



SPRING 2026 COMMUNITY MEETING

April 7, 2026 | 3:00 PM

WELCOME



Amy Connolly

Assistant Director & Chief of Staff

City of Houston

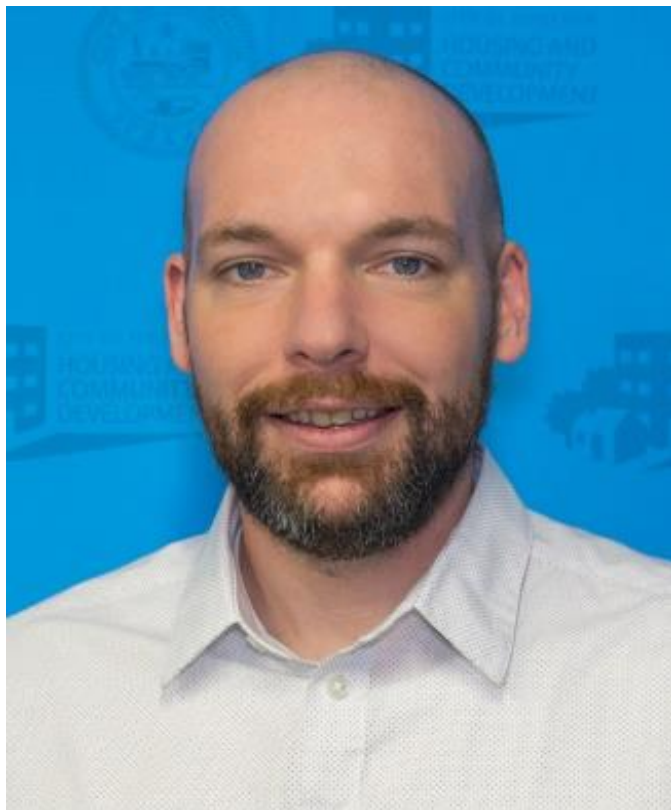
Housing and Community Development Department

PRESENTER



Lisa McNeill
Staff Analyst

MODERATORS



Derek Sellers
Deputy Director



Alan Isa
Staff Analyst

AGENDA

- Presentation
- Breakout Group Activity
- Public Comment
- Question & Answer
- Final Remarks



GENERAL INFORMATION

A recording of this meeting will be available on our website houstontx.gov/housing.

Presentation slides will be available on our Public Hearing webpage houstontx.gov/housing/public-hearing.





OVERVIEW

OUR VISION

We envision a city where everyone has a home they can afford in a community where they can thrive.



Single Family
Affordable Homes



Public Facilities
Edison Arts Center



Public Services
SEARCH Ribbon Cutting



Multi-family
OST Loft Apartments

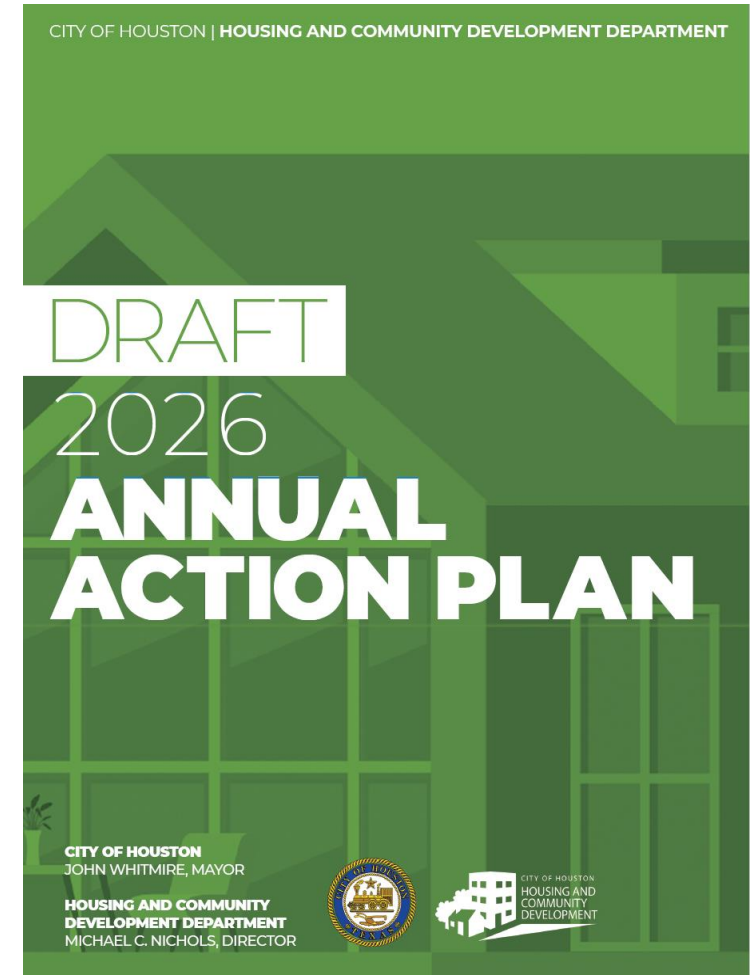
WHY WE ARE HERE TODAY



2026 Annual Action Plan

Second year of the City's 5-year strategic plan with annual goals and objectives.

- Enhance quality of life
- Expand homeownership opportunities
- Preserve and expand the supply of affordable housing
- Promote health and safety
- Assist persons affected by HIV/AIDS
- Reduce homelessness
- Revitalize communities
- Economic Development



PUBLIC ENGAGEMENT ACTIVITIES

Community Involvement Survey



Public Engagement/Community Meetings



DEMOGRAPHICS

Population: **2,328,253**

% Persons with Disabilities: **10.4%**

% in Labor Force: **53.2%**

Households: **930,404**

Median Income: **\$64,813**

Median Home Value: **\$277,800**

Median Rent Price: **\$1,361**

(for all bedroom types)

**LMI
HOUSEHOLDS
56.5%**

Earning
approximately 80%
AMI and below.

**SENIOR
POPULATION
12.4%**

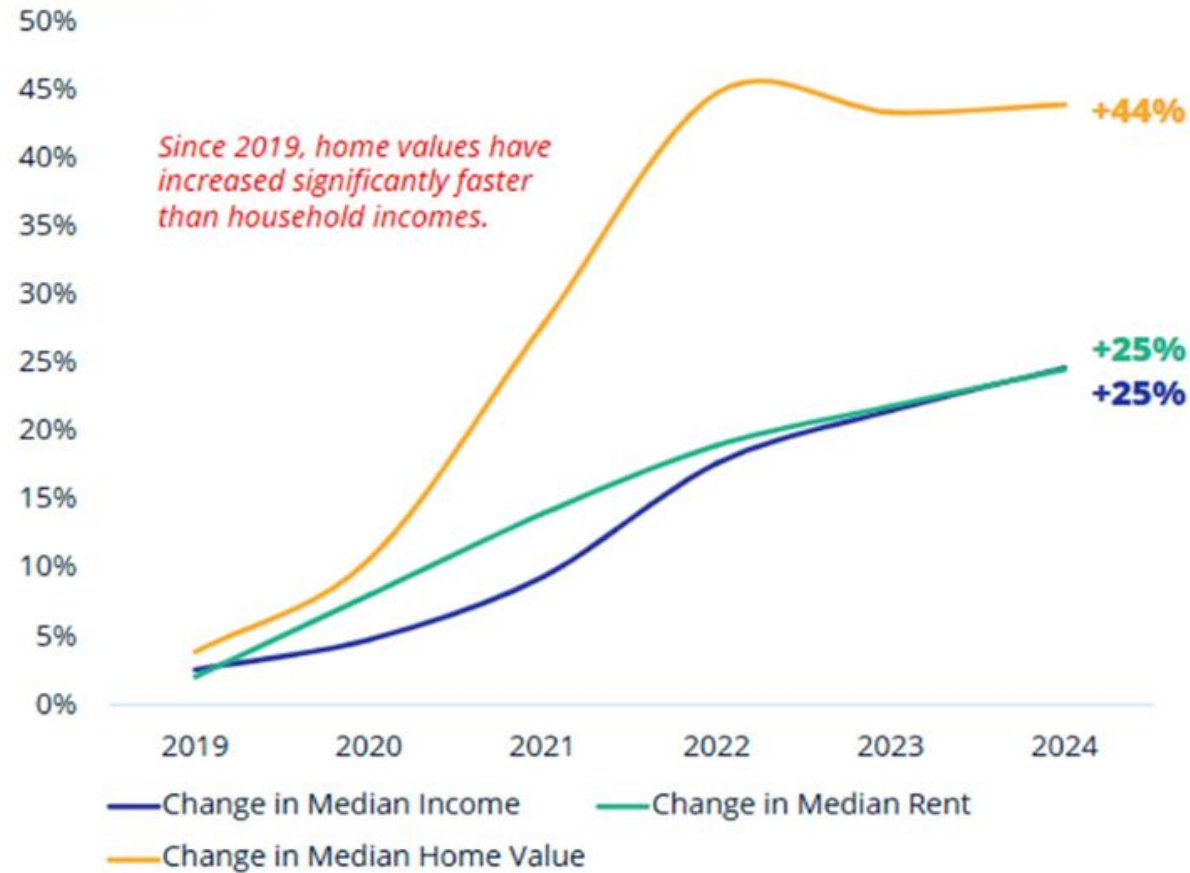
Houstonians aged 65
and up.

**LEAD RISK
HOUSEHOLDS
42.0%**

Homes built before
1978.

RENT & HOME PRICE VS MEDIAN INCOME

Figure 8. Rent and Home Price Growth Compared to Median Income Growth in Harris County (2019 - 2024)



AFFORDABILITY

Table 2. Renter Cost Burden Rates by Cohorts
(2024)

Cohorts	Cost Burden Rate	Number of Cost Burdened Households	Median Share of Income Towards Rent
Extremely Low-Income Renters (0-30% AMI)	96%	138,480	83%
Very Low-Income Renters (31-50% AMI)	92%	123,250	51%
Single-Parent Renter Households	80%	54,920	59%
Senior Renter Households*	73%	48,780	53%
Renters Households with Children	61%	158,320	44%
All Renter Households	54%	407,090	32%

Nearly all extremely low-income renters (96%, ~140K households) are cost-burdened, with half spending over 83% of income on rent. This extreme burden leaves limited resources for essential needs like childcare, food, and healthcare.



WE HEARD YOU



COMMUNITY NEEDS SURVEY

204 Persons Surveyed

Needs & Challenges

Top 3 Community Needs/Priorities:

- Affordable housing access & home repair
- Homelessness solutions with wrap-around services
- Reducing barriers to accessing programs

Top 3 Affordable Housing Needs/Priorities:

- Home Repair Funding for Existing Homeowners
- Closing the Affordability Gap for Renters & Aspiring Homeowners
- Multifamily Repair & Renter Protections





COMMUNITY NEEDS SURVEY

Top 3 Public Facilities Needs/Improvements

- Parks, recreational facilities, and community spaces
- Healthcare facilities
- Senior Centers

Top 3 Community Services Needs/Improvements

- Employment and job training services
- Childcare and youth services
- Homebuyer Assistance and financial stability services

Top 3 Infrastructure Needs/Improvements

- Trash cleaning and illegal dumping prevention
- Stormwater drainage/flood plain management
- Sidewalk improvements & accessibility for people with disabilities

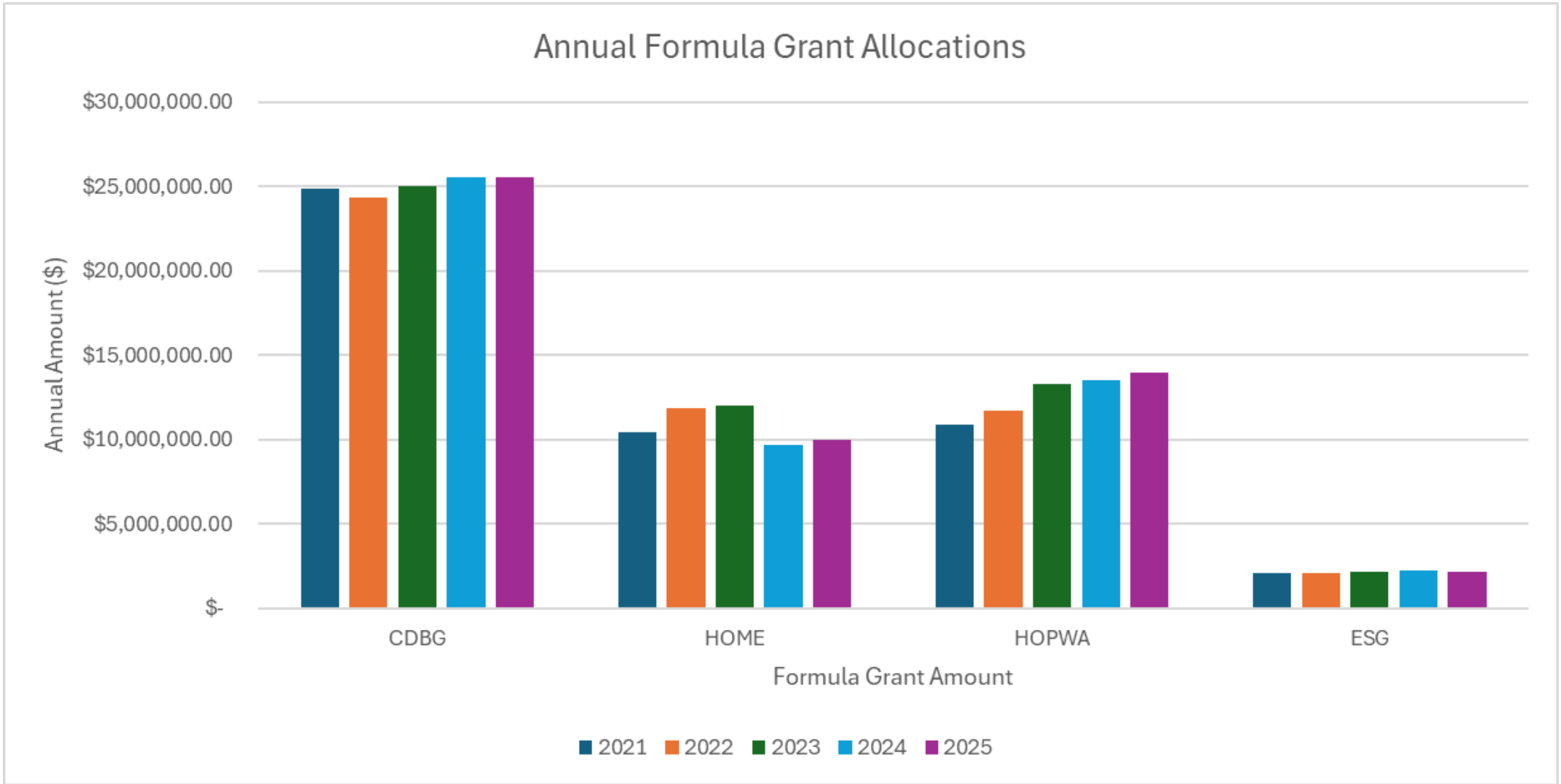




ANNUAL ACTION PLAN



PRIOR GRANT ALLOCATIONS



2026 GRANT ALLOCATION

2026 Annual Action Plan (AAP)

\$53,223,128.96* Annual Federal Formula Grants (Program Year 2026)

CDBG

Community Development
Block Grant
\$25,902,138.20*

Provide funding for:

- Housing
- Public services
- Public facilities
- Economic development

HOME

HOME Investment
Partnerships Grant
\$10,050,848.76*

Create affordable
homes for:

- Renters
- Homeowners

HOPWA

Housing Opportunities for
Persons with AIDS
\$15,025,923.00

Housing & Social
services for:

- Persons with HIV/AIDS and their families

ESG

Emergency Solutions Grant
\$2,244,219.00

Shelter and Support
services for:

- Homeless persons or persons at-risk homelessness

*includes projected program income



2026 GRANT ALLOCATION

CDBG	AMOUNT	PERCENT
Public Services	\$3,839,080.88	14.84%
Single-Family Home Repair	\$3,191,462.58	12.32%
Homeownership Assistance	\$1,012,874.89	3.91%
Lead Based Paint	\$202,056.88	0.78%
Multifamily Housing (Rehab)	\$11,131,261.91	42.97%
Economic Development	\$839,313.21	3.24%
ESG Match	\$500,000.00	1.93%
Program Administration	\$5,180,945.73	20.00%
TOTAL*	\$25,902,138.20	100.00%

CDBG ANTICIPATED ACCOMPLISHMENTS FOR 2026

- Provide public services to **3,160** households
- Improve **1** public facility
- Lead hazard abatement of **38** homes
- Construct **75** affordable rental homes
- Repair or reconstruct **34** single family homes
- Homebuyer Assistance to **12** households





2026 GRANT ALLOCATION

HOME	AMOUNT	PERCENT
Planning and Administration (10% of Estimated + Program Income)	\$1,005,084.88	10.00%
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Project Delivery	\$5,578,221.06	55.50%
Single Family Housing Development/New Construction/Project Delivery	\$3,467,542.82	34.50%
TOTAL*	\$10,050,848.76	100.00%

HOME ANTICIPATED ACCOMPLISHMENTS FOR 2026

Multifamily Developments

- Develop approximately **75** new multifamily units

Single Family Home Development

- Develop **10** affordable single-family homes



2026 GRANT ALLOCATION

HOPWA	AMOUNT	PERCENT
Operating Costs	\$3,012,697.56	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 Subsidies	\$2,375,598.43	15.81%
Resource Identification/Technical Assistance	\$69,119.25	0.46%
Housing Information	\$111,191.83	0.74%
Grantee Administration (3% of Estimated Grant Amount) - HCDD	\$450,777.69	3.00%
Sponsor Administration (7% of Estimated Grant Amount) - Subgrantees	\$863,990.57	5.75%
TOTAL*	\$15,025,923.00	100.00%



HOPWA ANTICIPATED ACCOMPLISHMENTS FOR 2026

- Provide Tenant-Based Rental Assistance for **300** households
- Provide **500** households with Short-Term Rental, Mortgage, or Utility Subsidies
- Provide funding for permanent or transitional facilities serving **205** households
- Provide supportive services to **1,825** households

2026 GRANT ALLOCATION

ESG	AMOUNT	PERCENT
HMIS	\$89,768.76	4.00%
Emergency Shelter	\$1,074,980.91	47.90%
Homeless Prevention	\$372,540.35	16.60%
Rapid Rehousing	\$538,612.56	24.00%
Administration (7.5% cap)	\$168,316.42	7.50%
TOTAL*	\$2,244,219.00	100.00%



ESG ANTICIPATED ACCOMPLISHMENTS FOR 2026

- Provide Tenant-Based Rental Assistance for **179** households
- Provide funding for permanent or transitional facilities serving **100** households
- Provide supportive services to **1,235** households

DRAFT 2026 ANNUAL ACTION PLAN



The Plan is available at the following locations:

www.houstontx.gov/housing

HCDD
2100 Travis St., 9th Floor,
Houston, TX 77002
(copies may be obtained at this location)

Comments will be accepted by:

E-mail: HCDDPlanning@houstontx.gov

Mail: HCDD
Attn: Planning and Grant Reporting
2100 Travis Street, 9th Floor
Houston, TX 77002

Online: www.houstontx.gov/housing



BREAKOUT GROUP ACTIVITY



REPORT OUT

1. Where did your table put the most funding — and what made that the right choice for your community?
2. When you drew your scenario card, what was the hardest tile to move — and why?
3. What is one thing this community cannot afford to cut — no matter what?



PUBLIC HEARING

PUBLIC HEARING

Ground Rules

1. For the record, please state your first and last name before speaking.
2. Each speaker has 3 minutes to testify.
3. Yielding time to another person is not allowed.

Note that:

- Testimony is recorded and transcribed
- Not a Q&A session, as Q&A will occur after this public hearing
- Summaries with responses included in our strategic planning documents

Start



PUBLIC HEARING

3

MINUTES



PUBLIC HEARING

2

MINUTES



PUBLIC HEARING

1

MINUTE



PUBLIC HEARING

30

SECONDS REMAINING



PUBLIC HEARING

15

SECONDS REMAINING



PUBLIC HEARING

3

SECONDS REMAINING



PUBLIC HEARING

2

SECONDS REMAINING



PUBLIC HEARING

1

SECONDS REMAINING



PUBLIC HEARING

TIME'S UP

Please complete your statement



PUBLIC HEARING

THANK YOU

for your Public Comment!





QUESTION & ANSWER



FINAL REMARKS



CONNECT WITH HCDD



@HoustonHCDD





THANK YOU