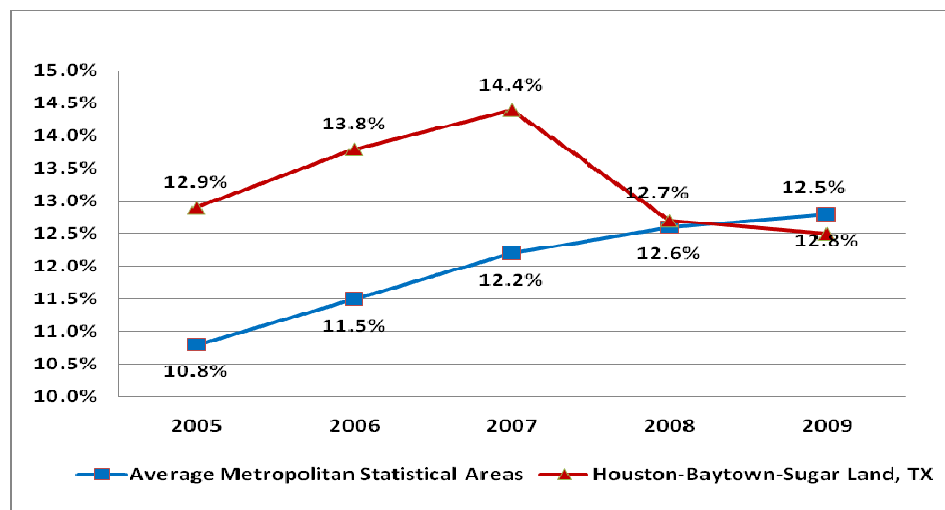
^{xi} Houston Association of Realtors and Real Estate Center, Houston Housing Market Report 2009

time over the past three years and the total number of listings have declined rather than increased as in markets heavily impacted by the foreclosure crisis.

Vacancy Rate

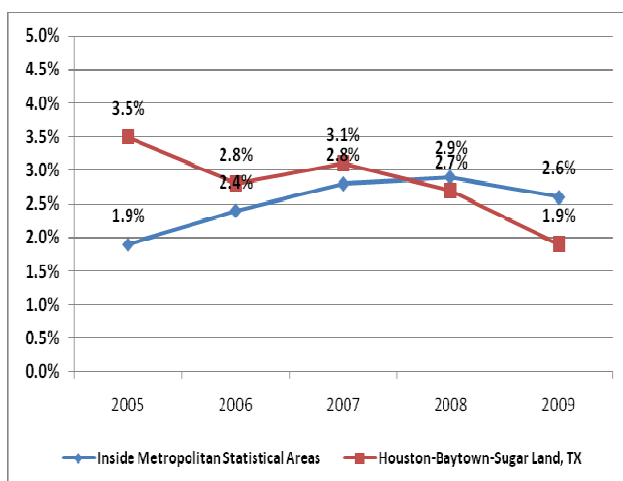
The gross vacancy rate is the percentage of the total housing inventory that is vacant. According to the most recent Census estimate (2009), the vacancy rate has steadily declined over the last few years, as Houston's population has continued to grow.^{xii}

Vacancy Rates U.S. Average vs. Houston Area, 2005-2009, Gross Vacancy Rate Comparison

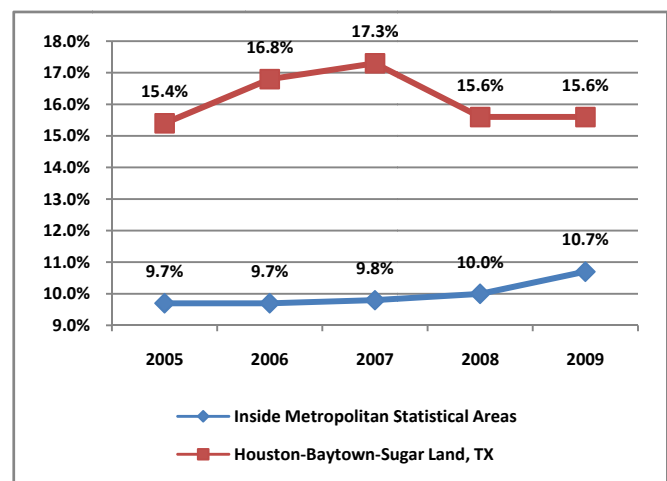


The Houston area trend for gross vacancy rates has declined in comparison to the average national gross vacancy rate as shown in the first table above. The homeowner vacancy chart on the lower left and the rental vacancy chart on the lower right reflect the different trends by housing type.

Homeowner Vacancy Rate Comparison



Rental Vacancy Rate Comparison



^{xii} Source: U.S. Census Bureau, Housing and Household Economic Statistics Division

- Houston area **homeowner** vacancy rates have declined since 2007, and are now lower than the average rate for the 75 largest metropolitan areas.
- The **rental** vacancy rate for Houston far exceeds that of the national metropolitan area average. In 2009, the Houston area rental vacancy rate was 15.6% compared to the 10.7% national average.

The local trend among the western states is the converse of Houston, which has managed to maintain a decent demand for homeownership. As a result, the rental demand is much lower than in metropolitan areas in most western states that have been especially hard hit by the 2008 housing-foreclosure crisis.

Housing Conditions

While the majority of Houston's relatively young, housing stock is available for rehabilitation; the City has noted and responded to the demand from citizens for neighborhoods for healthy neighborhoods free of dangerous structures/buildings.

Housing conditions fall into four categories: Standard dwelling condition, substandard housing, or substandard condition but suitable for rehabilitation. Each condition is described below.

- **Standard Dwelling Condition** – Housing unit that has no structural, electrical, plumbing, or mechanical defects or has only slight defects that can be corrected through regular maintenance. These units should meet local housing codes or at minimum (HUD) Section 8 Housing Quality Standards (HQS).
- **Substandard Housing** - Housing unit which is deficient in any or all of the acceptable criteria of Section 8 Housing Quality Standards (HQS) and, where applicable, the adopted local housing codes.
- **Substandard Condition but Suitable for Rehabilitation** -at a minimum, is a housing unit that does not meet the Housing Quality Standards (HQS) with some of the same features as a "substandard" condition housing unit. The unit is likely to have deferred maintenance and may have some structural damage. However, the unit should have basic infrastructure (including systems for clean water and adequate waste disposal) that allows economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a "standard" housing unit.
- **Substandard Condition and Not Suitable for Rehabilitation** - Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be more than 50 percent of the current improvement value of the dwelling unit).

Substandard apartments and deteriorating older housing stock in historic neighborhoods have made finding quality rental housing a challenge for some residents. The City's Apartments to Standards and Single-family Home Repair programs address low and moderate-income Houstonians' demand for remediation services. Various inspectors have issued more than 2,300 citations for structural and electrical problems at apartments 2006-2008.

Barriers to Affordable Housing

As reported in “Housing America’s Low-Income Families” (by the Urban Institute), the federal government’s commitment of resources for housing assistance is shrinking, shifting the responsibility to states and local governments. Cities are struggling to design and fund effective programs for their residents to address changing housing needs. In communities across the U.S., lack of income remains the principal barrier to affordable housing.

Housing Market Analysis/Affordability – CHAS data (2000)

HOUSTON

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	Substandard Units
<u>Affordability Mismatch</u>						
Occupied Units: Renter		211,946	128,362	48,924	389,232	
Occupied Units: Owner		25,809	69,833	233,340	328,982	
Vacant Units: For Rent	10%	19,305	15,669	3,284	38,258	
Vacant Units: For Sale	2%	813	2,100	3,584	6,497	
Total Units Occupied & Vacant		257,873	15,964	289,132	762,969	-
<u>Rents: Applicable FMRs (in \$s)</u>		714	866	1,154		
Rent Affordable at 30% of 50% of MFI (in \$s)		\$ 598	\$717	\$829		
Public Housing Units					4,000	
Occupied Units					4,000	
Vacant Units					0	
Total Units Occupied & Vacant		0	0		4,000	0

As indicated in the chart above, a majority of the vacant rental properties are 0-2 bedroom units. As noted in the Housing Needs section, small-related households, which contain between 2-4 individuals, experience housing problems related to condition and cost burden at a rate that far surpasses rental units of other sizes. Those with low income or extremely low income suffer the greatest challenge attaining affordable housing as evidenced by the waiting lists for Section 8 housing. According to the Houston Housing Authority, there are currently 14,087 families on the public housing waiting list and 19,000 families on the Section 8 list.

Wages and Affordability

The Housing Opportunity Index data to the right is based on the percentage of affordable homes based on each area's median household income. Note that while Houston ranks among the top five most affordable major cities, there was a marked decline in affordability from 2001 to 2007.

"Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs. The table below indicates what the average monthly housing costs would be at 30, 50, 80, and 100% of average monthly income in the Houston area.

Housing Opportunity Index ^{xiii}		
	Q3 /2001	Q3 /2007
Atlanta	71.2	63.7
Boston	41.8	26.6
Chicago	56.1	40.3
Dallas	67.0	53.7
Detroit	65.1	83.9
Houston	64.4	47.4
Los Angeles	35.6	3.7
Miami	55.1	10.6
New York City	54.8	7.1
Philadelphia	60.6	38.5
San Francisco	7.8	7.0
Washington, D.C.	75.4	35.0

Maximum Affordable Monthly Housing Cost by % of Family Area Median Income (AMI)	
30%	\$479
50%	\$798
80%	\$1,276
100%	\$1,595

According to the National Low Income Housing Coalition's annual "Out of Reach Report" (2009), income is the strongest indicator of affordability. Two bedroom households will be used as an example, because small-related households (2-4 individuals) make up a large portion of the previous discussion of groups with housing problems.

2009 AMI ^{xiv}	
Annual	\$63,800
Monthly	\$5,317
30% of AMI	\$19,140

However, 2009 renter income has not kept pace with the Houston area market as noted in the chart below.

^{xiii} National Association of Home Builders/Wells Fargo Housing Opportunity Index, "Neither Boom nor Bust: How Houston's Housing Market Differs from Nation's ", January 2008, Federal Reserve Bank of Dallas, Houston Branch

2009 Renter Household Income	
Estimated Median Renter Household Income	\$37,177
Percent Needed to Afford 2 BR FMR	93%
Rent Affordable at Median	\$929
% Renters Unable to Afford 2 BR FMR	46%

- 46% of Houston-area renters are unable to afford a 2-bedroom apartment at Fair Market Rent (FMR)
- 93% of income would be required to afford fair market rent at the estimated median renter household income.

2009 Fair Market Rent (FMR)	
Zero-Bedroom	\$642
One-Bedroom	\$714
Two-Bedroom	\$866
Three-Bedroom	\$1,154
Four-Bedroom	\$1,451

- FMR has increased by 31%, regardless of housing unit size, from 2000 to 2009
- Wages haven't kept pace with this increase, as housing costs compete with other basic expenses such as health care and food.

Percent of Family AMI Needed to Afford FMR	
Zero-Bedroom	40%
One-Bedroom	45%
Two-Bedroom	54%
Three-Bedroom	72%
Four-Bedroom	91%

- Housing at FMR is not affordable.
- For families to afford FMR, more than 30% of their income must be committed to housing costs.
- For example it is likely that large related families (5 members or more), must spend 91% of their income to afford a four-bedroom house at FMR.

Average Wage Workers

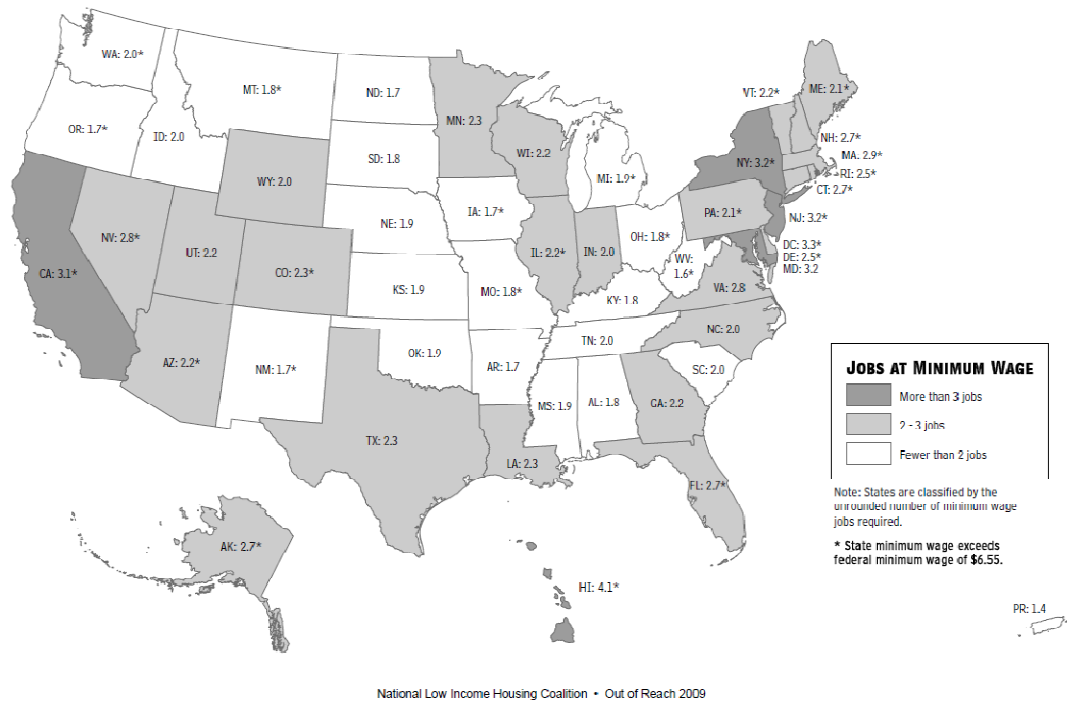
In Texas, the estimated mean (average) wage for a renter is \$15.79 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 39 hours per week, 52 weeks per year. Alternatively, working 40 hours per week year-round, a household must include 1.0 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Minimum Wage Workers

Texas minimum wage workers must work more than one Minimum wage worker to afford a two bedroom FMR. As noted in the map below Louisiana, Florida, and Georgia are the southern states with the highest cost burdens for minimum wage workers.

MINIMUM WAGE JOBS NEEDED PER HOUSEHOLD

Number of jobs (40 hours per week, 52 weeks a year) per household at prevailing minimum wage needed to afford the Fair Market Rent for a two-bedroom unit at 30% of income.



In the Houston-area, the number of hours required for FMR by apartment size is listed in the table below.

Work Hours/Week at Minimum Wage Needed to Afford FMR	
Zero-Bedroom	75
One-Bedroom	84
Two-Bedroom	102
Three-Bedroom	136
Four-Bedroom	170

- For example, a minimum wage worker in Houston earns \$6.55 per hour. In order to afford a two-bedroom apartment at FMR, a minimum wage earner must work 102 hours per week, 52 weeks per year
- This often results in each member of a household working two jobs in order to afford the rent for a two bedroom at FMR

Disabled/Fixed Income

2009 Supplemental Security Income	
Monthly SSI Payment	\$674
Rent Affordable at SSI	\$202

- Average monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Texas
- Because SSI is often an individual's sole source of income, households subsisting on SSI can only afford \$202 in monthly rent, while the FMR for a one-bedroom is \$658

Public and Assisted Housing

The Houston Housing Authority (HHA) manages an inventory of 4,000 units contained within nineteen complexes. For both public housing and Section 8 certificates, HHA confronts a significant challenge in housing the extremely low-income population. This challenge is reflected in the fact that both programs have extensive waiting lists (public housing-14,087 families; Section 8 – 19,000 families) for service. In addition, based on a completed Physical Needs Assessment, HHA will need \$51,569,461 to address maintenance/repair items among the nineteen complexes over the next ten years. Nevertheless, HHA does not envision any loss of public or assisted units in Houston. For Section 504 accessible units and related improvements, \$6,000,000 will be needed by HHA.

Homeless Inventory

The table below provides a brief inventory of the existing facilities and services that assist homeless persons and families with children, as well as other subpopulations. This information was provided by the Coalition for the Homeless of Houston/Harris County, Inc. Discussion of the gaps in service are in the previous Homeless Needs section.

Shelter Type	# of units	# of units available to families with children
Emergency	713	514
Transition	1,896	1,246
Permanent Supportive	951	834



Community Development Needs

Community Development Needs

Maintaining a high quality of life is a high priority for the City and HCDD. Communities that value a high quality of life make the following a high priority:

- Access to public services
- Investing in activities that keep all neighborhoods safe and clean
- Enabling entrepreneurs to start and maintain small businesses
- Ensuring that seniors have access to necessities such as food and transportation
- Striving to make healthcare more accessible to the extremely low through moderate income population
- Providing job training to the hardest to train: youth, developmentally disabled
- Preventing juvenile delinquency by providing opportunities for youth to engage in enrichment activities at parks and recreation centers
- Providing child care services for working families

In the Community Development Needs chart that follows, these and other activities are planned for the five years of the Consolidated Plan.

Houston		Needs	Current	Gap	Only complete blue sections.															% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source
					5-Year Quantities																		
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative								
Housing and Community Development Activities		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual								
Public Facilities and Improvements	03A Senior Centers 570.201(c)	3	-	3					1				1		2	0	0%	M	Y	C			
	03B Handicapped Centers 570.201(c)	2	-	2			1				1				2	0	0%	H	Y	C			
	03C Homeless Facilities (not operating costs) 570.201(c)	3	-	3			1		1		1				3	0	0%	H	Y	C			
	03D Youth Centers 570.201(c)	8	-	8	2		1		2		1		1		7	0	0%	M	Y	C			
	03E Neighborhood Facilities 570.201(c)	15	8	7	15		15		15		15		15		75	0	0%	H	Y	C			
	03F Parks, Recreational Facilities 570.201(c)	9	1	8	2		4		3		5		3		17	0	0%	M	Y	C			
	03H Solid Waste Disposal Improvements 570.201(c)	2	-	2					1						1	0	0%		Y	C			
	03I Flood Drain Improvements 570.201(c)	5	-	5			1		1		1				3	0	0%		Y	C			
	03J Water/Sewer Improvements 570.201(c)	5	1	4	1				1				1		3	0	0%		Y	C			
	03K Street Improvements 570.201(c)	5	-	5	1		1				1				3	0	0%		Y	C			
	03M Child Care Centers 570.201(c)	6	1	5	1		1		1		1		1		5	0	0%		Y	C			
	03O Fire Stations/Equipment 570.201(c)	8	-	8			1		1		2		1		5	0	0%		Y	C			
	03P Health Facilities 570.201(c)	10	2	8	3		1		1		1		1		7	0	0%		Y	C			
	03Q Abused and Neglected Children Facilities 570.201(c)	5	-	5			1		1		1		1		4	0	0%		Y	C			
03T Operating Costs of Homeless/AIDS Patients Programs		15	12	3	12		12		12		12		12		60	0	0%	H	Y	E,A,O			
04 Clearance and Demolition 570.201(d)		250	40	210	40		40		45		50		40		215	0	0%	M	Y	C			
Public Services	05A Senior Services 570.201(e)	2,655	2,655	-	2,655		2,655		2,655		2,655		2,655		13,275	0	0%	H	Y	C,E			
	05B Handicapped Services 570.201(e)	300	300	-	300		300		300		300		300		1,500	0	0%	H	Y	C			
	05C Legal Services 570.201(E)	-	-	-											-	0	#DIV/0!						
	05D Youth Services 570.201(e)	10,352	10,352	-	10,352		10,352		10,352		10,352		10,352		51,760	0	0%	H	Y	C,E			
	05H Employment Training 570.201(e)	33	33	-	33		33		33		33		33		165	0	0%						
	05I Crime Awareness 570.201(e)	145	145	-	145		145		145		145		145		725	0	0%	H	Y	C,E			
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	1,320	1,320	-	1,320		1,320		1,320		1,320		1,320		6,600	0	0%						
	05K Tenant/Landlord Counseling 570.201(e)	180	180	-	180		180		180		180		180		900	0	0%						
	05L Child Care Services 570.201(e)	300	300	-	300		300		300		300		300		1,500	0	0%	H	Y	E			
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)		420	5,466	(5,046)	420		420		420		420		420		2,100	0	0%						
08 Relocation 570.201(i)		60	60	-	60		60		60		60		60		300	0	0%	H	Y	C			
10 Removal of Architectural Barriers 570.201(k)		4	-	4					1		1				2	0	0%	M	Y	C			
	14A Rehab; Single-Unit Residential 570.202	241	241	-	241		241		241		241		241		1,205	0	0%	H	Y	C			
	14H Rehabilitation Administration 570.202	38	38	-	38		38		38		38		38		190	0	0%	H	Y	C			
	14I Lead-Based/Lead Hazard Test/Abate 570.202	5,600	420	5,180	420		400		400		400		400		2,020	0	0%	H	Y	C			
15 Code Enforcement 570.202(c)		480	480	-	480		480		480		480		480		2,400	0	0%	H	Y	C			
16B Non-Residential Historic Preservation 570.202(d)		7	7	-	1				2		1				4	0	0%	L	Y	C			
HOME	18B ED Technical Assistance 570.203(b)	100	100	-	100		100		100		100		100		500	0	0%	L	Y	C			
	18C Micro-Enterprise Assistance	200	100	100	100		100		100		100		100		500	0	0%	L	Y	C			
	Production of new rental units	173	173	-	173		173		173		173		173		865	0	0%						
	Homeownership assistance	215	215	-	215		215		215		215		215		1,075	0	0%	H	Y	H			
Totals		23,174	22,650	524	17,610	-	17,592	-	17,601	-	17,606	-	17,589	-	87,998	0	#DIV/0!						



General Priority Needs Analysis & Strategies

Priority Setting Process. Organizations interested in having social service or neighborhood facility projects considered must complete RFP processes under either CDBG or HOPWA.

Activities submitted for funding must go through a detailed and deliberate assessment process, followed by submission to City Council for approval and concluding with the execution and related monitoring of the completed project. Each project goes through five (5) phases:

Phase	Steps
1	Initial assessment: Project is reviewed for eligibility.
2	Feasibility: Is the budget realistic? Is the project site suitable?
3	Presentation: The project moves toward execution with the development of the contract. Projects in excess of \$50,000 must be presented to City Council for approval.
4	Finalize Contract: Project documents are finalized and move on to execution (e.g., construction) of the approved project.
5	Implementation: The project is implemented and monitored by the HCDD.

The University of Houston Center for Public Policy conducted a needs assessment survey. The survey analysis is one several resources that help HCDD determine the priority needs of moderate-income residents and those residing in low to moderate income areas.

Priority Needs. HCDD priorities are based on the needs analysis preceding this section as well as the demand for services each product manager encounters in the course of their work. Priority Housing, Homeless, Non-homeless Special Needs, and Community Development priority needs are listed by grant and need level in the table below. Need level was determined based on several factors including the level of CDBG, HOME, HOPWA, and ESG funding. More detailed explanations follow the chart.

Grant/Program & Activity	Priority Level
Community Development Block Grant	
Neighborhood Facilities Improvements	H
Housing	H
Public Services	M
Emergency Shelter Grants (Match)	L
Coalition for the Homeless	L
Economic Development Assistance Program	
Dangerous Buildings Administration /Legal/Department/Code Enforcement	M
Program Administration	H
HOME Investment Partnerships Grant	
Single-Family Homebuyer Assistance	H
Multi-family Acquisition/Rehabilitation/New Construction/Relocation	H
Community Housing Development Organizations (CHDO Operations)	L
Program Delivery Costs	M
Program Administration	M
Housing Opportunities for Persons with AIDS Grant	
Acquisition/Rehab/Conversion/Repair/Lease	L
Operating Costs	M
Technical Assistance/Housing Information/Resource Identification	L
Supportive Services	M
Project or Tenant-based Rental Assistance	H
Short-Term, Rent, Mortgage & Utility Assistance	H
Grantee Administration	M
Sponsor Administration	M
New Construction	L
Emergency Shelter Grants	
Essential Services	H
Operations	H
Homeless Prevention	H
Administration	L

Priority Housing Needs

Housing remains the centerpiece of all of HCDD's efforts to serve the low and moderate-income citizens of Houston. Using U.S. Census Data, analysis was performed that showed that the size of households most in need were Small Related or 2 – 4 persons in multifamily housing. The income levels were largely within the low-income range of 51%-80% Medium Family Income (MFI) subgroup. Assigning a high priority to requested funds to be used for new construction, rehabbed multifamily housing, homebuyer assistance, is based on the CHAS indicators for family size and income grouping. CHAS data also indicated that at least one-third of the prospective HCDD homebuyers are at least 30 percent or more cost burdened. HCDD programs to address these priority needs are described below.

Multi-Family / New Construction. Increasing access to affordable rental housing for disabled, low income, and senior residents are a top priority. HCDD's annual goal is to make approximately 250 units of multifamily housing available to low and moderate-income residents through grants included in this Consolidated Plan. The Housing and Community Development Department will continue to require the Request for Proposals process as a tool to help finance acquisition, rehabilitation and/or construction of rental units.

Down payment Assistance. The **Down payment** Assistance Program (DAP) provides direct financial assistance to low to moderate-income homebuyers to purchase decent and safe affordable homes in the City of Houston. Primarily low- and moderate-income families, who must partake in an eight-hour homebuyer counseling education program comprised of program-eligible persons. The HCDD's DAP Division has developed two homebuyer programs: 1) the Homebuyer Assistance Program (HAP) and 2) the Houston Hope Program (HHP) both are provided to approximately 215 low to moderate-income homeowners per year.

Single Family Home. In addition to accessing affordable housing, there is a growing demand for home repair as the housing stock ages. The following programs reflect the priorities set for this in this plan. The purpose of the Single Family Home Repair Program (SFHRP) is to:

- Address home repairs needed to alleviate specific life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by a resident of the City of Houston ("Homeowner")
- Assist as many disabled, elderly, and low income homeowners as possible
- Keep repair costs at a minimum
- Improve curb appeal and uplift the general street appearance.

The SFHRP goal is to address and alleviate life, health, and safety threats to approximately 241 housing units per year

Priority Homeless Needs

For every five homeless families seeking housing, only two will have access to a permanent supportive housing unit, (See Homeless Needs/Continuum of Care table.) Only 25 percent of permanent housing facilities serve single women with children. To address the needs of homeless children, the Gulf Coast Workforce Board and the Continuum of Care partners train staff to quickly identify families at risk of becoming homeless. Increasing the availability and accessibility of permanent supportive housing units to serve the chronically homeless is the paramount objective for the Houston/Harris County Continuum of Care.

As noted in the 2007 Homeless Needs Assessment,ⁱⁱ the homeless ranked housing, transportation, and food as the top three. HCDD funds several community organizations that provide transportation, case management, and housing. Two of the many agencies that meet these needs are Healthcare for Homeless and SEARCH. Their mobile units bring these much-needed services to hard-to-reach chronically homeless individuals.

HCDD funds the efforts of the Houston/Harris County Coalition for the Homeless to address gaps in service. The Coalition addresses system gaps by working to build capacity of all homeless organizations in the Houston/Harris county area, and by serving as the administrator of the HMIS data system. Such data is essential to detecting gaps in the system and effectively targeting resources.

Priority Special Needs Facilities and Services

Priority needs for the non-homeless special needs population include HOPWA housing and rental and utility assistance, food for the elderly, and job training for the developmentally disabled. HOME funds are used for multifamily housing efforts. There are less than 25 organizations dedicated to serving the developmentally disabled as advocates or direct service providers. These organizations are also responsible for ensuring that those returning from mental and physical health institutions receive appropriate supportive housing.

Priority Community Development Needs

HCDD invests most heavily in the following Community Development activities:

- Senior Services – Meals and transportation for the elderly
- Community Development Centers – neighborhood based public or privately owned centers that provide culturally enriching activities and safe places for communities to convene
- Youth Services – child care, job training, and enrichment activities to prevent juvenile delinquency
- Health programs – support community-based, culturally relevant clinics and initiatives

These priorities were chosen based on the consistent demand from community-based organizations, civic and super neighborhood groups. In addition, the earlier discussions on the needs of the elderly reflect the emphasis on meeting the basic needs of senior Houstonians. For a more detailed list of priority needs, reference the Community Development Needs table.

Obstacles to Meeting Needs

The demand far surpasses the funding available for the various services required to adequately serve the needs of Houstonians low to moderate-income citizens and neighborhoods. Obstacles to meeting underserved needs for households attempting homeownership of affordable decent housing are:

- The lack of substantial funds to initiate homeownership
- A need for improved direct HCDD outreach to those households in need
- Households seeking mortgages having difficulty meeting underwriting requirements (credit worthiness, banking accounts)

ⁱⁱ 2006-2007 Homeless Enumeration and Needs Assessment, Comparison of the Demographic Characteristics, Houston/ Harris county Coalition for the Homeless, Inc. pg. 10.

- The ability for prospective households to sustain necessary income for homeownership
- Fixed incomes
- Lack of affordable decent housing (see *Analysis of Impediments to Fair Housing*)

Several citizens due to low educational attainment or language barriers are not aware of the services available to them. As result, their needs for healthcare, food, and shelter come at a critical point in their lives. More preventive care and proactive services to those with unique language and disability issues may lead to more effectively serving these populations. Working families also encounter the unique challenge of often “making too much money” to qualify for various public services. As a result, the working poor often refrain from accessing some of the public services available to them.

Over the next five years, HCDD will address these barriers aggressively, by:

- Advertising housing opportunities in multiple languages and continuously improving efforts to affirmatively market affordable housing
- continuing to provide down payment assistance to new homebuyers
- supporting CHDOs that build more affordable homes where low to moderate income families live,
- investing in multifamily projects dedicated to low to moderate income and elderly residents,
- improving our overall approach to engaging the public more directly and more frequently
- Over the next two years, HCDD will develop tenant-based rental assistance for those extremely low income households

Funding Allocations – Income and Geography

Income. Funds are targeted to designated, low to moderate-income people (see Annual Income Limits) and areas, as well as programs aimed at neighborhood revitalization for Houston, Texas. Funding recipients must provide evidence that their clients complied with the income requirement. HUD updates the table below annually for the Houston area.

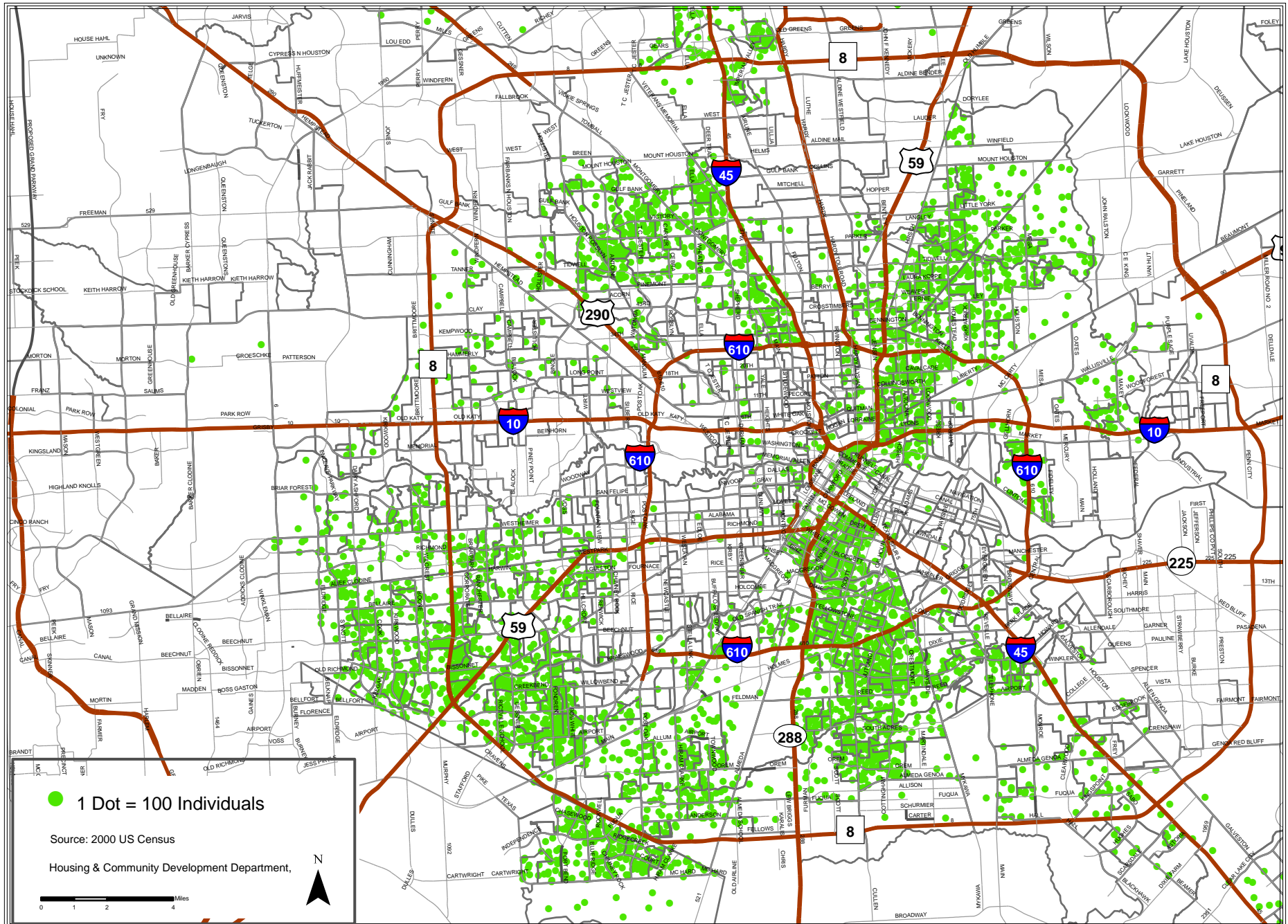
**2009 Monthly Income Limits For
Extremely Low-Income, Very Low Income & Low Income Families
*Under The Housing Act Of 1937***

Family	30% Median	50% Median	80% Median
Size	(Extremely	(Very Low	(Low
	Low Income)	Income)	Income)
1	\$13,400	\$22,350	\$35,750
2	\$15,300	\$25,500	\$40,850
3	\$17,250	\$28,700	\$45,950
4	\$19,150	\$31,900	\$51,050
5	\$20,700	\$34,450	\$55,150
6	\$22,200	\$37,000	\$59,200
7	\$23,750	\$39,550	\$63,300
8	\$25,300	\$42,100	\$67,400

FY2009 Median Family Income \$63,800

Geography. Maps indicating the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed follow.

Concentration of African Americans



Low to Moderate Income Areas

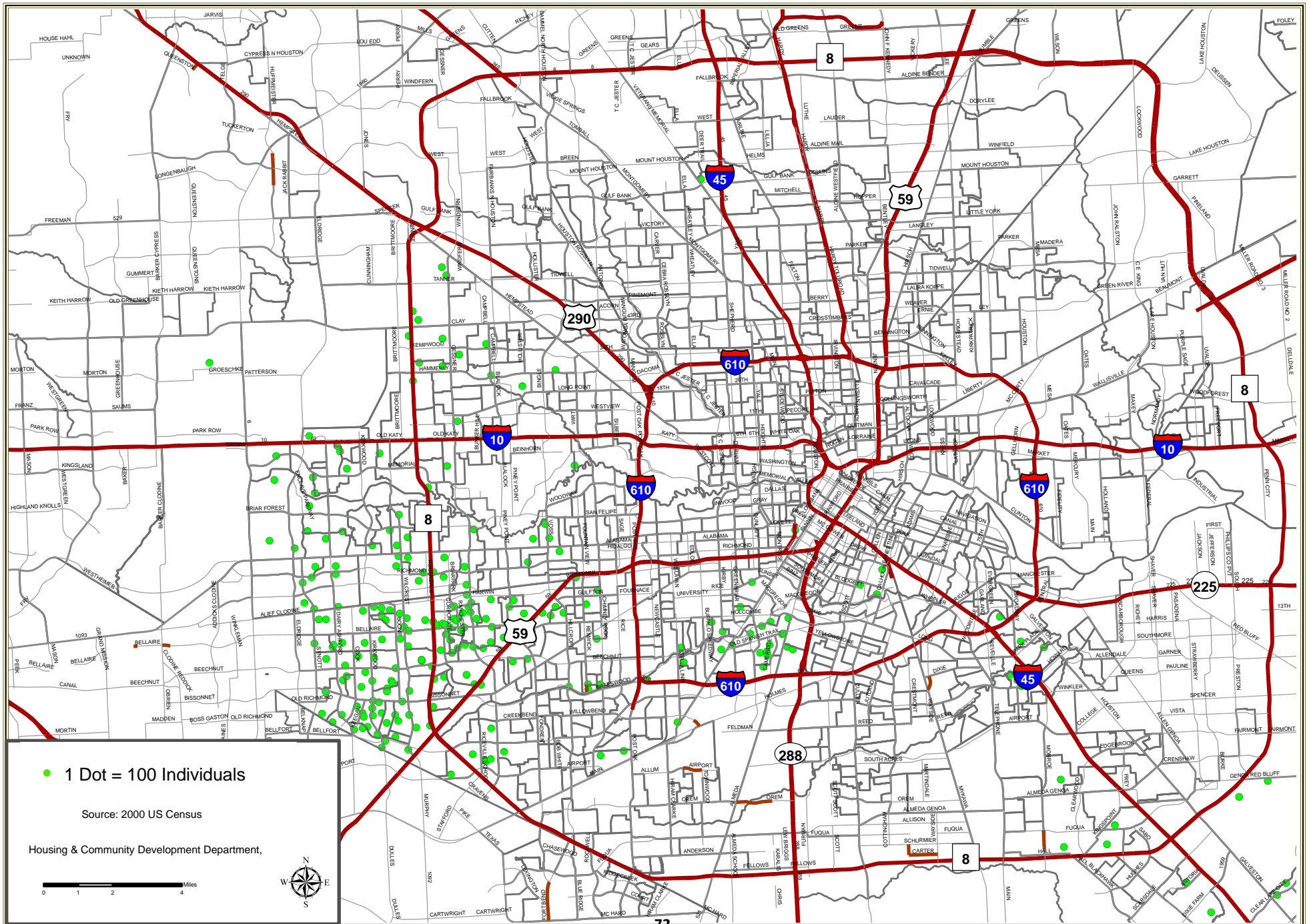
Area Income Level

■ LMI (51.0% - 100%)

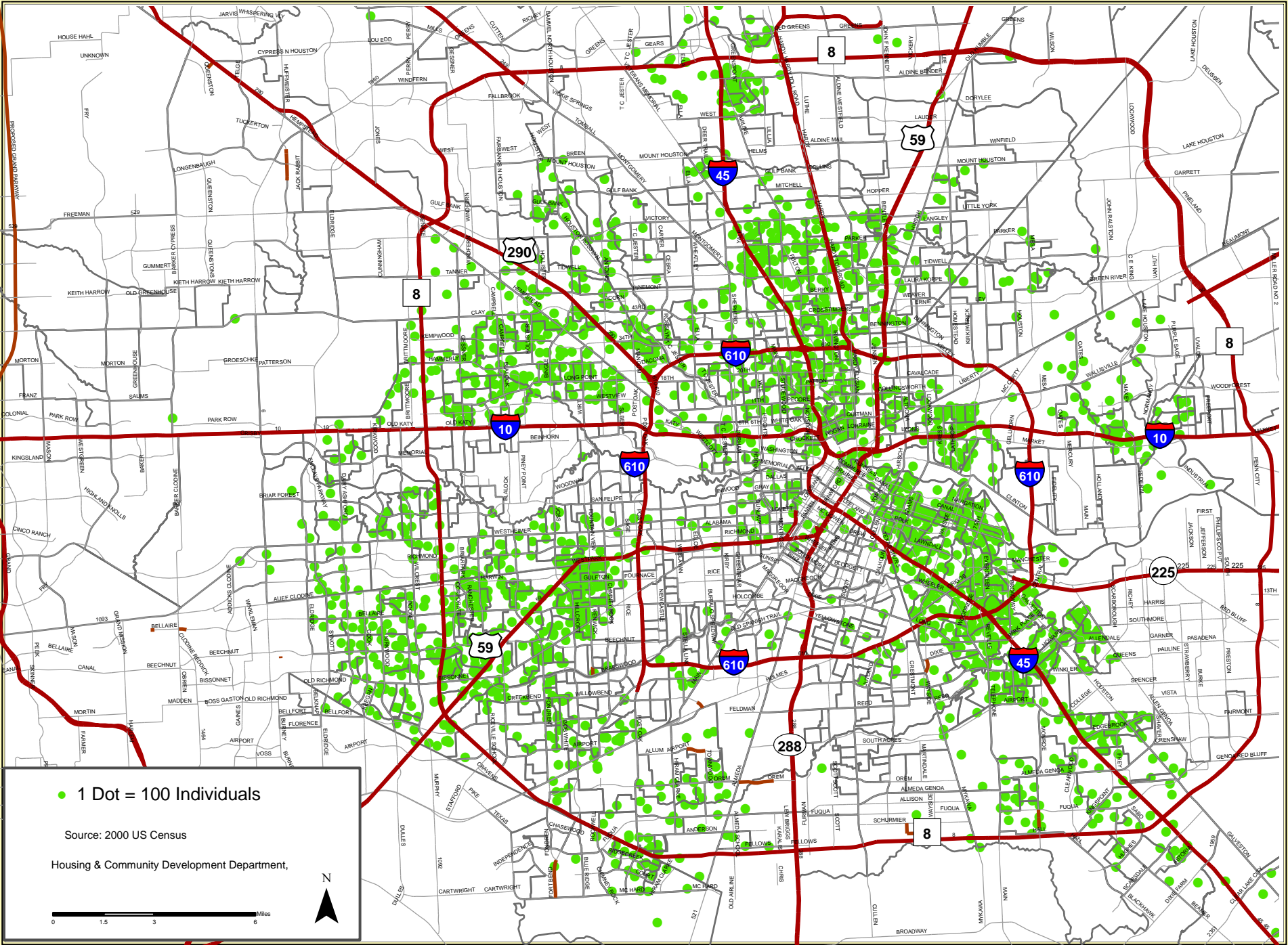
Source: 2000 Census Data

N

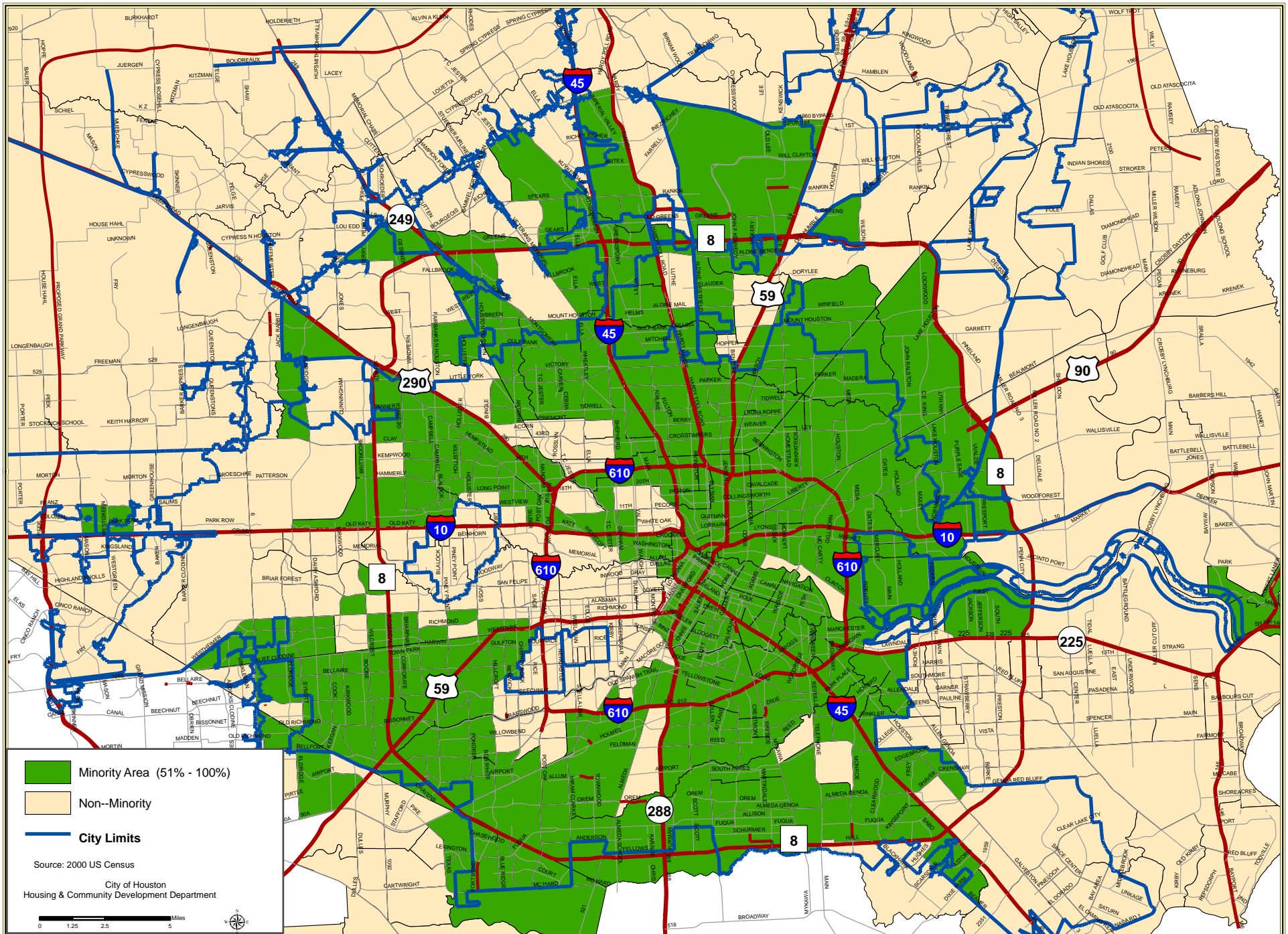
Concentration of Asians



Concentration of Persons of Hispanic Origin



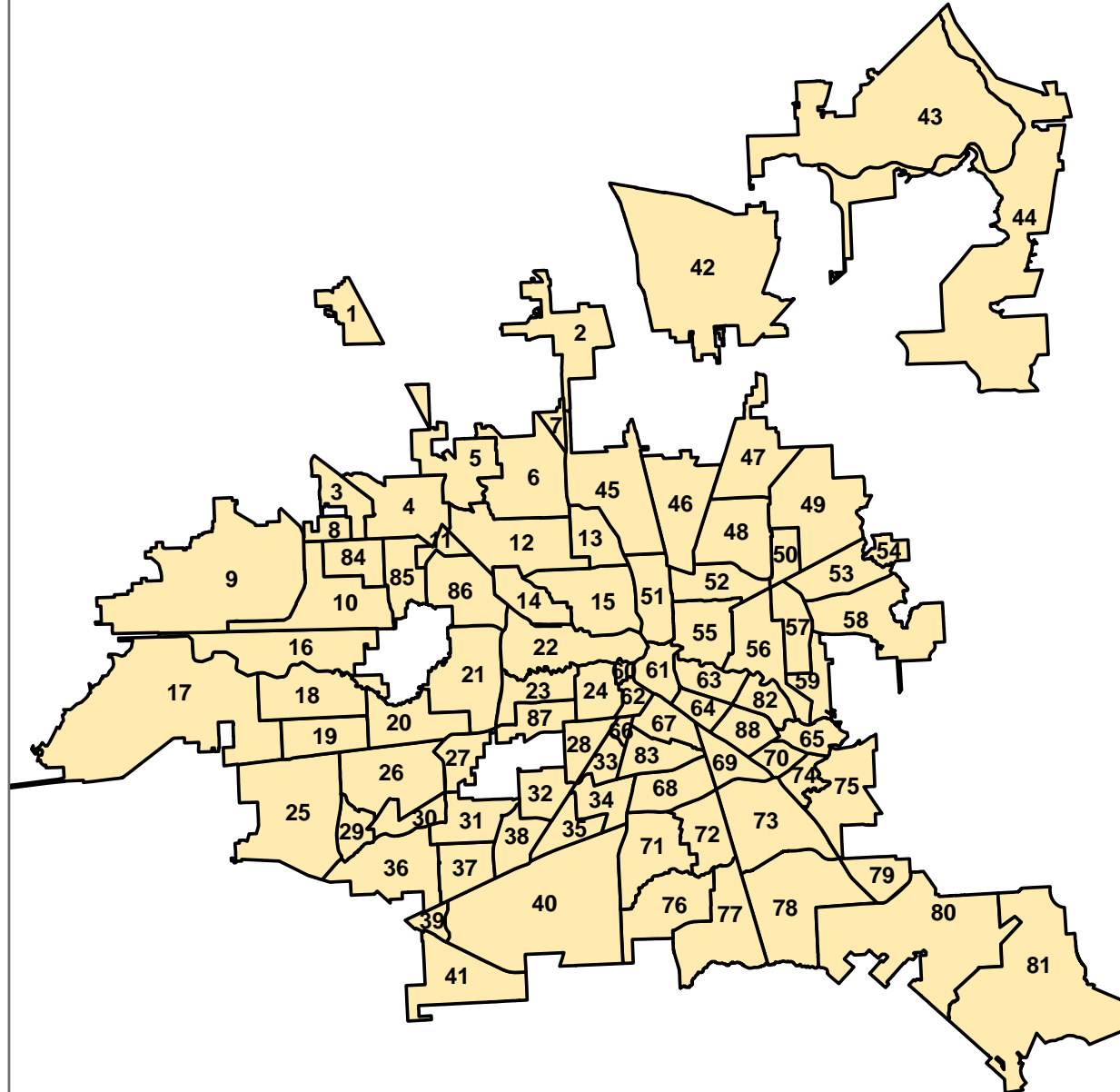
Minority Concentration



Super Neighborhood

- 1 Willowbrook
- 2 Greater Greenspoint
- 3 Carverdale
- 4 Fairbank
- 5 Greater Inwood
- 6 Acres home
- 7 Hidden Valley
- 8 Westbranch
- 9 Addicks Park Ten
- 10 Spring Branch West
- 11 Langwood
- 12 Oak Forest / Garden Oaks
- 13 Independence Heights
- 14 Lazy Brook / Timbergrove
- 15 Greater Heights
- 16 Memorial
- 17 Eldridge / West Oaks
- 18 Briarforest Area
- 19 Westchase
- 20 Woodlake / Briarmeadow
- 21 Greater Uptown
- 22 Washington Avenue / Memorial
- 23 Afton Oaks / River Oaks Area
- 24 Neartown - Montrose
- 25 Alief
- 26 Sharpstown
- 27 Gulfton
- 28 University Place
- 29 Westwood
- 30 Braeburn
- 31 Myerland Area
- 32 Braeswood Place
- 33 Medical Center Area
- 34 Astrodome Area
- 35 South Main
- 36 Greater Fondren SW
- 37 Westbury
- 38 Willowmeadows / Willowbend Area
- 39 Fondren Gardens
- 40 Central Southwest
- 41 Fort Bend / Houston
- 42 IAH / Airport
- 43 Kingwood Area
- 44 Lake Houston

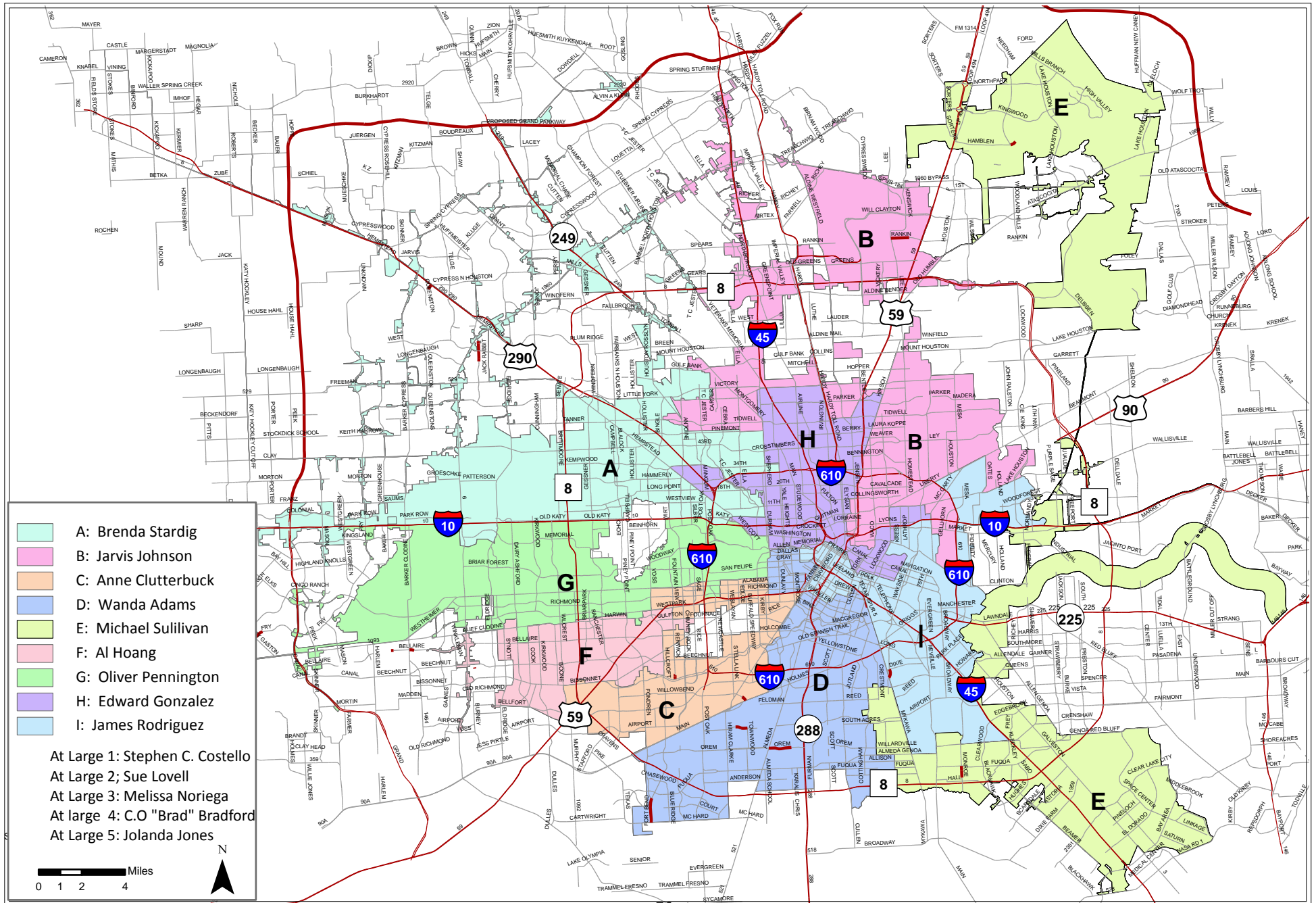
 Super Neighborhoods



- 45 Northside / Northline
- 46 Eastex / Jensen Area
- 47 East Little York / Homestead
- 48 Trinity / Houston Gardens
- 49 East Houston
- 50 Settegast
- 51 Northside
- 52 Kashmere Gardens
- 53 El Dorado / Oates Prairie
- 54 Hunterwood
- 55 Greater Fifth Ward
- 56 Denver Harbor / Port Houston
- 57 Pleasantville Area
- 58 Northshore
- 59 Clinton Park Tri-Community
- 60 Fourth Ward
- 61 Downtown
- 62 Midtown
- 63 Second ward
- 64 Greater Eastwood
- 65 Harrisburg / Manchester
- 66 Binz
- 67 Greater Third Ward
- 68 OST / South Union
- 69 Gulfway / Pine Valley
- 70 Pecan Park
- 71 Sunnyside
- 72 South Park
- 73 Golfcrest / Bellfort / Reveille
- 74 Park Place
- 75 Meadow Brook / Allendale
- 76 South Acres / Crestmont Park
- 77 Minnetex
- 78 Greater Hobby Area
- 79 Edgebrook Area
- 80 South Belt / Ellington
- 81 Clear Lake
- 82 Magnolia Park
- 83 Macgregor
- 84 Spring Shadows
- 85 Spring Branch Central
- 86 Spring Branch East
- 87 Greenway / Upper Kirby Area
- 88 Lawndale / Wayside

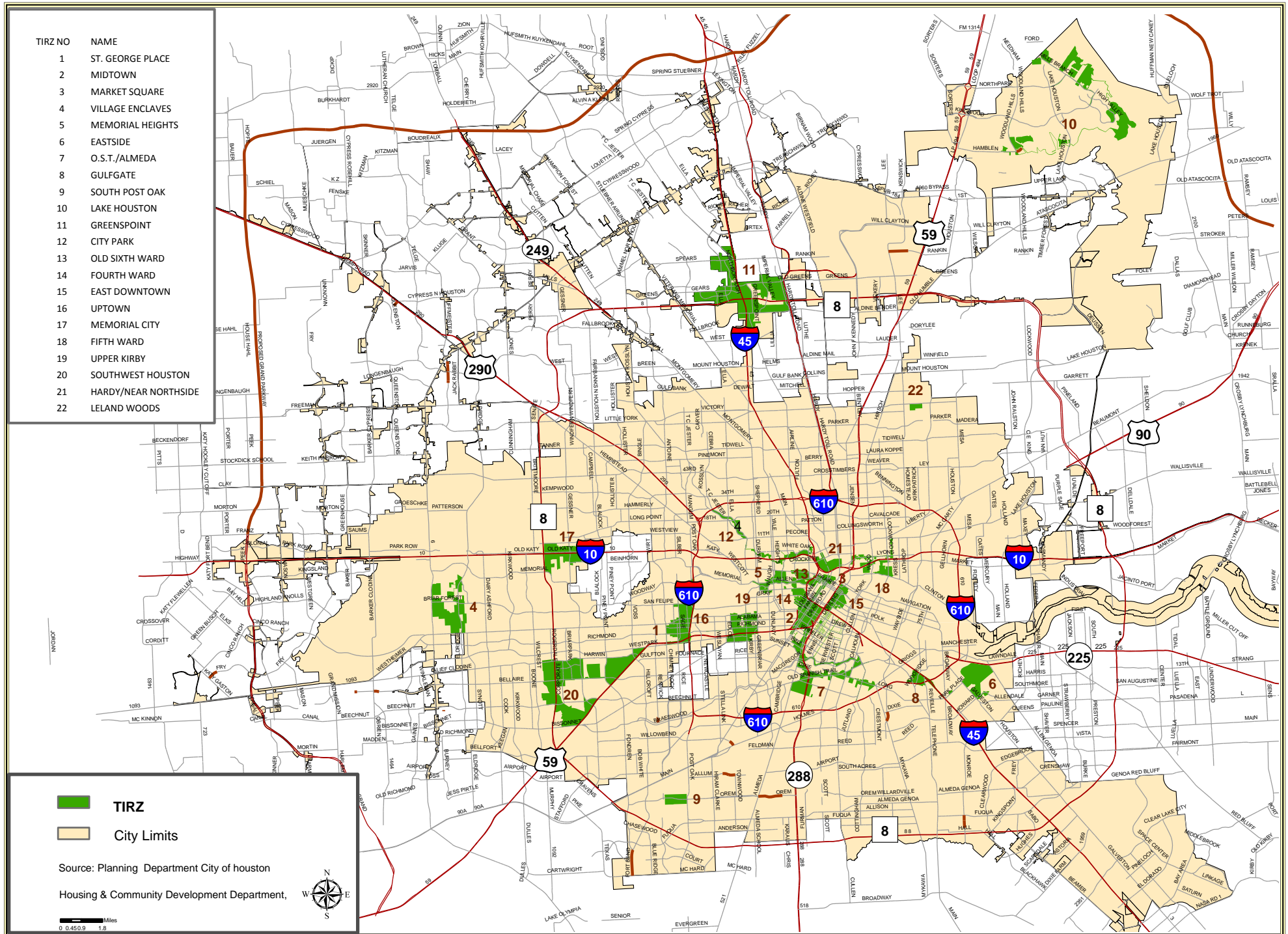


City of Houston Council Districts



City of Houston

Tax Increment Reinvestment Zones (TIRZ)





Public Housing Strategy

The Houston Housing Authority (HHA) has adopted a plan to address the affordable housing needs of low-income Houstonians, which is based on the five strategies below:

Strategy #1: Maximize the number of affordable units available to the Authority within its current resources by:

- Employing effective maintenance and management practices/policies to minimize the number of public housing units off-line
- Implementing an aggressive plan to expedite use (occupancy) of vacated public housing units
- Obtaining funding through the HUD Capital Fund Program to expedite renovation of public housing units
- Seeking to replace public housing units lost to the inventory by acquiring additional affordable housing developments
- Maintaining the Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program
- Participating in the Consolidated Plan development process to ensure coordination with the broader community strategies

Strategy #2: Increase the number of affordable housing units by:

- Applying for additional Section 8 units as they become available
- Leveraging affordable housing resources in the community through the creation of mixed-finance developments
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance

Strategy #3: Target available assistance to the elderly by:

- Applying for special-purpose vouchers targeted to the elderly as they become available

Strategy #4: Target available assistance to families with disabilities by:

- Carrying out modifications to its existing public housing inventory
- Seeking and applying for special-purpose funding and/or vouchers to target families with disabilities as they become available
- Affirmatively marketing units to local non-profit agencies that assist families with disabilities

Strategy #5: Involve residents in management and homeownership opportunities by:

- Encouraging its private management companies to employ residents of public housing
- Ensuring that public housing residents are made aware of employment opportunity with the HHA
- Operating and promoting the following two Homeownership Programs which are available to eligible households:
 - Scattered Sites Homeownership Program
 - Fourth Ward Historic Homeownership Program

Houston Housing Authority's Anti-Poverty Strategy. In addition to offering quality and affordable housing options, the Houston Housing Authority also promotes education and economic self-sufficiency to improve the lives of public housing residents. The goal is to assist residents in overcoming barriers to become economically and housing self-sufficient. Funding from the U.S. Department of Housing & Urban Development (HUD) supports the on-going HHA self-sufficiency programs and services being provided to the residents. The HHA is currently receiving federal funding for the Public Housing Family Self-Sufficiency Program, Neighborhood Network and Multi-Family Service Coordinator Grants. In addition, HHA policies are designed to promote and support economic mobility strategies. These policies include Earned Income Disallowance, Section 3 Opportunities, Escrow Accounts and Community Services & Self-Sufficiency, which provides employment incentives, job training and asset development opportunities.

Further, the HHA coordinates programs for adult literacy, skills training, academic achievement, business development, supportive services for the elderly/special needs populations, and social and recreational programs to ensure critical needs are being met. The HHA provides economic development opportunities that promote employability and the establishment of resident-owned businesses. Collaborations with private and public partners are utilized to leverage support to expand and sustain various programs for the public housing residents. Community partnerships support the HHA's efforts to explore new, innovative and cost-effective programs. Below is a list of goals, programs, and policies implemented by the HHA to reduce poverty among public housing residents:

1. Identify and decrease the challenges preventing economic self-sufficiency and independent living
2. Promote workforce development opportunities to engage at least 50% of eligible adult residents to increase their earned income
3. Promote lease compliance to sustain quality housing units
4. Promote independent living among the elderly and special needs resident populations
5. Expand economic development opportunities by promoting resident-owned businesses
6. Establish partnerships to increase residents' access to services and address critical needs

Public Housing Improvements. The Houston Housing Authority (HHA) has maximized the use of the agency's Capital Fund Financing/Capital Fund Advance Borrowing capacity; therefore, no new units will be constructed utilizing that form of financing. However, because the HHA is a larger agency already carrying out a modernization program using Capital Fund Financing, the agency is required to develop a comprehensive plan and submit it to HUD for approval. The plan must be developed in consultation with residents and local government. HHA submitted its most recent comprehensive plan under this program to HUD in October of 2009. The plan consisted of the following elements: Executive Summary; Physical Needs Assessment (including viability and cost analysis); Management Assessment; Five-Year Action Plan; Annual Statement; Local Government Statement; and PHA Board Resolution. In the plan, HHA outlined in detail the improvements to be made in the management and operation of public housing and in the living environment of public housing residents. The annual statement sets forth the amount of funds by category to be spent on improvements during the first year under the program. The Five-Year Action Plan sets forth amounts by funding category to be spent during the next five (5) fiscal years. Brief descriptions of current projects follow.

Public Housing Five-Year Capital Improvement Plans. Over the next five years, the Houston Housing Authority (HHA) has identified the following priorities for capital improvement projects at various public housing properties located throughout the City of Houston:

In 2010, the HHA anticipates redeveloping **Kennedy Place, Kelly Village, and Wilmington House**. Also in 2010, the HHA anticipates the commencement of a major exterior renovation project at **Lyerly Elderly Housing Development**, and will complete the final phase of ADA modifications for disabled persons in select units at **Irvinton Village, Kelly Village, Wilmington House, Clayton Homes, Ewing Apartments, Forest Green Townhomes, Fulton Village, Historic Oaks of Allen Parkway Village, Long Drive, Telephone Road Elderly Housing Development and Victory Place Apartments**. The 2010 projects are described in greater detail in the 2010 Annual Action Plan.

In the second year of the five-year plan, the Houston Housing Authority expects to expand upon the efforts that began in 2010 with a renovation project at **Lyerly Elderly Housing Development**. The 2011 exterior work will incorporate various site improvements including paving, sidewalk replacement, drainage improvements, site lighting and landscaping. Interior renovations will also be targeted to selected units and shall include replacement of entry doors, interior doors, kitchen cabinets, vanities and plumbing fixtures, as well as painting and electrical repairs.

Also in 2011, the Housing Authority will continue major renovations for additional units at **Kelly Village**, as listed above, and to initiate the professional A&E design services for **Wilmington House** in the event the Housing Authority does not receive HOPE VI funds prior to that time.

The third year of the Capital Improvement Plan, 2012, calls for the commencement of major exterior and interior renovations at **Wilmington House** for selected units, which will continue through years four and five as well. The scope of work includes grading and drainage, paving, sidewalk replacement, site water improvements and landscaping. The exterior will be upgraded with new roofs, porches, masonry repairs, windows and doors. Inside the dwelling units, the funds will be targeted to replacement of flooring, kitchen cabinets, plumbing fixtures and vanities, mechanical and electrical upgrades, appliances and smoke detectors.

In 2012, the Houston Housing Authority will address various interior renovations of selected units at **Cuney Homes**, a 564-unit multi-family property located at 3260 Truxillo Avenue in Houston. The interior work involves replacing sheetrock, kitchen cabinets, flooring, appliances, doors and windows, as well as painting, mechanical, electrical and plumbing upgrades, and replacing the exterior doors.

In years four and five, 2013 and 2014, work listed above that began in 2012 will continue for additional units at **Wilmington House** and **Cuney Homes**

Employment and Training of Low-income Persons. Through the renovation and development projects undertaken by the Houston Housing Authority, the agency is committed to providing employment and training to low-income persons in the community through its contractors and subcontractors under its **Section 3 Program**. In the past year, the HHA conducted its first Section 3 job fair for residents. The event was successful with 42 participants in attendance and 9 contractors/partners offering training and employment opportunities. As a result of the Section 3 job fair, employment offers were made to three residents by a property management company, and additional interviews will be scheduled with another property management company. The general contractor for a major redevelopment project has committed to hiring at least three more residents and the relocation contractor will conduct a training program for at least five residents.

Based on these results, the Houston Housing Authority anticipates conducting the Section 3 Job Fair on a continuing basis to connect low-income residents to employment and training opportunities.

Scattered Sites Program. The Housing Authority for the City of Houston purchased 366 single-family dwelling units located throughout the city in various mainstream neighborhoods. Each resident occupying a scattered site home has been offered the opportunity to purchase the home. Scattered Sites residents electing to purchase their Scattered Site home must obtain a mortgage, and the Houston Housing Authority will sell the Scattered Site home to the resident at a reduced rate. To date, 183 Scattered Sites homes have been sold. Residents electing not to purchase are being relocated to other available units, and the houses are being marketed for sale. The HHA received the U.S. Department of Housing and Urban Development's approval to dispose of the remaining homes via a sealed bid process. The Houston Housing Authority is currently soliciting bids and plans to dispose of the remaining home during 2010.

Historic Homeownership Program. The Historic Homeownership Program provides homeownership opportunities in the historical Fourth Ward area to low-income individuals who are first-time homebuyers. The project consists of 10 houses, of which four are rehabilitated units and six are newly constructed. The construction of all 10 homes has been completed and they are currently being marketed for sale. Of the 10 homes originally constructed, nine have been sold.



Homeless Strategy

The City has established a contractual relationship with the Coalition for the Homeless of Houston/Harris County, Inc. for information and products in three (3) critical areas:

- Implementation and operation of the Homeless Management Information System
- Coordination and submission of the Continuum of Care Plan to HUD
- Development and implementation of a Strategic Plan to End Chronic Homelessness

The Strategic Plan to End homelessness, approved by City Council in 2006, established six (6) goals: (1) housing and re-housing of the homeless; (2) prevention and intervention; (3) policy communication/accountability; (4) specialized outreach to chronically homeless; (5) system of management function; and (6) catalyst fund development. We are in year four of the community's "Strategic Plan to Address Homelessness".

Below are some outcomes that were achieved this past year:

- 300 vouchers set aside for homeless families to access housing
- City of Houston created pilot prisoner re-entry initiative
- Over 80% of Rapid Rehousing tenants remained housed after 90 days
- Conducted 3rd annual conference on homelessness in Houston
- Developed policy agenda including legislative agenda
- Began work on action plan with housing targets per year and projected capital and operating costs
- Created a city wide disaster plan that included the fate of people who are homeless was developed with the leadership of the Coalition

Chronic Homelessness. In order to create new permanent housing beds for chronically homeless people, the Continuum of Care will take the following three steps:

- Continue ongoing education of executive directors of local homeless service providers, local private funders and local government to accommodate new permanent housing beds
- Facilitate the completion of the permanent housing units for chronically homeless persons for those projects awarded through Continuum of Care
- Identify and recruit development companies to build new permanent housing units in the Continuum of Care territory

The Continuum of Care continues to work with the homeless services providers to develop new permanent housing for chronically homeless. In preparation for the annual Continuum of Care grant process, the Continuum of Care stresses to all potential new project applicants the need for at least one new permanent housing application serving 100% chronic homeless. At the minimum, one new application must serve this population. The Continuum of Care also works with the City of Houston and private developers to develop 10% of new units (which equates to 300 units) when the City rehabilitates apartment complexes in the area. Additionally, several multi-family housing developers are part of continuum wide meetings and understand the need for new housing units for chronically homeless.

Homelessness Prevention. Homeless Prevention and Rapid Re-housing Program (HPRP) is Federal stimulus grant to provide homelessness prevention assistance to households who would otherwise become homeless – many due to the economic crisis – and to provide assistance to rapidly re-house persons who are homeless. HUD expects resources to serve households that are most in need and that are most likely to achieve stable housing. The overall goal of HPRP is for participants

to achieve housing stability. The funds under this program are intended to target two populations facing housing instability:

- Prevention Population - individuals and families who are currently in housing but are at risk of becoming homeless and need temporary assistance to maintain housing
- Rapid Re-housing Population- individuals and families who are experiencing homelessness (as defined by the McKinney-Vento Homeless Assistance Act) and need temporary assistance to obtain, remain in, and maintain housing

Considering these two eligible HPRP populations is a framework to help grantees determine the most effective use of funds, all of which may be used to assist both the prevention and rapid re-housing population. Funds will be utilized to assist persons who would be homeless, except for the assistance of HPRP, to be housed or re-housed. Funding can be utilized to provide case management, coordinate services, conduct outreach and engagement to inform organizations and individuals about the program, to assist with housing search and placement activities, to provide legal services related to housing, and to assist with credit counseling.

According to HUD, HPRP programs should rapidly transition assisted persons to housing stability. Outcomes may include affordable market rate housing or subsidized housing, as appropriate. HUD has stressed to its grantees that HPRP is not a mortgage assistance program. HPRP assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive service needs of households that affect housing stability. Rather, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability.

Institutional Structure. The primary decision making group for the Continuum of Care (CoC) is the Houston/Harris County Collaborative. The Collaborative is not a legally recognized organization. However, the Coalition for the Homeless Houston/Harris County, Inc., a 501© (3), serves as the lead entity and leads the decision-making team comprised of public and private sector representatives.

The Houston/Harris County Collaborative was initiated in 1992 to develop a system of coordination and guidance to apply for HUD funding through the Continuum of Care Homeless Assistance grant application process. Three decision-making groups are involved in this Collaborative:

- The Coalition for the Homeless of Houston/Harris County, the Lead Agency
- City of Houston Housing and Community Development
- Harris County Community Services Department

From each of these groups, two members are chosen to represent the interests of the homeless community and ensure compliance with the local Consolidated Plans as well as updates on the progress of those homeless projects funded through the Continuum of Care process.

Discharge Coordination Policy

Foster Care. The CoC coordinates its efforts with the Harris County Child Protective Services that developed policies and procedures to address youths who are aging out of foster care. The transition plan process, developed for consistent statewide use, begins within six months of discharge, identifies the needs and resources to support the youth's discharge. The methods for planning include Circles of Support (COS), Formal Transition Planning Meetings, Permanency Conferences, or a combination of all. Transition Planning is a team approach among youth, substitute care workers, Preparation for Adult Living (PAL) staff, case managers, care providers, and others involved with the youth. The Transition Plan addresses whether or not the youth has identified a safe and stable place to live after leaving foster care. Additionally, the CoC has been working at the state level to promote advocacy for more comprehensive discharge planning for youth aging out of foster care.

Health Care. With the purpose of defining the process by which patients remain in a healthcare organization no longer than medically necessary and ensuring continued care, the CoC works with Harris County Hospital District (HCHD) and employs its discharge planning process that utilizes an interdisciplinary team structure. The process begins with the admitting nurse as the initiator of the planning and documenting of the assessment of patient needs. A discharge summary, which includes relevant referrals to community resources, is prepared for dissemination to the patient and their family, if appropriate. Focus groups were convened to monitor the discharge practices of health care providers to ensure that patients were not discharged directly into homelessness working closely with the City of Houston Health Department and HCHD to provide viable solutions to homelessness upon discharge.

Mental Health. The CoC has an agreement with the Mental Health Mental Retardation Association (MHMRA) of Harris County to use its policies and procedures on consumer referral, transfer, and discharge. A consumer is discharged for a variety of reasons:

- Services cease to be developmentally, therapeutically, or legally appropriate
- Request for discharge by the consumer/family/other responsible party
- Consumer moves or dies
- There is no contact with consumer for 90 days and reasonable attempts have been made to contact the consumer with no success

MHMRA will conduct a discharge planning conference with the treatment team and develop a discharge summary and appropriate follow-along services, if requested. Within this process, MHMRA assesses housing factors and strives to discharge clients to a family member or least restrictive environments, not funded with McKinney-Vento funds.

Corrections. The CoC continues the corrections discharge protocol in development with the Texas Department of Criminal Justice (TDCJ) Community Justice Assistance Division. TDCJ representatives collect contact information from incarcerated persons released from jail. This TDCJ program includes assessment and continued involvement from a Community Service Officer. The staff works with those incarcerated to locate appropriate housing and refer accordingly. This corrections category refers to local jails and state or federal prisons. Over the last year, ONE VOICE, an advocacy group in the CoC, has worked with Senator John Whitmire, Chairman of the Texas Senate Criminal Justice Committee, to appropriate funds for re-entry programs that will prevent discharge of ex-offenders into homelessness.

Efforts to Address Barriers to Affordable Housing

Houston is challenged because of its attributes. The mortgage crisis and financial sector failure have been the catalyst for unemployment and led families to face painful financial decisions on a daily basis between healthcare, fuel, and food. Houston, attracting Americans from across the country seeking employment and a relatively lower cost of living, has grown exponentially in population over the past decade.

As a result, the demand for affordable housing has increased as well. This increased demand is in addition to the pre-existing demand from current Houstonians. Current residents with an absence of funds are cost-burdened and are forced to allocate more than thirty percent 30 percent of their limited household income for shelter.

The City needs more units of affordable rental and single-family homes. Impediments to the development of affordable housing can be found in municipal regulations and city ordinances that can inhibit the market from meeting the demand. These ordinances are Chapter 42 – Subdivision, Developments and Platting (Development Ordinance); Chapter 29 – Manufacture Homes; Article 6, of the Housing Code, Modular Housing; and Article 9 of Building and Neighborhood Protection, Comprehensive Urban Rehabilitation and Building Minimum Standards (C.U.R.B.). The impact of the ordinances is most acute on construction of in-fill housing and renovation of multi-family units. Another barrier is the cost of land, which in some sections of the City is prohibitively expensive. Environmental issues, such as brownfields, further reduce the number of parcels available for development of affordable housing.

An Impediment to Fair Housing report was conducted in 2005. The progress made 2005-2009 is addressed in the table below.

Impediment	Recommendation	Action
City's inability to use HOME funds for the development of affordable housing because HUD has frozen the funds until program revisions are approved.	Restore the City's HOME funds as soon as possible.	HOME funds have been restored; however, non-federal funds must be expended first. Upon HUD approval, City is reimbursed with HOME funds.
Lack of income. Wages have not kept up with the cost of housing.	The City should promote and assist small business development throughout the city, particularly in low-income neighborhoods in support of job creation.	The Houston Small Business Revolving Loan fund assisted small business owners to create and expand jobs.
Lack of affordable housing for moderate, low and very low-income families.	City-funded projects should be required to have a number of affordable units, including the use of TIRZ and bond funds.	The City of Houston Homebuyer Assistance Program assisted homebuyers in the purchase of a home.
Lack of education impacts employment opportunities that can limit housing choice	The City should continue to promote job- training programs.	The City of Houston assisted participants to receive computer skills, tutoring and their GED through the Juvenile Prevention, Emergency Shelter Grant and After School Programs.

Impediment	Recommendation	Action
Lack of accessible housing to meet the needs of the disabled community.	The City should collaborate with the disabled community and housing providers to promote reasonable accommodations and modifications in housing designed for the disabled.	HCDD financed the development of transitional and/or single room occupancy projects to serve homeless, mentally ill, disabled or developmentally disabled through providing shelter assistance to clients.
Discrimination against families with children.	Increase efforts to educate consumers and providers on the rights and responsibilities in the Fair Housing Act.	HCDD continued to collaborate with the Greater Houston Fair Housing Center sponsoring education workshops and providing counseling.
Discrimination of minorities versus whites in housing rental and sales market.	The City should initiate efforts to pass a substantially equivalent Fair housing Ordinance to the Fair Housing Act. The ordinance would prohibit housing discrimination.	Performance reports provide a mechanism for tracking City of Houston housing data.
Lack of financial literacy education.	Along with credit and personal finance counseling, first time homebuyers need to learn how to identify predatory lending practices.	Homebuyers received counseling prior to receiving financial assistance through the Homebuyer Assistance Program.
Lack of loan product and services in very low-income minority neighborhoods	The City should continue to leverage federal funds through partnerships that encourage revitalization in low-income neighborhoods.	Houston Hope and the Land Assemblage Redevelopment Authority have been created to revitalize distressed inner city neighborhoods. HCDD, CHDOs, CBDOs and private developers are partners in administering these programs.
Disparity in lending practices for those obtaining a home loan.	The City should monitor the Home Mortgage Disclosure Act information and work with lenders to improve lending practices.	Homebuyer Assistance Program staff collaborated with lenders, developers and contractors to develop program guidelines and held workshops to educate potential lenders and potential homebuyers.
Update Ai	The City of Houston should update the AI.	Ordinance passed in 2006. The Analysis of Impediments (AI) was completed in 2005 and the updated Fair Housing Ordinance was approved in 2006. The 2010 Analysis of Impediments was submitted with the 2010 Consolidated Plan

The City engaged in the following activities during the 2010-2014 Plan period:

- Submitted the 2010 Analysis of Impediments report to accompany 2010-2014 Plan and 2010 Action Plan
- Conducted a Needs Assessment Survey which included a housing needs and problems sections to accompany the final Consolidated Plan and Action Plan
- Review City policies and regulation that may impede access to affordable housing



Strategic Plan & Specific Objectives

STRATEGIC PLAN & SUMMARY OF SPECIFIC OBJECTIVES - City of Houston																	TABLE 1C, 2C, 3A		
HUD	Houston - HCDD			2010			2011			2012			2013			2014			5-Year Plan Goals
Specific Objective	Objective	Sources of Funds	Performance Indicators	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	
DH-1	DECENT HOUSING - Availability/Accessibility																		
DH-1.1	Improve supply, quality, and accessibility of affordable rental housing through CHODO support acquisition, and new construction.	HOME	Housing units	250	0	0.0%	250	0	0.0%	250	0	0.0%	250	0	0.0%	250	0	0.0%	1,250
		MULTI-YEAR GOAL		250	0	0.0%	250	0	0.0%	250	0	0.0%	250	0		250	0		1,250
DH-2	DECENT HOUSING - Affordability																		
DH-2.1	Implement downpayment assistance programs to increase low- and moderate-income persons' access to affordable, decent housing throughout the City of Houston.	HOME	Housing Units	215	0	0.0%	215	0	0.0%	215	0	0.0%	215	0	0.0%	215	0	0.0%	1,075
		MULTI-YEAR GOAL		215	0	0.0%	215	0	0.0%	215	0	0.0%	215	0		215	0		1,075
DH-3	DECENT HOUSING - Sustainability																		
DH-3.1	Preserve existing housing stock through the Single-family tiered home repair program that addresses emergency conditions that occur without warning, moderate repair, and reconstruction. Target the disabled and elderly.	CDBG	Housing Units (241) & Households (60)	301	0	0.0%	301	0	0.0%	301	0	0.0%	301	0	0.0%	301	0	0.0%	1,505
		MULTI-YEAR GOAL		301	0	0.0%	301	0	0.0%	301	0	0.0%	301	0	0.0%	301	0		1,505
SL-1	SUITABLE LIVING ENVIRONMENT - Availability/Accessibility																		
SL-1.1	Fund projects and organizations that conduct programs that prevent juvenile delinquency	ESG, CDBG	People	11532	0	0.0%	11532	0	0.0%	11532	0	0.0%	11532	0	0.0%	11532	0	0.0%	57,660
		MULTI-YEAR GOAL		11,532	0	0.0%	11,532	0	0.0%	11,532	0	0.0%	11,532	0	0.0%	11,532	0		57,660
SL-2	SUITABLE LIVING ENVIRONMENT - Affordability																		
	No objectives or projects impacting this outcome.																		0
		MULTI-YEAR GOAL		0	0		0	0		0	0		0	0		0	0		0
SL-3	SUITABLE LIVING ENVIRONMENT - Sustainability																		
SL-3.1	Improve and/or enhance the living environment of low to moderate income neighborhoods and residents by rehabilitating or constructing new community spaces.	CDBG	Public Facilities	15	0	0.0%	15	0	0.0%	12	0	0.0%	12	0	0.0%	12	0		66
		MULTI-YEAR GOAL		15	0	0.0%	15	0	0.0%	12	0	0.0%	12	0	0.0%	12	0	0.0%	66
SL-3.2	Improve and/or enhance the living environment of low to moderate income neighborhoods and residents by improving or creating school or community-based parks	CDBG	Parks	9	0	0.0%	9	0	0.0%	9	0	0.0%	9	0	0.0%	9	0	0.0%	45
		MULTI-YEAR GOAL		9	0	0.0%	9	0	0.0%	9	0	0.0%	9	0	0.0%	9	0	0.0%	45

STRATEGIC PLAN & SUMMARY OF SPECIFIC OBJECTIVES - City of Houston																		TABLE 1C, 2C, 3A	
HUD	Houston - HCDD			2010			2011			2012			2013			2014			5-Year Plan Goals
Specific Objective	Objective	Sources of Funds	Performance Indicators	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	
SL-3.3	Increase the safety and improve the quality of life of low to moderate income neighborhoods through dangerous building removal and code enforcement	CDBG	Buildings	480	0	0.0%	480	0	0.0%	480	0	0.0%	480	0	0.0%	480	0	0.0%	2,400
		MULTI-YEAR GOAL		480	0	0.0%	480	0	0.0%	480	0	0.0%	480	0	0.0%	480	0	0.0%	2,400
SL-3.4	Increase the health and safety of homes in low to moderate income areas by addressing exposure to lead paint.	CDBG	housing units	420	0	0.0%	420	0	0.0%	420	0	0.0%	420	0	0.0%	420	0	0.0%	2,100
		MULTI-YEAR GOAL		420	0	0.0%	420	0	0.0%	420	0	0.0%	420	0	0.0%	420	0	0.0%	2,100
SL-3.5	Prevent homelessness by providing access to financial assistance and shelter. - Rent/Utility	CDBG	people	23,598	0	0.0%	23,598	0	0.0%	23,598	0	0.0%	23,598	0	0.0%	23,598	0	0.0%	117,990
		MULTI-YEAR GOAL		23,598	0	0.0%	23,598	0	0.0%	23,598	0	0.0%	23,598	0	0.0%	23,598	0	0.0%	117,990
SL-3.5b	Prevent homelessness by providing access to financial assistance and shelter. - Case mgmt	ESG, CDBG	people	25	0	0.0%	25	0	0.0%	25	0	0.0%	25	0	0.0%	25	0	0.0%	125
		MULTI-YEAR GOAL		25	0	0.0%	25	0	0.0%	25	0	0.0%	25	0	0.0%	25	0	0.0%	125
SL-3.6a	Prevent homelessness by providing access to financial assistance and shelter. - Shelter	ESG, CDBG	people	13,000	0	0.0%	13,000	0	0.0%	13,000	0	0.0%	13,000	0	0.0%	13,000	0	0.0%	65,000
		MULTI-YEAR GOAL		13,000	0	0.0%	13,000	0	0.0%	13,000	0	0.0%	13,000	0	0.0%	13,000	0	0.0%	65,000
SL-3.6b	Increase the efficiency and effectiveness of organizations serving HIV/AIDS and homeless individuals. - HMIS	CDBG	people	7500	0	0.0%	7500	0	0.0%	7500	0	0.0%	7500	0	0.0%	7500	0	0.0%	37,500
		MULTI-YEAR GOAL		7,500	0	0.0%	7,500	0	0.0%	7,500	0	0.0%	7,500	0	0.0%	7,500	0	0.0%	37,500
SL-3.6c	Increase the efficiency and effectiveness of organizations serving HIV/AIDS and homeless individuals. - Project Support	CDBG, HOPWA	organizations	12	0	0.0%	12	0	0.0%	12	0	0.0%	12	0	0.0%	12	0	0.0%	60
		MULTI-YEAR GOAL		12	0	0.0%	12	0	0.0%	12	0	0.0%	12	0	0.0%	12	0	0.0%	60
SL-3.7a	Improve the quality of life for elderly and extremely elderly individuals by providing access to basic necessities like food and transportation. - Meals	CDBG	people	50	0	0.0%	50	0	0.0%	50	0	0.0%	50	0	0.0%	50	0	0.0%	250
		MULTI-YEAR GOAL		50	0	0.0%	50	0	0.0%	50	0	0.0%	50	0	0.0%	50	0	0.0%	250
SL-3.7b	Improve the quality of life for elderly and extremely elderly individuals by providing access to basic necessities like food and transportation.	CDBG	people	2605	0	0.0%	2605	0	0.0%	2605	0	0.0%	2605	0	0.0%	2605	0	0.0%	13,025
		MULTI-YEAR GOAL		2,605	0	0.0%	2,605	0	0.0%	2,605	0	0.0%	2,605	0	0.0%	2,605	0	0.0%	13,025
SL-3.8	Improve and/or enhance the living environment of low to moderate income neighborhoods by removing graffiti.	CDBG	sites/buildings	145	0	0.0%	145	0	0.0%	145	0	0.0%	145	0	0.0%	145	0	0.0%	725
		MULTI-YEAR GOAL		145	0	0.0%	145	0	0.0%	145	0	0.0%	145	0	0.0%	145	0	0.0%	725
SL-3.9	Bridge the technological and educational divide in low income areas by increasing access to literacy and computer technology. - Mobile Library	CDBG	people	10500	0	0.0%	10500	0	0.0%	10500	0	0.0%	10500	0	0.0%	10500	0	0.0%	52,500
		MULTI-YEAR GOAL		10,500	0	0.0%	10,500	0	0.0%	10,500	0	0.0%	10,500	0	0.0%	10,500	0	0.0%	52,500

STRATEGIC PLAN & SUMMARY OF SPECIFIC OBJECTIVES - City of Houston																		TABLE 1C, 2C, 3A		
HUD	Houston - HCDD			2010			2011			2012			2013			2014			5-Year Plan Goals	
Specific Objective	Objective	Sources of Funds	Performance Indicators	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%	Proposed	Actual	%		
SL-3.10a	Increase access to affordable health care for extremely low to low income individuals. - TB	CDBG	people	500	0	0.0%	500	0	0.0%	500	0	0.0%	500	0	0.0%	500	0	0.0%	2,500	
		MULTI-YEAR GOAL		500	0	0.0%	500	0	0.0%	500	0	0.0%	500	0	0.0%	500	0	0.0%	2,500	
SL-3.10b	Increase access to affordable health care for extremely low to low income individuals. - clinics	CDBG	organization	5800	0	0.0%	5800	0	0.0%	5800	0	0.0%	5800	0	0.0%	5800	0	0.0%	29,000	
		MULTI-YEAR GOAL		5,800	0	0.0%	5,800	0	0.0%	5,800	0	0.0%	5,800	0	0.0%	5,800	0	0.0%	29,000	
SL-3.10c	Increase access to affordable health care for extremely low to low income individuals. - care/services	CDBG, ESG	people	4000	0	0.0%	4000	0	0.0%	4000	0	0.0%	4000	0	0.0%	4000	0	0.0%	20,000	
		MULTI-YEAR GOAL		4,000	0	0.0%	4,000	0	0.0%	4,000	0	0.0%	4,000	0	0.0%	4,000	0	0.0%	20,000	
SL-3.11	Increase extremely low to moderate income individuals' knowledge of and accessibility to public services. (Health Reentry Services)	CDBG	People	15,000	0	0.0%	15,000	0	0.0%	15,000	0	0.0%	15,000	0	0.0%	15,000	0	0.0%	75,000	
		MULTI-YEAR GOAL		15,000	0	0.0%	15,000	0	0.0%	15,000	0	0.0%	15,000	0	0.0%	15,000	0	0.0%	75,000	
SL-3.12	Increase the quality of life for individuals living with or affected by HIV/AIDS. (rental assistance)	CDBG, HOPWA	People	6840	0	0.0%	6840	0	0.0%	6840	0	0.0%	6840	0	0.0%	6840	0	0.0%	34,200	
		MULTI-YEAR GOAL		6,840	0	0.0%	6,840	0	0.0%	6,840	0	0.0%	6,840	0	0.0%	6,840	0	0.0%	34,200	
SL-3.13	Make child care more affordable for working low to moderate income families.	CDBG, HOPWA	People	300	0	0.0%	300	0	0.0%	300	0	0.0%	300	0	0.0%	300	0	0.0%	1,500	
		MULTI-YEAR GOAL		300	0	0.0%	300	0	0.0%	300	0	0.0%	300	0	0.0%	300	0	0.0%	1,500	
SL-3.14	Increase the quality of life for individuals living with or affected by HIV/AIDS. (referral and education)	CDBG	People	750	0	0.0%	750	0	0.0%	750	0	0.0%	750	0	0.0%	750	0	0.0%	3,750	
		MULTI-YEAR GOAL		750	0	0.0%	750	0	0.0%	750	0	0.0%	750	0	0.0%	750	0	0.0%	3,750	
SL-3.15	Create a more suitable living environment and increase access to services for the homeless	CDBG	People	3290	0	0.0%	3290	0	0.0%	3290	0	0.0%	3290	0	0.0%	3290	0	0.0%	16,450	
		MULTI-YEAR GOAL		3,290	0	0.0%	3,290	0	0.0%	3,290	0	0.0%	3,290	0	0.0%	3,290	0	0.0%	16,450	
EO-1	Availability/Accessibility of ECONOMIC OPPORTUNITY																			
	Provide access to job training and enrichment activities for developmentally disabled adults.	CDBG	People	333	0		333	0		333	0		333	0		333	0		1,665	
		MULTI-YEAR GOAL		333	0	0.0%	333	0	0.0%	333	0	0.0%	333	0		333	0		1,665	
EO-2	Affordability of ECONOMIC OPPORTUNITY																			
	Increase access to business ownership for low to moderate income residents. (loans)	CDBG	Businesses	200	0	0.0%	200	0	0.0%	200	0	0.0%	200	0	0.0%	200	0	0.0%	1,000	
		MULTI-YEAR GOAL		200	0	0.0%	200	0	0.0%	200	0	0.0%	200	0		200	0		1,000	
EO-3	Sustainability of ECONOMIC OPPORTUNITY																			
	Increase access to business ownership for low to moderate income residents. (tech assistance)	CDBG	Businesses	100	0	0.0%	100	0	0.0%	100	0	0.0%	100	0	0.0%	100	0	0.0%	500	
		MULTI-YEAR GOAL		100	0	0.0%	100	0	0.0%	100	0	0.0%	100	0		100	0		500	
TOTAL				103,530	0	0.0%	103,530	0	0.0%	103,527	0	0.0%	103,527	0		103,527	0			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (1)	Specific Objective Fund projects and organizations that conduct programs that prevent juvenile delinquency	Source of Funds #1 ESG	Performance Indicator #1 Number of youth receiving job training	2010	3,424		0%
				2011	3,424		0%
		Source of Funds #2 CDBG		2012	3,424		0%
				2013	3,424		0%
		Source of Funds #3		2014	3,424		0%
			MULTI-YEAR GOAL			0	#DIV/0!
		Source of Funds #1 ESG	Performance Indicator #2 Number of youth participating in youth enrichment programs.	2010	8,108		0%
				2011	8,108		0%
		Source of Funds #2 CDBG		2012	8,108		0%
				2013	8,108		0%
		Source of Funds #3		2014	8,108		0%
			MULTI-YEAR GOAL			0	#DIV/0!
	Specific Annual Objective Support the City and community groups as they provide job training (3,424) and enrichment programs to youth (7108).	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!
			MULTI-YEAR GOAL			0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (1)	Specific Objective Improve and/or enhance the living environment of low to moderate income neighborhoods and residents by rehabilitating or constructing new community spaces and public facilities.	Source of Funds #1 CDBG	Performance Indicator #1 Public Facilities	2010	15		0%	
		Source of Funds #2		2011	15		0%	
				2012	15		0%	
				2013	15		0%	
		2014		15		0%		
		Source of Funds #3	MULTI-YEAR GOAL			75	0	0%
		Source of Funds #4	Performance Indicator #2	2010			#DIV/0!	
		Source of Funds #5		2011			#DIV/0!	
				2012			#DIV/0!	
				2013			#DIV/0!	
	2014				#DIV/0!			
	Specific Annual Objective Improve 12 existing and/or current centers by rehabilitating or constructing new community spaces and public facilities.	Source of Funds #6	MULTI-YEAR GOAL			0	0	#DIV/0!
		Source of Funds #7	Performance Indicator #3	2010			#DIV/0!	
		Source of Funds #8		2011			#DIV/0!	
				2012			#DIV/0!	
				2013			#DIV/0!	
		2014				#DIV/0!		
		Source of Funds #9	MULTI-YEAR GOAL			0	0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (2)	Specific Objective Improve and/or enhance the living environment of low to moderate income neighborhoods and residents by improving or creating school or community based parks.	Source of Funds #1 CDBG	Performance Indicator #1 School and neighborhood-based parks completed.	2010	9		0%	
				2011	9		0%	
		Source of Funds #2		2012	9		0%	
				2013	9		0%	
				2014	9		0%	
		Source of Funds #3	MULTI-YEAR GOAL			45	0	0%
		Source of Funds #4	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #5		2012			#DIV/0!	
		2013				#DIV/0!		
		2014				#DIV/0!		
	Specific Annual Objective Improve and/or enhance the living environment of low to moderate income neighborhoods and residents by improving or creating school or community based 9 parks.	Source of Funds #6	MULTI-YEAR GOAL			0	0	#DIV/0!
		Source of Funds #7	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #8		2012			#DIV/0!	
				2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #9	MULTI-YEAR GOAL			0	0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (3)	Specific Objective Increase the safety and improve the quality of life of low to moderate income neighborhoods through dangerous building removal.	Source of Funds #1 CDBG	Performance Indicator #1 Dangerous buildings cleared	2010	80		0%
				2011	80		0%
		Source of Funds #2		2012	80		0%
				2013	80		0%
		Source of Funds #3		2014	80		0%
		MULTI-YEAR GOAL			400	0	0%
		Source of Funds #1	Performance Indicator #2 code enforcement	2010	400		0%
				2011	400		0%
		Source of Funds #2		2012	400		0%
				2013	400		0%
	Source of Funds #3	2014		400		0%	
	MULTI-YEAR GOAL			2000	0	0%	
	Specific Annual Objective Support the provision of management, coordination, and oversight of activities related to removing 40 dangerous buildings and detecting code violations.	Source of Funds #1	Performance Indicator #3 legal support for dangerous building clearance	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!

