

DRAFT

2026

ANNUAL ACTION PLAN

CITY OF HOUSTON
JOHN WHITMIRE, MAYOR

**HOUSING AND COMMUNITY
DEVELOPMENT DEPARTMENT**
MICHAEL C. NICHOLS, DIRECTOR



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MAY 2026

SUBMITTED TO HUD ON MAY 15, 2026, FOR APPROVAL

MAYOR

John Whitmire

CITY OF HOUSTON

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2026 Annual Action Plan

EXECUTIVE SUMMARY

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

Overview

The 2026 Annual Action Plan (Plan) is the second plan of the 2025-2029 Consolidated Plan (Con Plan). Each year, the City of Houston's (City) Housing and Community Development Department (HCD) submits the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which serves as the application to receive entitlement funding from HUD. This federal funding includes the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and the Emergency Solutions Grants (ESG) that will be used to fund programs to benefit income-eligible residents during the City's Fiscal Year (FY) 2027 / HCD's Program Year (PY) 2026 (July 1, 2026 – June 30, 2027). In the Annual Action Plan, the City provides a concise summary of specific actions that will take place during the program year to address the priority needs and goals identified in the Con Plan.

According to HUD, the primary objectives of federal formula grants are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and economic opportunity for low- and moderate-income Houstonians. As in the past several approved Con Plans, the 2025-2029 Con Plan funding priorities are divided into four categories designed to benefit low- and moderate-income Houstonians:

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

The objectives of the 2025-2029 Con Plan are to:

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

readiness and investing in economic growth to increase the number of jobs or goods and services available

- Promote and ensure fair access to housing for all residents

Priorities and objectives from the 2025-2029 Con Plan align directly with the City's vision to create a city where everyone has a safe home they can afford in a community where they can thrive.

For each year of the Con Plan, the City must prepare an Annual Action Plan to inform citizens and HUD of the City's intended actions during that particular year. At the end of each program year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and citizens about that year's accomplishments towards achieving the goals and objectives identified for that year.

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

Annual Objectives

The Plan identifies programs and activities to meet the City's goals. As HUD requires, each activity is linked to one of two federal program objectives:

- 1) decent housing
- 2) a suitable living environment.

Each objective is matched with one of three outcomes:

- 1) availability/accessibility
- 2) affordability
- 3) sustainability

The annual activities that will enable the City to achieve these objectives and outcomes in PY 2026 are listed below.

Decent Housing

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

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

Suitable Living Environment

Make suitable living environments more available, accessible, affordable, and sustainable for low-

and moderate-income residents through:

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

Economic Development/Opportunities

Increase access to economic opportunities for low- to moderate-income communities through:

- Expansion of business products based on community needs
- Business development services

Evaluation of past performance

Past Performance

During the fifth year of the previous five-year consolidated planning period (July 1, 2020, to June 30, 2024), the City achieved many of its annual goals set for the period of July 1, 2024, to June 30, 2025, and made progress toward completing the five-year goals. Accomplishments for the fifth and final year of the 2020 – 2024 Consolidated Plan are available in the [2024 CAPER](#), posted on the City's website.

Summary of Citizen Participation Process and consultation process

This Citizen Participation Plan is available to the public on the City's website. The City will provide citizens with a reasonable opportunity to comment on substantial amendments to the citizen participation plan. Notice of the opportunity to comment will be posted on the City's website. Upon request, the Citizen Participation Plan can be made available in a format accessible to persons with disabilities.

Summary of public comments

Across multiple community meetings, residents, advocates, and professionals described a city facing a deep and urgent housing crisis, shaped not just by affordability, but by access, transparency, and equity gaps. While many expressed appreciation for existing programs, the dominant tone reflected frustration with systems that are difficult to navigate, slow to respond, and often out of reach for those who need them most.

A consistent concern was that housing is simply too expensive for large segments of the population, including seniors, disabled residents, working families, and those just above income thresholds who do not qualify for assistance but still cannot afford market rates. Many shared personal stories of financial strain, overcrowding, or homelessness, emphasizing the need for stable, affordable options. Residents repeatedly called for expanded eligibility, more multi-family

housing, and creative solutions such as repurposing vacant buildings, incentivizing developers, and exploring alternative construction models.

Equally prominent was frustration with bureaucratic barriers. Applicants described overwhelming paperwork, invasive financial requirements, notarization challenges, and long waiting times that can stretch into years. For vulnerable populations, especially the elderly and disabled, these hurdles often prevent access altogether. Many urged the City to simplify processes, reduce red tape, and accelerate timelines.

Participants also highlighted a lack of transparency and communication. There is a strong desire for clearer reporting on how funds are allocated, what outcomes have been achieved, and how residents can access available resources. Several commenters noted that community voices often feel unheard and called for more intentional outreach, especially through neighborhood associations and local networks.

Finally, there was a clear push for more inclusive and forward-thinking strategies. This included addressing the needs of overlooked groups such as returning citizens, trafficking survivors, immigrants, and youth aging out of foster care, as well as investing in wraparound services, workforce development, and long-term housing sustainability. Many emphasized that housing stability is foundational to health, employment, and overall well-being, and urged the City to act with urgency, coordination, and accountability.

Key priorities identified by the community include:

- Increase affordable housing options across income levels, especially for “middle-gap” households
- Simplify application processes and reduce administrative burdens
- Improve transparency, reporting, and communication about funding and outcomes
- Expand partnerships with developers, nonprofits, and private sector entities
- Repurpose vacant properties for rapid housing solutions
- Provide wraparound services to support long-term housing stability
- Ensure equitable access for vulnerable and underserved populations
- Invest in community infrastructure, resilience, and anti-displacement strategies

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

HCD considered all comments and views and did not specifically reject any comments received.

Summary

The 2026 Annual Action Plan outlines how the City of Houston intends to use federal, state, and local funding to address housing, homelessness, and community development needs over the program year (July 2026–June 2027). At its core, the plan is a funding and action roadmap focused on improving housing stability, expanding opportunity, and strengthening neighborhoods for low- and moderate-income residents.

The plan is built around a simple but powerful idea: housing is the foundation for everything else. As a result, the City prioritizes increasing access to safe, affordable housing while also investing in the services and infrastructure that allow people and communities to thrive. This includes not only building and repairing homes, but also supporting job training, health services, youth programs, and economic development.

To execute this vision, the City will leverage multiple funding streams, including federal programs like CDBG, HOME, ESG, and HOPWA, along with disaster recovery and local funds. These resources will be used to support a mix of housing development, direct financial assistance, and community-based services. A strong emphasis is placed on partnerships with nonprofits, developers, and other agencies to stretch funding and increase impact.

The plan also reflects a strategic focus on reducing homelessness through a “housing-first” approach, expanding rapid rehousing, and strengthening coordinated systems that connect people to services quickly. At the same time, it addresses long-term challenges such as aging housing stock, disaster recovery, and persistent affordability gaps by investing in both new construction and preservation of existing homes.

Ultimately, the plan aims to create not just housing, but stable, healthy, and economically connected communities, with targeted investments in areas of greatest need and ongoing efforts to remove barriers that prevent residents from accessing assistance.

Key priorities and actions include:

- Expand and preserve affordable housing through new construction, rehabilitation, and home repair programs
- Increase homeownership opportunities with down payment and financial assistance
- Reduce homelessness through rapid rehousing, prevention, and supportive housing programs
- Provide essential public services such as childcare, job training, health services, and youth programs
- Invest in neighborhood infrastructure and community facilities to improve quality of life
- Support vulnerable populations, including seniors, people with disabilities, and individuals with HIV/AIDS
- Strengthen economic opportunities through workforce development and business support
- Improve housing safety through lead hazard remediation and code enforcement
- Leverage partnerships and multiple funding sources to maximize impact and reach underserved communities

LEAD & RESPONSIBLE AGENCIES

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

Agency/entity responsible for preparing/administering the Consolidated Plan

The following is the entity responsible for preparing the Con Plan, and those responsible for administration of each grant program and funding source.

Table 1 – Agency/Entity Responsible for Preparing/Administering the Consolidated Plan

Agency Role	Name	Department/Agency
LEAD AGENCY	HOUSTON	HCD

Narrative

The City of Houston Housing and Community Development Department (HCD) serves as the lead agency responsible for administering the programs covered by this 2026 Annual Action Plan, which includes:

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

Con Plan Public Contact Information

For comments regarding the 2026 Annual Action Plan, please contact HCD at 832.394.6200 or submit your comments to:

Planning and Grant Reporting Division
City of Houston
Housing and Community Development Department
2100 Travis Street, 9th Floor
Houston, TX 77002
HCDPlanning@houstontx.gov
832.394.6200

CONSULTATION

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

Introduction

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

In preparation for this 2025-2029 Consolidated Plan, HCD performed extensive outreach to both residents and stakeholders. These stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, or who work in low- and moderate-income areas.

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

HCD coordinates with private industry, businesses, developers, and social service agencies. For instance, HCD will continue collaborating with the Houston Housing Finance Corporation to enhance small business lending and expand its services in low- and moderate-income areas.

In PY 2025, HCD plans to continue to obtain meaningful input to strengthen programming and activities through the consolidated planning process. HCD will:

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

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

The City of Houston partners with public and private agencies to ensure funding priorities align with community development goals. HCD is involved in numerous community collaborations to enhance coordination between housing and service providers.

HCD partners with the City’s Health Department, Harris County Community Services Department, Houston Housing Authority, Harris County Housing Authority, Houston Housing Finance Corporation, and the Coalition for the Homeless of Houston/Harris County to address affordable housing needs.

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

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

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

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

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

The Community Plan includes the following new goals:

- Address Street Homelessness – Targets the complete eradication of street homelessness
- Expand Affordable Housing – Connect people to permanent housing with appropriate services to help them maintain housing stability

- Prevent Homelessness – Focus on preventing people from becoming homeless after discharges from healthcare, child welfare, or criminal justice systems
- Strengthen Crisis Response – Identify and engage people experiencing homelessness and connect them to low-barrier crisis housing while developing long-term housing strategies
- Refine Engagement Strategies for People Living Unsheltered – Balance the need to maintain community access to and use of public spaces while recognizing that there is a critical gap in crisis housing that leaves insufficient alternative, appropriate avenues for shelter
- Build Strong Cross-System Partnerships – Strengthen connections with system partners necessary to accelerate housing placements and improve their sustainability

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

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

The CoC developed a homelessness prevention eligibility standard to target those most at-risk of becoming homeless. This standard used HUD's ESG eligibility criteria and local data regarding characteristics common among people who are homeless. Depending on the level of need of potential clients, the agency responsible for initial intake either admits the person to their program or conducts a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing or other services. A warm hand-off is an approach in which a staff member of the initial intake agency provides a face-to-face introduction of a client to another provider to whom the person is being referred.

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

The Coalition, along with local public funding jurisdictions and publicly funded institutions and systems of care that discharge people into homelessness, will continue to assist in creating or modifying discharge plans to prevent discharge into homelessness by:

- Engaging in discharge planning with mainstream system providers such as behavioral health, physical health, criminal justice, juvenile justice, and child welfare

- Working with mainstream partners to identify appropriate housing opportunities for discharged people so that crisis housing and shelter are not used as a temporary housing placement strategy
- Identifying local discharge plans or practices that are leading to homelessness
- Engaging each system and discussing data and alternatives
- Utilizing data to inform broader strategic planning processes

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

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

Table 2 – Agencies, groups, organizations who participated

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
A Caring Safe Place (ACSP)	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve client services.
Access Care of Coastal Texas Galveston (ACCT)	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve client services.
Allies in Hope	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve client services.
Avenue CDC	Housing	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCD consulted with Avenue CDC on addressing community and housing needs for LMI families through various types of community developments.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Brentwood Community Foundation	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve client services.
City of Houston – Houston Health Department	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government – Local	Lead-based Paint Strategy Non-Homeless Special Needs Community Development Strategy	HHD provides HCD with lead-based paint program information and data for use in the development of the Plan, as needed.
City of Houston – Mayor’s Office of Resilience and Sustainability	Agency – Managing Flood Prone Areas Other Governmental - Local	Other: Disaster Recovery Strategy	HCD regularly consults with the Office of Resilience and Sustainability to develop and implement activities related to removing homes from flood-prone areas and improving drainage, disaster recovery, and emergency management.
City of Houston - Houston Public Libraries	Other government – Local	Community Development Strategy	HCD consulted with HPL to determine funding needs for providing technological and education opportunities to LMI areas. HCD plans to continue partnering with HPL to improve neighborhoods through public services.
City of Houston Office of Emergency Management	Other government - Local	Other: Disaster Recovery Strategy	HCD meets with the Office of Emergency Management regularly to discuss the implementation of the City of Houston’s Hazard Mitigation Plan.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
City of Houston - Houston Public Works	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Other government - Local	Other: Disaster Recovery Strategy	HCD regularly consults with HPW to develop and implement projects related to removing homes from flood prone areas, improving drainage, and disaster recovery. HCD and HPW are partnering on several drainage infrastructure projects funded with CDBG-DR that will improve drainage in low- and moderate-income areas and several housing buyout projects to protect LMI residents from future flooding disasters.
City of Houston – Parks and Recreation Department	Services – Children Services – Education Other government – Local	Anti-poverty Strategy	HCD consulted with HPARD to determine the demand for youth programs. HCD plans to continue partnering with HPARD to serve youth. HCD also consults with HPARD to determine the funding needs for the renovation or creation of neighborhood parks.
City of Houston – Planning and Development Department	Other government – Local	Housing Strategy Community Development Strategy	HCD consulted with PDD to determine what public facilities or neighborhood improvement projects may be considered a priority project. HCD will continue to work with PDD to help determine priority projects.
Goodwill Houston	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Harris County	Housing Services-homeless Regional organization Planning organization	Housing Strategy Homelessness Strategy Homelessness Needs – Chronically homeless Homelessness Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Services – Housing	HCD meets regularly with various staff members at Harris County, including to strategically plan housing, services, and community outreach.
Houston Area Community Services	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.
Houston Area HIV Services Ryan White Planning Council	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD staff meets periodically with the Ryan White Planning Council to share research and strategize ways to improve the quality of life for those affected by HIV/AIDS. HCD staff serves on the Council and also serves as a co- chair of the Priorities and Allocations Committee. This information is utilized when determining needs of and services for the HIV/AIDS community.
Houston Help	Services – Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy	HCD meets with HOPWA providers quarterly to discuss system coordination between providers and pathways to improve services for clients.
Houston Housing Authority (HHA)	Other government – Local Other: Public Housing Authority	Public Housing Needs Homelessness Strategy	HCD consulted with HHA staff regarding the Public Housing sections of the Plan. HHA serves on the CoC. HCD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives to address homeless needs.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?
Houston Land Bank (HLB)	Services – Housing	Housing Strategy	HCD consulted the HLB about affordable land acquisition as a component of the Single Family Home Development Program. HCD will continue to partner with HLB to obtain affordable land options.
Texas Department of Housing and Community Affairs (TDHCA)	Other government – Local	Housing Strategy Community Development Strategy Anti-Poverty Strategy	HCD consulted with TDHCA about its allocation process for Tax Credits on new multifamily developments. HCD plans to continue to consult with TDHCA to improve its process, as needed.
Way Home Funders	Regional organization Other: Partnership with Public/Private Organizations	Homelessness Strategy	To address homeless needs identified in the Consolidated Plan, HCD has consulted with Funders Together, a public/private funding group that has participated in homeless planning efforts and has agreed to strategically invest resources to leverage public investment and help meet the CoC's goals.
Comcast – Texas Region	Services - Broadband Internet Service Providers Services – Narrowing the Digital Divide	Other: Digital Inclusion Strategy	HCD consulted with Comcast – Texas Region's Government Affairs section about bridging the digital divide, Houston's most pressing needs with respect to internet access, and current resources available for low- and moderate-income Houstonians.

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

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

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020 Analysis of Impediment to Fair Housing Choice (AI)	City of Houston Housing and Community Development Department	Both plans use housing and demographic data, as well as resident and stakeholder outreach, to determine city housing needs and barriers. The overall goal for the AI is to eliminate housing discrimination, and HCD works hard to align all of its Con Plan goals with the AI.
Annual Plan	Houston Housing Authority	HHA’s PHA plan provides details about agency operations and programs, including participants for the upcoming year. Both HHA and HCD aim to help very low-income households secure housing.
City of Houston’s Capital Improvement Plan (CIP)	City of Houston Finance Department	Both the CIP and the Consolidated Plan address infrastructure needs in Houston.
City of Houston Hazard Mitigation Plan	City of Houston Office of Emergency Management	The City of Houston recently updated their Hazard Mitigation Plan, which lists various mitigation actions meant to reduce the threat of disasters to residents.
City of Houston Stormwater Master Plan	City of Houston Public Works Department	The City of Houston recently developed a comprehensive Stormwater Master Plan to assist the City with the prioritization of infrastructure projects.
Climate Action Plan	City of Houston Office of Sustainability	The Climate Action Plan provides evidenced-based measures to reduce greenhouse gas emissions and preventative measures to address the negative outcomes of climate change. The plan will demonstrate how the City will adapt and improve its resilience to climate hazards that impact the city today as well as risks that may increase in the coming years.
Continuum of Care	Coalition for the Homeless of Houston / Harris County	The CoC’s priorities and its Strategic Plan to End Homelessness directly correspond to HCD’s Strategic Plan goals related to homeless populations.
Continuum of Care’s Priorities and Program Standards	Coalition for the Homeless of Houston / Harris County	The CoC’s priorities and standards directly overlap with HCD’s Strategic Plan and are used by the City of Houston when developing standards for its ESG funding.
Harris County Consolidated Plan	Harris County	HCD’s Con Plan has many of the same goals as Harris County’s Con Plan including addressing homelessness and improving the quality of life of underserved and low- and moderate-income communities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
HHD Strategic Plan 2018-2022	City of Houston Health Department	HHD's strategic plan gives the department's framework for promoting and protecting the health and social well-being of Houstonians and the environment in which they live. This includes several priorities such as chronic diseases, human services, and access to care. HCD partners with HHD to provide programs that align with these priorities, like the Lead-Based Paint program, Chronic Disease Prevention Program, Community-based Mental Health Program, HIV/AIDS Education Program, and Elderly Service Program, among other programs.
HOME-ARP Allocation Plan	City of Houston Housing and Community Development Department	HCD has applied for HOME funds under the American Rescue Plan, also known as HOME-ARP, which provides homelessness assistance and supportive services through several eligible activities to qualified populations that include: <ul style="list-style-type: none"> • Sheltered and unsheltered homeless populations • Those currently housed populations at risk of homelessness • Those fleeing or attempting to flee domestic violence or human trafficking • Other families requiring services or housing assistance • or to prevent homelessness • Those at greatest risk of housing instability or in unstable housing situations
Livable Centers	Houston-Galveston Area Council	The Livable Centers Plans have been conducted in various areas of the City of Houston. Some areas overlap with HCD's Areas for Community Reinvestment. The objectives of these Plans, including improving quality of life, overlap with HCD's Strategic Plan's public facilities strategy.
Local Housing Needs Assessment	City of Houston Housing and Community Development Department	The Local Housing Needs Assessment identified the full impact of Hurricane Harvey and what unmet needs were not addressed, as well as the gap in funding to restore Houston.
One Clean Houston	City of Houston	The City of Houston's One Clean Houston addresses illegal dumping and the cleanup of our neighborhoods. This plan, the One Clean Houston program, focuses on three key areas of impact: (1) rapid cleanup; (2) better enforcement; and (3) prevention and education.
Resilient Houston	City of Houston Mayor's Office of Resilience	Resilient Houston is a framework for collective action and links existing efforts with new ones that will work collectively to protect Houston against future disasters from hurricanes and flooding, as well as extreme heat waves and chronic stresses such as aging infrastructure, poor air quality, and climate change.

Narrative

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

Resilience

HCD has just concluded work with the City of Houston Office of Emergency Management (OEM) on an update to the City's emergency planning documents, including the Hazard Mitigation Plan

(HMP), using CDBG-DR17 funding. The HMP establishes a comprehensive, long-term plan designed to help reduce the risk to people and property from a disaster, while also reducing the costs of recovery. This plan identifies the major hazards and assesses ways to reduce vulnerability due to the hazards. OEM updated its Comprehensive Emergency Management Plan (CEMP), Healthcare Emergency Plan, and Operations Plan.

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

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

The City of Houston's Planning and Development Department developed Neighborhood Resilience Plans to create six Resilience Districts: East Houston, Independence Heights, and Edgebrook (Hobby Airport Area), Braeburn, Greater Inwood, and Greater Fifth Ward. These pilot Resilience Districts are intended to reduce the damaging effects of climate-related events and equip communities with the tools needed to bounce back from disasters and continually thrive.

Other Partners

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

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

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

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

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

HCD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR15, CDBG-DR16, CDBG-DR17, CDBG-DR21, CDBG-MIT, CDBG-CV, and Homeless Housing Services Program (HHSP). HCD will continue to research additional funding sources to promote and fund community development activities.

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

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

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

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

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable

Housing Set-Aside funds, private donations from endowments, and non-cash contributions, including donated or reduced-cost land. As reported in the 2024 CAPER, the excess HOME match carried over to the next federal fiscal year was \$50,603,449.24. Information regarding the match will be updated in the 2025 CAPER, which will be submitted to HUD in September 2026.

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

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

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

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

Discussion

While HCD is responsible for the provision of services to low- and moderate-income Houstonians using the entitlement funds and one-time grants, HCD cannot achieve these goals alone. There are many other organizations that carry out the strategies listed in this Plan using other federal, local, and private funding sources. For instance, other City of Houston Departments provide services to low- and moderate-income residents by utilizing funding from various sources. While some projects or actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this Plan, and private funds from individuals, non-profit organizations, and private organizations are needed. HCD continues to work with other City Departments, local non-profit agencies, and various funding providers to develop coordinated strategies leveraging funding to assist low- and moderate-income persons and households.

CITIZEN PARTICIPATION

AP-12 Participation – 91.105, 91.200(c)

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

HCD recognizes that Houston residents are the center of, and partners in, the development and execution of the 2026 Annual Action Plan. The Citizen Participation Plan (CPP) establishes a means by which residents, public agencies, and other interested parties can actively participate in the development of consolidated planning documents, including the Annual Action Plan.

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

- Publications and postings
- Public hearings
- Online surveys
- Written and electronic comments

HCD publicizes two phases of the Plan's development to gather public comment. Promotional material for the fall open houses, such as public notices and flyers, was published in English and in Spanish to broaden the knowledge about the planning process available to various groups, including persons with limited English proficiency. Posters and other meeting materials were also available in other languages, upon request. To develop the 2024 Annual Action Plan, HCD conducted two public hearings to gather input in drafting the plan and two public hearings to solicit comments about the draft Plan. A full summary of the comments received during the public hearings can be viewed in [Appendix 6: Public Hearing Summaries](#), along with a summary of HCD's responses. Written and voicemail comments that are received are included in [Appendix 8: Public Participation Summaries](#) and in [Appendix 9: Written Comments and Responses](#).

In addition to the public hearings, HCD staff have instituted several avenues that are regularly available where questions and feedback on programs and activities are not only welcomed and encouraged. HCD staff holds monthly Lunch and Learns where HCD staff provides information about HCD initiatives to residents and stakeholders. To further efforts in citizen engagement, HCD staff also continues to host weekly Virtual Community Office Hours where residents can connect with program representatives one-on-one to ask questions, get status updates for program applicants or participants, and express concerns.

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

- Two virtual public hearings – one in the fall and one in the spring – were held virtually on several platforms like Microsoft Teams, HTV broadcast, and Facebook Live to reach a broader audience.
- Two in-person public hearings – one in the fall and one in the spring – were held in-person in LMI neighborhoods to increase the accessibility and convenience of the hearings to those who may benefit from the funding.
- Information about the public hearings was posted on local news station community calendars, as well as HCD's Facebook, Twitter, and Instagram pages.
- Meetings were advertised with a summary of the Draft Annual Action Plan in newspapers, like the Houston Chronicle, a newspaper of general circulation, La Voz de Houston, and community newspapers.
- The public hearings were also promoted among community and advocacy groups like the Super Neighborhood Alliance, HCD public service agencies, and other partner organizations.
- HCD provided a Spanish interpreter for Spanish speakers with limited English proficiency and provided real-time captioning for persons who are deaf or have a hearing loss during the public hearings. Other accommodations were available on request.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad	Minorities Non-English Speaking: Spanish Non-targeted/broad community	HCD published a public notice in the Houston Chronicle on 9/8/2025 announcing that the draft 2024 CAPER was available for public comment from 9/8/2025 to 9/23/2025. HCD also published this public notice in La Voz de Houston (in Spanish) on 9/17/2025.	No public comments were received.	N/A
2	Newspaper Ad	Minorities Non-English Speaking: Spanish Non-targeted/broad community	A notice of the fall public hearings was published on November 7, 2025, in the Houston Chronicle. Advertisements also appeared in La Voz de Houston on November 19, 2025.	No public comments were received.	N/A
3	Public Hearing	Non-targeted/broad community	HCD held two fall public hearings to discuss the outcomes of the 2024 CAPER and help develop the 2026 Annual Action Plan. The hearings were held on December 4 virtually through Microsoft Teams and in-person at the Third Ward Multiservice Center on December 9, 2025. community and partner organizations. These e-mails reached approximately 13,000 people each time it was sent.	16 comments were received, and a summary of those comments are in the Appendix of this document.	All comments were accepted.
4	Newspaper Ad	Minorities Non-English Speaking: Spanish Non-targeted/broad community	A notice of the spring public hearings was published on March 9, 2026 in the Houston Chronicle. Advertisements also appeared in Spanish in La Voz de Houston on March 11, 2026.	No public comments were received.	N/A

#	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
5	Internet Outreach Social Media Digital Kiosk	Minorities Non-English Speaking: Spanish, Vietnamese Non-targeted/broad community	In 2026, on May 2, HCD posted on their website homepage and public hearing pages, on social media, and downloaded information to the digital kiosk regarding the spring public hearings titled "Join us on March 31 in District F".	No public comments were received.	N/A
6	Public Hearing	Non-targeted/broad community	HCD held two spring public hearings for the Draft 2026 Annual Action Plan. The hearings were held in-person at the Alief Neighborhood Center (MSC) on March 31, 2026, and virtually on April 7, 2026. Approximately 190 people attended the public hearings, 90 at the in-person meeting and 100 through Microsoft Teams. The virtual meeting was also available to participate via telephone. HCD gave a presentation about current programs and an overview of entitlement funds, held a public hearing, hosted discussion groups about housing priority, and held a question-and-answer session.	25 verbal comments were received during the public comment portion of public hearings. A summary of comments and responses are included in the Appendix.	All comments were accepted.
7	Online Survey	Non-English Speaking: Spanish, Vietnamese, Chinese Non-targeted/broad community	HCD created and made available an online survey in anticipation of the fall public hearing, to obtain resident feedback on their needs and priorities for the 2026 program year. 204 residents completed the survey.	204 survey responses were received.	All comments were accepted.

EXPECTED RESOURCES

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

Introduction

The City of Houston uses multiple resources to carry out activities that benefit low- and moderate-income residents. Each year, the City of Houston receives formula funding from CDBG, HOME, HOPWA, and ESG. HCD administers formula funding on behalf of the City of Houston. In addition to formula grant funds, HCD receives state and local funding to address community needs, as illustrated in the Expected Resources (Table 1) below. Many City departments also receive funding that addresses the various needs listed in the Consolidated Plan, and HCD works with these departments to leverage formula grant funds when possible.

Anticipated Resources

Table 5 – Expected Resources

Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvement Public Services	\$25,840,198.00	\$61,940.20	\$0.00	\$0.00	\$76,537,576.92	CDBG funds finance housing, public facilities and improvements, public services, and assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When NOFAs are conducted, proposals that use CDBG funding to leverage other funding are preferred. CDBG-funded activities conducted by other City departments use CDBG funding as a match for other public funding or combine CDBG funds with federal, local, or private funding to implement programming

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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
HOME	Public – Federal	Acquisition Homebuyer Assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$9,931,305.76	\$119,543.00	\$0.00	\$10,050,848.76	\$29,684,136.94	HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable homes. HOME funds are leveraged with private and public sources to support homeownership and multifamily development activities. The Multifamily Housing Program is funded through a NOFA process in which greater preference is given to proposals that have other sources of financing.
HOPWA	Public – Federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities STRMU Supportive services TBRA	\$15,025,923.00	\$0.00	\$0.00	\$15,025,923.00	\$41,755,242.00	Organizations applying for HOPWA funding are selected through a competitive NOFA process, and sources of leverage include public funding, such as Ryan White or CoC, and private funding, such as in-kind resources, foundations, and resident rent payments.

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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
ESG	Public – Federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$2,244,219.00	\$0.00	\$0.00	\$2,244,219.00	\$6,481,152.00	Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive NOFA process.
ESG-RUSH	Public – Federal	Admin and Planning Financial assistance, overnight shelter, rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	\$0.00	\$0.00	\$0.00	\$1,193,358.00	\$0.00	ESG-RUSH provides rapid responses to address homelessness by filling in Federal assistance gaps in communities hit by disasters.

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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG-DR for the 2015 Flood Events (CDBGDR 15)	Public - Federal	Acquisition Homeowner rehab Public Improvements Admin and Planning	\$0.00	\$0.00	\$76,126,895.00	\$76,126,895.00	\$0.00	CDBG-DR15 will be used to fund infrastructure improvements, buyouts, and homeowner rehab to address damage caused by the 2015 flood events and resilience to future flooding.
Homeless Housing Services Program (HHSP)	Public – State	Admin and Planning Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	\$1,671,820.00	\$0.00	\$1,618,506.08	\$3,290,326.00	\$5,015,460.00	Organizations applying for HHSP funding are selected through a competitive NOFA process. Funds are used for local homeless initiatives.
TIRZ Affordable Housing Set-Aside	Public – Local	Housing	\$16,551,274.51	\$0.00	\$18,000,000.00	\$34,551,274.51	\$52,000,000.00	TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low-and moderate-income persons and communities. Housing developments are selected through a competitive NOFA process.

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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG-DR for the 2017 Flood Events (CDBGDR 17)	Public - State	Homeowner rehab Homebuyer assistance Multifamily rental new construction Multifamily rental rehab Administration and Planning Public Services	\$0.00	\$0.00	\$48,348,621.00	\$48,348,621.00	\$0.00	CDBG-DR17 will be used to address the impact to housing from Hurricane Harvey through recovery programs such as Homeowner Assistance, Multifamily Rental, Small Rental, Homebuyer Assistance, Buyout, Public Services, and Economic Revitalization.
CDBG-Mitigation (CDBG-MIT)	Public – Federal State	Infrastructure Improvement	\$0.00	\$0.00	\$61,884,000.00	\$61,884,000.00	\$0.00	CDBG-MIT funds will be used to address increased needs for drainage to decrease the impacts of future flooding.
CDBG-CV	Public - Federal	Administration and Planning Housing Public Services	\$0.00	\$0.00	\$35,797,809.00	\$35,797,809.00	\$0.00	CDBG-CV funds will be used to prevent and reduce the impacts of COVID-19 through rental assistance and supportive services.
TIRZ Bond	Public – Local	New Construction Homebuyer Assistance	\$0.00	\$0.00	\$52,145,687.00	\$52,145,687.00	\$0.00	TIRZ bond funds are local funds that will be used to create a greater impact for low-and moderate-income persons and communities.
HOME-ARP	Public – Federal	Conversion and rehab for transitional housing Public Services Rental Assistance Services Planning and Administration	\$0.00	\$0.00	\$37,408,770.00	\$37,408,770.00	\$0.00	HOME-ARP funds will be used to help families and individuals who are homeless or at risk of homelessness and reduce housing instability through several eligible activities.

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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG-DR for the 2021 Winter Storm (CDBG-DR21)	Public – Federal	Homeowner Rehab Public Improvements Planning and Administration	\$0.00	\$0.00	\$0.00	\$50,095,000.00	\$0.00	CDBG-DR21 will be used to address the impacts of the 2021 Winter Storm and improve resilience for Houstonians through home repair, and public facility activities.
CDBG-DR for the 2024 Derecho and Hurricane Beryl (CDBG-DR24)	Public – Federal	Homeowner Rehab Public Improvements Public Services Multi-Family Planning and Administration	\$314,645,000.00	\$0.00	\$0.00	\$314,645,000.00	\$0.00	CDBG-DR24 will be used to address the impacts of the 2024 Derecho and Hurricane Beryl and improve resilience for Houstonians through home repair, multi-family, public services, and public facility activities.

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

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

- Local Tax Incentives and Funding
 - Tax Abatement Ordinance
 - Tax Increment Reinvestment Zones (TIRZ) and TIRZ Affordable Housing Set-Aside
 - Homeless and Housing Bonds
- Federal and State Tax Incentive

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- State Funded Bond Programs
- Private Sources

HCD has been awarded several special grants and will be expending these funds during the next program year to address housing needs in the community, which include CDBG-DR2, CDBG-15, CDBG-DR16, CDBG-DR17, CDBG-MIT, and Homeless Housing Services Program (HHSP). HCD will continue to research additional funding sources to promote and fund community development activities.

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

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

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

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

The match requirement for the City has been met with cash contributions from its Homeless and Housing Bond Fund and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside funds, private donations from endowments, and non-cash contributions, including donated or reduced-cost land.

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

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

The Houston Land Bank (HLB) is a 13-member board appointed by the Mayor, City Council, Harris County, and the Houston Independent School District. HLB performs acquisition, assemblage, management, marketing, and disposition of properties that have been acquired by taxing authorities through foreclosure of delinquent ad valorem taxes. HCD will partner with HLB to carry out affordable home development, which is a need identified in this plan.

Discussion

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

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

Table 6 – Goals Summary (Annual Action Plan – Year 2 Look)

Goal Name	Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2026	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: \$15,335,599.38 HOME: \$5,578,221.06	Homeowner units rehabilitated: 30 Household Housing Units
Expand homeownership opportunities	2026	Affordable Housing	Citywide	Assistance for homebuyers	HOME: \$3,467,542.82	Homeowner units constructed: 10 Household Housing Units
Provide assistance to persons affected by HIV/AIDS	2026	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: \$15,025,923.00	TBRA: 350 Households HIV/AIDS Housing Operations: 225 Households Other: 1,700– Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2026	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: \$2,244,219.00 ESG RUSH: \$1,193,358.00	Rapid Rehousing: 194 Households Assisted Homelessness Prevention: 100 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5,500 Persons Assisted
Enhance quality of life through the provision of public services	2026	Non-Housing Community Development	Citywide	Public service needs	CDBG \$3,839,080.66	Public service activities other than Low/Moderate Income Housing Benefit: 3,160 Persons Assisted
Revitalize communities	2026	Non-Housing Community Development	Low/Mod Area (LMA)	Improvement of neighborhood facilities Neighborhood needs	CDBG: \$0	Public facility or infrastructure Improvements: 1 Infrastructures/Facilities Improved
Promote Health and Safety	2026	Non-Housing Community Development	Citywide	Public service needs Health and safety	CDBG: \$202,056.88	Lead-Based Paint Removal: 38 Units Abated/Remediated
Foster Community Economic Development	2026	Non-Housing Community Development	Citywide	Economic development needs	CDBG: \$839,313.21	Businesses assisted: 1

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Goal Descriptions

	Goal Name	Goal Description
1	Preserve and expand the supply of affordable housing	The City will provide funding for several Programs that will include single family home repair activities, lead-based paint reduction activities, and new construction and rehabilitation of rental units. These activities will help to preserve and expand the supply of affordable housing in Houston.
2	Expand homeownership opportunities	The City will fund direct assistance for homebuyers to increase housing options for low- and moderate-income families.
3	Provide assistance to persons affected by HIV/AIDS	The City will provide funding for housing and services supporting persons who are affected by HIV/AIDS. This goal will also support the goal of reducing homelessness.
4	Reduce homelessness	The City will fund activities that will provide emergency shelter, homelessness prevention and rapid re-housing activities. It will also provide funding for various public service activities to support those at risk of becoming homeless.
5	Enhance quality of life	The City of Houston will provide funding for various public service activities that will expand or make these services more accessible to low and moderate-income or special needs persons.
6	Revitalize communities	The City will support activities that will enhance and preserve neighborhoods. Activities include public facility improvements.
7	Promote health and safety	The City will support activities related to promoting health and safety by removing environmental and health hazards. Activities include the removal of lead-based paints. This goal will support the City's efforts to revitalize communities.
8	Foster community economic development	The City will fund activities related to employment training, job creation, and business growth to help increase families' incomes and provide goods and services in low- and moderate-income areas.

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

According to the 5-year ACS estimate (2020-2024)¹, the following table shows the income distribution in Houston.

Table 7 – Household Income Distribution by Income Level

Income Level	Households	%
Less than \$10,000	70,308	7.5%
\$10,000 to \$14,999	39,048	4.1%
\$15,000 to \$24,999	79,795	8.5%
\$25,000 to \$34,999	79,363	8.4%
\$35,000 to \$49,999	111,139	11.8%
\$50,000 to \$74,999	153,289	16.2%
\$75,000 to \$99,999	106,394	11.3%
\$100,000 to \$149,999	119,977	12.7%
\$150,000 to \$199,999	69,982	7.4%
\$200,000 or more	114,041	12.1%
Total	943,336	100.0%

Estimated income levels:

- Extremely low-income – 109,356 households – 11.6%
- Low-income – 159,158 households – 16.9%
- Moderate-income – 111,139 households – 11.8%

Median household income is \$64,361. 40.2% of Houstonian households earn less than \$50,000 per year.

During FY 2026, the City intends to utilize available resources to provide affordable housing options to assist extremely low-, low-, and moderate-income households. To address these affordable housing needs, the city will undertake various affordable housing activities, which are outlined in section AP-55 Affordable Housing.

¹ <https://data.census.gov/table/ACSDP1Y2024.DP03?q=DP&g=160XX00US4835000>

PROJECTS

AP-35 Projects – 91.220(d)

Introduction

Projects have been selected for inclusion in this Plan based on the 2025-2029 Consolidated Plan priorities and public input. Projects align directly with the City’s primary initiatives: Eliminate Chronic Homelessness, Revitalize Communities, and Enhance the Quality of Life. During PY 2026, the City will engage in community development activities by increasing the availability and quality of affordable housing, the delivery of public services, and investment in neighborhood facilities.

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

These projects represent only those funded with federal formula grants for PY 2026 and do not signify all activities that will be carried out during the program year by the City. For instance, some activities, such as the repair of single-family homes or homebuyer assistance, may use TIRZ Affordable Housing Set-Aside or CDBG-DR funding.

Table 8 – Project Information

#	Project Name
1	Public Services
2	Home Repair
3	Lead-Based Paint
4	CDBG Administration
5	Multifamily Housing Program
6	Single Family Home Development
7	HOME Administration
8	ESG
9	HOPWA - 2026-2029 CityofHouston TXH26F003 (CoH) Program Administration
10	HOPWA - 2026-2029 Sponsor Agencies TBD TXH26F003 (SpAgTBD) Program Activity

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

HCD will make allocations for PY 2026 based upon the priorities set in the 2025-2029 Con Plan, citizen and community input, qualified responses to NOFAs, an analysis of prior years' budget and expenditures, and Mayoral and City Council direction. Other factors that contributed to targeting funds to specific activities include compliance with HUD formula grant rules (CDBG, HOME, HOPWA, and ESG) and alignment with disaster recovery and COVID funds to ensure community needs are met efficiently.

HCD will continue to partner with the CoC and other organizations in the Houston area. Reducing homelessness is a priority for the City. It is expected that the public services NOFA and the multifamily NOFA will give priority to projects that serve the homeless.

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

AP-38 Project Summary

Project Summary Information

Table 9 – Project Summary					
#	Project Name	Target Area	Goals Supported	Needs Addressed	Funding
1	Public Services	Citywide	Reduce homelessness Enhance quality of life	Public service needs	CDBG: \$3,839,080.66
2	Home Repair	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: \$3,191,462.58
3	Homeownership Assistance	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: \$1,012,874.99
4	Lead-Based Paint Hazard Reduction	Citywide	Preserve and expand the supply of affordable housing Promote Health and Safety	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs	CDBG: \$202,056.88
5	CDBG Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities Enhance quality of life Revitalize communities Foster community economic development	Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Neighborhood needs Economic development needs	CDBG: \$5,180,945.73
6	Multifamily Housing Program	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	CDBG: \$11,131,261.91 HOME \$5,578,221.06
7	Single Family Home Development	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	HOME: \$3,467,542.82
8	HOME Program Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities	Assistance for renters Assistance for homebuyers	HOME \$1,005,084.88
9	ESG	Citywide	Reduce Homelessness	Homeless needs	ESG \$2,244,219.00 CDBG \$500,000.00
10	HOPWA - 2026-2029 CityofHouston TXH26F003 (CoH) Program Administration	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$1,314,768.26
11	HOPWA - 2026-2029 Sponsor Agencies (TBD) TXH26F003 (SpAgTBD) Program Activity	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$13,711,154.74

2026 ANNUAL ACTION PLAN

CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
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Project Title	Public Services
Project ID	1
Target Areas	Citywide
Annual Goals Supported	Enhance quality of life Reduce Homelessness
Priority Need(s) Addressed	Public service needs
Expected Resources	CDBG: \$3,839,080.66
Description	<p>This project includes providing financial support to nonprofit organizations that provide essential social services. This may include employment training services and homeless services for low- and moderate-income Houstonians.</p> <p>A NOFA will be issued in the summer of 2026 for public service projects, and seeking qualified nonprofit organizations and local government entities to carry out public service programs during PY 2026, with one-year renewals continuing these projects into PY 2027. Public services to be provided will target Houston residents. Eligible services are limited to:</p> <ul style="list-style-type: none"> homelessness-related service, including but not necessarily limited to case management, transportation, mental health, and childcare, and job training and workforce development. <p>These activities will primarily serve extremely low- and low-income families or people with special needs. This funding includes activity delivery expenses. The target date for expending these funds is June 30, 2028.</p>
Target Date	6/30/2028
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve approximately 3,160 families with extremely low, low, and moderate incomes.
Location Description	The locations of activities will be determined after subrecipients are selected. All programs will be required to serve only Houstonians.
Planned Activities	Eligible activities will include a variety of public service activities, such as employment training services, elderly services, health services, and homeless services.
Goal Outcome Indicator	<p>12,701 Persons assisted through public service activities other than low/moderate-income housing benefit to enhance quality of life through the provision of public services.</p> <p>5,750 Persons assisted through public service activities other than low/moderate-income housing benefit to reduce homelessness.</p>

Project Title	Home Repair Program
Project ID	2
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Funding	CDBG: \$3,191,462.58
Description	This project will support repair services for single family homes owned by low- and moderate-income persons and includes activity delivery costs. The proposed target date for completing this activity will be June 30, 2029.
Target Date	6/30/2029
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit approximately 34 low- and moderate-income households, many of which will be in the lower income categories or include household members who have a disability or are under 18 years of age.
Location Description	Location of assistance will be determined through an application process.
Planned Activities	Planned activities may include providing home repair, and activity delivery.
Goal Outcome Indicator	34 Homeowner Housing Units Rehabilitated

Project Title	Homeownership Assistance
Project ID	3
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homebuyers
Annual Goals Supported	Expand homeownership opportunities
Funding	CDBG: \$1,012,874.89
Description	This project funds HCD's Homebuyer Assistance Program, which improves the affordability of homeownership for low-and moderate-income residents by providing deferred, forgivable loans in the form of downpayment, closing cost, principal buy down, and other assistance. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 12 low- and moderate-income households.
Location Description	Location of assistance will be determined through an application process.
Planned Activities	Planned activities include providing homebuyer assistance, closing costs, principal buy-down, and similar other direct financial assistance.
Goal Outcome Indicator	12 Households Assisted: Direct Financial Assistance to Homebuyers

Project Title	HHD High Impact Lead-Based Paint Program Grant
Project ID	4
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs
Annual Goals Supported	Promote health and safety
Expected Resources	CDBG: \$202,056.88
Description	This project funds the Houston Health Department Bureau of Community and Children’s Environmental Health lead hazard activities. The City provides matching funds for the Lead-Based Paint Reduction grant to support the HHD’s lead hazard activities. Activities include lead inspections and risk assessments. Remediation for single family housing units will be in targeted areas within the city limits of Houston. During PY 2026, it is estimated that 38 homes occupied by low- and moderate-income families will receive lead hazard reduction/remediation. The target date for completing this activity is June 30, 2027.
Target Date	06/30/2027
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist 38 low- and moderate-income families.
Location Description	Locations will be determined during the program year.
Planned Activities	Eligible activities include lead-based paint/lead hazards testing/abatement.
Goal Outcome Indicator	38 Other – Housing units received reduction/remediation

Project Title	CDBG Administration
Project ID	5
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Addressing neighborhood needs
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities Reduce homelessness Enhance quality of life through the provision of public services Revitalize communities
Expected Resources	CDBG: \$5,180,945.73
Description	This project will fund the City of Houston’s administrative costs associated with CDBG-related planning, financial management, compliance, and legal activities. This includes oversight of projects and organizations funded by CDBG, as well as funding for the Coalition for the Homeless of Houston/Harris County to assist with the Point-In-Time Count. This is an administration activity and will be located at 2100 Travis Street, 9 th Floor, Houston, TX 77002. The target date for completing this activity is June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	This is an administrative activity.
Location Description	This administrative activity will take place at 2100 Travis Street, 9 th Floor, Houston, TX 77002.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
Goal Outcome Indicator	N/A

Project Title	Multifamily Housing Program
Project ID	6
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	CDBG: \$11,131,261.91 HOME: \$5,578,221.06
Description	HCD's Multifamily Housing Program will expand access to and improve the quality of multifamily rental housing for low- and moderate-income residents through multifamily housing acquisition/rehabilitation and new construction projects. Relocation assistance to households will also be provided as required. It is estimated that 600 newly constructed, city-restricted affordable units will be completed during PY 2029. allocated proportionately for use in the Multifamily Housing Program. The estimated completion date for expending these funds is 2029.
Target Date	12/31/2029
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve hundreds of low- and moderate-income families. Activities will also serve special needs populations, including homeless individuals and families, the elderly, and persons with disabilities.
Location Description	The outcome of the NOFA will determine the locations of projects.
Planned Activities	Planned activities for the Multifamily Housing Program include acquisition/ rehabilitation, new construction, and relocation in support of creating and preserving affordable rental housing units.
Goal Outcome Indicator	75 Rental units constructed

Project Title	Single Family Home Development
Project ID	7
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: \$3,467,542.82
Description	This project will support the development of new single family home construction through HOME CHDO Set-aside funds. It will support Community Housing Development Organizations (CHDOs) to develop affordable homes to be occupied by low- and moderate-income persons. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 10 low- and moderate-income households.
Location Description	The location of assistance will be determined by the funding organization through a federally compliant subrecipient NOFA selection process.
Planned Activities	Planned activities include activity delivery and construction of affordable single-family housing through CHDO Set-Aside funds.
Goal Outcome Indicator	10 Household Housing Units Added for Homeowner Housing

Project Title	HOME Program Administration
Project ID	8
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homebuyers
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities
Expected Resources	HOME: \$1,005,084.88
Description	<p>Planning and administration activities associated with and in support of the HOME Investment Partnerships Program. The allocation for planning and administration activities will be used to ensure compliance with HOME Program requirements.</p> <p>Projected HOME program income in the amount of \$119,543 is estimated to be partly used for planning and administration activities.</p> <p>This is an administration activity and will be located at 2100 Travis Street, 9th Floor, Houston, TX 77002. The proposed target date for completing this activity will be June 30, 2027.</p>
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
Location Description	This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the HOME Program.
Goal Outcome Indicator	N/A

Project Title	ESG
Project ID	9
Target Areas	Citywide
Priority Need(s) Addressed	Homeless needs
Annual Goals Supported	Reduce Homelessness
Expected Resources	ESG: \$2,244,219.00 CDBG: \$500,000.00
Description	<p>Formula Funding Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing emergency shelter, housing relocation, and stabilization services.</p> <p>HCD will allocate \$89,768.76 for HMIS, \$1,074,980.91 for Emergency Shelter, \$372,540.35 for Homeless Prevention, \$538,612.56 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and \$168,316.42 for Administration. In addition, \$500,00.00 in CDBG matching funds will support ESG subrecipients' activities. HCD will select subrecipients through a Request for Expression of Interest process in the Spring of 2025. Selected subrecipients will be located throughout the Houston area. The estimated number of primarily extremely low-income persons to be served through these activities is approximately 1,235.</p> <p>Funds may be used to support the Homeless Management Information System (HMIS) or a comparable system. The Coalition of the Homeless of Houston/Harris County (Coalition) administers the HMIS in the Houston region. This funding may support organizations using the HMIS or a commemorative system to increase the efficiency and effectiveness of serving homeless individuals. The estimated number of individuals' records maintained via HMIS during PY 2026 is 3,000. HMIS and the agencies utilizing the database serve a majority of extremely low-income individuals. Funds will also be used to support HCD staff responsible for the oversight of nonprofit subrecipients providing ESG-funded services. HMIS is administered at the Coalition for the Homeless Houston/Harris County, located at 2000 Crawford Street, Ste. 700, Houston, TX 77002.</p>
Target Date	6/30/2028
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist thousands of extremely low-income persons and families.
Location Description	Selected subrecipients will be located throughout Houston.
Planned Activities	The eligible activities include Emergency Shelter, Homeless Prevention, Rapid Re-Housing, HMIS, and administration in the ESG Program.
Goal Outcome Indicator	179 Tenant-based rental assistance/Rapid re-housing 100 Homelessness prevention 1,000 Homeless persons overnight shelter 3,000 Other – HMIS records maintained 7,000 Other – Persons assisted with ESG match

Project Title	HOPWA - 2026-2029 CityofHouston TXH26F003 (CoH) Program Administration
Project ID	10
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$1,314,768.26
Description	Grantee administration is funding for HCD administration and oversight of the HOPWA project sponsors. This is an administration activity and will be located at 2100 Travis Street, 9th Floor, Houston, TX 77002. The target date for completing these activities is June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	The eligible activity is administration in the HOPWA Program.
Location Description	Funding will support activities located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	The eligible activity is administration for the HOPWA Program.
Goal Outcome Indicator	N/A

Project Title	HOPWA – 2026-2029 Sponsor Agencies TBD TXH26F003 (SpAgTBD) Program Activity
Project ID	11
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$13,711,154.74
Description	<p>Funding for organizations and City departments that administer programs and projects that prevent homelessness and increase access to decent, affordable housing to those affected by HIV/AIDS.</p> <p>HCD will allocate \$2,790,485.00 for operating costs, \$2,642,340.62 for supportive services, \$4,901,015.00 for project or tenant-based rental assistance, \$2,200,000.00 for short-term rent, mortgage, and utility subsidies, \$64,024.70 for resource identification and/or technical assistance, and \$102,996.26 for housing information.</p> <p>HCD released a NOFA in the Spring of 2025 that will select agencies to carry out HOPWA activities during PY 2026. HCD developed agreements with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 2,330 persons who have or are affected by HIV/AIDS. Services will be in the Houston Eligible Metropolitan Statistical Area (EMSA). The target date for completing these activities is June 30, 2029.</p> <p>As contracts are funded, IDIS projects will be created to replace this project and its funding.</p>
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve at least 2,330 persons who are affected by a disability, HIV/AIDS.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs, supportive services, project or tenant-based rental assistance, short-term rent, mortgage and utility assistance, and sponsor administration.
Goal Outcome Indicator	300 Households-Tenant-based rental assistance/Rapid re-housing 205 Households - HIV/AIDS housing operations 1,825 Other – Households - Supportive services / Housing information and referral/Homeless prevention

GEOGRAPHIC DISTRIBUTION

AP-50 Geographic Distribution – 91.220(f)

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

Each year, HCD staff analyzes indicators to create the Areas for Community Reinvestment to provide data-driven recommendations for projects and activities that will foster investment in geographic areas that demonstrate the most need.

Maps in Appendix 1 illustrate the known locations of proposed federally funded projects and activities for PY 2026 relative to designated low- and moderate-income areas. Locations of the remaining PY 2026 projects and activities will be determined in detail after federally compliant subrecipient selection processes are completed and all subrecipients are identified.

Geographic Distribution

Table 10 – Geographic Distribution

Target Area
City Wide

Rationale for the priorities for allocating investments geographically

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

The intent is to ultimately address the decline and bring about positive outcomes in historically underserved communities, as well as to boost the enhancement of areas of opportunity while maintaining housing affordability. These target areas may be applied to activities funded by HOME, CDBG, ESG, and HOPWA. When reviewing projects for funding, HCD staff may give special consideration to projects that fall within the boundaries of the Areas for Community Reinvestment or leverage additional funding, such as Federal Opportunity Zones, Low-Income Housing Tax Credits (LIHTC), and State Housing Tax Credits. Other formula funds may be prioritized in the target areas because these neighborhoods are most in need of public facilities, but some projects may also be funded in other areas of the city because of the great need in neighborhoods throughout the city.

Discussion

The City will continue to prioritize its community engagement in historically under-resourced areas to target our activities to those residents most in need of assistance. Due to the current location of service providers, some of these assistance activities may occur in areas outside of Houston or Harris County, and through this, are serving residents of the City of Houston. During PY 2026, HCD will also

continue to update the data used to identify Areas of Community Reinvestment, to ensure that HCD targets areas where investment will have the greatest possible impact.

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

The City employs a variety of approaches to maintaining, creating, and improving the quality of affordable housing in Houston. In PY 2026, HCD will administer the following programs to preserve and increase access to affordable housing:

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

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

Table 11 – One-Year Goals for Affordable Housing by Support Requirement

Homeless	250
Non-Homeless	156
Special-Needs	1005
Total	1,411

Table 12 – One-Year Goals for Affordable Housing by Support Type

Rental Assistance	1,255
The Production of New Units	55
Rehab of Existing Units	68
Acquisition of Existing Units	33
Total	1,411

Discussion

Affordable housing continues to be among the City's highest priorities. The City will continue to build capacity and increase efficiency to best serve residents through the CDBG-funded Home Repair Program and the Homebuyer Assistance Program. The Home Repair Program is working towards restructuring the program and partnering with nonprofit and for-profit organizations to increase market competition and improve housing affordability.

Using HOME funds, HCD funds CHDOs to develop new affordable single family homes under the Single Family Development Program. This program may issue a new NOFA to develop new affordable

homes, increase the types of affordable homes available for purchase, leverage resources in conjunction with other funding sources, and establish new partnerships with outside groups and organizations.

The City also continues to prioritize multifamily housing resources to provide housing for low- and moderate-income families and permanent supportive housing for people experiencing homelessness, specifically to address chronic and veteran homelessness.

Recent disaster events, including Hurricane Harvey, Winter Storm Uri, Derecho, and Hurricane Beryl, have significantly increased the need for affordable homes in Houston. CDBG-DR funding has expanded the resources available to assist low- and moderate-income families in the City of Houston. HCD continues to build capacity, remain flexible, and increase efficiency to best serve residents. To address a variety of home rehabilitation needs, HCD continues to utilize Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside and disaster recovery funding for single family home rehabilitation activities. In PY 2026, HCD will utilize CDBG funds for homebuyers as single family activities and continue to expand capacity within partner organizations to increase the supply of affordable homes.

In PY 2026, HCD continues activities using CDBG-DR-21 and CDBG-DR-24 funding and has received Community Project Funding (CPF) allocated by Congress. With these resources, HCD funds activities include home repair assistance, new rental housing development, public services, and public facility improvements.

Additionally, in July 2024, HUD awarded \$50 million to the Housing Alliance HTX through the Choice Neighborhood Implementation Grant for Cuney Homes and the Third Ward neighborhood, a predominantly Black and African American low- and moderate-income community. The City of Houston is leading the Neighborhood component of the Choice Neighborhood Implementation project. The City also received a HUD Planning Grant for Irvington Village.

PUBLIC HOUSING

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Alliance HTX (formerly known as the Houston Housing Authority or HHA) provides affordable housing and services to more than 60,000 low-income individuals throughout the City of Houston, serving families, elderly persons, and persons with disabilities.

The Housing Alliance HTX is a HUD-designated Moving-to-Work (MTW) agency participating in MTW Expansion Cohort #2, which evaluates alternative rent models to promote resident self-sufficiency and reduce administrative burden. HUD designated Housing Alliance HTX as an MTW agency in July 2021, and Housing Alliance HTX continues to implement MTW flexibilities through the FY 2026 MTW Supplement. As part of Cohort #2, Housing Alliance HTX operates a locally designed Tiered Rent model, structured in smaller income bands with an accompanying hardship policy to support household stability. In FY 2026, Housing Alliance HTX will also implement two MTW pilot initiatives to include a locally designed tiered rent model and a Special Referral Program with Family Scholar House to support resident stability and expand opportunity. MTW status also allows Housing Alliance HTX to streamline administrative processes such as triennial recertifications, streamlined verifications, and flexible payment standards, improving program efficiency and expanding housing choice.

Housing Alliance HTX's real estate portfolio includes 4,652 units across 23 properties, representing a diverse mix of asset types that support long-term affordability in Houston. The public housing portfolio consists of seven properties with 1,698 units, most of which are aging assets requiring ongoing modernization. The mixed-finance portfolio includes 5 properties totaling 902 units, of which 627 remain public-housing-subsidized units through mixed-finance agreements. The RAD portfolio consists of four properties with 666 units, which have transitioned to the Project-Based Voucher platform to support improved capital investment and long-term viability. The non-public housing affordable portfolio includes six properties totaling 1,386 units, which expands Housing Alliance HTX's ability to serve low-income households outside of traditional public housing.

Together, these assets reflect Housing Alliance HTX's continued shift toward a diversified housing strategy that blends public housing, RAD conversion, mixed-finance development, and other affordable housing resources to preserve affordability and improve property conditions across the portfolio.

Housing Alliance HTX also facilitates affordable housing development through Public Facility Corporations (PFCs), which partner with private developers under the Texas Local Government Code to provide property-tax-exempt units with income-restricted rents. Between 2020 and 2025, Housing Alliance HTX sponsored more than 145 PFC transactions, resulting in approximately 40,813 units produced under the program. Recent changes in state law and agency oversight have led Housing

Alliance HTX to pause new PFC transactions in 2026 while revising standards to ensure stronger affordability outcomes and public benefit.

As of January 2026, Housing Alliance HTX's Housing Choice Voucher Program had 18,865 units under its Annual Contributions Contract (ACC) with HUD, of which 17,300 were leased based on available funding. Housing Alliance HTX's 2025 Total Budget Authority for its Housing Choice Voucher (HCV) program is approximately \$265 million.

Housing Alliance HTX's FY 2025 financial resources total approximately \$350 million, of which approximately \$265 million is dedicated to Housing Alliance HTX's Housing Choice Voucher Program. Roughly \$29 million of this estimated budget is for Public Housing Operations, and \$8 million for the Capital Fund Program, and the balance of \$48 million is a combination of miscellaneous grant programs and non-federal funding.

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

The Housing Alliance HTX will address the backlog of capital needs in the public housing portfolio through the repositioning efforts described below:

Housing Alliance HTX's public housing portfolio is aging, with an average property age of 61 years. Nearly half of all units—at Cuney Homes, Kelly Village, and Irvington Village—were constructed between 1939 and 1941. Ewing Apartments followed in 1951, and the senior high-rise buildings Bellerive and Lyerly were completed in 1975. Kennedy Place is the newest public housing community, rebuilt in 2011 using federal stimulus funds through the American Recovery and Reinvestment Act.

A 2024 assessment of estimated capital needs exceeding \$250 million, or roughly \$147,000 per unit. With only \$8 million in annual Capital Fund Program allocations, it would take over 30 years to fully address current backlog needs. To accelerate reinvestment and improve resident outcomes, Housing Alliance HTX has launched an aggressive portfolio-wide repositioning strategy, with a goal of converting all remaining public housing properties by 2034, leveraging tools such as RAD, Section 18 disposition, and mixed-income redevelopment.

Choice Neighborhood Redevelopment

Cuney Homes – The Housing Alliance HTX and the City of Houston submitted a Choice Neighborhoods Implementation (CNI) grant application requesting \$50M from the U.S. Department of Housing and Urban Development in December 2023 to implement the Third Ward Cuney Homes Choice Neighborhoods initiatives and were awarded the \$50 million grant in July 2024. The Cuney Homes/Third Ward CNI initiatives include public and private funding in the amount of \$671.2M in both social and physical investments that Housing Alliance HTX and the City leveraged in collaboration with local and regional partners.

The CNI Housing Plan includes a total of 1,115 mixed-income apartments, of which 553 will replace the existing Cuney Homes public housing units. The Housing Plan utilizes a build-first strategy that will strive to build new apartments within the Third Ward prior to the relocation of Cuney Homes

households and demolition of the public housing units. A total of 155 replacement apartments will be included in three separate developments within the Third Ward CNI area, but not built on the Cuney Homes public housing footprint. The HUD CNI program requires that all new Cuney Homes replacement apartments be included in mixed-income developments.

The Housing Alliance HTX and the City of Houston were awarded a \$500,000 Choice Neighborhood Planning Grant from HUD to support a comprehensive planning process for the Near Northside / Irvington Village community. The planning effort is supported by a \$345,000 local cash match and \$442,850 in partner in-kind contributions, as documented in recent Housing Alliance HTX Board actions authorizing planning coordination for the Choice Neighborhood initiative.

This Choice Neighborhoods Planning process provides a critical opportunity to guide the transformation of Irvington Village and its surrounding areas. It will establish a Neighborhood Transformation Plan that advances equitable reinvestment, strengthens community assets, and improves outcomes for current public housing residents.

The plan will include a comprehensive housing strategy to replace the obsolete Irvington Village units with mixed-income, mixed-use redevelopment, delivered through public-private partnerships. Replacement units are anticipated to be distributed throughout the Choice Neighborhood area, ensuring high-quality housing options and deeper integration within the broader Near Northside community. The plan will also include strategies to improve outcomes for residents and strategies to bring additional resources to the Near Northside community.

Section 18 Disposition

The Housing Alliance HTX is coordinating with the Texas Department of Transportation (TxDOT) on the proposed Section 18 Disposition of Kelly Village to accommodate the I-45 North Houston Highway Improvement Project (NHHIP). Under the Voluntary Resolution Agreement (VRA) between TxDOT and FHWA, Kelly Village is identified for displacement, with residents eligible for Tenant Protection Vouchers and relocation assistance. [txdot.gov]

RAD Section 18 Blend Conversion

The chart below summarizes the RAD/Section 18 Blend conversions expected to be completed over the next few years, pending availability of private capital to finance each transaction. Housing Alliance HTX will continue to assess each property as conversion plans are finalized.

Table 13 - RAD/Section 18 Blend Conversion Properties and Redevelopment Plans

PROPERTY	CONVERSION TYPE	REDEVELOPMENT
Lyerly	RAD/Section 18 Blend	Demolition/New Construction
Bellerive	RAD/Section 18 Blend	Demolition/New Construction
Kennedy	RAD/Section 18 Blend	Substantial Rehabilitation
Ewing	RAD/Section 18 Blend	Demolition/New Construction
Fulton Village	RAD/Section 18 Blend	Substantial Rehabilitation
Lincoln Park	RAD/Section 18 Blend	Substantial Rehabilitation
Oxford Place	RAD/Section 18 Blend	Substantial Rehabilitation
Heatherbrook	RAD/Section 18 Blend	Moderate Rehab
Independence Heights	RAD/Section 18 Blend	Minor Rehab and Stabilization

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

In 2025, Housing Alliance HTX worked with residents to create a newly formed Resident Advisory Board (RAB) consisting of all officers, the President, Vice-President, Secretary, Treasurer, and Parliamentarian of each property Resident Council. Elections of Officers of each Council were held in September 2025, and a “pinning ceremony” and administration of the Oath of Office were held on October 21, 2025. All Officers of all Councils were present. Housing Alliance HTX meets regularly with the individual resident councils and the RAB to keep them engaged in all management activities and decisions impacting their communities. Housing Alliance HTX offered a Homeownership Program under the Housing Choice Voucher Program and will also provide homeownership opportunities under the Choice Neighborhood Implementation Program.

Resident Involvement

The Housing Alliance HTX has established a Resident and Client Service Team within the Client Services Department to focus exclusively on resident engagement and participation in policy development and strategic decision-making. Housing Alliance HTX Resident Services Specialists participate in providing technical assistance, ensuring consistent communication between residents and the Housing Alliance HTX, and supporting Resident Councils in elevating concerns, making recommendations, and proposing solutions.

Feedback from Resident Councils is used to inform site-specific improvements, identify service gaps, and guide agency-wide initiatives, ensuring resident voices play a direct role in shaping housing operations and community investments. This structured feedback loop promotes transparency, accountability, and meaningful resident participation in Housing Alliance HTX decision-making processes.

Choice Neighborhood Resident and Community Ambassador Program

The Housing Alliance HTX has implemented a Resident Ambassador Program at both Choice Neighborhood communities. This program identifies and trains volunteer residents to increase capacity for residents to serve as liaisons between the planning and implementation teams and the

general resident population. This program has significantly increased active resident participation in the planning and redevelopment process of their communities.

Homeownership

The Housing Alliance HTX administers a robust Family Self-Sufficiency (FSS) Program for public housing residents and voucher participants. The FSS Program allows participants to establish an interest-bearing escrow account during the seven-year program, which includes referrals for job training, employment counseling, case management services, household skill training, financial literacy, and homeownership counseling. Upon completion of the program, families receive the funds in the escrow account, which can be used to purchase housing for participants of the Housing Choice Voucher Homeownership Program.

Housing Alliance HTX also administers a Housing Choice Voucher Homeownership Program, which allows Housing Choice Voucher participants to convert the rental subsidy into a mortgage subsidy for the purchase of a home. The Housing Choice Voucher Homeownership Program is available to first-time homebuyers. This allows families who have not owned a home within the past three years to move into homeownership. The program is growing each year. Currently, it has 10 applications pending approval, 16 families searching for their new home, and 1 family pending closing. Housing Alliance HTX works closely with each applicant to prepare them for homeownership. As of December 2025, Housing Alliance HTX had 140 families in the Homeownership program, providing over \$100,000 per month towards buyer assistance.

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

If the Public Housing Authority (PHA) is designated as troubled, the City of Houston will continue to coordinate closely with Housing Alliance HTX (formerly the Houston Housing Authority) and other federal, state, and local partners to support stabilization and ensure the continued delivery of housing assistance to low-income households. HUD monitoring and audit findings will be addressed through corrective action plans, strengthened financial oversight, and operational improvements implemented by Housing Alliance HTX leadership and its governing board.

In 2024 and 2025, Mayor John Whitmire reconstituted the Housing Alliance HTX Board of Commissioners to strengthen governance, improve accountability, and support the agency's financial and operational recovery. The City will continue to work collaboratively with the restructured board and agency leadership to ensure compliance with federal requirements and to maintain housing stability for residents served by the public housing and Housing Choice Voucher programs.

Housing Alliance HTX is also pursuing strategies to strengthen its long-term financial position. These strategies include leveraging revenue generated through Public Facility Corporation (PFC) partnerships and other housing finance tools to support agency operations and affordable housing initiatives. These efforts will help ensure that the agency maintains sufficient resources to support residents and continue critical housing programs.

The City will also continue to collaborate with Housing Alliance HTX on major housing initiatives that strengthen the regional affordable housing ecosystem. This includes partnership on the Choice Neighborhoods Initiative in the Third Ward/Cuney Homes area and coordination on broader housing policy efforts through the City's Housing Affordability Strategy. Through these initiatives and continued collaboration with federal and local partners, the City aims to strengthen housing stability, expand affordable housing opportunities, and support the long-term resilience of the public housing system.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

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

Introduction

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

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

The Community Plan includes, but is not limited to, the following goals:

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

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

- Retain Historical Focus by:
 - Ending chronic homelessness
 - Eradicating street homelessness
 - Maintaining an effective zero of Veteran homelessness
 - Achieving an effective end to family and youth homelessness

The goals for the next year focus on ending chronic homelessness and reducing the number of unsheltered homeless.

In PY 2026, the City of Houston will advance the Mayor's Plan to End Street Homelessness by strengthening system coordination and expanding Housing First interventions that connect unsheltered individuals and families to stable housing through Coordinated Entry, including

permanent supportive housing for those with the highest needs. These efforts will be coordinated with partners, including the Houston Coalition for the Homeless, to align federal, local, and philanthropic resources, avoid duplication, and maximize housing placements and outcomes.

To support this strategy, the City is expanding low-barrier, system-connecting transitional housing capacity, including the facility known as 419 Emancipation, and will continue operating the City's Navigation Center as a key access point for shelter, services, and housing placement.

The City is also coordinating with philanthropic partners and other agencies on an emerging homelessness strategy to strengthen the regional response system, expand service capacity, and accelerate placements into permanent housing, complementing ESG- and HOPWA-funded activities and reducing gaps for populations facing the greatest barriers to housing stability.

Additional activities include managing Rapid Re-housing (RRH) for singles and families, reviewing RRH outcomes, reviewing system-wide performance expectations, and developing a system-wide response to unsheltered homelessness. Major activities are outlined below.

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

- Host a pipeline workgroup, as needed, comprised of major funders to coordinate funding and guide new development
- Increase capital investments for targeted affordable housing development in support of diversion and prevention activities, particularly for non-chronically homeless single individuals
- Encourage the increase of public housing authority investments in affordability

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

- Nurture partnerships between the Local Mental Health Authority, Federally Qualified Health Centers, Mental Healthcare Providers, Managed Care Organizations, and Homeless Service Providers
- Advocate for Texas State Legislative changes to the Medicaid system to better support people experiencing homelessness and increase their housing stability
- Connect integrated care teams to new and existing housing units as they become operational, and financially support this expansion with financial resources available

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

- Manage the Coordinated Entry System, including income triage, assessment, and referral
- Make Coordinated Entry available across the CoC
- Connect the Coordinated Entry System diversion and homeless prevention programs

Expand Rapid Re-housing (RRH)

- Continue to leverage resources that combine federal, state, local, and philanthropic funding using a single standardized RRH model across the CoC and ensure maintenance and scaling

- Continue to prioritize resources for RRH and linked diversion activities to build a safety net system for the homeless and families at-risk of homelessness

Expand and Refine Income Initiatives

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

Implement performance expectations for the entire CoC

- Apply performance standards to all programs operating in the CoC and use performance to determine future funding awards and possible reallocation or repurposing of existing resources in support of the CoC strategic plan
 - Quarterly performance reports (QPR) data are provided to CoC NOFO-funded agencies with the hope of expanding all projects within the year. Providers can view system performance data, including HUD measures such as income and utilization. Projects underperforming are monitored, and, if needed, appropriate support is put into place to get the project back on track.
- 1) Significantly increasing the number of people experiencing homelessness or at risk of homelessness because homes become damaged or unlivable.

Refine Engagement Strategies for People Living Unsheltered

- Continuing to partner with our Local Mental Health Authority, The Harris Center, as they operate the Respite, Rehab, and Reentry facility (also called 6160) and connect people experiencing homelessness to the appropriate housing intervention through Coordinated Entry

HCD works closely with Coalition and other service providers, especially when a disaster strikes. Disasters, including the Houston Derecho and Hurricane Beryl, severely affect survivors who are experiencing homelessness or are at risk of experiencing homelessness because disasters affect housing, homeless services, and locations where people are sleeping. Homeless service providers and the people they serve are impacted by disasters in several ways:

- 1) Significantly increasing the number of people experiencing homelessness or at risk of homelessness because homes become damaged or unlivable.
- 2) Disrupting the lives and support networks of individuals and families experiencing homelessness, resulting in increased need for assistance and increased work for homeless providers
- 3) Damaging or rendering unusable homeless shelters or other facilities for programs that serve individuals and families experiencing homelessness
- 4) Significantly increasing the number of people experiencing homelessness or at risk of homelessness because homes become damaged or unlivable.

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

The City will continue to support organizations that assess the needs of the homeless to create a more robust service delivery system to address unmet needs. HCD provides ESG, CDBG, HOPWA, ESG-RUSH, State, and local funding to service delivery organizations to assess and address the needs of people experiencing homelessness and will continue to support organizations to create a more robust service delivery system to address unmet needs for persons experiencing homelessness.

The Coalition collaborates with service delivery agencies and with others in the public sector and in philanthropy to analyze existing system needs to identify and address funding gaps. The Homeless Point-In-Time (PIT) Count and the Community Needs Assessment, organized by the Coalition, annually assesses the characteristics of the homeless population in and around Houston. This is important data used by the Coalition and its stakeholders to track the changing needs of the homeless. In PY 2026, the City will continue to financially support the Coalition's preparation for the annual PIT Count. Additionally, the CoC Steering Committee has two positions held by people with lived experience to obtain input from current and formerly homeless individuals, youth, and families.

In 2014, the CoC implemented a coordinated assessment system (CAS), now referred to as the coordinated entry system (CES), ensuring standardized assessment for any individuals experiencing homelessness at a variety of access points. This system functions to triage, assess, match and refer homeless individuals to the most appropriate service(s) and permanent housing options across the CoC. This system continues to expand and is optimizing access for both sheltered and unsheltered individuals experiencing homelessness seeking support across the city. Outreach workers are trained as assessors and navigators, ensuring full access to individuals experiencing homelessness to all housing opportunities and services. The CES can refer all populations to several housing interventions, including but not limited to RRH, Diversion, Income Now, and SOAR.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to fund service delivery agencies providing emergency shelter for homeless individuals and families. Services will include case management, navigation, rent and/or utility assistance, and operations costs associated with overnight shelters. The City's ESG funding will address emergency shelter needs as discussed later in the section. As part of the planning process for community-wide coordination of ESG and the CoC funding process, the CoC collaborates with local ESG recipients to continue right-sizing the system toward permanent housing options. This, coupled with enhanced diversion and prevention resources, will dramatically reduce demand for emergency shelter and ultimately allow the system to reach equilibrium and end homelessness.

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

The City is working towards the goal of ending homelessness by providing supportive housing units, and HCD's Multifamily Housing Program continues to encourage the creation of affordable units.

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

The City of Houston was impacted by both the Houston Derecho, a Presidentially declared disaster on May 17, 2024 (DR-4781-TX), and Hurricane Beryl, a Presidentially declared disaster dated July 9, 2024 (DR-4798-TX). Disasters disrupt the lives and support networks of individuals, resulting in an increased need for assistance and increased work for homeless providers. The number of individuals experiencing homelessness or at risk of homelessness continues to increase as shown through the increased waiting times between assessment and re-housing.

The coordinated entry system, described previously in this section, will act as the process for identifying people who are homeless and most in need of PSH or rapid re-housing, which includes people who are chronically homeless, individuals and families, families with children, veterans, persons fleeing domestic violence, and unaccompanied youth.

The CoC operates a coordinated Homeless Response System across the Cities of Houston, Pasadena, and Conroe, and throughout Harris, Fort Bend, and Montgomery Counties. The system is led and administered by the Coalition for the Homeless of Houston/Harris County (CFTH), the CoC Lead

Agency, and functions through collaboration with local jurisdictions, service providers, and community partners across the region.

The Homeless Response System is designed to reduce homelessness, shorten the length of time individuals and families experience homelessness, and support long-term housing stability through coordinated access, housing-focused interventions, and system performance management.

Coordinated System Framework

The Homeless Response System operates through a regional, housing-focused framework that emphasizes coordination across outreach, shelter, housing, and supportive services. Core system components include:

Coordinated Entry (CE)

A centralized access process that ensures consistent assessment, prioritization, and referral to housing and services across the region. All HUD-funded Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH) projects receive referrals through CE.

Housing Interventions

A range of housing options—including PSH, RRH, Transitional Housing, diversion, and prevention—designed to support rapid exit from homelessness and long-term housing stability.

System Coordination

Ongoing collaboration among housing providers, behavioral health systems, healthcare partners, employment and income support providers, and local jurisdictions to align resources and reduce service gaps.

Data-Informed Planning

Use of system-level data and performance measures to guide planning, resource allocation, and continuous improvement.

Street Outreach and Encampment Response

Street outreach and encampment response are core components of the TX-700 Homeless Response System and serve as key entry points for individuals experiencing unsheltered homelessness. Coordinated outreach teams operate across the region to identify and engage unsheltered individuals, assess housing and service needs, and facilitate connections to shelter, housing, and supportive services through Coordinated Entry.

Encampment response efforts emphasize consistent engagement, voluntary services, and coordination among outreach providers, housing programs, and local jurisdictions to support safe transitions from unsheltered settings into appropriate housing and services. These efforts are aligned with broader system goals to reduce unsheltered homelessness and improve housing outcomes.

Employment, Income, and Housing Stability Supports

Employment and income supports are an important component of housing stability across the Homeless Response System. Housing programs coordinate with workforce partners, benefits enrollment services, and income support providers to help households increase earned income and access non-employment cash income.

Behavioral Health and Supportive Services Coordination

The Homeless Response System prioritizes coordination with behavioral health and healthcare providers to address service needs that impact housing stability. Individuals with higher service needs are prioritized for Permanent Supportive Housing and connected to appropriate mental health, substance use, and healthcare supports. Outreach teams and housing providers work closely with health and behavioral health partners to engage individuals experiencing unsheltered homelessness and support connections to housing and ongoing services.

System Performance and Accountability

System Performance Measures reported to HUD demonstrate progress across key indicators, including reductions in the length of time individuals experience homelessness, declines in returns to homelessness following exits to permanent housing, reductions in first-time homelessness, and increases in successful placements into permanent housing from outreach and shelter settings. These outcomes inform ongoing system planning and highlight areas where continued investment and coordination are needed, particularly related to unsheltered homelessness and housing availability.

Data, HMIS, and Governance

Coalition administers the Homeless Management Information System (HMIS) on behalf of the CoC. HMIS supports Coordinated Entry, system performance monitoring, and federal reporting requirements, including the Annual Homeless Assessment Report and System Performance Measures. Ongoing training, technical assistance, and data quality monitoring support consistent and accurate reporting across participating agencies.

The TX-700 CoC is governed by a Steering Committee that provides oversight of system policies, funding priorities, and performance outcomes. Standing committees and workgroups support coordination across key system functions, including Coordinated Entry, outreach, performance management, and system planning. The CoC also leads the annual Point-in-Time Count and the collaborative CoC Program Competition.

Ongoing Collaboration and Commitment

Local jurisdictions, including the City of Houston, participate as collaborative stakeholders within the TX-700 CoC, supporting alignment between local investments and the broader regional Homeless Response System. Through continued coordination, data-driven planning, and system oversight, the TX-700 CoC remains committed to strengthening a coordinated, housing-focused Homeless Response System and improving housing stability across the region.

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

The City will fund several agencies that deliver homelessness prevention assistance from various federal and state grants, providing:

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

Preventing homelessness, especially family homelessness, is a priority for the City and its partner, the Coalition. The Coalition assists Houston's homeless service providers, many of whom are CDBG and/or ESG subrecipients, to help families implement strategies that keep them stabilized and resolve their financial issues before being identified as "homeless."

The CoC developed a homelessness prevention eligibility standard to target those most at risk of becoming literally homeless. This standard used HUD's ESG eligibility criteria and local data regarding characteristics common among people who are literally homeless. Depending on the level of need of potential clients, the agency initially conducts intake, admits the person to their program, or conducts a warm hand-off to another homelessness prevention provider in the system that is skilled in meeting the person's needs for housing or other services. A warm hand-off is an approach in which a staff member of the initial intake agency provides a face-to-face introduction of a client to another provider to whom the person is being referred.

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

The Coalition, along with local public funding jurisdictions and publicly funded institutions and systems of care that discharge people into homelessness, will continue to assist in creating or modifying discharge plans to prevent discharge into homelessness by:

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

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

Discussion

HCD has established a relationship with the Coalition to manage efforts related to addressing chronic and family homelessness. The City continues to support the Coalition's efforts by meeting regularly, participating, and providing resources that leverage the following:

- Implementing and operating the Homeless Management Information System (HMIS)
- Developing and implementing a Strategic Plan to End Chronic Homelessness and Street Homelessness
- Resource planning and prevention of service disruptions
- Homeless Point-In-Time Count
- TX-700 Continuum of Care (CoC) Collaborative Grant Application for Cities of Houston, Conroe, and Pasadena; and Harris, Montgomery and Fort Bend Counties
- Performance measurement of CoC funded programs and projects
- Managing Coordinated Entry for the CoC system
- CoC Steering Committee and workgroups

The Coalition continues to be the administrator of the Homeless Management Information System (HMIS) within the CoC. Since its initial implementation in 2004, HMIS has grown to become the main repository of homeless assistance data in our community. This data is regularly used for various reports and analyses. Many federal and local funders, including the City of Houston, now require participation in HMIS.

The HMIS software used is ClientTrack by Eccovia Solutions. The CFTH's HMIS support team continues implementing proactive data quality measures and monitors the HMIS to ensure completeness,

accuracy, and standardized data collection processes. Support specialists work with The Way Home partners by offering ongoing training and technical assistance individually and in groups. Site visits to partners are conducted annually to confirm housing inventories and adherence to the HMIS policies and procedures. The team hosts quarterly HMIS forums with the provider community to discuss recent activities, ongoing data quality issues, and future developments.

The Coordinated Entry (CE) system continues to be the key component of the HMIS. All HUD-funded Permanent Supportive Housing and Rapid Re-Housing projects receive referrals through the Coordinated Entry. Between the CE system's launch in early 2014 and the end of 2025, over 47,500 individuals (over Daikin Park's capacity) were assessed; close to 19,900 people were placed in permanent housing, and over 7,800 persons were assisted by homelessness diversion services.

HOPWA Goals

AP-70 HOPWA Goals – 91.220(l)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	500
Tenant-based rental assistance	300
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	170
Units provided in transitional and short-term housing facilities developed, leased, or operated with HOPWA funds	35
Total	1,005

BARRIERS TO AFFORDABLE HOUSING

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

Introduction

The City is committed to being a positive partner and eliminating barriers to affordable housing choice, as outlined in Sections MA-40 and SP-55 of the 2025-2029 Consolidated Plan.

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

The City aims to take the following actions.

Address housing market conditions that inhibit low- and moderate-income persons from obtaining decent housing and affordable housing:

- Increase affordable housing supply by funding rehabilitation and new construction of affordable rental housing
- Lower the cost for low- and moderate-income families to achieve homeownership by assisting with down payment and closing cost assistance
- Continue home repair activities to lower the cost of home maintenance and improve housing stock
- Work with lending institutions to provide services for underserved populations
- Invest in alternative forms of homeownership
- Develop additional revenue streams of funding for affordable housing
- Enhance the City's procedures to leverage resources and increase the production of new homes or the rehabilitation of existing homes
- Diversify communities with mixed-use and mixed-income buildings to improve the quality of life for residents and businesses
- Initiate program changes for the Home Repair Program, like striving to reduce the time residents spend waiting for assistance

Invest in building and lead hazard remediation to abate the deterioration of housing stock:

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

- Improve hazard assessment processes for monitoring the abatement of lead-based paint

Strengthen inter/intragovernmental relationships to resolve regulatory issues:

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

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

- Prepare information and materials about impediments impacting affordable housing for use in presentations and meetings organized by or with the City staff for stakeholders and community groups
- Ensure that first-time homebuyers are educated about financial management and the responsibilities of homeowners

Discussion

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

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

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

OTHER ACTIONS

AP-85 Other Actions – 91.20(k)

Introduction

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

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

HCD's needs assessment (AP-10) indicates that many low- and moderate-income Houstonians lack reliable access to the internet and appropriate computer devices. To better understand local impacts, HCD consulted with Comcast's Texas Region Office of Government Affairs regarding broadband access and affordability in Houston. Comcast advised that the Federal Communications Commission's Affordable Connectivity Program (ACP), which provided eligible households a monthly credit toward home broadband service, has sunset. As a result, Comcast estimates that nearly 1 million low-income residents in Harris County may be affected. This reinforces the need for continued outreach to inform residents of available options to maintain affordable service and for the City to pursue replacement resources where feasible. Continued investment in digital inclusion activities, including digital skills training for low- and moderate-income residents, seniors, jobseekers, and immigrant communities, remains important. The City and County have begun supporting some of these efforts with resources made available through the Infrastructure Investment and Jobs Act (IIJA), and these activities should be sustained where possible.

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

Actions planned to address obstacles to meeting underserved needs

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

In November 2025, HCD announced a partnership with Harris County to co-develop a philanthropically funded City and County Housing Affordability Strategy. We believe our project may

be the first city-county housing affordability strategy in the U.S. The Strategy's goal is to align county and city resources to maximize the amount of affordable housing being developed by the housing ecosystem in Harris County and the City of Houston. While this study is underway with our consultant, HR&A, the City and County, as well as our partnering agencies, and already developing ways to collaborate and leverage resources to ensure that residents of our metro area have better access to housing that is attainable for households at all income levels.

In PY 2026, HCD will strive to overcome the obstacles of the underserved by:

Leveraging its resources

- HCD will continue partnering with housing and service organizations to create easy-entry shelter, system-connecting transitional housing, and permanent supportive housing units for the homeless.
- HCD will continue to implement programs through special grants and to support funding for various non-profit agencies
- HCD staff will continue to research, apply for, and manage competitive and non-competitive grant opportunities to fund and enhance community development activities in Houston.
- HCD will research how funded activities can be paired with other funding sources or programs to lower costs for residents or make services more available.
- The NOFAs for public services, public facilities, and multifamily development may prioritize projects that leverage other funding sources with formula funds.
- HCD will continue to seek partnerships with entities in the private sector, such as banks, realtors, builders, and non-profits, to fund training and utilize volunteer resources. We will also partner with agencies that help us leverage private sector Community Reinvestment Act (CRA) funding to assist our residents.
- HCD will leverage its formula and disaster recovery funds to fund both Homebuyer Assistance Program activities and gap funding to construct and renovate multifamily affordable housing.

Assisting households increase their income and assets

- HCD will continue to fund public services, including job training and other assistance programs, like childcare, to help individuals secure a job to increase their family income.
- HCD's Compliance Division facilitates training and monitors routinely for contractual compliance to ensure that contractors are adhering to Section 3 guidelines to provide job training and employment and contract opportunities to low-income residents. This Division will also enforce the Davis-Bacon Act to ensure contractors and subcontractors pay the prevailing wage rates to employees.
- HCD will continue to look for new ways to create job opportunities for low- and moderate-income persons through existing funding resources.

- HCD will continue to support subrecipients involved in local initiatives to help families improve money management and generate wealth such as the United Way’s THRIVE.

Making housing and services available for the underserved

- HCD will prioritize housing and services to those in most need, including populations with special needs. Rapid re-housing activities using ESG funds will target homeless individuals and those who are victims of domestic violence.
- HCD will also work to coordinate services between HOPWA providers and to identify resources.
- HCD will continue to address the rental housing needs of the underserved by giving preference to developments for underserved populations in our funding NOFA process as well as our annual federal tax credit allocation processes. Housing developments assisted with formula funds will continue to comply with Section 504 requirements to make housing available for persons with disabilities.

Advertising available services to the underserved

- HCD will strive to hold public hearings in low-income neighborhoods and conduct meetings at agencies that serve special needs populations; additionally, HCD will continue to hold at least one virtual meeting to expand its reach.
- HCD will also coordinate with existing public and private partners that serve LMI families to promote programs.

Improving neighborhoods that are underserved

- HCD will revitalize communities by improving or developing community amenities – such as parks, libraries, community centers, health clinics, grocery stores etc.– and by enhancing infrastructure (e.g. streets, drainage, stormwater, etc.) to mitigate flood risks and improve safety
- HCD will target new single family homes and new multiple family developments in neighborhoods that are at risk of displacement or have not had the benefit of new housing developments.

Actions planned to foster and maintain affordable housing

As of February 2026, HCD’s multifamily compliance portfolio includes 16,533 housing units in over 120 developments, and because of federal and local funding sources, 8,398 of these units are income restricted. Effective relationships with developers of affordable housing, potential buyers of at-risk housing, advocacy groups, lenders, community groups, and other stakeholders help to ensure that the number of restricted units is maintained.

Houston and Harris County remained relatively affordable through much of the 2010s, largely because housing production generally kept pace with job growth. Houston’s flexible land use framework, including the absence of conventional zoning and subdivision regulations that allow additional

density in the urban core, supported this production. During this period, homeownership was broadly attainable for median-income households. For example, in 2014, the median single-family home price (approximately \$157,000) was well below what a median-income household could afford (approximately \$233,000). However, renter affordability has been a persistent challenge. Even during the 2010s, the median renter household could not afford median rents, and affordability gaps for extremely low-income renters (0–30% AMI) have remained substantial. Since the COVID-19 pandemic, affordability pressures have intensified and expanded up the income spectrum, increasingly affecting market-rate renters and moderate-income homebuyers as rents and home prices have grown far faster than household incomes. Between 2018 and 2023, median household income increased by about 22%, while median rents rose about 31% and home values increased about 50%. This erosion is also reflected in declining availability of lower-cost options, including a sharp reduction in homes selling for under \$250,000 and a significant loss of naturally occurring affordable rental housing. Looking ahead, projected growth will continue to increase demand, including an estimated 400,000 additional Harris County households by 2036, nearly half of whom are expected to be at or below 80% AMI. Maintaining affordability will require sustained housing production paired with strategies that align new supply with household incomes, preserve lower-cost units, and support development in locations that reduce flood risk and improve access to jobs, services, and opportunity.

This year, under the Mayor’s Plan to End Street Homelessness, the City has put new federal disaster recovery, philanthropic, and partnering agency funding into the development of new low-barrier, system-connecting transitional housing. The City purchased a building called “419 Emancipation” and plans to own and fund the operations of a transitional housing facility, as well as continuing to own and fund operations at the City’s Navigation Center.

Not only is the City increasing opportunities in transitional housing, but the City will also continue to lead efforts to develop permanent supportive housing to help end chronic homelessness and reduce homelessness among veterans, families, and youth in Houston.

By providing analysis of homeless needs, coordinating with other agencies, and funding this effort, the City will continue to encourage affordable housing development with supportive services and collaborate with public and private housing developers, builders, and finance agencies to foster resilient, decent, safe, and affordable housing.

HCD will also create new affordable rental housing opportunities in Houston for low- and moderate-income households. HCD will continue to solicit and finance new affordable multifamily developments that leverage available funds, maximizing their use not only to create new affordable rental homes but also to preserve existing rental homes.

HCD generally provides up to 30% gap funding for multifamily developments and requires developers to provide the remaining funds. In PY 2026, multifamily developments in the pipeline include The

Rushmore, New Hope Housing (NHH) Avenue C, Boulevard 61, and Retreat at Esther. Upon completion of these developments, there will be over 8,400 City of Houston income-restricted rental units.

In PY 2026, HCD staff will continue to reach out to developers nearing the end of the affordability period on income-restricted units to identify options to extend or renew affordability requirements.

HCD will also preserve and expand the supply of affordable single-family housing in PY 2026 through the rehabilitation of 18 single-family homes and the construction of 20 new single-family homes. Home repair staff have focused on increasing capacity and will release a procurement opportunity to expand the pool of nonprofit and for-profit contractors. The Single-Family Home Development program has provided technical assistance to CHDO developers and will continue to help these developers build capacity. This will increase the number of CHDO developments and help more residents achieve homeownership and maintain long-term housing affordability.

Hurricane Beryl and other recent disaster events negatively impacted the supply of affordable housing in Houston and created an urgent need for new homeowner housing development and rehabilitation of homes damaged by recent flood events. In PY 2026, HCD will continue to serve disaster-impacted households while leveraging local, federal, and disaster recovery funds (e.g., DR21 and DR24) to develop and rehabilitate affordable homes. For example, the Affordable Home Development Program will provide financing for larger-scale single-family developments that create affordable homeownership opportunities.

In July 2024, Housing Alliance HTX was awarded a \$50 million Choice Neighborhood Improvement Grant. This initiative will redevelop the Cuney Homes public housing property and improve the Third Ward neighborhood. The City of Houston is a co-applicant for the funding and is leading the Neighborhood portion of the implementation grant, which focuses on housing improvement and community economic development within and around the Cuney Homes site.

The City also coordinates with its Housing Finance Corporation, which was established to assist in the development of affordable housing. The Houston Housing Finance Corporation (HHFC) supports the development and redevelopment of affordable housing through gap financing and tax exemptions for federal housing tax credit-supported development. HHFC is also a conduit borrower of tax-exempt private activity bonds, which can be used to help finance multifamily development and affordable mortgage financing for low- to moderate-income Houstonians.

Actions planned to reduce lead-based paint hazards

In PY 2026, HCD will expend CDBG funds for lead-based paint-related programs through the High-Impact Neighborhood Lead-Based Paint Hazard Reduction Program managed by the Houston Health Department (HHD) and through home repair activities. A description of the activities follows.

High-Impact Lead-Based Paint Hazard Reduction Program

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

Beginning in 2020, HHD used HCD's funding as match dollars in support of the LHR grant, targeting the removal of lead-based paint in 4 contiguous census tracts near the Near Northside and Fifth Ward Super Neighborhoods. With the help of CDBG funds as a match, BCCEH performs lead hazard reduction and remediation on approximately 50 homes annually. HCD may continue to provide match funding to the HHD lead-based paint initiative under this program during PY 2026. HHD will continue to seek additional funding to leverage its current resources for lead-based paint reduction.

Home Repair Program Lead Activities

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

Actions planned to reduce the number of poverty-level families

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

Increasing income

- Fund job training, childcare, and educational programs to increase a person's potential income.

Building Financial Assets

- Provide professional, one-on-one financial counseling to all Houstonians at no cost through the Houston Financial Empowerment Centers (FEC), especially to low- and moderate-income residents. FECs are staffed with professionally trained financial counselors to help residents manage their money, pay down debt, and establish and build credit. Counseling services are available in both English and Spanish.
- Provide home repair assistance to households that do not currently have enough savings to make necessary repairs.

- Create affordable multifamily homes through new construction and rehabilitation, which reduces the housing cost for LMI households and assists families in building savings.
- Provide workshops (like the 360 Road to Homeownership Series) to new and existing homeowners and potential homebuyers that improve knowledge about building healthy credit and maintenance expectations, as well as succession/estate planning and tax liabilities for those who may pass away or become incapacitated.

Acquiring Real Property Assets

- Create opportunities for LMI households to become homeowners by assisting CHDOs in single-family home development through technical assistance, training, and workshops.

Actions planned to develop institutional structure

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

HCD will coordinate with Houston Public Works, the Houston Health Department, and City Council on implementation of the proposed proactive apartment inspection ordinance for “high-risk” multifamily properties, including alignment of code enforcement and data-sharing processes (e.g., 311 trends, repeat violations, and habitability concerns) to strengthen interdepartmental accountability and improve housing quality for low- and moderate-income residents.

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

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
 - In 2024, the City incorporated Houston’s Homeless Response Strategy fully into HCD with the hiring of Director Michael Nichols, who was previously the Director of the Houston Coalition for the Homeless. The reason for consolidation was to prioritize homelessness response within HCD and alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
 - The Multifamily/Commercial program area expanded development initiatives through the Affordable Home Development Program, which is creating new, affordable single-family developments. The Multifamily program also meets with developers to provide resources and information and provide technical assistance to potential partners who develop affordable rental homes.
 - HCD expects to improve Home Repair Program service levels by introducing new nonprofit and for-profit contractors to the pool of approved contractors.
 - HCD’s Home Repair Program will also continue to streamline its internal process by improving its application process and assessing its production workflow.

- The CHDO Single Family Home Development Program will continue to identify gaps in staff capacity and develop a marketing plan to reach targeted populations and improve homeownership outcomes.
- The Public Services team continues to improve upon Resource Identification efforts for people living with HIV/AIDS and to enhance coordination between HOPWA providers.
- The Public Facilities team is focused on more effective and timely delivery of finished projects.
- HCD will also work with other City Departments/Divisions like the General Services Department (GSD) to determine ways to partner through existing City efforts and the Strategic Procurement Division (SPD) to improve procurement processes.
- HCD will work with and financially support various community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
 - HCD will fund CHDO-certified organizations to develop affordable single-family homes.
 - HCD will work to improve marketing to ensure program efficiency and compliance.
 - HCD will continue to implement new payment procedures to help subrecipients receive more timely reimbursements and help CHDOs build capacity and ensure the timely completion of construction in the future.
 - HCD will work to improve ways to track and report CHDO performance.
- HCD will use established partnerships to identify opportunities for joint ventures with agencies that have sources of funding to construct or operate affordable housing.
 - HCD, HHFC, and Housing Alliance HTX and our counterparts at Harris County will continue to plan the rehabilitation of housing units.
 - HCD will continue to build relationships with financial institutions and lenders to be better informed on housing, material and interest rate pricing and communicate about upcoming projects.
 - HCD will continue to partner with realtors and banks, including those working within minority communities and in low-income areas of the city, to advertise and promote HCD's Homebuyer Assistance Program 2.0 (HBAP 2.0).
 - Continue to cultivate strong working relationships with local financial institutions to ensure the availability of private funding for housing and other projects and low- and moderate-income homebuyers.

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

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

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

Coalition for the Homeless Houston/Harris County

HCD funds HMIS or comparable data systems. HMIS is the primary data system maintained by the Coalition, used to track information related to the region's homeless population and the HOPWA population. Such data informs efforts to address the needs of the homeless population in the region in cooperation with agencies across several counties. HCD will support the Coalition's efforts to analyze HMIS data to enhance coordination between service providers, HOPWA providers, and homeless housing providers. In addition, HCD financially supports the Coalition's efforts in the coordination of the Point-In-Time Count each year, which serves as a basis for federal homeless funding.

Continuum of Care (CoC)

The CoC brings together local government units, housing providers, and service providers to strategize and plan for future activities to address homelessness in the Houston area. As a member of the CoC Steering Committee and various CoC workgroups, HCD will continue the implementation of the integrated care service delivery model with federally qualified health centers, mental healthcare providers, and homeless service providers to support housing stability.

Addressing Homelessness

HCD and the Mayor's office have taken a lead, through the Houston's Homeless Response Strategy, to expand upon temporary housing opportunities.

HCD will work to enhance coordination between housing and service providers while leading the effort to implement strategies to end chronic and other forms of homelessness.

City Departments

HCD will also continue exploring ways to partner with other City Departments to streamline processes, align efforts, and leverage resources. Our focus is primarily on building permitting collaborations and habitability inspections to ensure that all residents have a safe, habitable place to live.

Discussion

The City of Houston is continuously refining its strategies to foster affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop institutional structures, and enhance coordination. By enhancing coordination and developing greater collaboration, the City will work to create an environment in which affordable housing, including permanent supportive housing, is sustained and encouraged. HCD staff will continue to streamline its processes and coordinate with various agencies throughout PY 2026 in support of its formula and disaster recovery programs. Cultivating and strengthening relationships with agencies, advocates, and community partners will also improve the delivery of activities funded through formula grants.

The City provides homebuyer assistance through its CHDO activities. The City intends to use the HOME affordable homeownership limits provided by HUD for these activities. Applicants interested in buying a home and receiving assistance through the CHDO Single Family Home Development Program must have a household income that does not exceed 80% AMI, attend at least 8 hours of

homebuyer counseling through a HUD-certified homebuyer counseling organization, agree to occupy the property as their principal residence for the affordability period, and comply with the CHDO Single Family Home Development Program Guidelines and relevant HOME requirements. The City does not limit the beneficiaries or give preferences; the City will process CHDO Single Family Home Development applications on a first-come, first-served basis, upon referral from the CHDO. Those interested in purchasing a home or receiving CHDO funding to build affordable single family homes through the CHDO Single Family Home Development Program can find more information about the program through HCD and through participating CHDOs listed on HCD's website (<https://houstontx.gov/housing/chdo.html>).

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements – 91.200(l)(1,2,4)

Introduction

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

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

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

Table 14 – CDBG Program Income

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$61,940.20
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income:	\$61,940.20

Other CDBG Requirements

Table 15 – CDBG Requirements

1. The amount of urgent need activities	\$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.0%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

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

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

In PY 2026, HCD will utilize a recapture requirement to HOME-assisted homeownership units constructed under the CHDO Single-Family Home Development Program, consistent with 24 CFR 92.254, to recover the direct HOME subsidy if the unit is sold or no longer owner-occupied during the affordability period. HCD adheres to the minimum recapture provisions established in §92.254(a)(5)(ii) when assisting in the development of new homes by CHDOs.

The required minimum affordability period for homebuyers receiving a direct HOME subsidy through the HCD program is shown below.

Table 16 - HOME Subsidy Amounts and Minimum Affordability Periods

Direct HOME Subsidy	Minimum Period of Affordability
Under \$ 25,000	5 years
\$ 25,000.0 - \$ 50,000	10 years
Over \$ 50,000	15 years

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

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

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

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

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

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

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

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

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

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

Applicants must demonstrate that

- Rehabilitation is the primary eligible activity
 - A rehab in which HOME funds are used to reduce any dollars in the capital structure is considered rehabilitation and refinancing
 - Applicants can demonstrate compliance by reporting a minimum of \$5,000 of rehabilitation per unit
- Property will meet the extended 15-year affordability period
- The project, based on the included feasibility analysis, can reasonably serve the targeted population over the affordability period
- The rehabilitated property will have at least 5 percent of its units designated as disability accessible and 2 percent designated, as appropriate, for use by the visually and hearing impaired

- New investments are being made
 - Maintains current affordable units; creates additional affordable units or both
 - Funds a project that lies within the limits of the City of Houston

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

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

Include written standards for providing ESG assistance (may include as attachment)

Written standards for providing ESG assistance are included in the Appendix and were updated in PY 2024.

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

The Continuum of Care (CoC) in the Houston area has established a centralized and Coordinated Entry System that meets HUD requirements. In January 2014, a soft rollout or Phase One of this system was implemented. The system began full implementation at the end of the summer of 2014. In February 2013, the four local jurisdictions, the Coalition, and the Corporation for Supportive Housing gathered to discuss strategies around the ESG program and Coordinated Entry integration. Plans continue to develop around the continued implementation of Coordinated Entry and specifically the utilization of Rapid Rehousing and Homelessness Prevention resources.

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

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

HCD selects projects for funding based on the greatest community need and input from the stakeholders – such as the CoC Lead Agency and Harris County.

In the spring of 2024, HCD selected an organization previously funded under the Homeless Services Program to continue operating and administering programs for unhoused individuals in Houston. The next Notice of Funding Availability will be issued by 3rd quarter of 2026.

Some of the ESG resources may go to organizations located outside of the City limits of Houston. Those organizations outside the city limits are typically limited to Victim Service and Emergency Shelter providers. Funds will be used for activities that benefit residents of the City of Houston and may include emergency shelter, street outreach, homelessness prevention, and/or rapid re-housing. HMIS services continue to be funded out of the ESG program, and the Coalition, serving as the Lead Agency and HMIS Administrator, continues to receive funding for local HMIS activities.

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

The City of Houston meets the homeless participation requirement. The CoC consults with the four ESG jurisdictions bi-monthly. As a part of the planning role of the group, funding recommendations are taken from the CoC Steering Committee, Consumer Advisory Council, CoC's Action Plan, and data analysis from HMIS.

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

Describe performance standards for evaluating ESG

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

For these standards, the initial data collection is used to create baseline data. Grantees within the CoC have been working to establish community-wide standards so that the community will have common goals. The CoC will measure progress toward those goals at the community level and the individual grantee level. HCD will use the data collected on these outcomes over the following program years to analyze effective programs and establish more measurable standards. The latest ESG Written Standards were updated in PY 2024.

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

Number and percentage of people exiting to a known place

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

Number and percentage of people assisted in overcoming a specific barrier to obtaining housing. This outcome will be measured by detailing the types of barriers addressed and the steps to decreasing barriers so that clients using emergency shelter have more opportunities to access permanent and transitional housing and rapid re-housing services. HCD endeavors to reduce the number of people living both on the street and in emergency shelters by reducing barriers. Additionally, reducing the

barriers will increase the likelihood of positive housing outcomes for clients who are accessing emergency shelter.

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

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

Discussion

The City of Houston continues to work together with the CoC and other ESG grantees to review and revise standards of performance and service delivery, as needed. When a disaster impacts the Houston area, HCD tries to leverage resources under its purview to support vulnerable residents, including those experiencing homelessness or at risk of homelessness. To provide flexible and meaningful support, HCD reserves the right to focus grant funding (both old and new money) and corresponding eligible component types on the affected disaster areas. As needed, HCD may make targeted grant awards to nonprofit and for-profit organizations to address direct deficits to existing programs, provide temporary support to expand program occupancy, or fund a new activity such as street outreach or case management that can be utilized on the street or in temporary shelters to move new and existing clients into permanent housing.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Goals

HCD solicits proposals for HOPWA sponsors through a NOFA process that usually occurs every two years. Selected sponsors are contracted for one year and may include a one-year extension, up to four total extensions, if all agreement requirements are met. The most recent NOFA occurred in Spring 2025, where several agencies were selected as project sponsors for PY 2024 allocations. There were 14 applications submitted, and 12 were selected. In PY 2026, HCD plans to allocate as follows, but may adjust per actual funding received:

- \$3,012,697.56 for operating costs to provide 205 individuals with permanent and transitional facility-based housing
- \$2,851,920.19 for supportive services serving 1,275 individuals
- \$5,290,627.49 for project or tenant-based rental assistance for 300 individuals
- \$2,375,598.43 for short-term rent, mortgage, and utility subsidies for 500 individuals
- \$69,119.25 for Resource Identification and Technical Assistance
- \$111,191.83 for Housing Information for 50 individuals
- \$450,777.69 for Grantee Administration
- \$863,990.57 for Sponsor Administration

Discussion

HOPWA activities in PY 2026 are expected to serve approximately 2,330 persons who are living with or are affected by HIV/AIDS. Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA). HCD continues to serve as a member of the Ryan White Planning Council (Ryan White), and an HCD staff member also serves on the Priorities and Allocation Committee under the Council. In addition to receiving critical community health needs information from Ryan White, HCD staff also meet with HOPWA providers regularly to receive information about the implementation and needs of the current providers. HCD has been meeting with all HOPWA providers quarterly since November of 2022, to discuss current needs, barriers with clients, and provide a space for dialog with other project sponsors regarding program operations. When HCD receives information from stakeholders like Ryan White and from HOPWA providers, HCD can adjust future funding decisions.

HCD's HOPWA program has used HUD's Homeless Management Information System (HMIS) as the client database for HOPWA programming since 2014 in the region. This has allowed HOPWA programming to work alongside the Coordinated Entry System and establish links with other homeless, essential services, and housing assistance programs.

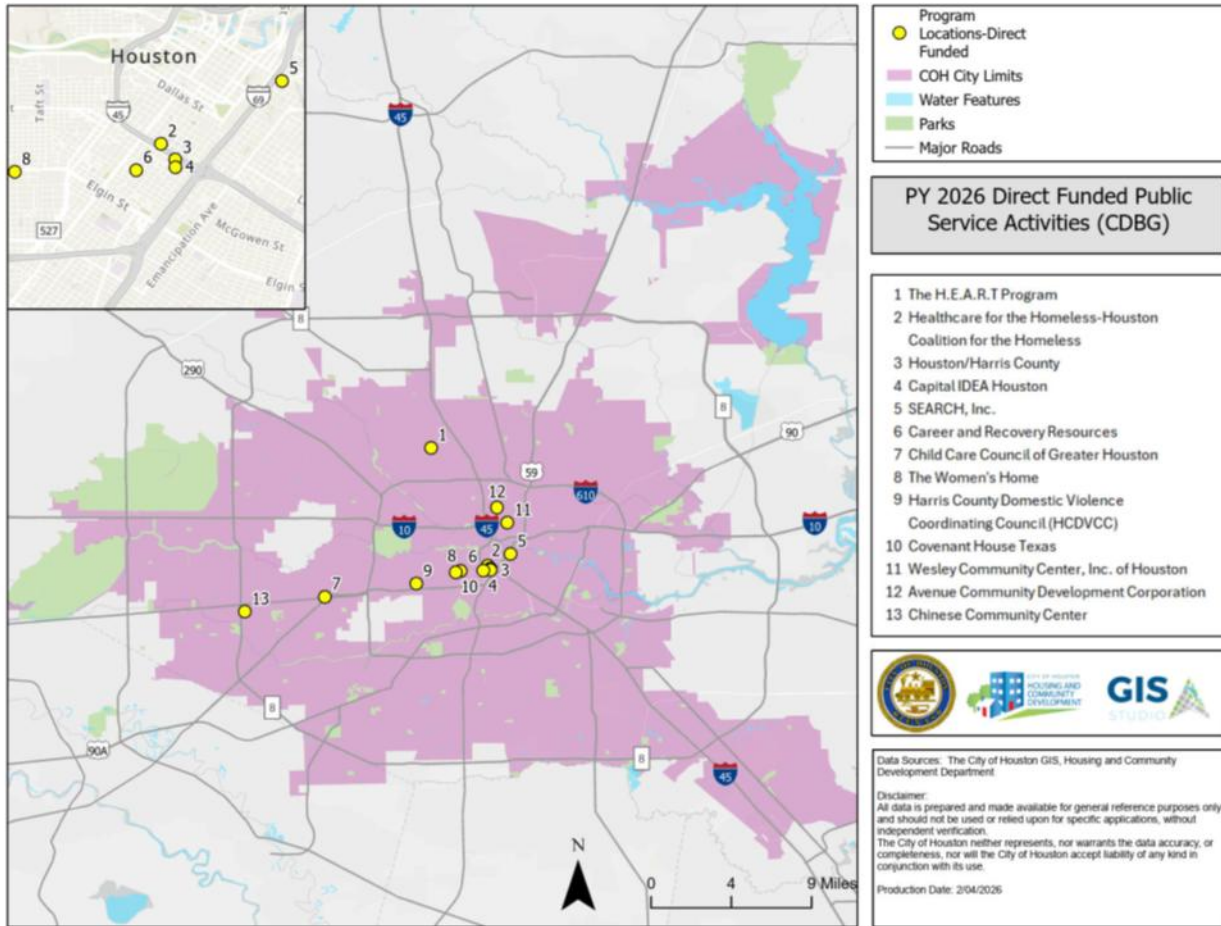
Using HMIS, Project Sponsors are able to track the weeks for STRMU assistance (regardless of the amount of rent received, i.e., full month or half a month) in fractions based on whether a client received rent for a full month, half a month, or a quarter of a month. HCD defines a year based on a particular participant's year (one year from the day the participant begins receiving assistance).

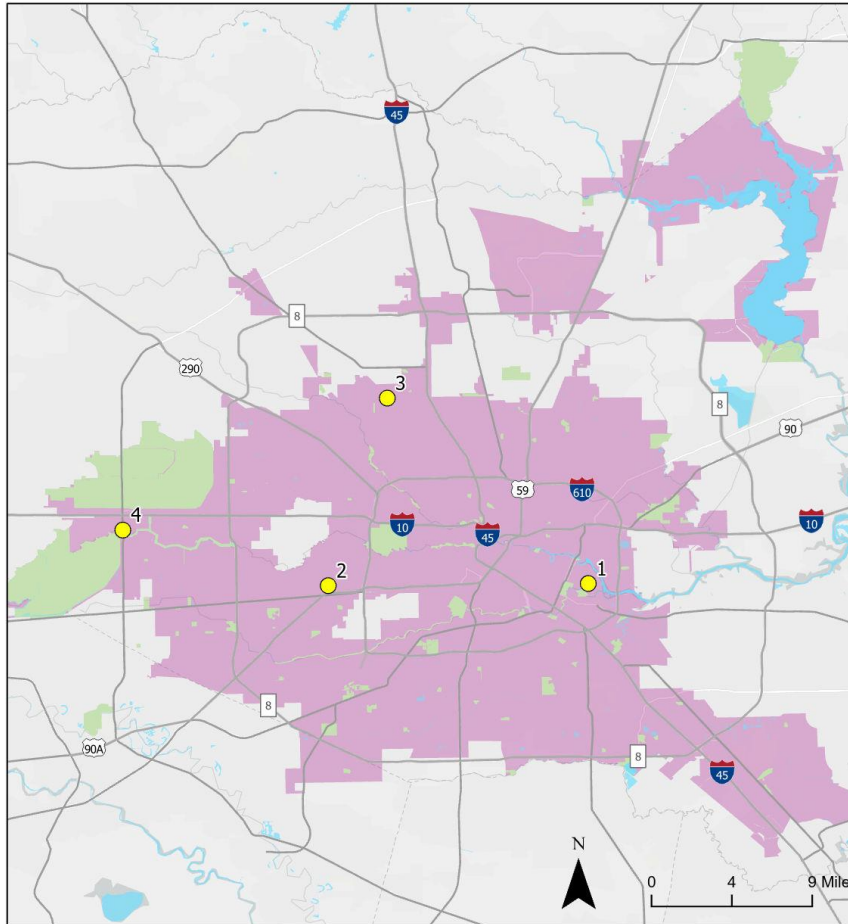
The HOPWA Program uses HUD’s Fair Market Rent (FMR) as the rent standard, adopting the public housing authority’s Housing Choice Voucher basic range between 90 percent and 110 percent of the FMR rent payment standard as an option.

APPENDIX

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APPENDIX 1: MAPS





Program Status

- Ongoing
- Water Features
- Parks
- COH City Limits
- Major Roads

PY 2026 Multifamily Housing Investment (CDBG & HOME)

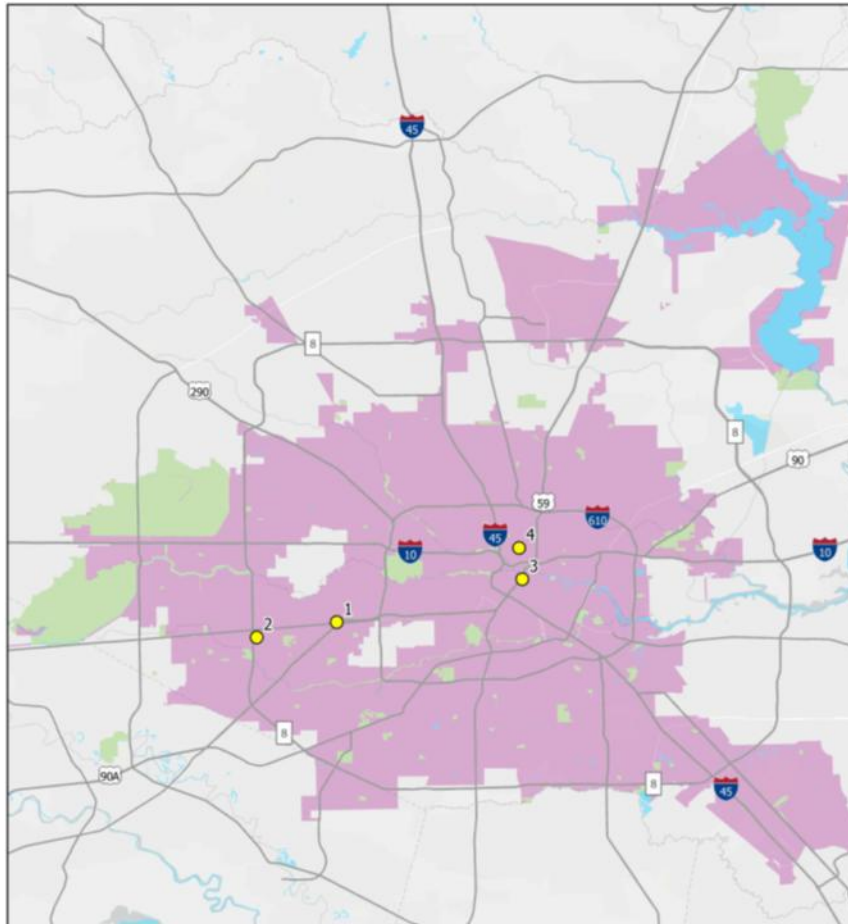
- ID Developments**
- 1 NHH Wheatley
 - 2 Boulevard 61
 - 3 Retreat at Esther
 - 4 The Rushmore



Data Sources: City of Houston Housing and Community Development Department.

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

Production Date: 2/16/2026



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

**PY 2026 Child Care Program
(CDBG)**

- 1 Child Care Council of Greater Houston, Inc.
- 2 Chinese Community Center
- 3 SEARCH
- 4 Wesley Community Center, Inc.

N

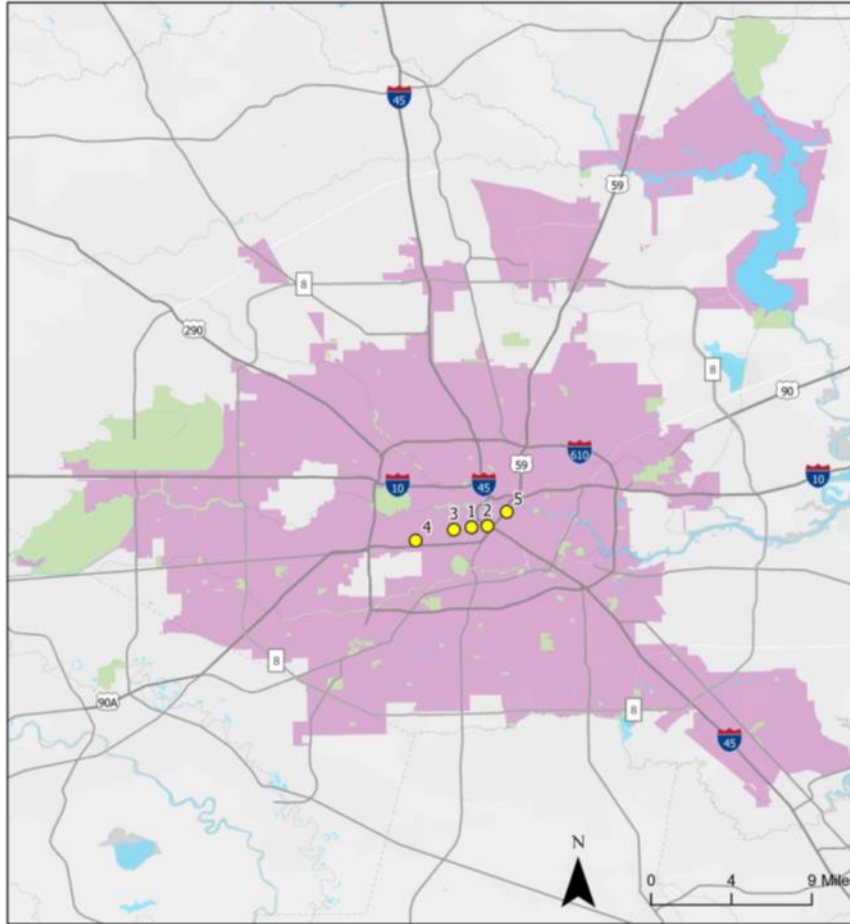
0 4 9 Miles



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

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

Production Date: 2/04/2026



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

**PY 2026 Homeless Activities
(ESG)**

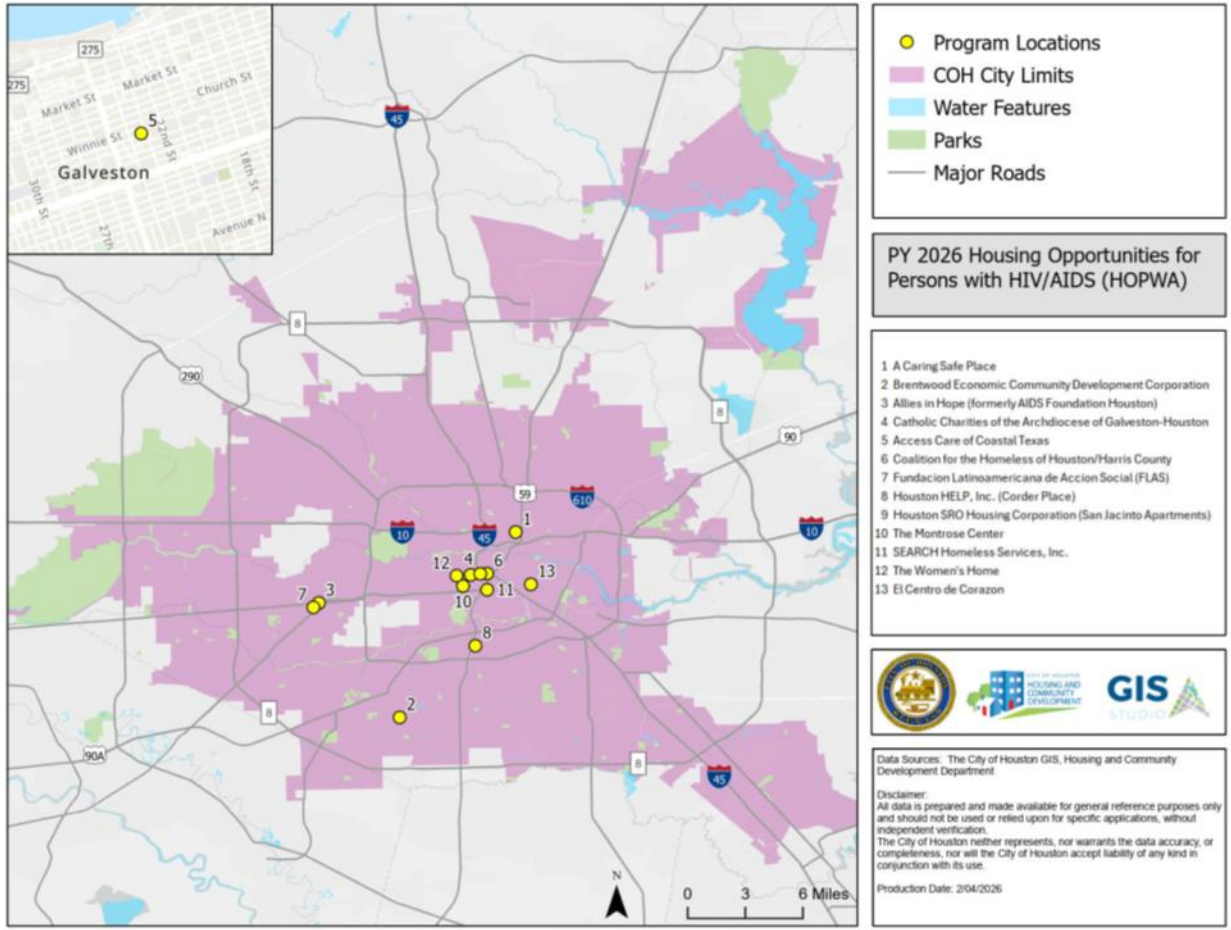
- 1 Catholic Charities
- 2 Coalition for the Homeless
- 3 Covenant House Texas
- 4 Harris County Domestic Violence Coordinating Council (HCDVCC)
- 5 SEARCH

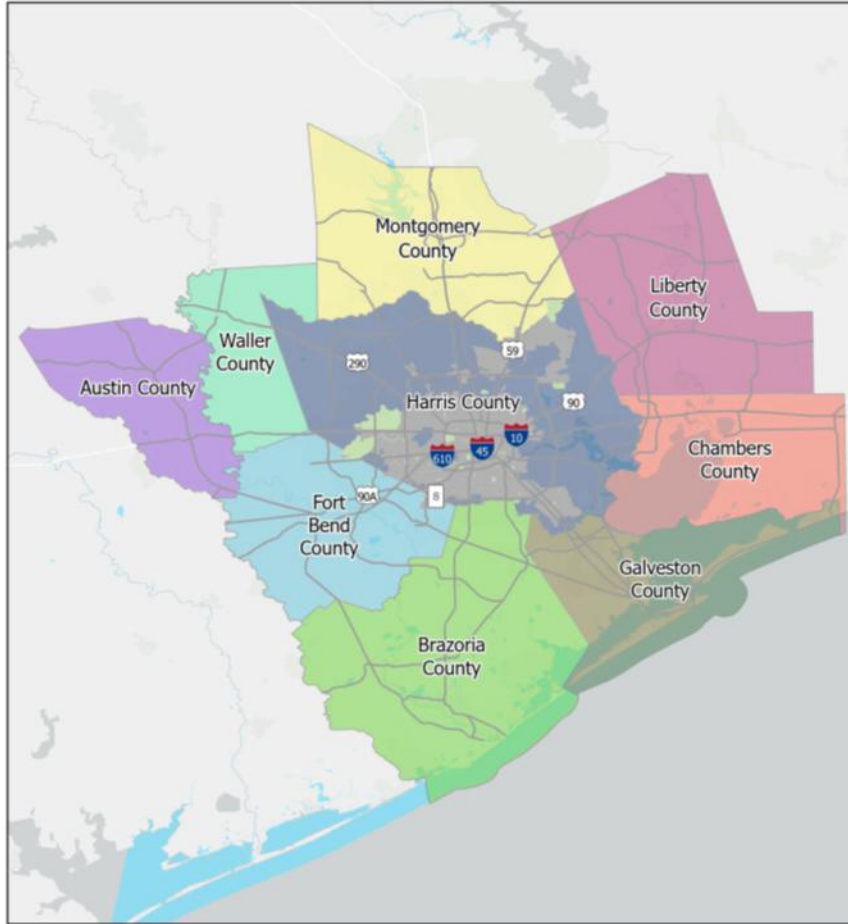


Data Sources: The City of Houston GIS, Housing and Community Development Department

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Production Date: 2/05/2026





PY 2026 Housing Opportunity for People with HIV/AIDS (HOPWA) Eligible Metropolitan Statistical Areas



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

Disclaimer:
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 The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Production Date: 2/01/2026

APPENDIX 2: APPLICATIONS AND CERTIFICATIONS

EXHIBIT A

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/>	
		* Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="City of Houston"/>			
* b. Employer/Taxpayer Identification Number (EINTIN): <input type="text" value="74-6001164"/>		* c. UEI: <input type="text" value="J4MAQ69KQKF5"/>	
d. Address:			
* Street1:		<input type="text" value="2100 Travis Street"/>	
Street2:		<input type="text"/>	
* City:		<input type="text" value="Houston"/>	
County/Parish:		<input type="text"/>	
* State:		<input type="text" value="TX: Texas"/>	
Province:		<input type="text"/>	
* Country:		<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:		<input type="text" value="77002-3103"/>	
e. Organizational Unit:			
Department Name:		Division Name:	
<input type="text" value="Housing and Community Dev."/>		<input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="Michael"/>
Middle Name:	<input type="text" value="C"/>		
* Last Name:	<input type="text" value="Nichols"/>		
Suffix:	<input type="text"/>		
Title:	<input type="text" value="Director"/>		
Organizational Affiliation: <input type="text"/>			
* Telephone Number:	<input type="text" value="846-651-5351"/>	Fax Number:	<input type="text"/>
* Email:	<input type="text" value="Michael.Nichols@houstontx.gov"/>		

Application for Federal Assistance SF-424

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

 Type of Applicant 2: Select Applicant Type:

 Type of Applicant 3: Select Applicant Type:

 * Other (specify):

* 10. Name of Federal Agency:

11. Assistance Listing Number:

 Assistance Listing Title:

* 12. Funding Opportunity Number:

 * Title:

13. Competition Identification Number:

 Title:

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

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant * b. Program/Project

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

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	25,840,198.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	61,940.20
* g. TOTAL	25,902,138.20

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**
 Yes No
 If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

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

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: Signed by: * Date Signed:

DocuSigned by:
 Cynthia Wilson
 E372623F9278434...

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


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

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

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

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

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

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL Signed by: 	TITLE Mayor
APPLICANT ORGANIZATION City of Houston	DATE SUBMITTED 4/24/2026

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

CDBG Budget Page

CDBG Funds	Allocation	Percentage
Sources		
CDBG Grant Award	\$25,840,198.00	99.8%
Projected Program Income	\$61,940.20	0.02%
Total CDBG Funding	\$25,902,138.20	100.00%
Uses		
Public Services (Homeless, Social Services, Youth, Special Needs, Elderly)	\$3,844,223.00	14.84%
ESG Match	\$500,000	1.93%
Homeownership Assistance	\$1,012,874.89	3.91%
Single-Family Home Repair	\$3,191,462.58	12.32%
Lead-Based Paint	\$202,056.88	0.78%
Multifamily Housing (Rehab)	\$11,131,261.91	42.97%
Economic Development	\$839,313.21	3.24%
Program Administration	\$5,180,945.73	20.00%
TOTAL	\$25,902,138.20	100.00%

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

CDBG Estimated Program Income

CDBG Projected Program Income	Allocation
Sources	
Projected Program Income	\$61,940.20
Uses	
Public Services (Homeless, Social Services, Youth, Special Needs, Elderly)	\$9,177.44
ESG Match	\$1,209.93
Homeownership Assistance	\$2,423.25
Single-Family Home Repair	\$7,632.27
Lead-Based Paint	\$482.04
Multifamily Housing (Rehab)	\$26,618.57
Economic Development	\$2,008.65
Program Administration	\$12,388.65
TOTAL	\$61,940.20

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="City of Houston"/>			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="74-6001164"/>		* c. UET: <input type="text" value="J4MAQ69KQKF5"/>	
d. Address:			
* Street1:	<input type="text" value="2100 Travis Street"/>		
Street2:	<input type="text"/>		
* City:	<input type="text" value="Houston"/>		
County/Parish:	<input type="text"/>		
* State:	<input type="text" value="TX: Texas"/>		
Province:	<input type="text"/>		
* Country:	<input type="text" value="USA: UNITED STATES"/>		
* Zip/Postal Code:	<input type="text" value="77002-3103"/>		
e. Organizational Unit:			
Department Name: <input type="text" value="Housing and Community Dev."/>		Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="Michael"/>
Middle Name:	<input type="text" value="C"/>		
* Last Name:	<input type="text" value="Nichols"/>		
Suffix:	<input type="text"/>		
Title:	<input type="text" value="Director"/>		
Organizational Affiliation: <input type="text"/>			
* Telephone Number:	<input type="text" value="846-651-5351"/>	Fax Number:	<input type="text"/>
* Email:	<input type="text" value="Michael.Nichols@houstontx.gov"/>		

Application for Federal Assistance SF-424

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

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

11. Assistance Listing Number:

Assistance Listing Title:

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	9,931,305.76
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	119,543.00
* g. TOTAL	10,050,848.76

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

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

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

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Designed by:
Cynthia Wilson
627282F627941

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


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

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

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

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

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

<p>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</p> <p>Signed by:</p> 	<p>TITLE</p> <p>Mayor</p>
<p>APPLICANT ORGANIZATION</p> <p>City of Houston</p> <p>Developed by: Cynthia Williams 03/2025/03/2024</p>	<p>DATE SUBMITTED</p> <p>4/24/2026</p>

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

HOME Budget Page

HOME Funds	Allocation	Percentage
Sources		
HOME Grant Award	\$9,931,305.76	98.8%
Projected Program Income	\$119,543.00	1.2%
Total HOME Funding	\$10,050,848.76	100.0%
Uses		
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$5,578,221.06	55.50%
Single-Family Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$3,467,542.82	34.50%
Program Administration	\$1,005,084.88	10.00%
Total	\$10,050,848.76	100.00%

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

HOME Projected Program Income

HOME Projected Program Income	Allocation
Sources	
Projected Program Income	\$119,543.00
Uses	
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$66,346.36
Single-Family Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$41,242.34
Program Administration	\$11,954.30
Total	\$119,543.00

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="City of Houston"/>			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="74-6001164"/>		* c. UEI: <input type="text" value="J4MAQ69KQKF5"/>	
d. Address:			
* Street1:	<input type="text" value="2100 Travis Street"/>		
Street2:	<input type="text"/>		
* City:	<input type="text" value="Houston"/>		
County/Parish:	<input type="text"/>		
* State:	<input type="text" value="TX: Texas"/>		
Province:	<input type="text"/>		
* Country:	<input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code:	<input type="text" value="77002-3103"/>		
e. Organizational Unit:			
Department Name: <input type="text" value="Housing and Community Dev."/>		Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="Michael"/>
Middle Name:	<input type="text" value="C"/>		
* Last Name:	<input type="text" value="Nichols"/>		
Suffix:	<input type="text"/>		
Title:	<input type="text" value="Director"/>		
Organizational Affiliation: <input type="text"/>			
* Telephone Number:	<input type="text" value="846-651-5351"/>	Fax Number:	<input type="text"/>
* Email:	<input type="text" value="Michael.Nichols@houstontx.gov"/>		

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14.241

Assistance Listing Title:

Housing Opportunity for Persons with AIDS

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOPWA Grant - PY 2026

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant * b. Program/Project

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

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="13,025,923.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="13,025,923.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**
 Yes No
 If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:
 * Title:
 * Telephone Number: Fax Number:
 * Email:

* Signature of Authorized Representative: * Date Signed:

DocuSigned by:
 Cynthia Wilson
 E37323F9370434

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



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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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<p>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</p> <p>Signed by: </p>	<p>TITLE</p> <p>Mayor</p>
<p>APPLICANT ORGANIZATION</p> <p>City of Houston</p> <p>Executed by:  Cynthia Wilson E:3739231070434</p>	<p>DATE SUBMITTED</p> <p>4/24/2026</p>

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HOPWA Budget Page

HOPWA Funds	Allocation	Percentage
Sources		
Total HOPWA Funding	\$15,025,923.00	
Uses		
Operating Costs	\$3,012,697.55	20.05%
Supportive Services	\$2,851,920.19	18.98%
Project or Tenant-based Rental Assistance	\$5,290,627.49	35.21%
Short-Term, Rent, Mortgage & Utility Assistance	\$2,375,598.43	15.81%
Resource Identification	\$69,119.25	0.46%
Housing Information	\$111,191.83	0.74%
Grantee Administration (3% of Estimated Grant Amount)	\$450,777.69	3.00%
Sponsor Administration (7% of Estimated Grant Amount)	\$863,990.57	5.75%
TOTAL	\$15,025,923.00	100.00%

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="City of Houston"/>			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="74-6001164"/>		* c. UEI: <input type="text" value="J4MAQ69KQKF5"/>	
d. Address:			
* Street1:	<input type="text" value="2100 Travis Street"/>		
Street2:	<input type="text"/>		
* City:	<input type="text" value="Houston"/>		
County/Parish:	<input type="text"/>		
* State:	<input type="text" value="TX: Texas"/>		
Province:	<input type="text"/>		
* Country:	<input type="text" value="USA: UNITED STATES"/>		
* Zip/Postal Code:	<input type="text" value="77002-3103"/>		
e. Organizational Unit:			
Department Name: <input type="text" value="Housing and Community Dev."/>		Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="Michael"/>
Middle Name:	<input type="text" value="C"/>		
* Last Name:	<input type="text" value="Nichols"/>		
Suffix:	<input type="text"/>		
Title:	<input type="text" value="Director"/>		
Organizational Affiliation: <input type="text"/>			
* Telephone Number:	<input type="text" value="846-651-5351"/>	Fax Number:	<input type="text"/>
* Email:	<input type="text" value="Michael.Nichols@houstontx.gov"/>		

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14.231

Assistance Listing Title:

Emergency Solutions Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

ESG Grant - PY 2026

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,244,219.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="2,244,219.00"/>

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

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

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

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

Signed by:

* Signature of Authorized Representative:

* Date Signed:

DocuSigned by:
Cynthia Wilson
E372023F3170434

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


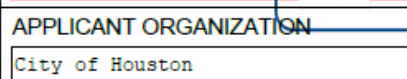
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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances.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

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

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

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION 	DATE SUBMITTED 4/24/2026

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ESG Budget Page

Emergency Solutions Grant (ESG) Funds	Allocation	Percentage
Sources		
Total ESG Funding	\$2,244,219.00	
Uses		
Homeless Management Information System (HMIS)	\$89,768.76	4.00%
Emergency Shelter	\$1,074,980.91	47.90%
Homeless Prevention	\$372,540.35	16.60%
Rapid Re-Housing	\$538,612.56	24.00%
Administration (7.5% cap)	\$168,316.42	7.50%
TOTAL	\$2,244,219.00	100.00%

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


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

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

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

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



Signature of Authorized Official

4/24/2026

Date

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Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year [PY25, PY26, PY27 three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

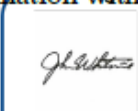
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signed by:


4/24/2026

Signature of Authorized Official

Date

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Mayor

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Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

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

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signed by:


4/24/2026

Signature of Authorized Official

Date

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Cynthia Wilson
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Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

John Whitmire

*Title: Mayor

*Applicant/Recipient Organization:

City of Houston

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.



6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:  Signed by:  Designated by: Cynthia Wilson, 51728229107844.
* Date: (mm/dd/yyyy) 4/24/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

APPENDIX 3: ESG WRITTEN STANDARDS

ESG Written Standards

Introduction

The City of Houston has developed the following standards when assisting with Emergency Solutions Grants (ESG) funds as required by 24 CFR 576.400 (e). These standards were created in coordination with the representatives of The Way Home Continuum of Care, including Harris, Fort Bend, and Montgomery County, and the cities of Houston, Pasadena, and Conroe. They are in accordance with the interim rule for the Emergency Solutions Grants Program released by the U.S. Department of Housing and Urban Development on December 4, 2011, updated version published April 1, 2018, and the final rule for the definition of homelessness also released by the U.S. Department of Housing and Urban Development on December 4, 2011.

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

DEFINITIONS

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

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

Diversion – a short-term problem-solving case management intervention for people actively seeking homeless assistance by either presenting in person at a homeless shelter or a system entry point. The

focus is on rapid exit from homelessness or rapid placement in safe, alternative housing. In some cases, financial assistance may also be provided.

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

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

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

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

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

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

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

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

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

Victim Service Provider (also referred to as DV for organizations providing services for survivors of Domestic Violence) – a private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term includes rape

crisis centers, battered women’s shelters, domestic violence transitional housing programs, and other programs.

Standards Applicable to All Program Components

Eligible ESG Program Components

There are five (5) ESG Program Components:

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

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

ESG Service Provider Requirements

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

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

Designate staff members for CoC Provider Input forum: Each agency will assign two representatives to the input forum, where at least one member (CEO/ED) has decision-making capacity for the program. CoC Provider Input Forums will meet quarterly, or more often as required by current CoC policies, where providers give and receive information regarding CoC strategies and policies.

Participate in any standardized training as designated by ESG funders and offered through CoC: The CoC will provide a vetted and standardized training curriculum for all housing stability case managers. Training will be available for all agencies providing case management for housing-based services. The curriculum and standards will be developed as a part of and in partnership with the

Continuum of Care Technical Assistance plan from the Department of Housing and Urban Development. This will focus on the requirements of maintaining stable housing and ensuring access to mainstream resources that will provide ongoing, continued, and necessary support for households to gain and maintain stable housing.

Coordinating with Mainstream and Targeted Homeless Providers

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

Fair Housing Act Compliance

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

<https://www.hud.gov/stat/fheo/rights-obligations>

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

Equal Access to Housing Final Rules

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

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

Waivers

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

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

Texas Property Code occupancy limits

Texas Property Code Section 92.10 Occupancy Limits

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

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

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

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

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

the other party. In addition to court costs and reasonable attorney's fees, a plaintiff who prevails under this subsection may recover from the landlord \$500 for each violation of this section.

(d) In this section:

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

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

Standards Specific to Emergency Shelter

Eligibility: Homeless Status

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

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

Eligibility: Intake and Assessment

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

Eligibility: Prioritization & Referral Policies

Emergency shelters will prioritize individuals/families that:

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

Also note the following:

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

Standards Specific to Homelessness Prevention and Rapid Rehousing

Eligibility: Status as Homeless or At-Risk of Homelessness

Homelessness Prevention

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

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

Additional eligibility requirements related to Homelessness Prevention include:

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

Rapid Rehousing

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

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

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

Eligibility: Intake and Assessment

Once Coordinated Access is available for all housing interventions, all clients must have an initial eligibility assessment and triage for appropriate housing by a specially trained housing assessor. All clients come through Coordinated Access and are assessed using the housing triage tool in HMIS.

Housing triage will identify, based on the standard assessment, individuals best suited for rapid rehousing. The standard assessment accounts for length and frequency of homelessness, physical and mental health status, criminal history, veteran status, domestic violence experience, substance abuse conditions, and employment history.

Targeted Populations: Client Prioritization

Homelessness Prevention

Note that all targeted individuals and families described below must meet the minimum HUD requirements for eligibility for homeless prevention.

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

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

Rapid Rehousing

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

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

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

Financial Assistance

Duration and Amount of Assistance

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

- All clients are assessed to determine initial need and create a budget to outline planned need for assistance.
- Agencies cannot set organizational maximums or minimums but must rely on the CoC standardized tools located in The Way Home CoC Rapid Rehousing Business Rules to evaluate household need.

- Through case management, client files are reviewed monthly to ensure that planned expenditures for the month validate the financial assistance request.
- City of Houston expects that households will receive the minimum amount of assistance necessary to stabilize in housing.

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

Participant Share

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

Housing Stabilization and Relocation Related Assistance and Services

Required Services: Case Management & Case Loads

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

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

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

Case management includes, but is not limited to:

- Housing assistance

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

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

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

Required Services: Housing Location Services

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

Required Services: Inspection and landlord agreement

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

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

Ineligible Services: Credit Repair and Legal Services

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

Optional Services: Security/Utility Deposits

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

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

Optional Services: Rental Application Fees

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

Eligibility: Periodic Re-Certification

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

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

Standards Specific To Street Outreach

ELIGIBILITY: HOMELESS STATUS

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

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

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

TARGET POPULATION

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

ENGAGEMENT/COLLABORATION

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

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

ELIGIBILITY: INTAKE AND ASSESSMENT

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

APPENDIX A: HUD DEFINITION FOR HOMELESS

Category 1	Literally Homeless	<p>An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:</p> <ul style="list-style-type: none"> • Has a primary nighttime residence that is a public or private place not meant for human habitation; • Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); <u>or</u> • Is exiting an institution where (s)he has resided for 90 days or less, <u>and</u> who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
Category 2	Imminent Risk of Homelessness	<p>An individual or family who will imminently lose their primary nighttime residence, provided that:</p> <ul style="list-style-type: none"> • Residence will be lost within 14 days of the date of application for homeless assistance; • No subsequent residence has been identified; <u>and</u> • The individual or family lacks the resources or support networks needed to obtain other permanent housing
Category 3	Homeless under other Federal statutes	<p>Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:</p> <ul style="list-style-type: none"> • Are defined as homeless under the other listed federal statutes; • Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application; • Have experienced persistent instability as measured by two moves or more during the preceding 60 days; <u>and</u> • Can be expected to continue in such a status for an extended period of time due to special needs or barriers
Category 4	Fleeing/ Attempting to Flee	<p>Any individual or family who:</p> <ul style="list-style-type: none"> • Is fleeing, or is attempting to flee, domestic violence; • Has no other residence; and • Lacks the resources or support networks to obtain other permanent housing

APPENDIX A: HUD DEFINITION FOR AT RISK OF HOMELESSNESS

HUD CRITERIA FOR DEFINING AT RISK OF HOMELESSNESS	Category 1	Individuals and Families	An individual or family who: <ol style="list-style-type: none"> i. Has an annual income below <u>30%</u> of the median family income for the area; <u>AND</u> ii. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; <u>AND</u> iii. Meets one of the following conditions: <ol style="list-style-type: none"> A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; <u>OR</u> B. Is living in the home of another because of economic hardship; <u>OR</u> C. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; <u>OR</u> D. Lives in a hotel or motel, and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; <u>OR</u> E. Lives in an SRO or efficient apartment unit in which there reside more than 2 persons, or lives in a larger housing unit in which there reside more than one and a half persons per room; <u>OR</u> F. Is exiting a publicly funded institution or system of care; <u>OR</u> G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Con Plan
	Category 2	Unaccompanied Children and Youth	A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
	Category 3	Families with Children and Youth	An unaccompanied youth who does not qualify as homeless under the homeless definition but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with him or her.

**APPENDIX C: CROSS WALK OF HUD HOMELESS AND AT RISK DEFINITIONS
AND ELIGIBILITY TO ESG PROGRAM COMPONENTS**

Eligibility by Component	Emergency Shelter	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in ES projects:</p> <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 2: Imminent Risk of Homelessness • Category 3: Homeless Under Other Federal Statutes • Category 4: Fleeing/Attempting to Flee DV
	Rapid Rehousing	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in RRH projects:</p> <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless)
	Homelessness Prevention	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in HP projects:</p> <ul style="list-style-type: none"> • Category 2: Imminent Risk of Homelessness • Category 3: Homeless Under Other Federal Statutes • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is NOT also literally homeless) <p>Individuals and families who are defined as At Risk of Homelessness</p> <p>Additionally, HP projects must only serve individuals and families that have an annual income BELOW 30% AMI</p>
	Street Outreach	<p>Individuals and families defined as Homeless under the following categories are eligible for assistance in SO projects:</p> <ul style="list-style-type: none"> • Category 1: Literally Homeless • Category 4: Fleeing/Attempting to Flee DV (if the individual or family is also literally homeless) <p>Additional limitations on eligibility within Category 1 require that individuals and families must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelter.</p>

APPENDIX D: ELIGIBILITY CRITERIA AND PRIORITIZATION TOOL FOR HOMELESSNESS PREVENTION SYSTEM

Eligibility Requirements

All potential clients will be screened for the following:

Income – Only households with income below 30% of the Area Median Income are eligible for Homelessness Prevention services (see Attachment A for income limits)

Plus

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

Or

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

Or

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

Plus

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

Attachment A

30% Area Median Income

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

Attachment B

Other Definitions of Homelessness

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

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

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

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

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

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

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

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

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

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

Food and Nutrition Act of 2008 relates to the Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps. SNAP is administered by the U.S. Department of

Agriculture (USDA). More information about SNAP can be found online at <http://www.fns.usda.gov/snap/>

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

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

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

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

Example Form - Homeless Prevention Prioritization Scoring

Income Scoring:

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

Tenant Barriers/Risk Factors

Tenant Screening Barriers

1 point per barrier

- _____ Eviction history
- _____ No credit references: has no credit history
- _____ Lack of rental history; has not rented in the past
- _____ Unpaid rent or broken lease in the past (separate from current unpaid rent)
- _____ Poor credit history: late or unpaid bills, excessive debt, etc.
- _____ Past Misdemeanors
- _____ Past Felony other than critical felonies listed below
- _____ Existing criminal justice system where incarcerated for less than 90 days
- _____ **5 points per barrier**
 - Critical Felony (drugs, sex crime, arson, crimes against other people)
- _____ Pregnant or has at least one child (0 to 6 years old)
- _____ Head of household under 30 years old
- _____ Family experienced literal homelessness in the past 3 years
- _____ Only 1 adult in household

APPENDIX 4: CITIZEN PARTICIPATION PLAN

**CITY OF HOUSTON
CITIZEN PARTICIPATION PLAN
FOR THE CONSOLIDATED
PLAN**

Previous Amendment: July 2020

Approved: September 2025



2100 Travis Street, 9th Floor
Houston, TX 77002 832.394.6200
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A. Introduction

The Citizen Participation Plan (CPP) has been prepared and implemented pursuant to federal regulations (U. S. Department of Housing and Urban Development (HUD) Regulations 24 CFR Part 91.105) and the City of Houston's desire to encourage and support public participation in the development of the documents related to the consolidated planning process.

The purpose of the CPP is to establish a viable means by which residents of the City of Houston (City), public agencies, and other interested parties can actively participate in the development of documents related to the consolidated planning process including:

- The Consolidated Plan
- The Annual Action Plan
- Amendments to Consolidated Plan or Annual Action Plan(s)
- The Consolidated Annual Performance and Evaluation Report (CAPER)
- Amendments to the CPP

The actions described in the CPP relate to the planning and expenditure of funds provided to the City by the HUD Office of Community Planning and Development (CPD). CPD formula grants received by the city include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Solutions Grant (ESG), Economic Development Initiative (EDI), Section 108 Loan Guarantee Program, and other grants, as may be added by law.

B. Encouragement of Citizen Participation

The City of Houston strives to encourage and facilitate the participation of its residents in the development of priorities, strategies, and funding allocations related to the consolidated planning process. The City will emphasize the involvement of low- and moderate-income persons, especially those living in slum and blighted areas, areas designated as a revitalization area, areas where the funds are proposed to be used, and low- and moderate-income neighborhoods where at least 51% of the residents are at or below 80% of the area median income (AMI).

The City encourages the participation of local and regional institutions, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community/faith-based organizations) in the process of developing and implementing documents related to the consolidated planning process. Also, the City will encourage participation from broadband internet service providers, organizations engaged in narrowing the digital divide, agencies that manage flood-prone areas, public land or water resources, and emergency management agencies.

To encourage citizen participation that emphasizes the involvement of low- and moderate-income residents, the City will continue to work with public housing authorities, neighborhood groups, and other organizations representing the City's low- and moderate-income areas and residents.

The Citizen Participation Plan ensures that all parties, including residents, non-profit organizations, and other interested stakeholders, are afforded adequate opportunity to review and comment on plans and reports covering the grants listed above. This includes minority populations, people with limited English proficiency, and persons with disabilities.

The City may alter some requirements listed in this Citizen Participation Plan based on waivers or suspensions provided by HUD for the CPD funding listed, typically in response to disasters or other emergencies. For example, HUD may shorten the public comment period of a consolidated planning document to allow the City to more quickly respond to a disaster or emergency.

C. Consolidated Planning Activities

1. Consolidated Plan and Annual Action Plan

Every five years, the City of Houston develops a Consolidated Plan, as required by HUD, detailing how the City plans to invest its resources to meet Houston’s ongoing affordable housing, community development, economic development, and public service needs over the next five years. The Consolidated Plan is a strategic plan and is developed using a collaborative community engagement process that results in a shared strategic vision for how resources are allocated to meet needs.

The Annual Action Plan outlines the community’s needs, budget priorities, local and federal resources, and proposed activities for the upcoming year. Public hearings and draft documents are requirements in the citizen participation process.

a. Public Hearings

Public hearings will be held at key stages in the consolidated planning process to obtain public input and response regarding community needs, proposed use of funds, and program performance.

According to HUD regulations, the City will conduct a minimum of two (2) public hearings to be held at different stages within the program year before submission of the Consolidated Plan and/or Annual Action Plan to allow for resident participation in the development process. At least one (1) of these hearings will be held during the development of the Consolidated Plan and/or Annual Action Plan, before the proposed plan is published for comment.

b. Draft Plan(s)

Before the Consolidated Plan and/or Annual Action Plan is adopted by the City Council and submitted to HUD (i.e., mid-May), the City will make the plan(s) available to citizens, public agencies, and other interested parties for review and will also establish the means to submit comments. Information made accessible to the public will include the amount of grant funds the City expects to receive (including program income), the range of activities to be undertaken, and the anticipated number of low- and moderate-income persons to benefit from funded activities.

The City will publish its Draft Consolidated Plan and/or Annual Action Plan for no less than thirty (30) days so that all affected residents will have sufficient opportunity to review and comment on the draft plan(s). A summary describing the contents and purpose of the Consolidated Plan and/or Annual

Action Plan will be published in one or more newspapers of general circulation. The summary will be available in English, Spanish, and other languages when feasible.

The notice will detail locations where the entire draft plan(s) will be made available for review.

Locations may include:

- Housing and Community Development Department – 2100 Travis Street, 9th Floor
- City of Houston’s Housing and Community Development Department Website – www.houstontx.gov/housing
- City of Houston Main Public Library – 500 McKinney Street

A reasonable number of free copies will be available at the City of Houston, Housing and Community Development Department (2100 Travis Street, 9th Floor), upon request.

The City will consider any comments or views of residents of the community received in writing, or orally at the public hearings, in preparing the final Consolidated Plan and/or Annual Action Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the final Consolidated Plan and/or Annual Action Plan.

2. Amendments to the Consolidated Plan and Annual Action Plan

For the Citizen Participation Plan, amendments to the Consolidated Plan and Annual Action Plan are divided into two categories: Substantial Amendments and Minor Amendments.

a. Substantial Amendments

Occasionally, it may be necessary for the City to process a Substantial Amendment to the Consolidated Plan or an Annual Action Plan to allow for new activities, modification of existing activities, or other program changes.

Substantial Amendments are subject to the citizen participation process and require formal action by the City Council and submission to HUD by the end of the program year. Unless it is waived, the City announces Substantial Amendments to the public by publishing a notice in one or more newspapers of general circulation for a period of thirty (30) days to provide the opportunity for the public to review and comment on the proposed Substantial Amendments. The notice will be available in English and may also be available in Spanish and other languages, as feasible. The City will consider all written or oral comments or views received from the public concerning proposed Substantial Amendments in accordance with 24 CFR 91.105(c)(3). A summary of these comments and views, including comments or views not accepted and the reason why, shall be attached to the Substantial Amendment.

When using funds from any program covered by the consolidated plan process (except for EDI as discussed in a later section), the following criteria will be used by the City for determining what constitutes a Substantial Amendment to its approved Consolidated Plan and/or Annual Action Plan

1. Adding a new activity not previously described in the Consolidated Plan or Annual Action Plan

2. Deleting an activity previously described in the Consolidated Plan or Annual Action Plan
3. Changing the purpose, scope, location, or beneficiaries of an activity previously described in the Consolidated Plan or Annual Action Plan
4. Changing allocation priorities or changing the method of the distribution of funds
5. Changing an activity total dollar amount allocated or budgeted by more than 25 percent from the amount previously described in an Annual Action Plan or its most recent Substantial Amendment

b. Minor Amendments

Minor Amendments (Administrative Transfers) represent any action that changes an activity budget in an Annual Action Plan by less than twenty-five percent (25%). These require the signature of the City's HCDD Director or designated representative, but do not require public notice or City Council approval.

3. Consolidated Annual Performance Evaluation Report (CAPER)

The City is required to submit a CAPER for its CPD programs to HUD no later than 90 days from the end of a program year. The CAPER describes how funds were spent and the extent to which these funds were used for activities that benefited low- and moderate-income people.

To allow the public to comment on the performance report, the City of Houston will publish a notice in one or more newspapers of general circulation that its Draft CAPER is available for review. The notice will be available in English and may also be available in Spanish and other languages, as feasible. The notice will detail locations where the entire Draft CAPER will be made available for review.

Locations will include:

- City of Houston Housing and Community Development Department – 2100 Travis Street, 9th Floor
- City of Houston's Housing and Community Development Department Website – www.houstontx.gov/housing
- City of Houston Main Public Library – 500 McKinney Street

The public will have at least fifteen (15) days to comment on the Draft CAPER. All comments received during the comment period will be considered and shall be included in the performance report.

¹ Activity: The first level of HUD categories of activities at 24 CFR 570.201-206 and listed on the Annual Action Plan budget page that accompanies the SF-424 Form, i.e., public services, public facilities, and improvements, etc.

4. Citizen Participation Plan (CPP)

This Citizen Participation Plan is available to the public on the City's website. The City will provide citizens with a reasonable opportunity to comment on substantial amendments to the citizen participation plan. Notice of the opportunity to comment will be posted on the City's website. Upon

request, the Citizen Participation Plan can be made available in a format accessible to persons with disabilities.

D. Meetings and Public Hearings Schedule

The City of Houston's program/fiscal year begins July 1 and ends June 30.

Fall:

- The first Public Hearing on Consolidated Plan and/or Annual Action Plan is held during plan development (performance review and citizens express their needs regarding priority housing and non-housing community development needs and affirmatively furthering fair housing).

Spring:

- Draft Consolidated Plan and/or Annual Action Plan is made available to the public for a review period of no less than thirty (30) calendar days.
- The second Public Hearing on Consolidated Plan and/or Annual Action Plan is held (citizens express agreement or concern(s) on the draft plan(s) and proposed use of funds).
- Consolidated Plan and/or Annual Action Plan is submitted to HUD.

Fall:

- Draft CAPER is made available to the public, a fifteen (15) day review period is held, and the CAPER is submitted to HUD.

E. General Requirements

1. Public Hearings and Public Meetings

During the consolidated planning process, the City may hold both public hearings and/or public meetings (when resources allow). Public hearing locations are intended to be convenient to potential and actual beneficiaries and will be held at a central location in the city or in a neighborhood close in proximity to low- and moderate-income residents.

Public hearings and public meetings are held at times and locations convenient to potential and actual beneficiaries, and accommodations for persons with disabilities and interpretation for persons with limited English proficiency or persons with hearing impairments will be provided, upon request. The City may also provide interpreters if a public hearing is held where a significant number of non-English speaking residents are expected to participate. Additional accommodation may be made upon advance request.

Public hearings shall be held after a minimum of fourteen (14) day's notice, where practicable, in at least one newspaper of general circulation. Notices will be available in English and may also be available in Spanish and other languages, as feasible.

Public hearings and public meeting notices are posted on the bulletin board at City Hall, readily accessible to the general public at least three (3) days (72 hours) before the meeting date, per the Texas Open Meetings Act.

In certain circumstances, including health and safety concerns related to public gatherings, the City may utilize virtual public hearings and meetings to meet HUD requirements.

2. Technical Assistance

The City will provide technical assistance, as requested, to groups representing low- and moderate-income persons that are developing proposals for entitlement-funded housing and community development activities in the City of Houston. This technical assistance will be offered at any time proposals for the use of entitlement funding are requested.

3. Access to Records

The City of Houston will provide the public with reasonable and timely access to information and records related to the consolidated planning process, as well as the proposed, actual, and past use of funds covered by the Citizen Participation Plan.

The public will be provided with reasonable access to information, subject to local, state, and federal public information laws and laws regarding privacy and obligations of confidentiality.

Confidential documents will be set apart from public information, and those requesting this information will be promptly informed. The public will have access to records for at least five years from the publication date of the requested document.

4. Availability to the Public

Copies of documents related to the consolidated planning process, as described below, will be available to the public:

- Final Consolidated Plans
- Final Annual Action Plans
- Final Substantial Amendments to an Annual Action Plan or Consolidated Plan
- Final Consolidated Annual Performance Reports (CAPER)

Copies of these documents will be available for review at the following locations:

- Housing and Community Development Department – 2100 Travis Street, 9th Floor
- City of Houston’s Housing and Community Development Department Website – www.houstontx.gov/housing

Additional single copies of these documents may be obtained from the Housing and Community Development Department at no charge. These documents will also be available in a form accessible to persons with disabilities, upon request to the Planning and Grant Reporting Division at 832.394.6200.

All documents related to the consolidated planning process will be placed on file in the City of Houston, Housing and Community Development Department file room located at 2100 Travis Street, 9th floor, Houston, Texas 77002.

5. Language Assistance

Based on HUD guidance, the City assesses language needs through a four-factor analysis in its *Language Assistance Plan*. Vital documents and notices related to the consolidated planning process will be available in English and may also be available in Spanish and other languages, as feasible.

6. Anti-Displacement and Relocation

The City's consolidated planning activities are designed to eliminate or minimize the displacement of residents. The Program guidelines and limitations are structured so that permanent displacement is unlikely.

Tenants in occupied rental properties are made aware of their rights concerning displacement and relocation. Property owners are made aware of their rights and responsibilities. Property owners must assume financial responsibility for the relocation of their tenants.

If displacement occurs due to any planned actions, the City will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as described in 49 CFR Part 24. If displacement should occur because the dwelling is deemed uninhabitable, it is the City's policy to provide advisory service and, if applicable, make relocation payments in accordance with local, state, and federal law.

F. Citizens' Complaints

Written complaints from the public related to the City's Citizen Participation Plan, Consolidated Plan, Annual Action Plans, Substantial Amendments, or CAPERs will receive careful consideration and will be answered in writing or by other effective methods of communication, within fifteen (15) business days, where practicable.

Written complaints should be sent to:

Attn: Planning and Grant Reporting
City of Houston
Housing and Community Development Department
2100 Travis Street, 9th Floor
Houston, Texas 77002

G. Economic Development Initiative (EDI)/Section 108 Loan Program

It should be noted that the process for amending the EDI/Section 108 grant application differs considerably from that used for the Consolidated Plan, Annual Action Plan, and non-EDI Section 108 programs. First, in accordance with item 8 of the executed grant agreement between the City of

Houston and HUD, the EDI agreement can only be amended with the prior written permission of HUD. Second, federal regulations require that a public hearing be held when amending the EDI/Section 108 grant application. For any program amended, verbal and written citizen comments will be summarized and submitted to HUD along with the City's response to each.

EDI/Section 108 applications and funding are subject to all CPP requirements applicable to the consolidated planning process, where they are the same and as specifically required under 24 CFR §570.704.

APPENDIX 5: LANGUAGE ASSISTANCE PLAN

CITY OF HOUSTON
Language Assistance Plan
FOR THE
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

UPDATED MAY 2014

ORIGINAL MAY 2013



601 Sawyer

Houston, TX 77007

713-868-8300

1-800-735-2989 (TTY)

Web: www.houstontx.gov

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Introduction

The City of Houston is an incredibly diverse community where residents speak many different languages. More than 46% of Houston's almost 2 million residents over the age of 5 years old speak a language other than English at home (2008-2012 American Community Survey). Many Houstonians, whose first language is not English, may have a limited ability to read, write, speak, or understand English and are considered limited English proficient or "LEP". LEP individuals may not have the same access to important housing and social services as those who are English proficient. LEP individuals may lack the social networks to connect them to housing services and programs; if connected to the programs, they may fail to comply with applicable responsibilities that could qualify them for programs and services. For these and other reasons, LEP individuals may encounter significant barriers to housing and social service programs.

Federal Authority

Title VI of the Civil Rights Act of 1964 (Title VI) is the federal law that protects individuals from discrimination based on their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who are LEP can effectively participate in or benefit from federally assisted programs may violate Title VI's prohibition against national origin discrimination.

Title VI requires organizations whose programs are federally funded to ensure meaningful access to those programs. In order to promote meaningful access for LEP persons to housing services and programs, the City of Houston Housing and Community Development Department (HCDD) prepared this Language Assistance Plan. HCDD administers various HUD-funded activities through special grants and entitlement grants, including Community Development Block Grant (CDBG), Home Investment Partnerships Grant (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG).

Federally assisted recipients are required to make reasonable efforts to provide language assistance to ensure meaningful access for LEP persons to the recipient's programs and activities. To do this, the recipient can:

- 1) Conduct a four-factor analysis
- 2) Develop a Language Access Plan
- 3) Provide appropriate language assistance

The purpose of this Language Assistance Plan is to implement a process by which HCDD will provide greater access and participation in its services, programs, and activities for Houstonians with limited English proficiency. This Language Assistance Plan sets forth a framework of the language services and procedures that HCDD will implement in order to address the needs of LEP persons. In developing the Language Assistance Plan, HCDD followed guidelines issued by HUD, including the recommended four-factor analysis to determine LEP needs and organizational capacity to meet those needs.

Local Authority

On July 31, 2013, Mayor Annise Parker signed Executive Order 1-17 under the authority of Article VI, Section 7a, of the City Charter of the City of Houston. The order mandates all City departments to establish policies for providing information about City services, programs, and activities to residents and visitors who are LEP persons. As per the Executive Order, "Essential Public Information", which is defined as any information developed or used by the department or deemed vital for the purpose of public safety, public health, and economic development, shall be translated into the top 5 commonly used languages, when feasible.

Development of the Plan

HCDD developed this Language Assistance Plan to help identify reasonable steps to ensure nondiscrimination for providing language assistance to persons with limited English proficiency who seek services and programs funded by HCDD. As defined in Executive Order 13166, LEP persons are those who do not speak English as their primary language and have limited ability to read, speak, write, or understand English.

This plan outlines how to identify a person who may need language assistance, the ways in which assistance may be provided, staff training that may be required, and how to notify LEP persons that assistance is available.

In order to prepare the document, HCDD undertook the four-factor analysis, which takes into account the following:

1. The number or proportion of LEP persons eligible to be served or likely to be encountered by the programs and services provided through HCDD funding.
2. The frequency with which LEP persons come into contact with the CDBG programs and services.
3. The nature and importance of the CDBG programs and services to the person's life.
4. The resources available to City staff and the overall costs to provide LEP assistance.

Four Factor Analysis

The four-factor analysis is recommended by HUD in order to determine the eligible LEP population and the level of need for language services to be provided to LEP individuals by HCDD. HCDD prioritizes language access by utilizing the list of most spoken citywide LEP languages based on Census data and internal research. HCDD provides services to LEP customers by various methods based upon the relative number of such persons and the frequency of contacts or anticipated contacts. Reasonable steps are taken to accomplish the goal of providing meaningful access to LEP persons within the cost limitations of HCDD funding.

Factor 1:

The number or proportion of LEP persons eligible to be served or likely to be encountered by the programs and services provided through HCDD funding.

HCDD used the 2008-2012 American Community Survey 5-year estimates to determine the potential LEP population in the City of Houston. The following tables provide information about these populations. Compared to the Houston Metropolitan Statistical Area (MSA), Texas, and the U.S, the City of Houston has the highest percentage of multi-lingual residents with almost half of the residents 5 years or older speaking a language other than English at home. There is also a higher percentage of residents within the City of Houston that speak English “Less Than Very Well”, even compared to the Houston-Sugar Land-Baytown Metropolitan Area.

Breakdown of Population 5 Years or Older – Language Spoken at Home

	United States	Texas	Houston-Sugar Land-Baytown Metro Area	City of Houston
Total Population	289,000,827	23,280,055	5,490,490	1,938,003
Speak English Only	79.5%	65.4%	62.8%	53.8%
Speak English Only or Speak English “Very Well”	91.3%	85.6%	82.8%	75.9%
Speak English “Less Than Very Well”	8.7%	14.4%	17.2%	24.1%

Source: Table S16001, 2008-2012 American Community Survey

The City of Houston is a diverse community. Houston residents speak more than 39 different languages. The most frequently spoken non-English languages are Spanish, Vietnamese, and Chinese (2008-2012 American Community Survey, Table S16001).

Language Spoken at Home for the Population 5 Years or Older in the City of Houston

Language Spoken at Home	# of Persons	% of Population
Spanish or Spanish Creole	729,528	37.6%
Vietnamese	33,285	1.7%
Chinese	24,286	1.3%
African Languages	12,503	0.6%
Other Asian Languages	9,410	0.5%
French	9,058	0.4%
Arabic	8,580	0.4%
Hindi	8,203	0.4%

Source: Table S16001, 2008-2012 American Community Survey

Estimating the number of residents with limited English proficiency is important when identifying the need for language services. The following shows the number of City of Houston residents that speak English "Less than Very Well". Those with limited English proficiency most frequently speak Spanish, Vietnamese, Chinese, Arabic, and Urdu.

Populations 5 Years or Older by Language That Speak English "Less than Very Well" in City of Houston

Language Spoken at Home	Population	Percent of Total Population	2 Year Change
Spanish or Spanish Creole			
Vietnamese			
Chinese			
Other Asian Languages			
African Languages			
Arabic			
Urdu			
Other Indic Languages			
Korean			
French (incl. Patois, Cajun)			
Hindi			
Persian			
Tagalog			
Russian			

Source: Table S16001, 2006-2010 American Community Survey and 2008-2012 American Community Survey

Residents living below the poverty line are in greater need of services that HCDD funding helps to provide, including housing and supportive services for low- and moderate-income persons. Examining the language spoken by the population living in poverty can help determine language needs of those in poverty and thus those most in need of HCDD services. In 2013 poverty is defined as those households who make \$23,550 for a household of four (<http://aspe.hhs.gov/poverty/13poverty.cfm#thresholds>). The Area Median Income (AMI) in the

Houston Metropolitan Area for a family of four is \$66,800 and the Poverty Line is approximately 35% of AMI (<http://www.huduser.org/portal/datasets/il/il13/index.html>).

Poverty Status in the City of Houston by Language Spoken at Home for Population 5 Year and Over

	Population Percent of Total	Population Percent of Total	Population Percent of Total
People in Poverty	400,069	21%	100%
Speak Spanish	198,897	10%	50%
Speak Asian and Pacific Island languages	14,133	1%	4%
Speak other Indo-European languages	10,668	1%	3%
Speak other languages	5,172	0%	1%

Source: Table B16009, 2008-2012 American Community Survey

Summary of the U.S. Census American Community Survey Data:

- Almost half (45.7%) of the population living in the City of Houston speaks English and another language, which is a greater percentage compared to the United States (20.5%), Texas (34.6%), and the metropolitan area (37.2%).
- The most common languages spoken at home in the City of Houston are Spanish, Vietnamese, and Chinese.
- Almost one quarter (24.1%) of the population living in the City of Houston speaks English “less than well”, which is a greater percentage compared to the United States (8.7%), Texas (14.4%), and the metropolitan area (17.2%).
- More than one-fifth (21.5%) of the population living in the City of Houston speaks Spanish and speaks English “less than well”. Two other languages have a significant number of people who speak English “less than well”: Chinese (1.1%), Vietnamese (0.7%), Arabic (0.2%), and Urdu (0.1%).
- Half (50%) of the people living in poverty in Houston speak Spanish at home.

Factor 2:

The frequency with which LEP persons come into contact with HCDD programs and services.

There are three primary ways that residents, including LEP persons, contact HCDD to inquire about HCDD programming and assistance. First, HCDD’s front desk staff person directs callers and visitors to the appropriate HCDD Division staff member or to other City Departments. Second, HCDD’s Homebuyer’s Hotline Housing Call Center answers questions and serves as the first step to

participation in HCDD’s housing programs including the Single Family Home Repair Program and Homebuyer’s Assistance Program. Finally, the Fair Housing Office receives calls from citizens needing assistance with landlord/tenant relations or other fair housing concerns. These HCDD staff members interact with potential clients, including LEP clients, on a daily basis over the phone and in-person. Other staff members have less frequent interaction with LEP persons.

There is limited data available regarding HCDD staff contacts with LEP persons. Conversations with HCDD program staff provide anecdotal evidence about the frequency of contacts of the various LEP language groups with HCDD programs. This anecdotal evidence suggests that staff most frequently come in contact with LEP Spanish speakers that need language assistance. The second most frequent contacts are with Vietnamese speakers; however, these contacts are much less compared with LEP Spanish speakers.

Factor 3:

The nature and importance of the HCDD program, activity or service to the person's life.

The majority of contacts between HCDD staff and LEP persons are through phone calls, in-person meetings, and written communication. The following illustrates the contacts between HCDD Divisions and Offices and the services provided to the public.

Division/Office	Target Population	Core Service	Level of Importance to LEP Population
Homebuyer's Assistance Program	LMI homebuyers	Provides funding assistance to LMI households purchasing homes	High
Single Family Home Repair Program	LMI homeowners	Provides funding assistance to LMI homeowners to repair, rehab, or rebuild their current home	High
Fair Housing Hotline	Residents or potential residents of Houston	Assists residents of the Houston area who believe they have experienced discrimination under the Fair Housing Act	High
Public Services Program	LMI residents, homeless persons, HOPWA persons and other special needs populations; subrecipients	Funds nonprofits and city departments in support of housing and related supportive service programs	High
Public Information Office	City of Houston residents, stakeholders, City Council	Provides information about HCDD activities	High
Municipal & Private/Public Facilities	LMI residents and special needs populations; subrecipients	Funds subrecipients rehabbing and constructing public facilities (parks, neighborhood facilities) and funds other city departments for lead abatement and code enforcement activities	Medium
Multifamily/ Commercial Construction	LMI residents in need of housing; special needs populations in need of housing; developers	Funds non-profit and for-profit developers to rehab or build affordable housing or create economic development opportunities	Medium
Planning and Grants Management	Internal staff and Houston residents	Ensures HCDD's compliance with all applicable laws and regulations and plans for future activities by soliciting public input	Medium
Compliance and Monitoring	Internal staff, subrecipients, developers, and contractors	Monitors HCDD contracts, activities associated with Section 3, Davis-Bacon, MBE, Environmental Assessments, Fair Housing	Low
Finance	Internal staff	Handles financial reporting, budgeting, payment processing, and IT Services	Low
Administration and Procurement	Internal staff	Handles records management, facilities, administrative services, and procurement activities	Low

Factor 4:

The resources available to city staff and overall costs to provide LEP assistance.

HCDD utilizes a combination of multilingual staff members and procured vendors as professional, competent translators and interpreters. HCDD staff address most language assistance needs. Staff assists with over-the-phone and in-person interpretation, as well as, some document translation services. The City of Houston implements a bilingual pay system in which employees are identified as translators (Bilingual Pay Policy for Municipal Employees, Administrative Policy No. 3-9). HCDD staff have access to a list of bilingual HCDD employees who can assist with interpretation through the Staff Directory, which is updated regularly. If HCDD bilingual staff members are not proficient in the language needed, the City's Human Resources Department may assist in locating a bilingual staff person that can assist with translation from another city department. These are low-cost methods of providing language services.

The City of Houston's 3-1-1 service request line has a contract with Language Line, which assists with over-the-phone translation services in over 170 languages and is available twenty-four hours a day. HCDD staff may use the Language Line. In addition, HCDD may contract with area vendors to provide in-person interpretation upon request in advance of public hearings. HCDD will provide qualified area vendors for written translation when needed and as funding allows.

As a result of Houston's Executive Order 1-17, the Mayor's language access designee will provide technical assistance and resources to assist in the implementation of HCDD's Language Assistance Plan.

Language Assistance Measures

In order to promote equal access to HCDD programs and services by LEP individuals, HCDD will implement the following array of language assistance services. Actions will be implemented and monitored by HCDD staff.

HCDD will provide the appropriate level of oral interpretation and written translation services based on the four-factor analysis and Houston's Executive Order 1-17. Members of most language groups will at least have the ability to receive oral translation services through 3-1-1's Language Line if an HCDD or City staff member cannot provide oral translation services adequately. However, due to financial constraints and undemonstrated need at this time for certain program documents to receive written translation, HCDD will focus its resources on providing written translations for LEP populations with the greatest language needs.

Oral Interpretation Services

The need for oral interpretation services arises in one of two ways: either HCDD staff receive a telephone call, or a client visits the HCDD office or a public hearing. The following describes the process that HCDD will use when receiving LEP clients through telephone communication or in-person visits. This process follows the City's Administrative Procedure for handling LEP individuals.

Telephone Communication

1. The HCDD Staff Directory indicates individuals within HCDD who can speak a non-English language and receive bilingual pay. The Staff Directory is available to all HCDD staff.
2. A staff member who receives a call from a LEP client will assess the primary language needed by the client. If that staff member is listed as bilingual in the Staff Directory and speaks a language relevant to the LEP caller, then that staff member will assist the client. If communication becomes difficult for any reason, the staff member will transfer the call to another HCDD employee identified on the Staff Directory as having language skills relevant to the LEP caller.
3. If a HCDD staff member receives a call from a LEP client and does not speak the language of the caller, the staff member will transfer the call to another member who is listed in the Staff Directory with relevant language skills.
4. If there is not a HCDD staff member indicated on the Staff Directory who speaks a language relevant to the LEP caller, then the staff member can use the 3-1-1 Language Line to communicate with the caller.

In-Person Client Visit

LEP clients visit the HCDD office for meetings with program staff, mostly regarding the Homeowner Repair Program. Other LEP clients may visit the office for general information about HCDD programs.

6. For in-person client visits, the front-desk staff member is the first point of contact with the client. Front desk staff will assess the language needs of in-person LEP visitors. Staff will be equipped with HUD’s “I Speak” language card to facilitate language identification, if necessary. After identifying the relevant language, front desk staff will refer to the Staff Directory to identify staff who may best assist the client.
7. The identified staff member will meet with the LEP individual and provide oral translation services.
8. If no HCDD staff members can effectively assist an LEP individual, then the staff member may utilize the 3-1-1 Language Line. If needed, HCDD may ask for assistance from other city staff who receive bilingual pay and speak languages other than those spoken by HCDD staff. The City’s Human Resources Department will assist with identifying other city staff who may assist with language needs, including in-person interpretation services.

Public Hearing Interpretation Assistance

When needed, HCDD will contract with area vendors to provide in-person interpretation upon request in advance of public hearings. HCDD may provide in-person interpretation for Public Hearings without advanced request, as need is anticipated and as funding is available.

Written Translation Services

City’s Executive Order

The City’s Executive Order 1-17 defines “essential public information” as any information developed or used by the department and deemed vital for purposes of public safety, public health, and economic development. The Executive Order stipulates that, when feasible, the City shall translate “essential public information” into five commonly-used languages, as determined by the Office of International Communities. These five languages are:

1. Spanish
2. Vietnamese
3. Chinese
4. Arabic
5. Urdu

Staff will propose documents that meet the criteria of “essential public information,” and final determination of which HCDD documents meet the “essential public information” criteria will be made by the Department Director or the Director’s designee. One HCDD document meets the City’s criteria and is provided in the Appendix of this Plan.

HUD Guidance

HUD guidance specifies that “vital” documents be translated for eligible LEP persons. HUD’s Final Guidance defines vital documents as “any document that is critical for ensuring meaningful access to the recipients’ major activities and programs by beneficiaries generally and LEP persons specifically”. HUD characterizes a document as vital depending “upon the importance of the program, information encounter, or service involved, and the consequence to the LEP person if the information in question

is not provided accurately or in a timely manner” (Federal Register / Vol. 72, No. 13 / Monday, January 22, 2007 / Notices p. 2732). However, this does not mean that a “vital” document should automatically receive written translation. Under the four factor framework, the frequency of contact with the document and organizational resources must also be considered.

HCDD does not currently collect data on which documents and programs are most accessed by each LEP language group, and so it is difficult to assess the frequency with which LEP clients access certain HCDD programs. As identified in the four factor analysis, anecdotal evidence through conversations with HCDD program staff suggest that Spanish speakers have had the greatest demand for language services, in particular the housing programs. In the future, data collection will be enhanced to allow HCDD to more accurately assess LEP needs within programs. The data will be used to refine the Plan during future reviews to more effectively serve LEP clients.

If oral translation, other program material, or a summary of a written document cannot be provided, a written translation of the document may best serve LEP individuals. The following provides a framework that will be used to assess which program documents may qualify for written translation into non-English languages.

Framework for Providing Written Translation Materials		
	Document does not need translation	Document may need translation
Can the document be translated orally?	Yes	No
Do LEP clients frequently access the document?	No	Yes
Is the document the only material available for increasing LEP client access to housing programs and social services?	No	

Working with Subrecipients of Federal Funding

HUD guidance specifies that subrecipients of HUD funding are subject to LEP guidelines. HCDD administers various forms of HUD funding to nonprofit and other community organizations. HCDD will collaborate with these organizations so that they understand LEP guidelines.

Since HCDD funds a diverse group of organizations providing a wide range of services, there is not one approach to developing each nonprofit’s Language Assistance Plan. In addition, subrecipients may not have the resources and may choose not to develop a written Language Assistance Plan; organizations without a written plan must still ensure meaningful access to their programs and activities by LEP persons. HCDD will work with subrecipients who elect not to develop a written plan to find alternative ways to illustrate and record their plans to provide meaningful access to LEP individuals.

Staff Training and Coordination

HCDD will provide training on the required assistance actions under the Language Assistance Plan for HCDD employees. This will include:

1. **Training:** As needed, training will be scheduled for all employees to review the Language Assistance Plan elements and inform staff of their responsibilities relative to LEP persons. On an ongoing basis, periodic refresher training will be provided to staff who regularly interact with HCDD clients. Discussion about the Language Assistance Plan and procedures will be periodically reviewed during Management Staff meetings so that they may reinforce its importance and ensure its implementation.
2. **Coordination:** The Planning and Grants Management Division is responsible for updating of the LEP analysis and the Language Assistance Plan, addressing staff and public questions and issues related to LEP matters, and providing ongoing training.

Providing Notice to LEP Persons: Marketing and Outreach

Marketing efforts are instrumental to ensuring that LEP clients seeking language assistance for housing programs and social services receive appropriate and quality language services. Additional marketing and outreach efforts may uncover latent demand for language services, which may be tracked through future data collection efforts. To ensure that LEP persons are aware of the language services available to them, HCDD will take the following actions:

- Provide notice of language services available in documents and for HCDD visitors
- Place the "I Speak Card" in the HCDD lobby available for visitors to use
- Incorporate multilingual messages into HCDD outreach documents
- Post translated marketing materials and written documents on the HCDD website
- Work with community organizations and other stakeholders to inform LEP persons of available language assistance services
- Place public hearing announcements or information about programs and services on non-English media outlets, such as community newspapers or radio stations

Record Keeping and Evaluation

To continue to provide effective services for LEP clients, HCDD will monitor its progress and adjust this Language Assistance Plan as necessary to client needs. As a part of the HCDD reporting process, the Language Assistance Plan will be reviewed annually and updated, if needed. The review will assess:

- Whether there have been any significant changes in the composition or language needs of LEP populations
- Any issues or problems related to serving LEP persons which may have emerged during the past year
- Identification of any recommended actions to provide more responsive effective language services

Collecting, analyzing, and maintaining data is one way that HCDD may assess the effectiveness of the Language Assistance Plan. HCDD will explore ways to regularly collect and maintain data on each encounter with an LEP client. The data may include the following:

- Method of communication (telephone or in-person)
- Type of language needed (Spanish, Vietnamese, Chinese, etc.)
- Type of language service needed (oral or written translation)
- The program being accessed (homebuyer, housing rehab, landlord/tenant)
- Outcome (how was the issue resolved and how long did it take)

As updates to the Language Assistance Plan are needed, the updating process may include public review and comment since it will be part of HCDD's overall planning process. HCDD may also utilize surveys during the Action Plan planning process to query residents about their LEP needs.

Appendix: HCDD Essential Public Information

Housing and Community Development Department

Neal Rackleff, Director

The City of Houston’s Housing and Community Development Department (HCDD) provides the leadership and financing to make affordable housing and neighborhood revitalization happen in Houston. From investing in neighborhood parks, multifamily communities, and economic development to providing homebuyer assistance and funds to serve the homeless, the elderly and persons with disabilities, HCDD works to improve the quality of life for Houston’s neighborhoods and families.

HCDD’s funding priorities are divided among four major product categories:

- Affordable Housing (Multifamily and Single Family)
- Supportive Services (Homeless, Elderly, and Special Needs Populations)
- Infrastructure/Neighborhood Services (Facilities, Code Enforcement, and Lead Abatement)
- Economic Development

HCDD primarily administers federal grants funded through the United States Department of Housing and Urban Development (HUD). In addition to federal funds, HCDD also invests a limited amount of local funds (e.g. TIRZ affordable housing set-aside funds, Housing and Homeless Bond Funds, etc.) in community development and affordable housing activities. HCDD expends approximately \$50 million annually.

<p>The Homebuyer Assistance Program provides downpayment and closing cost assistance to qualified homebuyers purchasing new or existing homes. The homebuyer must qualify for a mortgage through a program-approved lender. Housing Call Center – 713.522.(HOME)4663</p> <p>The Fair Housing Office assists residents who believe that in the rental of an apartment or the purchase of a home, they have experienced discrimination based on race, color, religion, national origin, sex, family status, or disability. This office may also answer general questions about tenant’s rights. Tenant/Landlord Hotline 713.868.8461</p> <p>HCDD sponsors a variety of Economic Development activities from small-business lending to business assistance programs to encourage job creation and retention. Economic Development – 713.865.4196</p> <p>The Single Family Home Repair Program assists low- and moderate-income homeowners with needed repairs that threaten health, life, and safety of homeowners. Housing Call Center – 713.522.(HOME)4663</p>	<p>The Public Services Division provides funding to a variety of eligible non-profit organizations that deliver housing and supportive services to the homeless, elderly, youth, disabled and other special needs populations. Agencies are selected through a request for proposal process on an annual or biennial basis.</p> <p>The Multifamily/Commercial Division manages new construction and rehabilitation of multifamily housing communities. These properties are privately owned but are required to set aside a certain number of units with affordable rates for lower-income persons and families. Projects are selected through an open request for proposal process.</p> <p>The Municipal and Private/Public Facilities Division manages funds for the development and/or renovation of government and privately-owned public facilities serving low-income and special needs populations. Facilities are selected through an open request for proposal process.</p> <p>HCDD Divisions supporting housing and community development activities include: Compliance and Monitoring, Planning and Grants Management, Finance, and Administration and Procurement.</p>
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APPENDIX 6: PUBLIC HEARING SUMMARIES

Summary of Public Comments (Tuesday, December 4, 2025 — Virtual Community Meeting)

Commenter #1

As a community leader, I would like to make sure that the funds are allocated and accounted for. Whatever resources or however the funds are divided, make sure that those funds are actually showing representation of what they went toward and the outcome. We want to see the results. We don't want to hear about the results; we want to see the results.

Commenter #2

I have been living in the City of Houston for about 59 years and have been in several rentals for many years, as well as a homeowner many years ago. But now I want to go back home because I need to be somewhere I can be stable. I'm losing vision, I'm disabled. I'm not on housing. I can't afford all of that. I must pay bills. I have a son that's needing heart surgery. Being a family with two or three people in the household, it's kind of complicated. We don't have space. Affordability is so important. I see all these homes around here that can be put together and put out. I see buildings downtown that are standing there for decades that could be put together and given out as a home. Seeing that now I'm up in my age bracket, I need affordability. I need a place that I'm considered home, a stable home. And I'm disabled. I'm visually impaired. It's scary when you know that you must be able to have something that you're going to be depending on throughout the years. But right now, we need homes; we need them to be affordable. Get rid of the paperwork, it's too much. I'm going to be paying \$1,400 next year for a two-bedroom. I could be living in a home of my own for that price. Let's get rid of the red tape. Let's work on affordability. Let's work on the buildings out here that can be fixed up. We can stop a lot of crime in certain neighborhoods and put people back into them.

Commenter #3

I applied in 2020 for home repairs, and I'm just now getting the paperwork to fill out. It's 15-plus pages, front and back. Then they ask you to get some of it notarized. I want to say I'm very grateful for the home repair assistance for disabled homeowners. I'm extremely grateful, but the paperwork is overwhelming. I'm disabled, homebound, and I can't go into the office to get it notarized. I must wait for someone to come out to the home, and that costs money. Then they want three months of your bank records and want to know why something is over \$100. I don't keep track of money like that, and then I have memory loss. I'm almost to the point where I just don't want to turn it in. The plumbing is bad, okay, I still must use the bucket. Because that's just ridiculous, the number of questions and invasive questions they ask. FEMA doesn't even ask for all of that. The paperwork is excessive.

Commenter #4

(East Houston Settegast Super Neighborhood) When it comes to storm events, we want resilience because if we have resilience, people are less likely to have flooding. Some people did not qualify for a buyout program, so they're still in their homes, and the problem they are running into is that they wanted elevation, to have their homes put out of harm's way for at least three to four feet of water. We are inundated with GLO houses, which is indicative of the fact that we did have a lot of damaged homes. For the people who did not qualify because they made just enough, they can't afford out of

their budgets to elevate their homes. We're talking about resiliency and putting people in a position where they are not vulnerable to future storms. We would like to see the program have some conductivity to people just above the AMI, those in a financial "donut" where they are not considered low income but don't have the resources to solve their own situation.

Commenter #5

I would like to express my sincere appreciation for the housing assistance program. This program has had a tremendous impact on first-time home buying. Without this assistance, many of them would still be renters. I would like to offer a few constructive ideas to make it more effective. First, the DTI ratio is currently very restricted at 3% and prevents otherwise qualified buyers from participating in it. Increasing it would allow more families to benefit. Second, faster processing time: it takes three to four months; improving the speed of the application review and approval would greatly help transactions close more smoothly. Third, involve the private sector and the use of tax credits: partnering with private lenders and exploring tax credit options could expand funding for first-time home buyers.

Commenter #6

The entire community overall is in the middle of a housing crisis and an affordability crisis, specifically for senior citizens, disabled people, youth aging out of the foster system, and low-income working families. I think there needs to be a focus on rapid rehousing options by offering incentives to existing property owners, people who own single family homes, vacant hotels, vacant shopping malls, vacant multifamily properties. That will give the option to get people housed quickly, versus building a project that takes two to three years. The timeline for people to get assistance has become extensive, with wait lists of multiple years just to get a response. Also, I think the accountability for how the funds are being spent and how much of the money is eaten up by administrative costs versus helping the people's needs to be addressed.

Commenter #7

This was my first time attending a meeting such as this, and I'm trying to understand the purpose. We did a mock budget breakout session, but we still don't have information about what has been allocated towards homelessness, what has been allocated for single family, the outcomes, and what the successes are. I hear other constituents basically say some of the same things, where they must go through red tape to get approval, and there's a lack of assistance. Moving forward, I plan to attend the in-person meeting, and hopefully, it will be something where we are being told what is being done with the funds in detail. We know there are processes in place where sometimes the constituents' voices are not heard.

Commenter #8

We hear a lot about the funds available and what the issues are within the City, but we don't hear a lot about results. We don't see how much money was spent on what and what was done with it, and

whether it's been a successful program or not. Also, how do you access the grants and the money available for rehabs? How do you make it more accessible for those small businesses that are willing to do those rehabs and provide low-priced housing? I've been in the real estate industry for over 25 years, and I've seen veterans who pay their whole paycheck to rent and survive on church food. They are not considered homeless, yet do not receive any kind of housing assistance; they don't qualify for it. I think cutting some of that red tape and sending people out to see the real needs could help prevent so much homelessness.

Commenter #9

(Real estate broker and investor, 25+ years) My concern and comment is about affordable housing. I would like to see the City partner with developers and landowners to develop affordable housing, both multifamily and single family homes. I think this is a good possibility that would probably work if there were some incentives for developers to partner with the City of Houston.

Commenter #10

In 2016, the City decided it would do a grant for elevation and, after a long wait and a lot of paperwork, as one of the ladies always said, "it's a lot of paperwork, but don't give up," they started elevating my house starting in January of this year, and just last month they finished raising it. I was a recipient of that grant program. My reason for being here now is that I know two elderly people who really need their house redone, and I want to be the one to assist them in helping go through the paperwork. I heard one lady say she needs assistance with notarizing. I'm there to help. I want to take what happened to me and put it out to the community so they can get help.

Summary of Public Comments (Tuesday, December 9, 2025 — In-Person Community Meeting | Third Ward Multiservice Center)

Commenter #1

When we were in our community voice session virtual, one of the individuals mentioned something I thought was very good: we have a lot of empty buildings, hotels, and warehouses around the Houston area, downtown, and other surrounding areas, that could be utilized to house the homeless. I thought that was a very good idea, though there are probably more details involved in doing that.

Commenter #2

As Houston consistently ranks among the highest in the nation for human trafficking survivors, these individuals face housing differences because of housing exploitation, damaged credit, and identity theft. These issues make it impossible for them to get quality housing. I ask that trafficking survivors be recognized and that programs be directed towards safe housing and financial recovery services for former trafficking survivors.

Commenter #3

Homeowner associations have taken over our rights, and HUD has been extremely negligent in pushing for people to become homeowners while signing off on their right to get foreclosed on for less than the value. The Texas legislature has failed to address this time after time, even though it is against our Texas Constitution. People are still losing their homes for pennies on the dollar because of non-profit, unaccountable homeowner associations. The City of Houston is neglecting the development and writing citizens up while leaving the responsibility to homeowner associations. You get taxed for the fine and taxed for the fee. They raise the fee without your permission. HUD has continued to neglect that families are being left on the streets, homeless, because they are caught in contracts that are not a two-way street. What is going to happen to the equity of homeowners who are being displaced? That is not fair.

Commenter #4

(Young Homeowners League) I am proposing a new approach to build starter homes, 20,000 per year, for the City of Houston. The first part of the plan focuses on generating small lots: \$30,000 is enough to generate one lot, and that's less than the down payment assistance. The second part: all the high schools in Houston have students looking for jobs with construction programs, they are learning construction, they like to build homes, but there are no jobs for them. Give enough land to the schools so the students can help build homes. After they have studied for one year, they are paid by their own student-run company. Third, financial education starting in high school teaches them about home ownership. So, they can start from high school, get a job, work, and take part in building homes. By the time they are 25, they can get a mortgage and buy a home they have built. If we all help to generate enough small lots for all the schools, 90% of high school students should be able to buy a home by age 25.

Commenter #5

(Non-profit development, nearly 30 years) All these programs and all the services are very important. Homelessness is a big issue. Healthcare. Public facilities you need public facilities to provide services. And then you need affordable housing. Everything that Houston Housing and Community Development does is important. In workforce development, there are some people who just don't know about it. Students don't know about it. If we look at the industries coming to Houston and around the port area, students can start with an associate's degree and go into an immediate job making \$70-80,000. But people just don't know. That's a lot of the problem I see.

Commenter #6

First, I want to thank the City; the assistance has had a significant impact on residents, particularly for the middle-income class, who have been left out and unable to purchase a home because of the AMI. One of the first proposals I'd like to see is a continued increase in the AMI at 120%. People who have wanted to become homeowners, not because of a lack of effort, but because of the way the economy is, continue to be renters. Considering doing a 10% continued increase would help. Second,

sustainability in housing, we educate, we help them afford a house, but for sustainability: how do I maintain my house or protest the property taxes? I'd like to see wrap-around services for 5, 8, or 10 years, independent services, property tax protests, how to make houses greener, and how to do simple repairs like leaks. Once you teach them how to do these things, it will improve their overall mental and physical health and create a better environment for the person and their family.

Summary of Public Comments (Tuesday, March 31, 2026 — In-Person Spring Community Meeting | Alief Neighborhood Center)

Commenter #1

(Covenant Health Texas) We are partners with the City of Houston. I wanted to attend today and say "thank you" for the help you have given us in running our organization. I submit and get audited every month. I want to make sure to say "thank you" for all the guidance. You provide a lot of tools and resources for training and for knowing how to access information. It is important to make sure we continue to have the funding from the City of Houston. Thank you on behalf of Covenant House.

Commenter #2

(Congressional Land Development of Greater Houston) We are helping churches build affordable housing on the land they own. I want to commend the City on the wonderful job you are doing with home ownership. A \$125,000 down payment is amazing. But our houses are selling for \$400,000 today, and you are left with a \$275,000 mortgage. Many of the people in our community cannot afford that. They work jobs like Burger King, McDonald's, as personal-care attendants, nurses in hospitals and nursing homes, doing housekeeping at hotels, and serving at restaurants. They cannot afford a mortgage on the money they are making. They need, they deserve, a place to live. We are asking you to give priority to multi-family affordable housing so they can have an opportunity. I also want to commend the City on the work you are doing rehabbing multi-family facilities, because some of them are just atrocious, and people should not have to live there, but they have no choice because they can't afford anywhere else.

Commenter #3

We are residents of Alief and have lived there for 17 years. We have had four floods in about 10 years. We have gone through the process of getting assistance from FEMA, and we have been applying for assistance from the City to rebuild our home. The home must be razed. It has been a process. We are concerned because we did everything right. Last year, it looked like we would get through the program, but at the end, we were told, "No, yours is going to cost too much because they have to raze the house, and it is over X amount of money." We are still in the process. I know there are other people like us. I want to see the process helped further along in terms of giving people more information as to what is going to happen. There are probably hundreds of people applying who don't get a lot of answers.

Commenter #4

I represent the returning citizens, 26 years in prison, and I am homeless. I sleep in my car. I think this is a forgotten community. Because when you are down there fighting for your life, nobody is taking care of you. I did my time. I came up from the bottom to the top. I don't know too much about these programs. God led me here to share my testimony. I work and cut grass or whatever needs to be done. I wash cars. Anyone who needs services, I can do it. Thank you.

Commenter #5

First, I am thankful to the City of Houston for putting the community together. I can say "thank you for caring about the community." We are all going through tough times, one way or another. That's life — live it up, fight. That's all we can do. All I can say is "thank you for this opportunity to express my true feelings." Thank you for listening. God bless you all.

Commenter #6

From my perspective, housing is the most critical thing in this city, in the world. And there are a lot of people out there that we call "homeless" that I have come to know. Those people aren't homeless; they just don't have the same brick-and-mortar shelter that I do. In America, housing is a big, big mess. Building multi-families — I lived in a "high-quality apartment complex" when I was younger. It was top of the line. Now it is a dump. The new multi-family facilities being built cost more than some people's mortgages around here — they are beautiful, luxurious, and trendy. That is not affordable housing. I am taking more interest in housing since I have been dealing with homeless people. That should be a big priority, whether multi- or single-family. There is a blurry line between the two situations where single-family households house multiple families.

Commenter #7

For the first home buyer/home buyer assistance program, the applicant must complete the home ownership education certificate program. But unfortunately, this education program is so limited. Our immigrant community priorities are language access. I want to ask: are you willing to expand the program so that it can be offered in each language in a diverse community?

Commenter #8

Thank you to the Council Member for bringing this meeting together and her team. I would like to focus more on public facilities — things like this community center — where kids and people who are less fortunate are able to come together and have a 'safe' haven to collaborate, talk, and feel connected to the community. Starting young, starting where the need is, is a good step.

Commenter #9

(Young Homeowners League) I started a non-profit called Young Homeowners League. My objective is to organize young people starting from high school to form student-led enterprises in home

construction and real estate. For the single-family housing program, my proposal is a \$3 million revolving fund that would generate 100 small lots for high schools, which already have construction classes. Students build starter homes on those lots, you sell those homes at affordable prices, you get the \$3 million back, and repeat. You get high school kids learning how to build a home, and the homes will be cheaper because they are smaller. My second proposal: a typical single-family home is much bigger, with four bedrooms, \$300,000, and most people can't afford that. How about four people buy one of those homes together, with a mortgage that allows each person to own one bedroom and share the other rooms? If the home is \$200,000, each person only needs a \$50,000 mortgage. A lot of people can afford those. Let's work on a mortgage for a portion of the home based on a bedroom with shared living areas.

Commenter #10

(American Housing Connection, Inc.) I think this is a great meeting of the minds, a lot of very smart people here. I spent my life savings putting together my organization because I want to make a difference, and I want to see something happen before I pass on. There are literally hundreds of other organizations out there that can help people; you must dig for them. For the gentleman here with the flooded home, I can recommend the Texas General Land Office. They will rehab your home, and it won't cost you a dime. I have helped several people get into homes where they didn't know they could get into one — their house was flooded and falling apart, and I got them into brand new homes by making a phone call. We must think outside the box. Multi-family housing and single-family housing should get most of the money. If the City can provide money for the down payment, you can sublease your rooms at an affordable rate. The answers are out there.

Commenter #11

(Well of Living Waters) I am here on behalf of seniors and advocating for a budget for more affordable housing for seniors and for creating safe spaces for seniors. Last year, in May, I moved into a senior housing place, and within four months, I became extremely ill from mold. I lost everything, all my clothes, shoes, a library full of books, fur coats, everything. I had to live in a hotel for about three weeks, and thanks to my church, they helped me move into a new place. But where I was, I could afford it. Now, where I am, it is almost double. Because I couldn't find affordable housing, I couldn't find another senior home. I must overdraw my account every month by \$500 to live. My rent, lights, and phone are about \$1,540, and what I have left is \$259. I haven't eaten, haven't bought any toiletries. So, I say be vigilant about making sure these places are safe beforehand, because a lot of people were displaced. Mine is somewhere near 80% of income from housing; they say it should be 30%.

Commenter #12

(Neighborhood President, 17 years) I hear a lot of pressure and suffering in these stories. People are trying to get by with a little bit. To develop, people need to thrive. And you can't thrive under pressure, with limited resources, and with so many unmet needs. I would like to suggest focusing on programs that keep people in the homes they have already invested in, a program that keeps them living where

they are already living, so they don't have to uproot themselves and move. Also, seniors do not have such a high tax burden and are able to keep a home in good shape to live in. I would also like to see more pressure on multi-family property owners to keep their facilities up. A lot of those apartments were built back in the day for single men, not for families and children with safe places to play.

Commenter #13

(Harris County Texas Aging and Disability Resource Center / Area Agency on Aging) My biggest concern is for the disabled and for the seniors. Income support is important. If you could continue to champion for us in Harris County as a whole, you have my vote every single time. Also, for those 59 and younger: ADRC has programs for those 59 and younger. Some citizens are disabled and 59 and younger. We need to support income, support affordable housing. Make sure those apartment builders, make sure those who want the permits, make sure to provide affordable housing for the citizens of Harris County.

Commenter #14

If you can watch last Sunday night's "60 Minutes" program, I would urge you to do so. They had a great presentation on factory-built homes, and it's not the way we used to think about those homes. Once they are put together, they look like any other home in the neighborhood. They are built at a much smaller cost than a stick-built home, built inside, so weather is not a concern. I would like to ask the department to consider a pilot program for the single-family money: 10 factory-built homes using the Houston Land Bank or land in the Third Ward. It would be a great way to get a lot of people into single-family homes at a much lower cost.

Commenter #15

I am from Michigan and have only been here for less than two years. I came from a domestic violence situation. I am a single mother with a 14-year-old daughter. I was in desperate need of a job placement and help. I was blessed to have found someone who helped me get back into insurance. I am now a life and health insurance agent and doing the best that I can. I am in an apartment complex that has issues. I have been through several avenues to try to get these issues addressed to no avail. I came here because of "power in numbers." Thank you.

Commenter #16

Because of the comments and the challenges people are facing, I would be remiss if I didn't speak up for the people pouring out their hearts right now. One of the things I would like to share is: you know who you are. Don't let anybody put you down. If you are sleeping in a car or on the street, call back to remembrance what you know you are good at. Nobody is ever going to beat you at being you. Maintain your confidence, no matter what. Whatever you are facing, you must stir up the gift inside of you and surround yourself with like-minded individuals who encourage and move forward. We want to be an organization dedicated to feeding people facing the challenges of homelessness or abuse. We want to be that organization that is going to make an impact and change people's lives.

Commenter #17

I am terribly excited about what the City of Houston is doing. I have been working in and with the City of Houston since I came to America in 1978, doing construction. I have two companies, one non-profit and one regular construction. I love the fact that the City of Houston didn't look at my face to give me work; they trained me, taught me how to do things: foundation, driveways. I have a non-profit. I built elderly homes for the State of Texas, demolished existing homes, and put a new one here in Houston. I am excited to see what is going on here now. Please keep it up. God bless you.

Commenter #18

(Houston Worker's Council) I am speaking as an individual, not on behalf of my government office. I notice a lot of people here have non-profits and are talking about working together. I am an exec of the Houston Workers' Council, a collection of working-class organizations and individuals seeking to address the community. We build power structures to address local issues and develop the community's capacity for organization. It is necessary to train communities to use structures that have not always historically sustained us. No matter who is elected tomorrow, it will not be solved. How do we bridge that gap? If you knew each other and helped each other out, how much further would your reach go? There's no reason to do my own little thing when there is power in the community and your neighbors. If your cause is more for the unhoused, pay attention to the Justice of the Peace races; they deal with cases the most with eviction. Ask why they didn't do the eviction divergence issue. Talk to the Commissioners.

Summary of Public Comments (Tuesday, April 7, 2026 — Virtual Spring Community Meeting)**Commenter #1**

Thank you for your efforts. My concern is that these vital conversations are not developed in a way that reaches out to homeowner associations, that is, our base of communication. I feel like super neighborhoods and HOAs should be getting this information. They are registered; they are a well-known group. There would be a lot more input given to you that you really want to hear if you reached out to existing neighborhoods, super neighborhoods, and homeowner associations. Many people on this call are service providers, not really the people in the community, and that's who you want to hear from. I want to encourage you to change your model and reach out to HOAs. I mean, to hear that you were in Alief: did you ever come to Briargate or to any of the Fort Bend-Houston area? We are City of Houston residents, too. We're out here in the trenches helping schools, retired teachers. We need help to revitalize the community.

Commenter #2

(East Houston Settegast Super Neighborhood 4950) I can't recall how we find our way to these communications, but this is my second year. It would be great to reach out to everyone. We represent six civic clubs and seven HOAs, so we hear from the voices of the residents. We have people in a "donut." They are not low-income, so they are not at the AMI threshold, but because they are not

wealthy either, they are struggling to do maintenance, home repairs, and things like that, and to recover from an event is really challenging. If we can have some funds allocated there, not just for the lowest income, the middle class, upper or lower middle class who are just missing the thresholds, there are programs for low income, but scarcely any for those who are just trying to maintain. Thank you.

Commenter #3

(Good Ethic Community, serving Fort Bend and Harris County) I work with young adults ages 18–24, providing wraparound services and housing. I'm here to advocate for prioritizing housing and wraparound public services, mostly because when it comes to stable housing, that is the foundation. If we don't have stable housing, our young adults cannot focus on sustaining a job, finishing school, or accessing healthcare. Poverty has many arms, and no one organization can solve it by itself. Our participants face housing and employability issues simultaneously, so I would like to see funding allocated in a way that their needs aren't overlooked, no matter where they are, Fort Bend, Harris County, City of Houston. The funding should also meet people where they are and reflect the realities. A lot of staff who live in these communities are experiencing that same "donut" problem, as are many of the participants we work with. Not having rigid jurisdictions that aren't designed to be flexible with the populations they are serving will be essential. The public service piece stands out the most for me. I ask that, as you close out this action plan, you prioritize funding that centers equity and expanded access across both counties and invest in housing-first wraparound services for the most vulnerable populations.

Commenter #4

(U.S. Department of Commerce, from Alief) I do a lot of community service in Alief, and sometimes I can't get there personally because conditions are very bad. Those areas will attract gentrifiers in the years to come if our local government does not try to mitigate that. If we attract gentrifiers, they will come and suck up our culture and our community. So, I'm advocating for putting money into multifamily homes instead of just single-family homes. I went to Spice Lane in Alief, and the basketball court is covered in grass. That clearly shows the management is struggling. A lot of families live there, kids from elementary to high school, some in college, with no choice but to live there. We, as a government, can support the people who own those properties and penalize them if they don't do what they're supposed to do with the money they are given. I also do service in elderly homes. Some elderly people say they can't walk down the street to buy medicine at the corner store because there is no sidewalk. We must find an equal balance to put money in the right places and try to support everybody.

Commenter #5

(Independence Heights Redevelopment Council) I speak on behalf of the residents of Independence Heights, one of Houston's most historic African American communities, which is underserved in critical ways. Independence Heights is at a tipping point. For years, residents have faced persistent

challenges: aging homes in need of urgent repair, inadequate infrastructure, drainage and flooding concerns, and economic pressure that threatens to displace long-term families. As you finalize the 2026 Action Plan, I ask you to be intentional and measurable. First, many residents are living in unsafe conditions, and expanding access to programs through CDBG is essential to preserving existing housing and preventing displacement. Second, there must be infrastructure improvements that directly address flooding, drainage, and street conditions. Third, we need equitable economic investment, support for small businesses, workforce development, and pathways for residents to benefit from the growth happening around them, not be pushed out by it. Independence Heights was the first incorporated African American municipality in Texas. That legacy deserves to be honored in investment. I ask that you act with urgency, equity, and accountability.

Commenter #6

(Super Neighborhood 45) I represent 60,000 people in four zip codes, two of which are actively being gentrified. Our zip code (77076) is a resource desert — a food park and medical arts desert. We have unchecked development, bad conditions for air and land. I would ask that when you look at these block grants and find an area like ours, you recognize you are taking people into the fast lane. Some people have been in super neighborhoods for 30 years and know how to garner resources. In our area, there are no homeowner associations; we have civic clubs with 100 years between them, and apartments, rented houses, and trailers. We're putting out a toolkit so that three to five people can reliably gather at least twice a year and get registered with the city. I agree we don't get enough information. I got this email this morning, it's going to be unlikely that anyone I reach can get information back to you in time. I want to thank you for this opportunity and ask for more cooperation and coordination between the City and the County, because the City programs have certain areas, and the map is very scattered. I will follow up with an email.

Commenter #7

(Affordable housing advocate) Under the affordable housing program, we've had homeowners come back to us with a tax bill they cannot afford because they are being taxed on the market price of the home rather than the selling price at which they purchased it, and some stand a chance of losing their homes. How can we proactively get ahead of something like this? Can we check to see what other cities or states are doing with these kinds of programs? Thank you for allowing us to have a voice in this.

APPENDIX 7: Public Hearing Notices

Fall 2025 - Houston Chronicle

Public Notice

2025 Fall Community Meetings - 2026 Annual Action Plan

Please join the City of Houston (City) Housing and Community Development Department (HCDD) for two Fall Community Meetings to inform residents about and gather input for the upcoming FY26 Annual Action Plan.

Approximately \$250 million in federal grants will be available over the next five years to improve Houston's neighborhoods and enhance the quality of life for low- and moderate-income families. These federal grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with HIV/AIDS (HOPWA), and Emergency Solutions Grant (ESG). Staff will gather input on future budgets, goals, and the strategic vision for allocating resources to meet needs.

The Fall 2025 Community Meetings will be held on the following date(s) and time(s):

LOCATION	DATE
<p>Virtual Meeting https://bit.ly/FPH-2025-ENG (English) https://bit.ly/FPH-2025-ES (Español)</p> <p>Phone – Audio Only (Toll): 1-936-755-1521 Phone conference ID # (English) 385 265 850# (Español) 296 507 896#</p>	<p>Thursday, December 4, 2025 3:00 pm – 5:00 pm</p>
<p>In Person Meeting Third Ward MSC 3611 Ennis St., Houston, TX 77004</p>	<p>Tuesday, December 9, 2025 6:00 pm – 8:00 pm</p>

Closed captioning will be provided during the Virtual Meeting. For additional information or to request special arrangements at these community meetings (interpreter or other), contact Je'Lada Huff at 832-394-8494 or Jelada.Huff@houston.tx.gov. You can view meeting materials and get involved at our website: <https://houston.tx.gov/housing/publichearing>.

For any information about our Complaints and Appeals Process please call (832)394-6000 or email HCDDComplaintsAppeal@houston.tx.gov. For more information about HCDD and its programs, please access HCDD's website at www.houston.gov/housing.

Otoño 2025 - La Voz

Aviso Público

Reuniones comunitarias de otoño de 2025 - Plan de acción anual de 2026

Únase al Departamento de Vivienda y Desarrollo Comunitario (HCDD por sus siglas en inglés) de la Ciudad de Houston (Ciudad) para dos reuniones comunitarias de otoño para informar a los residentes y recopilar información para el próximo Plan de Acción Anual del Año Fiscal 26.

Aproximadamente \$250 millones en subvenciones federales estarán disponibles durante los próximos cinco años para mejorar los vecindarios de Houston y mejorar la calidad de vida de las familias de ingresos bajos y moderados. Estas subvenciones federales incluyen la Subvención en Bloque para el Desarrollo Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME (HOME), las Oportunidades de Vivienda para Personas con VIH/SIDA (HOPWA) y la Subvención para Soluciones de Emergencia (ESG). El personal recopilará información sobre presupuestos futuros, metas y la visión estratégica para asignar recursos para satisfacer las necesidades.

Las reuniones comunitarias de otoño de 2025 se llevarán a cabo en las siguientes fechas y horas:

Ubicación	Fecha
<p>Reunión Virtual https://bit.ly/FPH-2025-ENG (English) https://bit.ly/FPH-2025-ES (Español)</p> <p>Teléfono - Solo audio (Toll): 1-936-755-1521 ID de conferencia telefónica # (Inglés) 385 265 850#, (Español) 296 507 896#</p>	<p>Jueves, 4 de diciembre de 2025 3:00 pm – 5:00 pm</p>
<p>Reunión en persona de Third Ward MSC 3611 Ennis St., Houston, TX 77004</p>	<p>Martes, 9 de diciembre de 2025 6:00 pm – 8:00 pm</p>

Se proporcionarán subtítulos durante la reunión virtual. Para obtener información adicional o para solicitar arreglos especiales en estas reuniones comunitarias (intérprete u otro), comuníquese con Je'Lada Huff al 832-394-8494 o JeLada.Huff@houstontx.gov. Puede ver los materiales de la reunión y participar en nuestro sitio web: <https://houstontx.gov/housing/publichearing>.

Para obtener información sobre nuestro proceso de quejas y apelaciones, llame al (832) 394-6000 o envíe un correo electrónico HCDDComplaintsAppeal@houstontx.gov. Para obtener más información sobre HCDD y sus programas, acceda al sitio web de HCDD en www.houston.gov/housing.

Spring 2026 - Houston Chronicle

Public Notice

The City of Houston's Housing and Community Development Department (HCD) is submitting its 2026 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the four formula grants that consist of: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and the Emergency Solutions Grant (ESG). The Annual Action Plan is a one-year strategic plan that measures the HCD's efforts to expand and preserve affordable housing, assist those with special needs, revitalize communities, and provide public improvements to low- and moderate-income neighborhoods.

Throughout the Annual Action Plan development process, HCD collaborates with residents, stakeholders, neighborhood-based organizations, local housing advocates, and non- and for-profit agencies to determine which improvement strategies benefit low- and moderate-income Houstonians. Information about the planning process is made available at twice-annual community meetings. The Fall 2025 Virtual Community meeting was held on December 4, 2025, and the Fall 2025 in-person Community meeting was held on December 9, 2025, at the Third Ward Multi-Service Center.

HCD's Annual Action Plan funding priorities promote strategies that 1) preserve and expand the supply of affordable housing; 2) expand homeownership opportunities; 3) provide assistance to persons affected by HIV/AIDS; 4) reduce homelessness; 5) improve quality of life; 6) revitalize communities; 7) promote health and safety; and 8) foster community economic development.

The 2026 Annual Action Plan outlines priorities and describes how the \$51,547,912 in federal funds and \$181,483,200 in program income, for a total of \$51,729,401.18, will be used to benefit income-eligible residents during the 2026 Program Year (July 1, 2026 – June 30, 2027).

Program Year (PY) 2026 Proposed Budgets for Federal Funds

Community Development Block Grant		
Public Services	\$3,792,533.08	14.82%
ESG Match	\$500,000.00	1.95%
Homeownership Assistance	\$1,001,397.02	3.91%
Single-Family Home Repair	\$3,154,001.69	12.32%
Lead-Based Paint	\$199,201.96	0.78%
Multifamily Housing (Rehab)	11,000,000.00	42.97%
Economic Development	\$830,066.41	3.24%
Program Administration	\$5,119,300.04	20.00%
Total	\$25,596,500.20	100.0%

HOME Investment Partnerships Grant		
Multifamily Acquisition/ Rehabilitation/ New Construction/ Relocation/ Program Delivery	\$5,580,027.15	55.50%
Single-Family Acquisition/ Rehabilitation/ New Construction/ Relocation/ Program Delivery	\$3,468,665.53	34.50%
Program Administration	\$1,005,410.30	10.00%
Total	\$10,054,102.98	100.00%

Housing Opportunities for Persons with AIDS (HOPWA) Grant		
Operating Costs	\$2,790,485.00	20.05%
Supportive Services	\$2,642,340.62	18.98%
Project or Tenant-based Rental Assistance	\$4,901,015.00	35.21%
Short-Term, Rent, Mortgage & Utility Assistance	\$2,200,000.00	15.81%
Resource Identification	\$64,024.70	0.46%
Housing Information	\$102,996.26	0.74%
Grantee Administration	\$417,552.42	3.00%
Sponsor Administration	\$800,000.00	5.75%
Total	\$13,918,414.00	100.0%

Emergency Solutions Grant (ESG)		
Homeless Management Information System (HMIS)	\$86,415.36	4.00%
Emergency Shelter	\$1,034,823.94	47.90%
Homeless Prevention	\$358,623.74	16.60%
Rapid Re-Housing	\$518,492.16	24.00%
Administration	\$162,028.80	7.50%
Total	\$2,160,384.00	100.0%

The Spring 2026 Community Meetings will be held on the following day(s)/time(s) below:

LOCATION	DATE
In Person Meeting Aliid Neighborhood Center (MSC) 11903 Bellaire Blvd, Houston, TX 77072	Tuesday, March 31, 2026 6:00 p.m. – 8:00 p.m.
Virtual Meeting https://bit.ly/2026-SVCM-E (English) https://bit.ly/2026-SVCM-S (Español) Phone – Audio Only 1-936-755-1521 Phone conference ID # 317 912 650# (English) 374 164 99# (Español)	Tuesday, April 7, 2026 3:00 p.m. – 5:00 p.m.

The in-person meeting is accessible to persons with disabilities. For additional information or to request special arrangements at the public hearings (interpreter, captioning for the hearing impaired, sign language, or other accommodations), please contact Je'Lada Huff at (832) 394-8494 or jelada.huff@houstontx.gov.

Public Review and Comment Period

View the Draft of the 2026 Annual Action Plan at the following locations:

- Online at <https://www.houstontx.gov/housing/hud-reports.html>
- HCD - 2100 Travis Street, Houston, TX 77002
(Copies may also be obtained at this location)

The general public may comment on the Draft 2026 Annual Action Plan during the 30-day comment period extending from Monday, March 9, 2026, to Wednesday, April 8, 2026. Public comments may be submitted by email to: HCDPlanning@houstontx.gov or by mail: HCD, ATTN: Planning, 2100 Travis Street, 9th Floor, Houston, TX 77002. Summaries of public comments and responses will be available in the final version of the 2026 Annual Action Plan.

For any information about our Complaints and Appeals Process, please call (832) 394-6000 or email HCDComplaints@houstontx.gov. For more information about HCD and its programs, please access HCD's website at www.houstontx.gov/housing.

Primavera 2026 – La Voz

Aviso Público

El Departamento de Vivienda y Desarrollo Comunitario (HCD por sus siglas en inglés) de la ciudad de Houston está presentando su **Plan de Acción Anual 2026** al Departamento de Vivienda y Desarrollo Urbano de E.E. UU. (HUD) para las cuatro subvenciones de fórmula que consisten en: Subvención en Bloque para Desarrollo Comunitario (CDBG), el Programa de Alianzas de Inversión HOME (HOME), la Subvención para Oportunidades de Vivienda para Personas con SIDA (HOPWA) y la Subvención para Soluciones de Emergencia (ESG). El Plan de Acción Anual es un plan estratégico anual que mide los esfuerzos del HCD para: ampliar y preservar la vivienda asequible, ayudar a personas con necesidades especiales, revitalizar comunidades y proporcionar mejoras públicas a barrios de ingresos bajos y moderados.

A lo largo del proceso de desarrollo del Plan de Acción Anual, HCD colabora con residentes, partes interesadas, organizaciones vecinales, defensores locales de la vivienda y agencias sin y con ánimo de lucro para determinar qué estrategias de mejora beneficien a los habitantes de Houston de ingresos bajos y moderados. La información sobre el proceso de planificación se ofrece en reuniones comunitarias dos veces al año. La reunión de la Comunidad Virtual de otoño de 2025 se celebró el 4 de diciembre de 2025, y la reunión comunitaria presencial de otoño de 2025 se celebró el 9 de diciembre de 2025 en el Centro Multiservicio del Third Ward.

Las prioridades de financiación del Plan de Acción Anual de HCD promueven estrategias que 1) preservan y amplían la oferta de vivienda asequible; 2) amplían las oportunidades de propiedad de vivienda; 3) prestar asistencia a personas afectadas por el VIH/SIDA; 4) reducir la falta de vivienda; 5) mejorar la calidad de vida; 6) revitalizar comunidades; 7) promover la salud y la seguridad; y 8) fomentar el desarrollo económico comunitario.

El Plan de Acción Anual 2026 establece prioridades y describe cómo los **\$51,547,917.98** dólares en fondos federales y los **\$181,483.20** dólares en ingresos del programa, para un total de **\$51,729,401.18** dólares, se utilizarán para beneficiar a los residentes con ingresos elegibles durante el Año Programático 2026 (1 de julio de 2026 - 30 de junio de 2027).

Presupuestos Propuestos para Fondos Federales del Programa Anual (PY) 2026

Subvención en Bloque para Desarrollo Comunitario		
Servicios Públicos	\$3,792,533.08	14.82%
ESG Match	\$500,000.00	1.95%
Asistencia para propietarios de vivienda	\$1,001,397.02	3.91%
Reparación de viviendas unifamiliares	\$3,154,001.69	12.32%
Pintura a base de plomo	\$199,201.96	0.78%
Vivienda multifamiliar (rehabilitación)	11,000,000.00	42.97%
Desarrollo económico	\$88,066.41	3.24%
Administración del Programa	\$5,119,300.94	20.00%
Total	\$25,596,500.20	100.0%

Programa de Alianzas de Inversión HOME		
Adquisición/ rehabilitación/ construcción nueva/reubicación/ entrega de programas de viviendas multifamiliares	\$5,580,027.15	55.50%
Adquisición/ rehabilitación/ construcción nueva/ rehabilitación/ entrega de programas de viviendas unifamiliares	\$3,468,665.53	34.50%
Administración del Programa	\$1,005,410.30	10.00%
Total	\$10,054,102.98	100.00%

Subvención para Oportunidades de Vivienda para Personas con SIDA (HOPWA)		
Costes operativos	\$2,790,485.00	20.05%
Servicios de apoyo	\$2,642,340.62	18.98%
Asistencia de Alquiler por Proyectos o Inquilinos	\$4,901,015.00	35.21%
Asistencia a corto plazo, alquiler, hipoteca y servicios públicos	\$2,200,000.00	15.81%
Identificación de recursos	\$64,024.70	0.46%
Información sobre viviendas	\$102,996.26	0.74%
Administración de los beneficiarios	\$417,552.42	3.00%
Administración de los patrocinadores	\$800,000.00	5.75%
Total	\$13,918,414.00	100.0%

Subvención para Soluciones de Emergencia (ESG)		
Sistema de Información para la Gestión de Personas sin Hogar (HMIS)	\$86,415.36	4.00%
Refugio de emergencia	\$1,034,823.94	47.99%
Prevención de la Falta de Vivienda	\$358,623.74	16.60%
Reubicación Rápida	\$518,492.16	24.00%
Administración	\$162,028.80	7.50%
Total	\$2,160,384.00	100.0%

Las reuniones comunitarias de primavera de 2026 se celebrarán el (los) día/hora(s) siguiente(s) a continuación:

UBICACIÓN	FECHA
Reunión En Persona Ablet Neighborhood Center (MSC) 11903 Bellaire Blvd, Houston, TX 77072	Martes 31 de marzo de 2026 6:00 p.m. – 8:00 p.m.
Reunión Virtual https://bit.ly/2026-SVI-M-E (English) https://bit.ly/2026-SVI-M-S (Spanish)	Martes 7 de abril de 2026 3:00 p.m. – 5:00 p.m.
Por Teléfono (Audio Solarmente) 1-936-755-1521 Conferencia Telefónica ID 317 912 650# (English) 374 164 99# (Spanish)	

La reunión presencial es accesible para personas con discapacidad. Para información adicional o para solicitar acuerdos especiales en las audiencias públicas (intérprete, subtítulos para personas con discapacidad auditiva, lenguaje de signos u otras adaptaciones), por favor contacte con Je'Lada Huff en el (832)394-8494 o jejada.huff@houstontx.gov.

Periodo de Revisión Pública y Comentarios

Consulta el borrador del Plan de Acción Anual 2026 en los siguientes lugares:

- En línea en <https://www.houstontx.gov/housing/hud-reports.html>
- HCD - 2100 Travis Street, Houston, TX 77002 (También se pueden obtener copias en esta ubicación)

El público en general podrá comentar sobre el Borrador del Plan de Acción Anual 2026 durante el periodo de comentarios de 30 días que se extiende desde el lunes 9 de marzo de 2026 hasta el miércoles 8 de abril de 2026. Los comentarios públicos pueden enviarse por correo electrónico a HCDPlan2026@houstontx.gov o por correo postal: HCD, ATENCIÓN: Planificación, 2100 Travis Street, 9ª planta, Houston, TX 77002. En la versión final del Plan de Acción Anual 2026, se podrán presentar resúmenes de comentarios y respuestas públicas.

Para cualquier información sobre nuestro proceso de Quejas y Apelaciones, por favor llame al (832) 394-6000 o envíe un correo electrónico HCDComplaints@houstontx.gov. Para más información sobre el TDH y sus programas, por favor visite la página web del HCD en www.houstontx.gov/housing.

APPENDIX 8: PUBLIC PARTICIPATION SUMMARIES

Description

The Housing and Community Development Department's (HCD) 5-year Consolidated Plan, inclusive of the Annual Action Plan, serves as a community development strategy and an application to the U.S. Department of Housing and Urban Development (HUD) for Houston's CDBG, HOME, HOPWA, and ESG grants. When developing these plans, HCD collects views from citizens on housing and community development needs. In addition, HUD encourages HCD to explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods.

HCD made the Community Needs Survey available online from July 7, 2024, to February 3, 2025. The survey was available online through www.surveymonkey.com, and PDFs were available for downloading and printing through HCD. The survey was available in English and Spanish, and HCD staff were available during this period to promote and administer the survey at neighborhood, community, and agency meetings.

A total of 204 respondents participated in the survey. The survey was completed online via Survey123 by 204 respondents.

The survey consisted of 18 questions, and some questions allowed for multiple responses. The following are the results from the survey responses.

Summary of Results

The 2026 Annual Action Plan Survey drew roughly 200 responses for most questions and provides a clear snapshot of resident priorities across housing, homelessness, services, and neighborhood conditions. Overall, respondents most often emphasized the need to improve infrastructure and public facilities and to reduce homelessness, while also strongly prioritizing preserving and expanding affordable housing. Many respondents also highlighted the importance of economic development and expanding homeownership opportunities, indicating a broad desire for both neighborhood stability and economic mobility.

Housing responses showed the strongest demand for more affordable rental housing, particularly for families and seniors, alongside a consistent need for homeowner support through home repair and maintenance assistance. First-time homebuyer assistance also ranked highly, reflecting interest in strengthening homeownership pathways. Respondents also called for housing solutions paired with supportive services for people experiencing homelessness, and many pointed to the importance of code enforcement and short-term assistance as part of an effective housing stability strategy.

When asked what amenities and services matter most in multifamily housing, respondents prioritized safety and stability supports, especially 24/7 monitored security and camera systems, adult supportive services such as job training and financial literacy, and access to childcare. Community service priorities reinforced this theme, with employment and job training emerging as the most requested

service area, followed by homebuyer and financial stability supports, childcare and youth services, and homeless services. Public safety and services for seniors also appeared as meaningful needs.

For neighborhood and infrastructure improvements, respondents most frequently identified trash cleanup and illegal dumping prevention as the top concern, followed by stormwater drainage and floodplain management. Sidewalk accessibility and basic water and sewer infrastructure were also noted. Public facility needs centered on parks, playgrounds, and recreation, along with health care facilities, senior centers, and childcare centers, underscoring the importance of both quality-of-life assets and essential services.

Economic revitalization responses favored practical strategies that connect residents to work and strengthen neighborhood-serving commerce, including job readiness and retention efforts, support for community-serving businesses, commercial or industrial rehabilitation, and improved access to small business grants and loans. In terms of how residents want to hear from the City, respondents preferred community meetings and email as primary channels, with direct mail and social media also serving as important methods for outreach. Open-ended comments most often returned to consistent themes: affordable housing, homelessness, neighborhood conditions (especially dumping and trash), and safety and overall quality of life.

Demographics of Survey Respondents & Households

Survey responses show an older-leaning participant group. The largest share of respondents was over age 55 (39.71%), followed by 46–55 (24.02%) and 36–45 (21.57%). Smaller shares were 26–35 (7.35%), 18–25 (0.98%), and 5.39% preferred not to report age.

Household income responses were spread across brackets, with 19.12% reporting \$0–\$30,350, 14.22% reporting \$30,351–\$50,500, 16.18% reporting \$50,501–\$80,900, 14.22% reporting \$80,901–\$121,300, and 17.16% reporting more than \$121,300. 18.14% preferred not to report income.

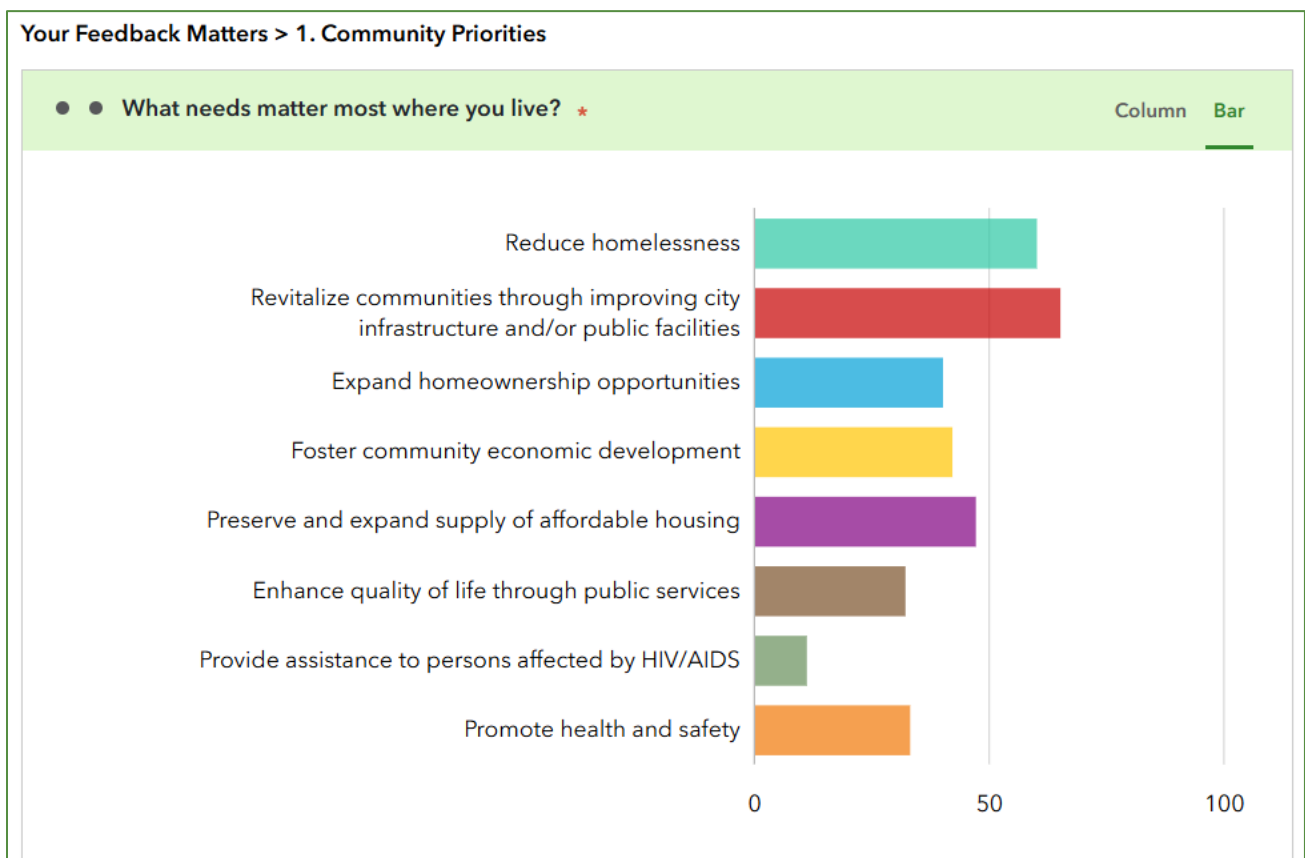
By race, the largest share of respondents identified as Black or African American (49.02%), followed by White (24.51%), with smaller shares identifying as Other (10.78%), Asian (3.43%), American Indian or Alaskan Native (2.45%), and Native Hawaiian or Pacific Islander (0.49%). 13.73% preferred not to report race. On ethnicity, 15.20% identified as Hispanic/Latino, 71.08% as not Hispanic/Latino, and 13.24% preferred not to say.

In terms of household characteristics, 25.98% reported a disability in the household, while 63.73% reported no household disability, and 8.82% preferred not to say. Most respondents reported English as their primary language (89.22%), with 4.41% indicating a non-English primary language and 5.39% preferring not to say. Nearly half reported children in the household (47.06%), while 37.75% reported no children, and 14.22% preferred not to say.

Housing status in the prior 30 days was primarily homeowners (58.33%), with 18.14% renting an apartment and 11.27% renting a house. Smaller shares reported staying with friends or family (2.45%) or being homeless/unhoused (1.96%), and 5.39% preferred not to say.

The following table outlines the income distribution amongst survey participants.

Yearly Household Income	Percentage
\$0 - \$30,350	19.12%
\$30,351-\$50,500	14.22%
\$50,501-\$80,900	16.18%
\$80,901-\$121,300	14.22%
More than \$121,300	17.16%
Prefer not to say	18.14%



Your Feedback Matters > 2. Affordable Housing Needs

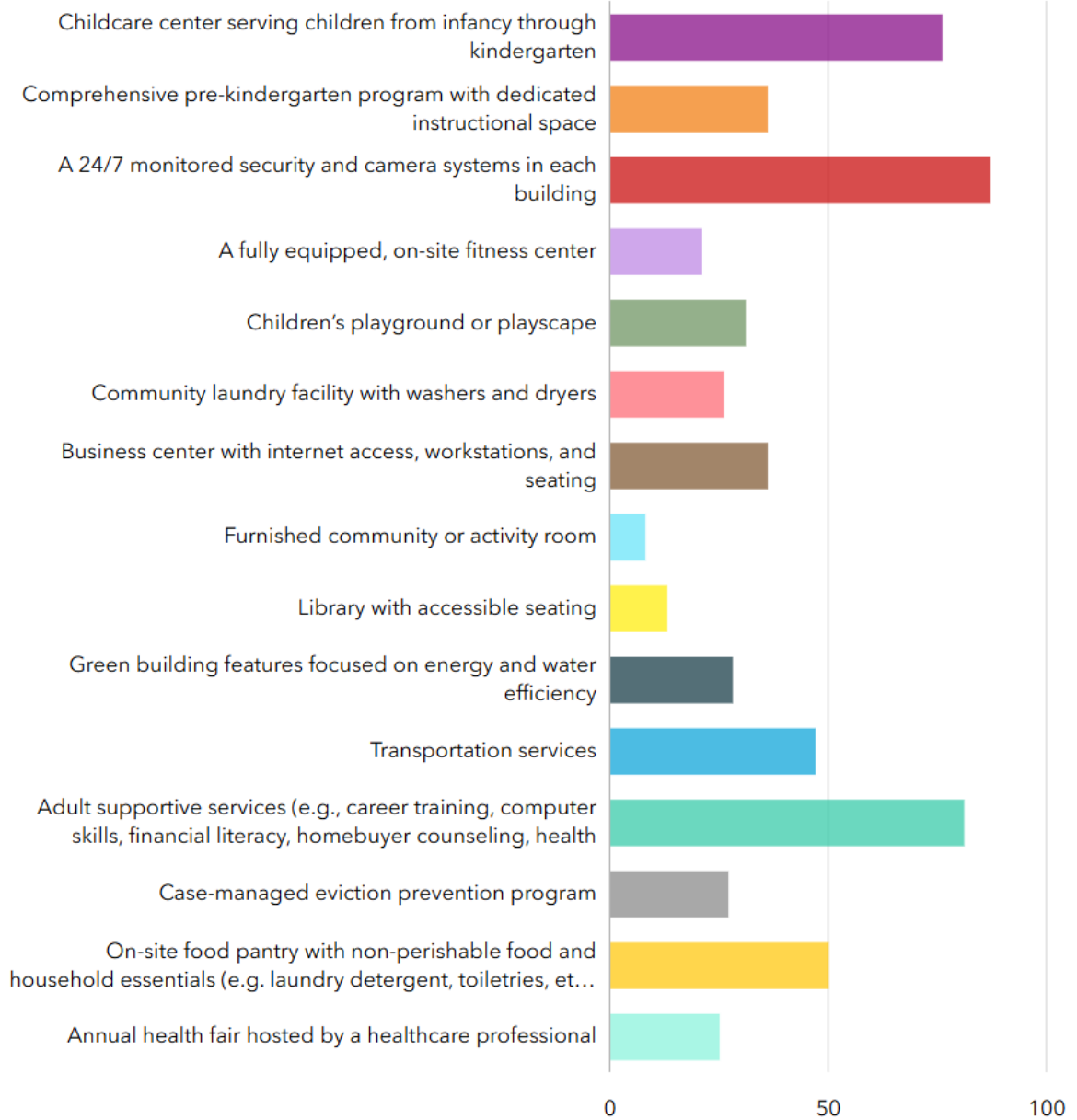
● ● What types of affordable housing are most needed in your community? *

Column Bar



Your Feedback Matters > 3. Desired Amenities and Services in Multifamily Housing

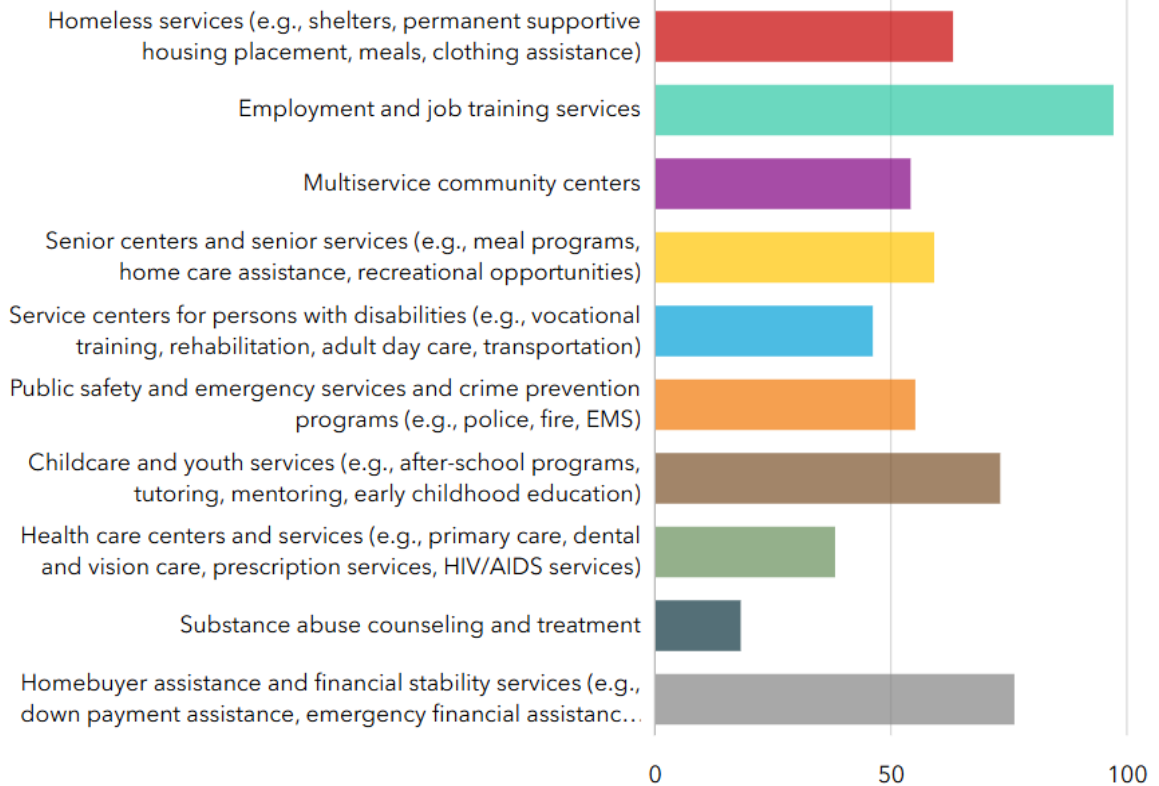
● ● Which amenities or services would you like to see in a multifamily development in your... *Column Bar



Your Feedback Matters > 4. Community Services

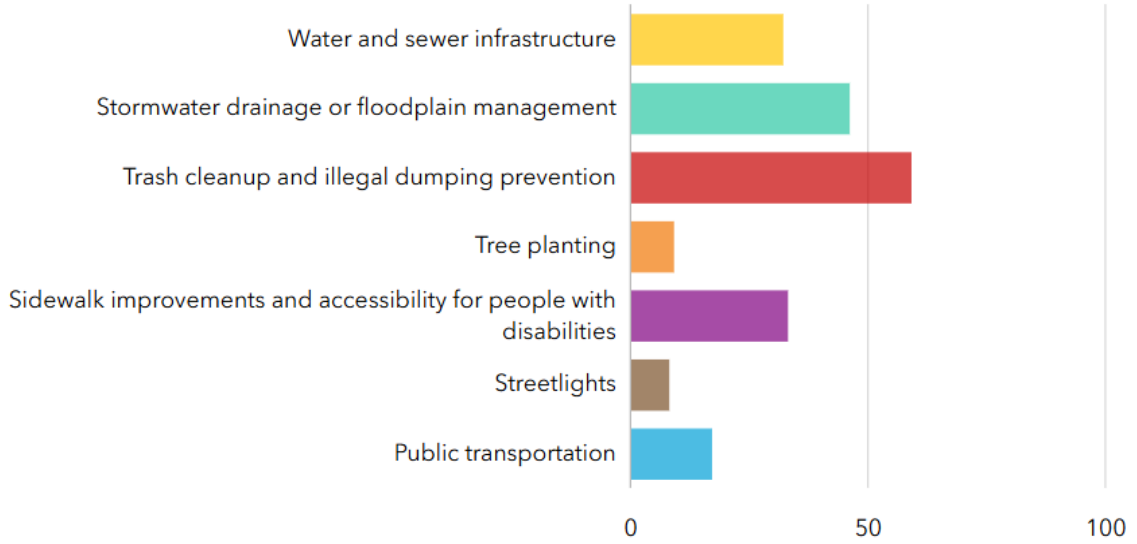
● ● What type of services would you like to see in your community? *

Column Bar



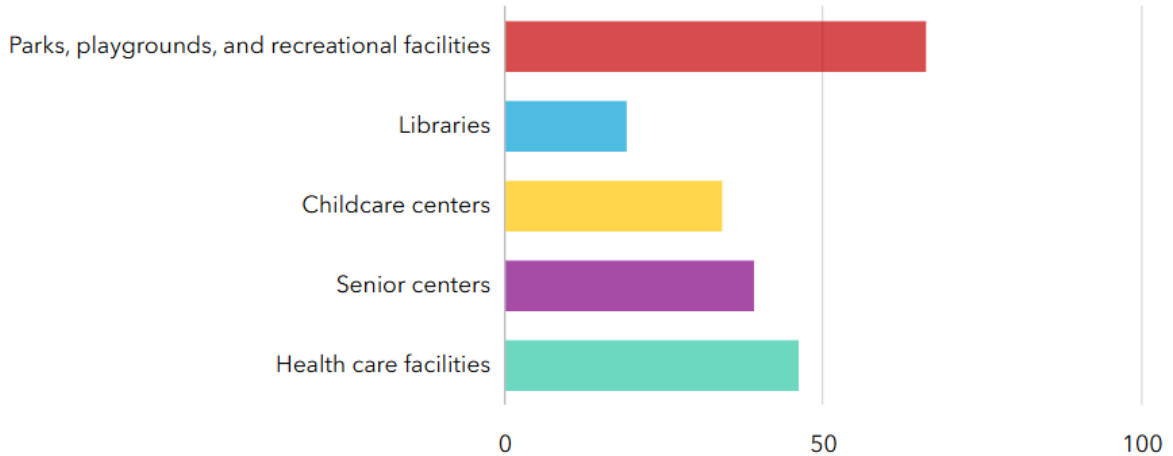
Your Feedback Matters > 5. Infrastructure Improvements

● ● What infrastructure improvement is most needed in your community? * Column **Bar** Pie Map



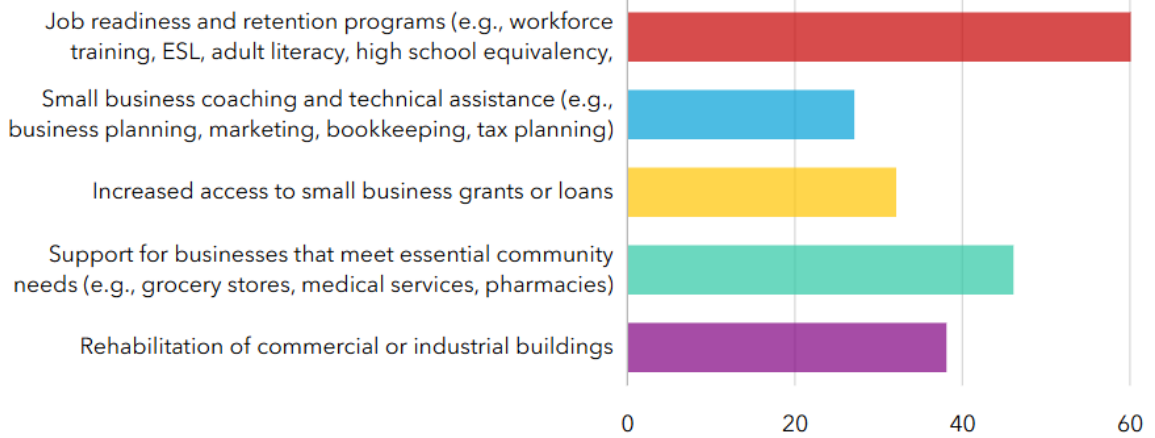
Your Feedback Matters > 6. Public Facilities Improvements

● ● What public facility improvement is most needed in your community? * Column **Bar** Pie Map



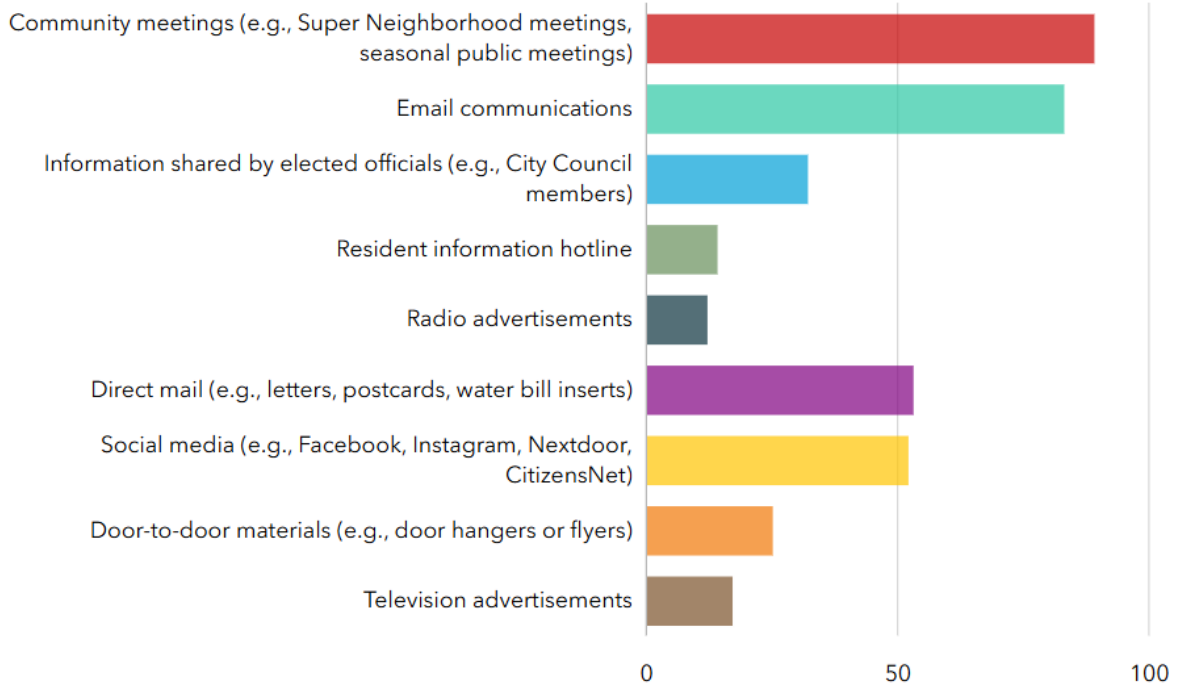
Your Feedback Matters > 7. Economic Revitalization

● ● What economic revitalization improvement is most needed in your community? * Column Bar Pie Map



Your Feedback Matters > 8. Communication Preferences

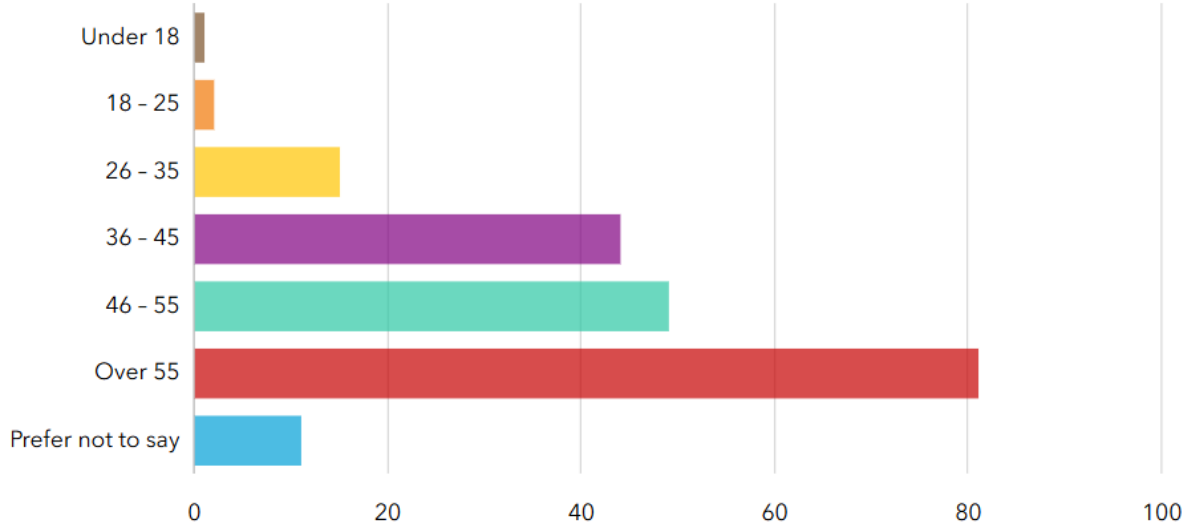
● ● How would you prefer the City of Houston to share information about programs and servic... * Column Bar



Demographic Information: (will be used for reporting purposes only)

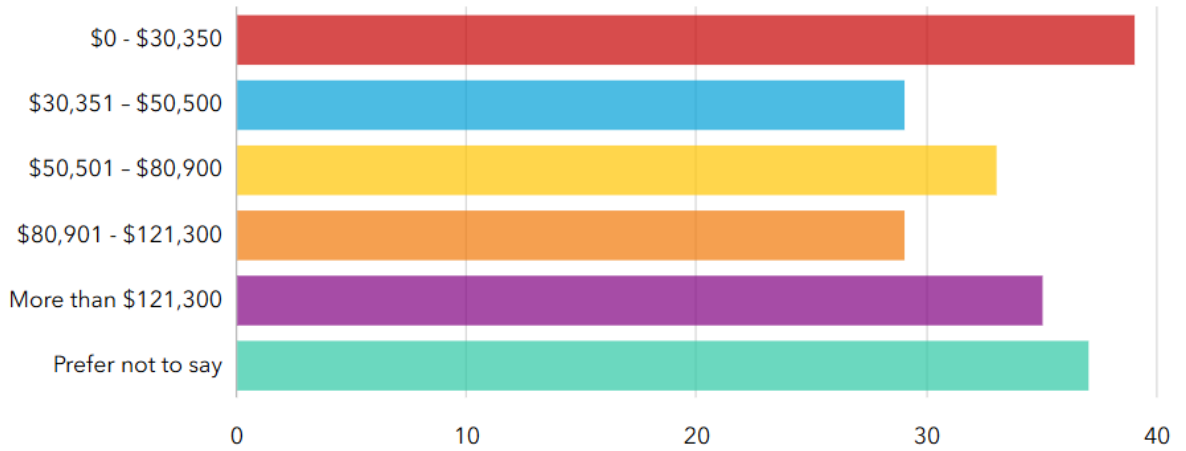
● 9. What is your age?

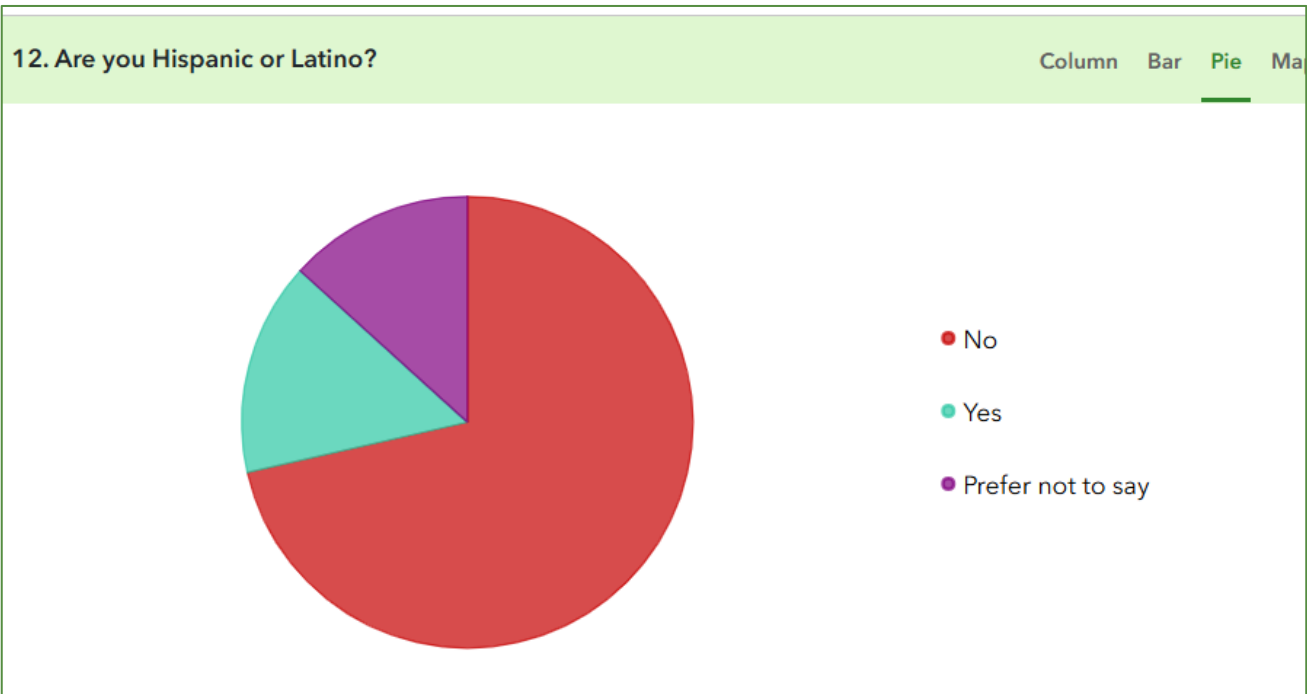
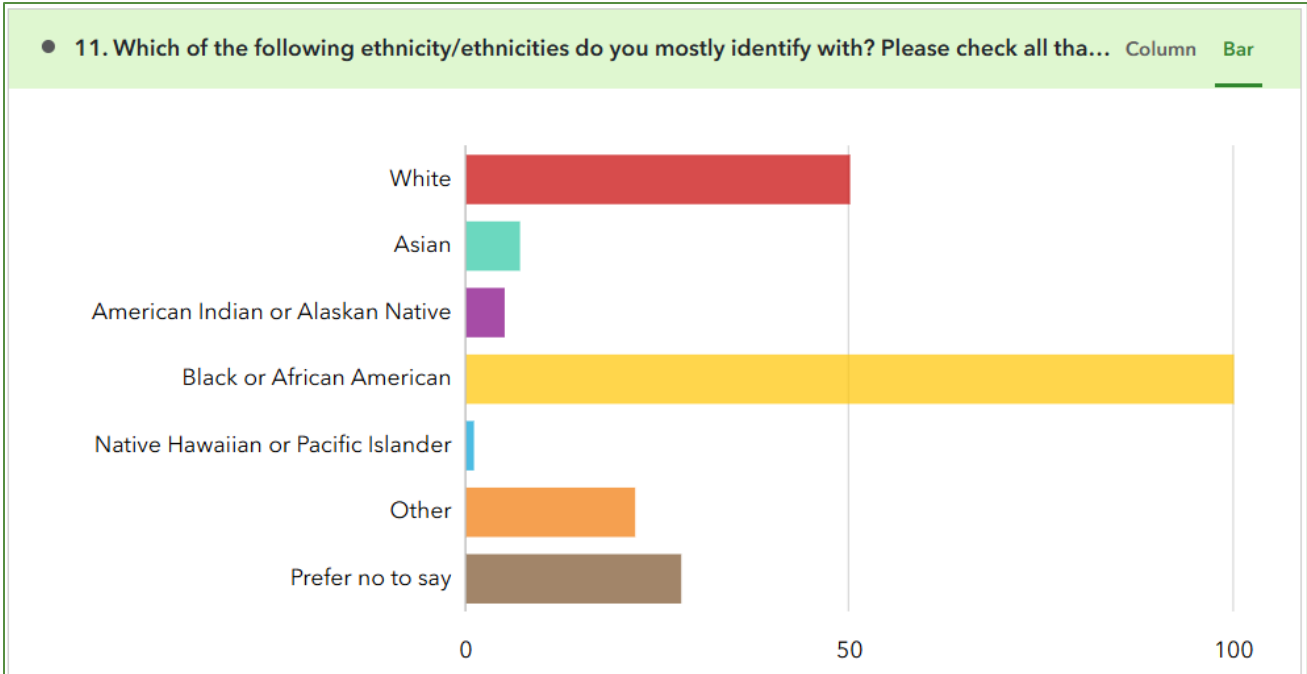
Column Bar Pie Map



● 10. What is your household's annual income?

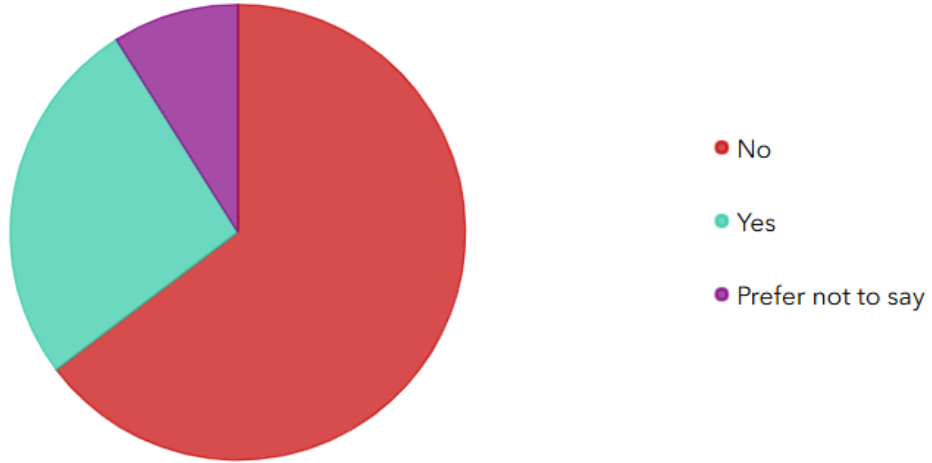
Column Bar Pie Map





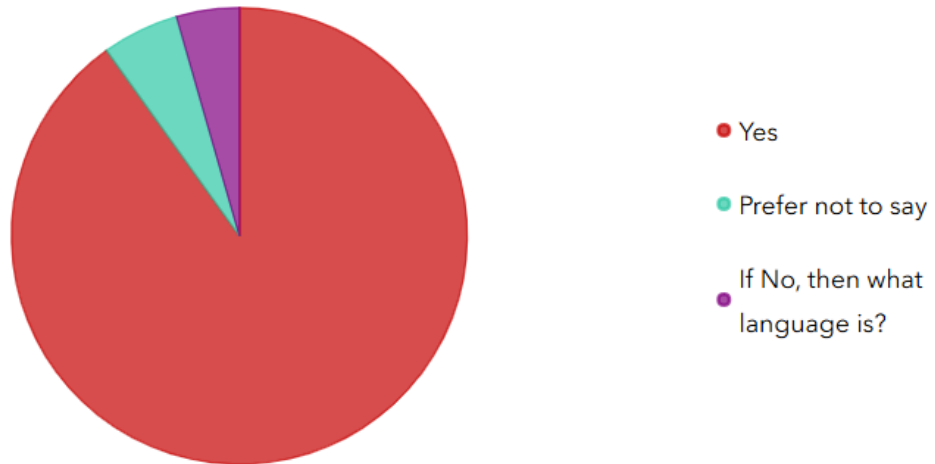
13. Does anyone in your house have a disability?

Column Bar Pie M



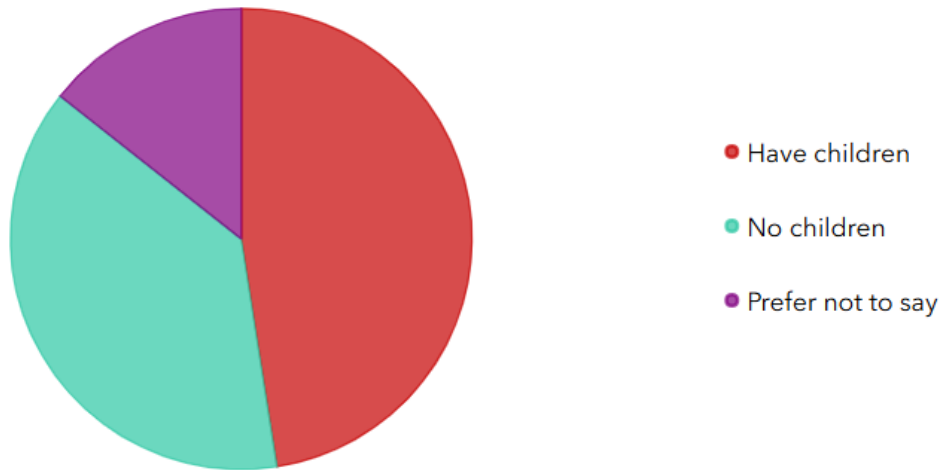
14. Is English your primary language?

Column Bar Pie M



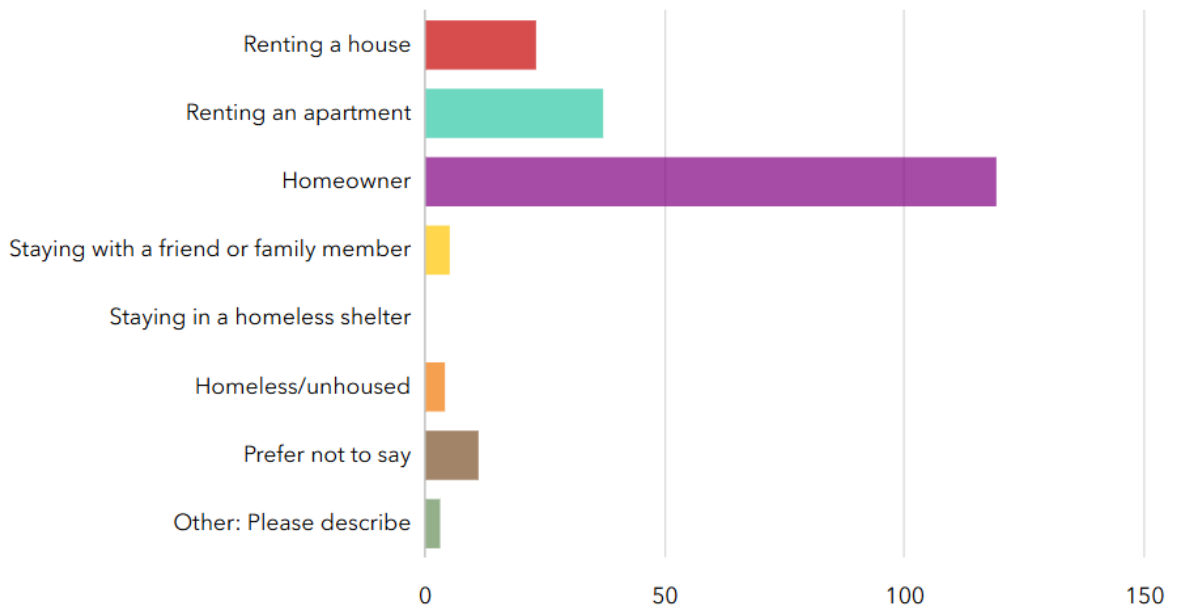
5. What is your familial status?

Column Bar Pie Map



16. What best describes your housing situation (in the past 30 days)?

Column Bar Pie Map



APPENDIX 9: WRITTEN COMMENTS AND RESPONSE

This section will be added in the Final version of the 2026 Annual Action Plan

Jazzmyne Speed's Public Comment

Hello,

I am writing to express serious concern regarding the City of Houston's draft 2026 Annual Action Plan, specifically the apparent elimination of funding for the Harvey Homebuyer Assistance Program.

As a Houston resident, I find this decision deeply troubling. Hurricane Harvey displaced thousands of families and created long-term barriers to stable homeownership—barriers that still exist today. Programs like the Homebuyer Assistance initiative are not just beneficial; they are essential to ensuring that recovery efforts are equitable and sustained.

Eliminating all funding for this program raises important questions:

- Why is funding being reduced to zero when many residents are still navigating the financial and structural impacts of Harvey?
- What alternative programs or resources will replace this support, if any?
- How does this decision align with the City's stated commitment to housing stability and recovery for low- and moderate-income residents?

The removal of this funding signals a concerning shift away from long-term recovery and toward neglect of communities that are still rebuilding. For many Houstonians, homeownership is the primary pathway to stability and generational progress. Removing access to assistance undermines that opportunity.

I strongly urge the City to reconsider this decision, provide transparency around the rationale, and engage meaningfully with the community before finalizing any changes that would eliminate such a critical resource.

Thank you for the opportunity to provide input. I hope the City will take these concerns seriously and prioritize the needs of residents still impacted by Hurricane Harvey.

Sincerely,
Jazzmyne Speed
77077



CITY OF HOUSTON
Housing & Community Development Department

John Whitmire

Mayor

Michael C. Nichols
Director
2100 Travis, 9th Floor
Houston, Texas 77002

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www.houstontx.gov/housing

April 14, 2026

Ms. Jazzmyne Speed-Williams
Houston, Texas 77077

Dear Ms. Speed-Williams,

The Housing and Community Development Department appreciates the comment and acknowledges the continued impact of Hurricane Harvey on housing stability for many Houston residents. Funding for the original Harvey Homebuyer Assistance Program was provided through federal disaster recovery allocations, which were time-limited and have since been substantially expended in accordance with HUD guidelines.

While that specific funding source is no longer active, the Housing and Community Development Department will include Homebuyer Assistance Program (HAP) funding in the FY 2026 Annual Action Plan. Approximately \$1.2 million will be allocated to support eligible homebuyers, with assistance provided up to \$50,000 per household based on demonstrated need and program requirements.

In addition, HCD continues to administer homeownership activities through other eligible funding sources, including HOME and CDBG, in alignment with HUD regulations and income eligibility criteria. The Department remains committed to expanding access to homeownership opportunities for low- and moderate-income households.

The Housing and Community Development Department values this feedback and will continue to assess program needs, funding availability, and community input to inform future program design and resource allocation.

Your comments are greatly appreciated and will be included in the final 2026 Annual Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD). Please check HCD's website for additional information on strategic planning documents at <https://houstontx.gov/housing/>.

We encourage you to stay engaged with HCD's work by attending upcoming community meetings and continuing to share your feedback. Your input helps guide the identification of community needs and priorities across Houston. You can also sign up for HCD's email list and visit our webpage for nonprofit partners for additional information: <https://houstontx.gov/housing/nonprofit.html>.

Sincerely,
DocuSigned by:

Michael C. Nichols
Director

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman Mario Castillo
Joaquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie R. Davis Twila Carter Alejandra Salinas Sallie Alcom
Controller: Chris Hollins



19 March 2026

RE: **Draft Annual Action Plan - Public Comment**

Detailed Review: Overall, it is competent on HUD compliance and funding categories, but it is still more of a program inventory than a market-facing housing strategy. It tells HUD what the City plans to fund, but it does not yet fully tell developers, advocates, lenders, or communities how Houston will use these funds to shape outcomes on affordability, geography, displacement, resilience, and delivery.

The strongest parts are the breadth of resources, the explicit acknowledgement of worsening affordability, and the effort to connect formula funds with disaster and local resources. The draft shows major capital availability beyond annual formula grants, including CDBG, HOME, TIRZ set-aside funds, multiple disaster recovery tranches, mitigation funds, HOME-ARP, and CDBG-DR24 tied to the 2024 Derecho and Hurricane Beryl. It also correctly notes that affordability pressures have worsened as rents and home values have risen faster than incomes, and that future household growth will intensify demand.

My main critique is that the plan does not yet translate that resource stack into a clear production-and-preservation strategy. For example, the Multifamily Housing Program has \$11 million in CDBG and about \$5.58 million in HOME for the year, yet the annual output shown is only 75 rental units, while the narrative references 600 newly constructed affordable units by 2029 and notes a pipeline that includes The Rushmore, New Hope Housing Avenue C, Boulevard 61, and Retreat at Esther. That **creates a disconnect between annual targets, multi-year pipeline, and what outside readers will perceive as actual production efficiency.**

Gap Analysis:

1. Geographic strategy is too weak.

The plan repeatedly says “citywide,” and for many activities the location is “to be determined” after NOFAs or applications. That is administratively understandable, but strategically thin. For a major metro, you need a stronger statement about where the City wants affordable housing growth, preservation, home repair, and neighborhood facility investment to occur, and where it should not. The draft does mention support for development in locations that reduce flood risk and improve access to jobs, services, and opportunity, but that principle is not carried through into a clear locational framework for awards.

Improvement: Add a “place-based investment framework” that scores or maps projects by:

Public Comment - Daniella Flanagan

1



- transit and job access
- flood and extreme heat exposure
- access to schools, parks, groceries, and healthcare
- displacement risk
- concentration of existing subsidized housing
- neighborhood reinvestment need

That would make the plan feel like a land-use strategy, not just entitlement administration.

2. The affordable housing section needs a preservation strategy, not only a production story.

The draft recognizes the loss of naturally occurring affordable housing and says staff will reach out to owners nearing the end of affordability periods. That is important, but too passive for a large metro facing rapid rent escalation.

Improvement: Include a preservation playbook with named tools:

- early warning list for expiring affordability restrictions
- acquisition/bridge funding for at-risk properties
- rehabilitation plus extension of affordability
- anti-displacement preservation in gentrifying neighborhoods
- small rental preservation strategy for 1–20 unit properties
- code compliance plus recapitalization rather than loss through deferred maintenance

Right now, the document sees preservation, but does not operationalize it.

3. Homeownership programming is under-scaled relative to the need.

The plan shows only 12 households assisted through homeownership assistance and 10 new homeowner units through single-family development. In a city the size of Houston, those numbers read as pilot-scale, not system-scale. Likewise, \$3.154 million for home repair serves about 34 households, which implies either very deep per-unit investment or limited production throughput.

Improvement: Explain the per-unit subsidy assumptions and why outputs are low.

Then add a scaling strategy:

- manufactured/modular or cottage/ADU pilots where lawful
- infill on publicly controlled or land-bankable lots
- employer-assisted homeownership



- shared equity or community land trust pilots
- rehab-to-resale strategies for vacant or tax-delinquent homes
- targeted repair for seniors to prevent loss of legacy homeownership

Without that, the homeownership side feels symbolic rather than market-relevant.

4. The plan acknowledges resilience funds but does not fully integrate resilience into housing policy.

The expected resources table includes major disaster and mitigation funds, including CDBG-MIT, CDBG-DR21, and CDBG-DR24. But the annual housing strategy itself does not yet read like a climate-adjusted housing strategy for Houston.

Improvement: Add required or preferred resilience standards for funded housing:

- higher building performance and backup power for critical systems
- flood-resistant design and elevation standards where relevant
- cooling and passive survivability standards
- tree canopy/shade and stormwater features for multifamily
- tenant protection and continuity-of-operations requirements after disasters

For Houston, that is not extra. It is core underwriting.

5. Displacement is the biggest missing policy frame.

The draft is good on affordability, but much weaker on neighborhood change and displacement. It talks about mixed-use and mixed-income development and removing barriers to affordable housing, but not enough about how the City will protect existing residents in appreciating neighborhoods.

Improvement: Add a dedicated anti-displacement subsection covering:

- right-to-return or priority leasing where redevelopment displaces residents
- relocation standards stronger than minimum compliance
- preservation of legacy homeowners through tax relief, repair, and title support
- tenant protections during rehab and redevelopment
- acquisition strategies in high-opportunity but high-cost areas
- community preference tools where legally viable

That would materially strengthen the plan for historically Black and disinvested neighborhoods.

6. Economic development is far too thin.

Public Comment - Daniella Flanagan

3



The plan includes economic development as one of four major priority categories, but the annual outcome shown is “Business assisted: 1” with about \$830,066 in CDBG. That is not a convincing economic development strategy for a major metro.

Improvement: Either scale it up or narrow the claim.

Right now the rhetoric overstates the program. A stronger version would link neighborhood commercial stabilization to housing outcomes:

- corridor revitalization around affordable housing sites
- small landlord and small business technical assistance
- ground-floor activation in mixed-use developments
- support for childcare, grocery, health, and mobility-serving businesses in LMI areas
- microenterprise or commercial tenant improvement tied to neighborhood plans

7. Public facilities and neighborhood revitalization are underdefined.

The goals table shows “Revitalize communities,” but the annual funding line shows CDBG: \$0 while still listing one infrastructure/facility improvement. That is confusing and invites criticism.

Improvement: clarify whether this is a legacy carryover project, another funding source, or a reporting artifact.

More broadly, define what “revitalize communities” means in physical planning terms: sidewalks, drainage, community facilities, park access, code enforcement, vacant lot reuse, lighting, mobility, and public realm improvements. **Otherwise, you will have another Fifth Ward scenario - development without infrastructure.**

8. The plan needs better delivery metrics.

The narrative says HCD wants to reduce wait times in the Home Repair Program and improve leveraging and procedures, but the document lacks a performance dashboard on speed and execution.

Improvement: Add implementation metrics such as:

- average time from application to award
- average time from award to construction start
- average per-unit subsidy by program
- leverage ratio by project type
- units preserved vs. produced
- percent of funds awarded in high-opportunity areas and high-need areas



- demographic and income distribution of beneficiaries
- disaster-resilience features incorporated into funded units

That would make the plan much more credible to lenders, Council, and the public.

9. The barriers section is thoughtful but still too general.

The barriers language includes diversifying communities with mixed-use and mixed-income buildings, improving leverage, assisting first-time buyers, and coordinating with TDHCA and HUD. Those are good ideas, but they read more like intentions than reforms.

Improvement: identify actual local barriers and what the City will do in the next 12 months. For example:

- permitting delays and plan review
- utility/platting timing
- subdivision and parking barriers
- infrastructure gaps on infill sites
- appraisal gaps in legacy neighborhoods
- insurance costs
- environmental remediation cost barriers
- neighborhood opposition and approval uncertainty
- mismatch between subsidy timing and tax-credit timelines

A serious metro housing strategy names the friction points, these aforementioned barriers.

10. Some drafting inconsistencies should be cleaned up before public circulation.

A few items weaken confidence:

- The goals table appears to overstate **lead-based paint output at 536 units**, while the actual project page estimates 38 homes. (??)
- **The Single Family Home Development page says planned activities “may include providing rental assistance,” which appears inconsistent with a homeownership development project.**
- The project list and HOPWA date labels look inconsistent in places.
- Several pages need copyediting for clarity and formatting consistency.



Why approach this topic through a place-based lens?

Traditional city and regional economic development efforts are often agnostic to place and place-based inequities – or worse, exacerbate them.

Place-focused economic and community development efforts often lack resources or coordinated leadership to target the systemic and interconnected drivers of neighborhood poverty.

Local policymakers are often disconnected from residents, community-based organizations, and small businesses impacted by neighborhood inequities.

Systematic Barriers to Opportunity
City and regional policies, practices, and investment structures are often agnostic to—or worse, exacerbate—place-based inequities.

Market Forces
Market forces exacerbate these patterns of racial and economic segregation, withdrawing investment, jobs, and amenities further from already underinvested communities.

Discriminatory Public Policies
Discriminatory public policies and private actions create and reinforce racial and economic segregation—relating certain neighborhoods from the resources needed to thrive.

Place-based Inequities
Those nearest to place-based inequities are often disconnected from those with the institutionalized power to influence them, and vice versa.

Status Quo
Without systemic action, the number of high-poverty neighborhoods will continue to grow in metro areas nation-wide.

Community-centered development: A holistic and tested approach

“ The separation of housing, economic development, public works, employment, and workforce development is a mistake. And it’s a repeated pattern that keeps these processes in silos and separates them from the places that actually need their impact.” ”

– WEST OAKLAND STAKEHOLDER

PUBLIC HEALTH
Food
Housing
Safety
Well-being

ECONOMIC ECOSYSTEM
Small businesses
Quality jobs
Workforce training

SMART INVESTMENTS
New assets
Land use
Planning
Infrastructure

SOCIAL & CORE INFRASTRUCTURE
Capacity building
Governance
Networks
Public policy

Community-centered economic inclusion



Thank you.

Daniella Flanagan, Executive Founder & Director, CHW TX 17026 Exp 2026
New Liberty Road Community Development Corporation (NLR CDC)
libertyroadcdc@gmail.com 832-409-3641 (office)



CITY OF HOUSTON
Housing & Community Development Department

John Whitmire

Mayor

Michael C. Nichols
Director
2100 Travis, 9th Floor
Houston, Texas 77002

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April 14, 2026

Ms. Daniella Flanagan
Executive Founder & Director
Liberty Road CDC
5901 Market St #15221
Houston, Texas 77020-0340

Dear Ms. Flanagan,

Thank you for taking the time to review the Draft Annual Action Plan and for submitting your detailed comments. We appreciate the thought and care reflected in your feedback and your engagement in the community meeting process.

HCD values this level of detailed stakeholder input and will consider your recommendations as part of ongoing efforts to strengthen planning, implementation, and community impact.

Your comments are greatly appreciated and will be included in the final 2026 Annual Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD). Please check HCD's website for additional information on strategic planning documents at <https://houstontx.gov/housing/>.

We encourage you to stay engaged with HCD's work by attending upcoming community meetings and continuing to share your feedback. Your input helps guide the identification of community needs and priorities across Houston. You can also sign up for HCD's email list and visit our webpage for nonprofit partners for additional information: <https://houstontx.gov/housing/nonprofit.html>.

Thank you again for your contribution.

Sincerely,
DocuSigned by:

Michael Nichols
Michael C. Nichols
Director

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman Mario Castillo
Joaquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie R. Davis Twila Carter Alejandra Salinas Sallie Alcom
Controller: Chris Hollins

To the Housing and Community Development Department:

I am writing to provide public comment on the Draft 2026 Annual Action Plan and to strongly advocate for intentional investment in programming that reduces barriers to reentry and expands workforce development opportunities for justice-impacted individuals in Houston. The Action Plan clearly prioritizes economic opportunity, homelessness reduction, and supportive services for low- and moderate-income residents. However, there is a critical opportunity to more explicitly recognize and fund justice-impacted individuals as a priority population within these categories.

Why This Matters

Justice-impacted individuals represent one of the most underserved populations in Houston's housing and workforce ecosystem. They face compounded barriers including:

- Limited access to stable housing
- Employment discrimination and restricted job pathways
- Gaps in workforce readiness and credentialing

Disconnection from coordinated support services

Without targeted intervention, these barriers directly contribute to cycles of homelessness, unemployment, and community instability all of which the City is actively working to address. The Plan already acknowledges that reducing homelessness and increasing economic opportunity are core goals. However, these goals cannot be fully achieved without explicitly addressing reentry populations, who are disproportionately represented among those experiencing housing insecurity and unemployment.

Strategic Recommendation

I recommend that the City explicitly allocate and prioritize funding within CDBG, ESG, and public service investments for programs that:

1. Workforce Development for Justice-Impacted Individuals

- Paid, transitional employment and job training programs
- Industry-recognized credential pathways tied to high-demand sectors
- Partnerships with employers committed to second-chance hiring

2. Reentry Support Services

- Case management and navigation services post-release
- Legal support (e.g., record sealing, license reinstatement)
- Behavioral health and stabilization services

3. Housing and Workforce Integration Models

- Transitional or supportive housing linked directly to employment pathways
- Programs that combine housing stability with income generation, which is essential for long-term self-sufficiency

Alignment with Existing Plan Priorities

This recommendation is not an expansion beyond the Plan; it is a targeted strengthening of what already exists.

- The Plan funds public services including employment training and homeless services
- It prioritizes reducing homelessness and increasing job readiness
- It acknowledges lack of access to services and knowledge of programs as key barriers

Justice-impacted individuals sit at the intersection of all three. By explicitly naming and funding this population, the City can:

- Increase the effectiveness of existing investments
- Reduce recidivism and system strain
- Strengthen workforce pipelines in underserved communities

- Advance equitable economic mobility

A High-Impact Opportunity

Houston has the opportunity to lead nationally by integrating reentry-focused workforce development into its housing and community development strategy. Targeted investment in this space is not only a social good; it is a high-return economic strategy that:

- Expands the labor force
- Reduces public system costs
- Stabilizes neighborhoods
- Strengthens families and communities

Closing

I strongly encourage the City to incorporate dedicated language, funding pathways, and programmatic support for justice-impacted individuals within the final 2026 Annual Action Plan. Doing so will ensure that Houston's investments fully reflect the needs of its most vulnerable residents while advancing the City's goals of housing stability, economic opportunity, and community resilience.

Thank you for your leadership and for the opportunity to provide input.

With Regards,

Heidi Ballew, Ph.D.



CITY OF HOUSTON
Housing & Community Development Department

John Whitmire

Mayor

Michael C. Nichols
Director
2100 Travis, 9th Floor
Houston, Texas 77002

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April 20, 2026

Dr. Heidi Ballew
Houston, Texas

Dear Dr. Ballew,

Thank you for taking the time to review the Draft Annual Action Plan and for submitting your detailed comments. We appreciate the thought and care reflected in your feedback and your engagement in the community meeting process.

HCD values this level of stakeholder input and will consider your comments as part of ongoing efforts to strengthen planning, implementation, and community impact. As part of our broader public services approach, the City supports workforce development and supportive service programs through community partners, which may be accessible to individuals exiting the justice system based on program eligibility.

Your comments will be included in the final 2026 Annual Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD). For additional information on HCD's strategic planning documents, please visit <https://houstontx.gov/housing/>.

We encourage you to stay engaged with HCD's work by attending upcoming community meetings and continuing to share your feedback. Your input helps guide the identification of community needs and priorities across Houston. You can also sign up for HCD's email list and visit our webpage for nonprofit partners for additional information: <https://houstontx.gov/housing/nonprofit.html>.

Sincerely,

DocuSigned by:

Michael Nichols
Michael C. Nichols
Director

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman Mario Castillo
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Controller: Chris Hollins

APPENDIX 10: ORDINANCE

City of Houston, Texas, Ordinance No. 2026-0353

AN ORDINANCE APPROVING AND AUTHORIZING THE CITY OF HOUSTON TO SUBMIT THE 2026 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE FOLLOWING GRANTS AND BUDGETS: 1) COMMUNITY DEVELOPMENT BLOCK GRANT IN THE AMOUNT OF \$25,902,138.20 (WHICH AMOUNT INCLUDES \$61,940.20 IN PROGRAM INCOME); 2) HOME INVESTMENT PARTNERSHIPS GRANT IN THE AMOUNT OF \$10,050,848.76 (WHICH AMOUNT INCLUDES \$119,543.00 IN PROGRAM INCOME); 3) HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS GRANT IN THE AMOUNT OF \$15,025,923.00; AND 4) EMERGENCY SOLUTIONS GRANT IN THE AMOUNT OF \$2,244,219.00; AND TO ACCEPT FUNDS FROM THE AFOREMENTIONED GRANTS, IF AWARDED; CONTAINING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Houston's Housing and Community Development Department ("HCD") requests approval and authorization from the City Council of the City of Houston ("City Council") to submit the 2026 Annual Action Plan ("Plan") to the United States Department of Housing and Urban Development ("HUD"), which includes proposed applications and budgets for the following grants to be awarded by HUD: Community Development Block Grant, the HOME Investment Partnerships Grant, the Housing Opportunities for Persons with AIDS Grant, and the Emergency Solutions Grant; and

WHEREAS, HCD also requests City Council approval to accept the aforementioned federal grants, if awarded; and

WHEREAS, funding priorities under the Plan will include affordable home development, supportive services, infrastructure/neighborhood facilities, and economic development; and

WHEREAS, the goal of the Plan is to promote strategies that will: 1) preserve and expand the supply of affordable housing, 2) expand homeownership opportunities, 3) provide assistance to persons affected by HIV/AIDS, 4) reduce homelessness, 5) improve quality of life, 6) revitalize communities, 7) promote health and safety, and 8) foster community economic development; and

WHEREAS, the format and information presented in the 2026 Plan are based on federal guidance and requirements; **NOW THEREFORE**,

* * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the City Council hereby approves and authorizes the City of Houston ("City") to submit the Plan to the HUD, including the following 2026 grant applications and budgets (collectively, the "Applications"): 1) Community Development Block Grant in the amount of \$25,902,138.20 (which amount includes \$61,940.20 in Program Income); 2) Home Investment Partnerships grant in the amount of \$10,050,848.76 (which amount includes \$119,543.00 in Program Income); 3) Housing Opportunities for Persons with AIDS grant in the amount of \$15,025,923.00; and 4) Emergency Solutions Grant in the amount of \$2,244,219.00; all in substantially the form attached hereto under **Exhibit "A"** and incorporated herein by this reference.

Section 2. That the Mayor is hereby designated as the official to accept the funds requested in the Applications, or a different amount awarded by HUD, for the purposes of the subject grant assistance programs, and the City Council hereby authorizes acceptance of such funds, if awarded.

Section 3. That the Mayor (or in the absence of the Mayor, the Mayor Pro-Tem) is hereby authorized to execute the Plan and Applications and all related documents on behalf of the City and to take all actions necessary to effectuate the City's intent and objectives in approving such Plan, Applications and related documents, or other undertakings in the event of changed circumstances. The City Secretary (or in the absence of the City Secretary, any Assistant City Secretary) is hereby authorized to attest to all such signatures and to affix the seal of the City to all such instruments. The City Attorney is hereby authorized to take all action necessary to enforce legal obligations under said contracts, agreements or other undertakings, without further authorization from City Council.

Section 4. That HCD has considered comments and views of citizens received in writing, or orally at the public hearings, in response to the Plan and will make appropriate changes to the Plan prior to submission of same to HUD, as necessary. Public notice of the proposed Plan was given by publication in the Houston Chronicle on March 9, 2026; the applicable public comment period expired on April 8, 2026.

Section 5. That the City Council takes cognizance of the fact that in order to facilitate operations of the various City housing and community development programs, projects and activities, and to make adjustments occasioned by events transpiring during the year, some transfers will be necessary to and from some of the accounts contained within each of the grant application's budget as originally adopted. Accordingly, if the Mayor, through the Director of HCD, designee, or successor, from time to time shall upon the review of each grant separately and individually determine:

- (1) that there are unexpended funds in a grant budget for one or more housing and community development programs, projects or activities, which could be transferred to another program year budget without creating deficits in the requirements for any housing and community development program, project or activity;
- (2) that all proposed transfers comply in all respects with all applicable federal laws and regulations;
- (3) that when a formal amendment is required this document and its attachment will serve as a transmittal to HUD in compliance with 24 C.F.R. § 91.505(c), when applicable;
- (4) that a formal amendment may not be required by the United States Department of Housing and Urban Development nor the City Council of the City for such administrative and other minor changes to the budget; and

then, for all such administrative and other minor transfers, the Director of HCD or their designee or successor, may issue a request for the proposed transfer to the Director of the Finance Department. Upon receipt of such request, the Director of the Finance Department is hereby authorized to make transfers to and from said budget account or accounts in accordance with the request and to certify to the City Controller the amounts transferred and the accounts affected. Upon receipt of such certification, the City Controller shall treat such funds as if they had been so budgeted in the first instance.

Section 6. That the City Council authorizes the Director of HCD or their designee or successor to make final adjustments to the Plan prior to its full execution, as may be required by HUD, without the necessity of returning to City Council for final approval.

Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED ON 04/22/2026

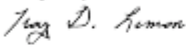
APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is: 04/28/2026.

ATTEST:

CITY OF HOUSTON, TEXAS

Signed by:

Signed by:


City Secretary of the City of Houston

Mayor of the City of Houston

PREPARED BY:

Senior Assistant City Attorney



(DC/ea/4/9/26)

LD-RE-0000004685

Requested by Michael C. Nichols, Director, Housing and Community Development Department

Amount of Funding: \$51,729,401.18 (including \$181,483.20 in Program Income) to be received

Community Development Block Grant – \$25,902,138.20

HOME Investment Partnerships Grant – \$10,050,848.76

Housing Opportunities for Persons with AIDS Grant – \$15,025,923.00

Emergency Solutions Grant – \$2,244,219.00

HighQ/Real Estate/Housing/DCEA/Ordinances/Ord_Annual_Action_Plan_2026

