

DRAFT

Home Investment Partnerships Grant - American Rescue Plan (HOME-ARP)



Submitted to the U.S. Department of Housing and Urban Development (HUD) by substantial amendment to the 2021 Annual Action Plan on March 31, 2022



Harris County Community Services
Department (HCCSD)
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(This document is subject to change pending HUD approval)

INTRODUCTION

The American Rescue Plan Act of 2021 (ARP) appropriated \$5 billion to communities across the U.S. to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. These funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special round of funding is called the “HOME-ARP” program and funds must be expended on eligible activities by 2030.

HOME-ARP funds are allocated to the following eligible activities:

- Provision of Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance)
- Acquisition and Development of Non-Congregate Shelters. Purchase and Development of Non-Congregate Shelter (these structures can remain in use as a non-congregate shelter or can be converted to 1) emergency shelter under the Emergency Solutions Grants (ESG) Program; 2) permanent housing under the Continuum of Care (CoC) Program; or 3) affordable housing under the HOME Program)
- Tenant-Based Rental Assistance (TBRA)
- Production or Preservation of Affordable Housing (such as acquisition and rehabilitation)
- Non-profit Operating (5% maximum allocation and may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year)
- Non-profit Capacity Building (5% maximum allocation and may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year)
- Administration and Planning for the HOME ARP Program (15% maximum allocation)

HOME-ARP funds must be used primarily to benefit individuals or families from the following “qualifying populations:”

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other families requiring services, housing assistance, or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

HUD awarded Harris County \$16,747,366 in HOME-ARP funds to provide homeless assistance and supportive services through the eligible activities. As part of the HOME-ARP grant requirements, HCCSD must develop and submit to HUD for review and approval the HOME-ARP Allocation Plan, which describes the distribution of funds, identifies unmet needs among the qualifying populations, consultation and community engagement, and potential uses of the funds. HUD approval of the HOME-ARP Allocation Plan

will result in the release of the remaining HOME-ARP grant funds to implement the activities identified in the plan.

CONSULTATION

Summarize the consultation process:

The community outreach and engagement process for the HOME-ARP grant provided multiple opportunities for subject matter experts within the community, stakeholders, and organizations to assess the needs, gaps, and barriers relating to homeless preventative services. Consultation methods included a HOME-ARP summary webpage, stakeholder meetings, two online surveys in English and Spanish, public comment period for the Harris County HOME-ARP Allocation Plan (AP), and two public hearings.

CSD consulted with organizations and service providers to identify unmet needs and gaps in housing and service delivery systems, along with recommendations for funding. Below is a list of the stakeholders/organizations consulted through the stakeholder and individual focus group meetings.

List the organizations consulted, and summarize the feedback received from these entities:

Table 1 summarizes the stakeholders and organizations consulted in the creation of this Allocation Plan, the services they provide, how CSD consulted with them, and a summary of feedback.

Table 1 - Stakeholder/Organizations Meeting and Summary of Feedback

Org Consulted	Type of Org/Svc Provided	Method of Consultation	Feedback
Coalition for the Homeless Houston/ Harris County	Coordinates the Continuum of Care (CoC) Program; provides funding for efforts by non-profit providers, and State and local governments for rapid rehousing while minimizing the trauma and dislocation felt by homeless individuals, families, and communities; promotes access to and utilization of mainstream programs and optimizes self-sufficiency among individuals and families experiencing homelessness.	Stakeholder Meeting Focus Group Meetings Survey Email Public Hearing	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan.</p> <p>The Coalition also manages the Homeless Management Information System (HMIS) subrecipients report accomplishments related to homelessness. Data from HMIS is used to evaluate program performance. The Coalition is the lead agency to the Way Home CoC, and the CoC was consulted about potential HOME-ARP activities, fund distribution, and collaborations.</p> <p>The Coalition supported the need for the funds to address supportive service, providing housing options, and expunging misdemeanors.</p>
Harris County Veterans Office	Veterans Org	Stakeholder Meeting Survey Focus Group Meetings	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan

			HC Veterans Office supported the need for the funds to address case management, networking among partners, providing supportive services, emphasizing mental health awareness, prioritizing peer support to enhance understanding, increasing a sense of community for accountability, and increasing vocational training and workforce solutions.
The Women’s Home	Serves women who have experienced homelessness because of mental illness, abuse, or addiction	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Women’s Home supported the need for the funds to address transitional and recovery housing, behavioral health, wrap-around services.</p>
VAST - Veteran Advocates Services and Training	Works with homeless and previously incarcerated veterans; provides housing, sobriety, and mental health assistance.	Stakeholder Meeting	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>VAST supported the need for funds to address behavioral health, transitional housing, vouchers, and expunging misdemeanors.</p>
The Beacon	Serves the Houston homeless community through daily services, civil aid, counseling, mentoring, and access to housing	Stakeholder Meeting	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Beacon supported the need for the funds to address permanent youth housing and full-time care for the elderly and those with mental illness</p>
Harris County Housing Authority	Provides Emergency Housing, Family Unification, Veterans, Foster Youth, TBRA	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Housing Authority supported the need for funds to address supportive services.</p>
Houston Housing Authority	Provides Emergency Housing, Family Unification, Veterans, Foster Youth, TBRA	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Housing Authority supported the need for funds to address supportive services.</p>

Magnificat Houses, Inc.	Provides emergency, jail diversion, temporary, and permanent housing for adult men and women.	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>Magnificat supported the need for funds to address temporary and transitional housing</p>
The Landing	Serve survivors of human trafficking and commercial sexual exploitation by providing drop-in centers, counseling, and shelters	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Landing supported the need for funds to address TBRA, housing waitlists, and apartment management accountability.</p>
The Montrose Center	Provides Rapid Rehousing and Emergency Temporary shelter for those experiencing domestic violence.	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Montrose Center supported the need for funds to address serving those who were previously incarcerated.</p>
Harris County CSD – Social Services	Social services, Rental Assistance, Emergency Utility Assistance, Case Management, Bereavement	Stakeholder Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>Social Services supported the need for funds to address diversion services.</p>
Santa Maria	Provides Substance Use Disorder (SUD) treatment services and other behavioral health services for women and families, recovery housing, housing for special populations such as survivors of trafficking, veterans, women with children	Stakeholder Meeting	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>Santa Maria supported the need for the funds to address recovery housing with supportive services, as well as serving those who were previously incarcerated</p>
Houston Housing Collaborative	Promotes equitable community development policy and works to expand affordable housing opportunities for all of Houston	Stakeholder Meeting	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>The Collaborative supported the need for funds to address recovery housing and services, transitional housing, and housing quality.</p>
HOPE Haven	Mentorship for those experiencing homelessness to get off the streets and overcome recurring issues	Stakeholder Meeting	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>HOPE Haven supported the need for funds to address</p>

			transitional housing and work programs
Family Promise of Montgomery County	Facilitates a 90-Day Program in partnership with local congregations to provide shelter, meals, transportation, and compassionate assistance for homeless families with children.	Stakeholder Meeting	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan Family Promise did not express individualized opinions on the need for funds.
Cy-Fair Helping Hands	Provides emergency shelters, scholarships, and street outreach; the Day Center; offers free health checks, assistance acquiring personal documents, fellowship, recovery meetings, and meals	Stakeholder Meeting	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan Helping Hands did not express individualized opinions on the need for funds.
ACAM - Alliance of Community Assistance Ministries, Inc	Assists a network of partner organizations through high-impact collaboration, training, and management support services to provide opportunities for families and individuals to meet and rise above their basic needs.	Stakeholder Meeting	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan ACAM did not express individualized opinions on the need for funds.
Hope Impacts	Provides meals, showers, clothing, and toiletries to individuals and families four days a week in Katy, TX; coordinates access assessments; assists with transportation to doctor, connects them with doctor appointments and connects them with benefits such as EBT.	Stakeholder Meeting	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan Home Impacts supported the need for funds to address shelters, transitional housing, and supportive services.
Interfaith of The Woodlands Shelter	Interfaith of The Woodlands Shelter via short-term hotel stays. Supportive services, food, clothing, counseling, transportation via gas cards.	Stakeholder Meeting	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan Interfaith supported the need for funds to address the shelter, transportation, expunging misdemeanors, and getting identification.
Greater Houston Fair Housing	Housing discrimination complaint investigations, fair housing advocacy, education & outreach, housing discrimination counseling, and referrals for legal and social services	Focus Group Meeting Survey	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan GHFH supported the need for funds to address better coordination and outreach.
BakerRipley	Provides Diversion Services for individuals and families at risk of being homeless	Focus Group Meeting Survey	Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan

			BakerRipley supported the need for funds to address housing availability, supportive services, diversion services, expunging misdemeanors, and providing IDs and translation services.
Covenant House Texas	Provides housing and supportive services to youth facing homelessness.	Focus Group Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>Covenant House supported the need for funds to add case workers and non-congregate living facilities.</p>
AIR Project	To empower youth and adults of color to defeat abuse and violence through education, social and emotional, expressive arts, and providing positive quality of life experiences.	Focus Group Meeting Survey	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>AIR supported the need for funds to address resources for smaller non-profit organizations, developing a community center, housing availability, collaborating with other organizations and partnerships, and establishing resources and services to help BIPOC.</p>
Harris County CSD	Provides housing, social and transportation services	Stakeholder Meeting, Survey Review of Studies and analysis prepared by consultants for the department under the following: Rice University Kinder Institute 10-year Harris County Housing Needs – My Home is Here; and Harris County U.S. Treasury American Rescue Plan Act Portfolio analysis and stakeholder interviews for Affordable Housing and Homelessness	<p>Consulted regarding the “Needs Assessment and Gap Analysis” section of this Plan</p> <p>CSD supported the need for funds to address immigrant services and supportive services.</p> <p>Housing for extremely low-income households (30% or less AMI) acute shortage of units.</p>
Various Additional Community Organizations	Housing assistance/service providers Non-profit organizations Regional organizations Other expert stakeholders	Survey	A summary of all organizations that responded to just the survey is included in the Survey section below.

SURVEY CONSULTATION

During the consultation process, Harris County reached out to over 900 community organizations – that included organizations serving the homeless, those at risk of homelessness, public housing organizations, and civil rights agencies – through the HOME-ARP Needs Assessment Survey. The survey was conducted from January 25, 2022 through February 25, 2022. A total of 135 stakeholders and residents responded to the survey. (Full responses can be seen in Appendix B).

Organizations that responded included:

- AIR Project
- AAMA (Association for the Advancement of Mexican Americans)
- Angel Reach
- Asset Building Network, Inc.
- BakerRipley
- Bay Area Turning Point, Inc.
- Bread of Life Inc.
- Career and Recovery Resources
- Catholic Charities-Houston
- Center for Civic & Public Policy Improvement
- Coalition for the Homeless of Houston/Harris County
- Collaborating Voices Foundation
- Covenant House Texas
- HCCSD Social Services
- DEC of Women
- G.R.O.W. Ministry
- Greater Houston Fair Housing Center
- Harris County Community Services
- Harris County Housing Authority
- Harris County Precinct 2
- Harris County Senior Assessment Center Resources and Protection
- Harris County Senior Justice Assessment Center
- Harris County Veteran Services Department
- HCCSD-HRC
- HCRASACC
- Healthcare for the Homeless – Houston
- Hope Center Houston
- HOPE Haven
- Houston Housing Authority
- Ivy’s Transitional Housing for God’s People
- Jewish Family Service
- Lone Star Legal Aid
- Magnificat Houses, Inc.
- Martha’s Kitchen
- NestQuest Houston, Inc.
- New Hope Housing, Inc.
- Non-Profit Housing Corporation of Greater Houston
- Northwest Assistance Ministries
- Precinct Two Health Services
- RaiseUp Families
- SER Jobs for Progress
- Settegast Heights Redevelopment Corporation
- SIRE, Inc.
- SSVF
- Talent Yield Coalition
- Temenos Community Development Corporation
- The Landing
- The Montrose Center
- The Women’s Home
- Tony’s Place
- Tushiba’s Angels
- Unique Private Care Center, Inc.
- Uplift Development, Uplift House
- Michael D. DeBakey VA Hospital
- Wesley Community Center
- Young Audiences, Inc. of Houston

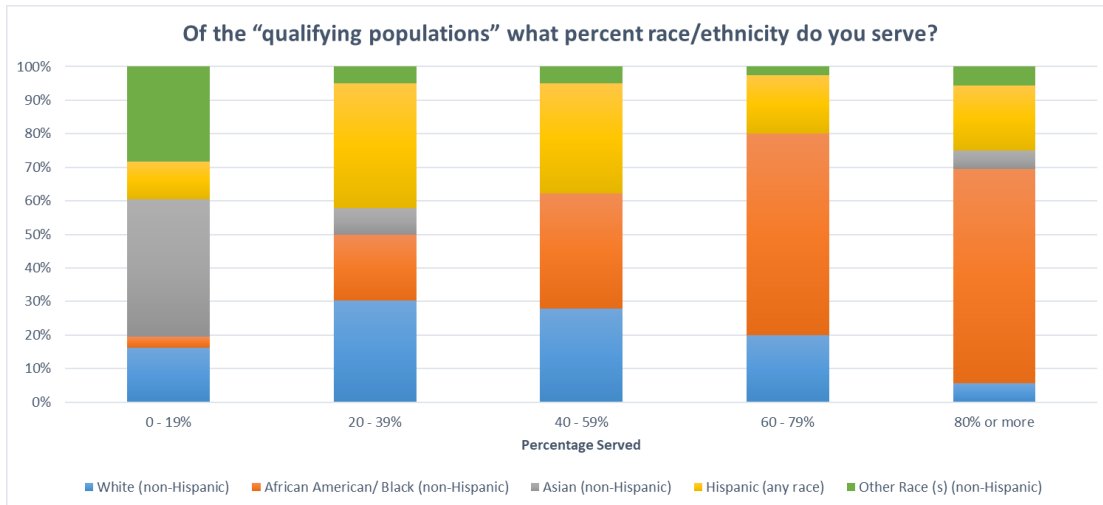


Figure 1 – Race/Ethnicity of the “Qualified Populations” Served

The survey asked respondents to report the level of service provided to varying racial and ethnic groups. Survey responses showed that on average, African Americans accounted for the largest racial/ethnic group, of the HOME-ARP qualifying populations, receiving assistance (Figure 1). Half of the survey respondents identified African Americans as the majority (over 60%) of those served within the qualified population groups. Individuals of Hispanic descent followed this as the second most-served group. Asians made up the smallest racial/ethnic group making up less than 20% of those served.

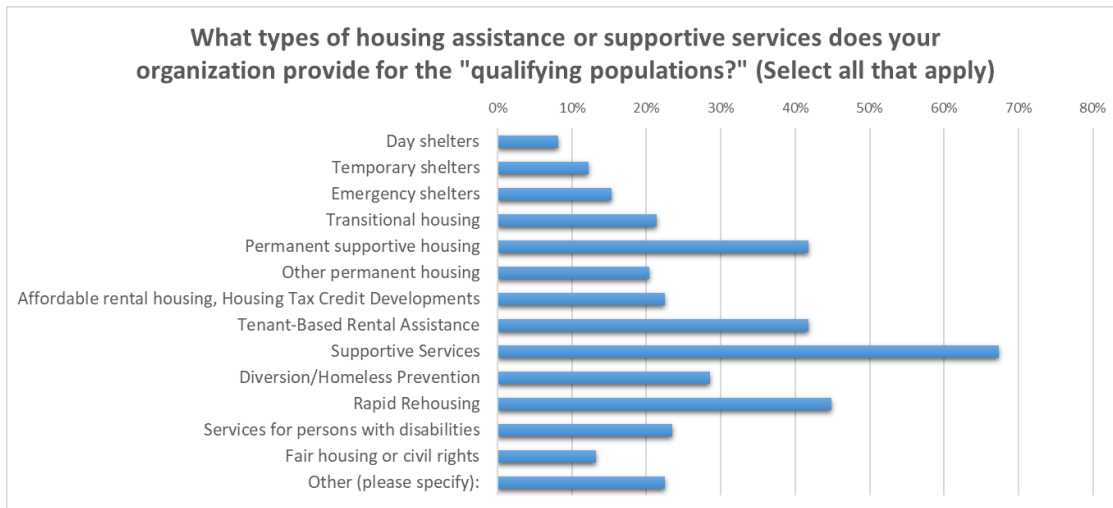


Figure 2 – Housing Assistance or Supportive Services Provided

Figure 2 represents current services provided by the Stakeholders and Organizations who response to the survey. The top services provided are Supportive Services at 67%, Rapid Rehousing at 45%, and Tenant-Based Rental Assistance (TBRA) & Permeant Supportive Housing at 42%. Of the survey respondents, only 8% provided Shelters and 12% provided temporary shelters for homeless populations. Fair Housing and Civil Rights services were only provided by 13% of the organizations surveyed; however, the topic of housing discrimination and overall lack of options for individuals with criminal backgrounds was raised multiple times in the survey’s discussion section.

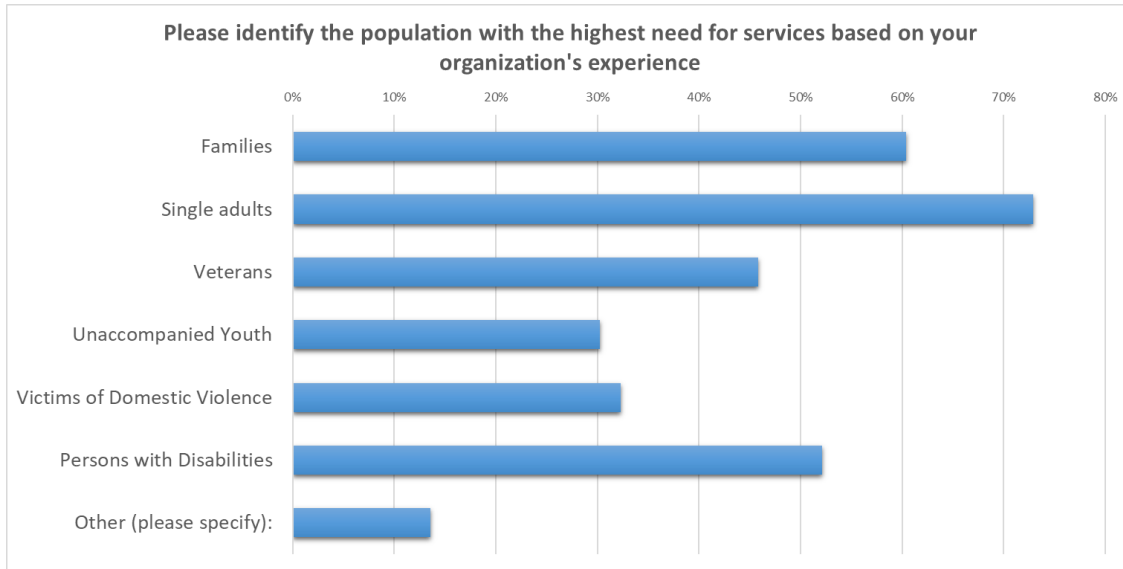


Figure 3 – Qualifying Populations Served

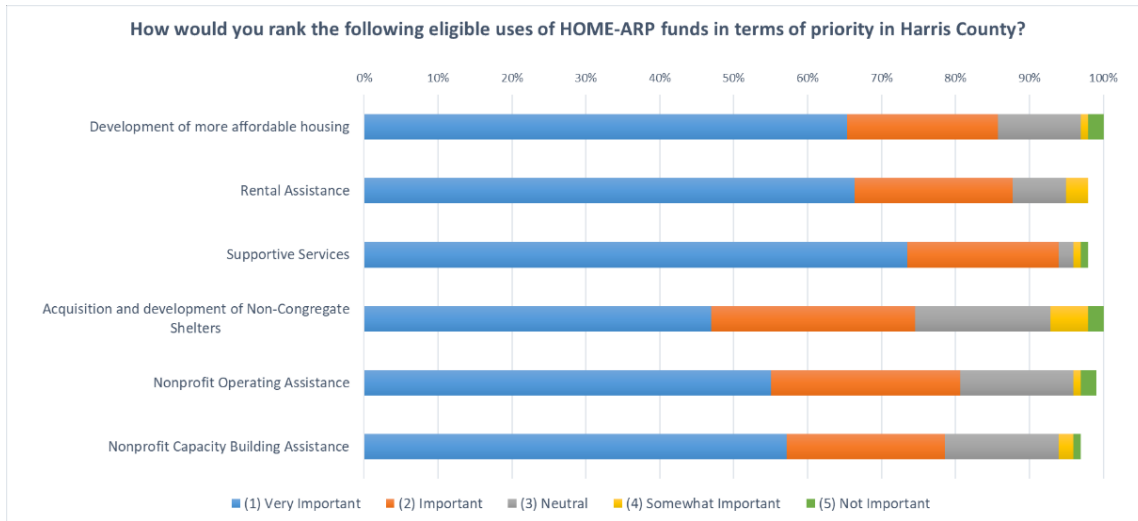


Figure 4 – HOME-ARP Funding Priorities

Single adults, Families, and the Disabled populations were the top three qualified population groups identified by stakeholders in need of additional services (Figure 3). Survey respondents (96% of stakeholders) expressed the need to prioritize Supportive Services, such as Mental and Substance-Use Treatment, Workforce Development, General Services, Transportation, Case Management, and Childcare (Figure 4). Rental Assistance and the development of additional affordable housing followed closely behind. Acquisition and development of non-congregate shelters was voted as the lowest of the priorities listed.



Figure 5 – HOME-ARP Stakeholder-Identified Gaps and Barriers (word cloud from written responses)

Figure 5 draws from some of the major themes and ideas collected from Question 13: “Please share your thoughts below to help us identify any gaps in housing and services, and any fair housing barriers that the “qualifying populations’ may encounter?” Respondents cited criminal backgrounds, rental history, lack of necessary documentation, inadequate transportation access, and poor credit as major barriers to obtaining housing. Many noted the overall scarcity of affordable housing and its effect on waitlists for permanent supportive housing and rapid rehousing. This reduces the effectiveness of these services because of the unreasonably long wait times for applicants. Additionally, income disparities were reported causing issues paying for housing applications, deposits, and other fees.



Figure 6 – HOME-ARP Stakeholder Funding Priorities (word cloud from written responses)

Figure 6 draws from the major themes and ideas stemming from Questions 16 and 17: *“Imagine that you were awarded \$16 million of unrestricted funding, how would you use the funding to serve the “qualifying population” with the money?”* Respondents emphasized that supportive services and resources (e.g., mental and substance-use treatment, workforce development, life skills training, financial literacy education, transportation, and childcare) be broadly accessible and individualized. Others also noted that permanent supportive housing should be developed with an emphasis on long-term affordability and programming to sustain future housing stability. Some stakeholders noted homeless prevention and diversion be prioritized for the long haul and that tenant-based rental assistance and mortgage assistance would support families at risk of homelessness.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the Plan:

The Citizen Participation process was crucial to the development of the HOME-ARP Allocation Plan and was encouraged throughout all stages of the consultation process. Harris County promoted the surveys, community and individual focus group meetings, 15-day comment period, and public hearings. Consultation provided multiple opportunities in various formats for stakeholders and residents to share their experiences with working and providing services to qualified populations.

The surveys were created to gather information about the needs of the qualifying populations, and was used to formulate the Homeless and Housing Needs Inventory and Gaps Analysis. The surveys were offered in English and Spanish and could be accessed online.

A Virtual Zoom Stakeholder/Organization meeting was held on February 3, 2022, where organizations discussed the needs, gaps, and barriers towards providing services, and offered recommendations for funding. Seven individual Focus Group meetings were also held, between February 14 through the 25th, for organizations that were not able to attend the meeting, but offered vital information about fair housing and civil rights issues. The public notice was published on the HCCSD website March 7, 2022, in the Houston Chronicle newspaper in English and LaVoz in Spanish. The notice also included the budget and range of activities HCCSD proposed to undertake. Instructions were provided for reviewing and commenting on the Draft HOME-ARP Allocation Plan for no less than 15 days from March 7, 2022, to March 22, 2022.

Two public hearings are planned and will offer as another opportunity to comment on the Draft HOME-ARP Allocation Plan, budget, and recommended activities. The public hearings will be held virtually by Teams on March 21, 2022, and March 22, 2022 at the Harris County Commissioners Court Hearing.

Describe any efforts to broaden public participation:

Outreach activities included community and stakeholder engagement opportunities that were promoted by HCCSD and its community partners. Methods of engagement focused on creating opportunities to participate in surveys available online, stakeholder, organization, and individual focus group meetings,

two public hearings, and feedback of the Draft Harris County HOME-ARP Allocation Plan, proposed budget, and activities.

To broaden public participation, all correspondence including surveys and public notices were posted to the HCCSD website. Other outlets included newspapers with the widest circulation in English and Spanish, social media platforms that included Next-door, Facebook, Pinterest, Twitter, and an email to 100 stakeholders and over 900 community non-profit organizations were utilized.

- Harris County HOME-ARP Summary Webpage – HOME-ARP summary webpage was created and provides a summary of the following HOME-ARP Program: requirements, funding amount, links to the surveys, meetings and public hearing dates, timeline, survey results, summary of recommendations and activities for funding, contact and comment information, public notice/hearing, and the Draft HOME-ARP Allocation Plan for review and comment. The Stakeholder/Organization Virtual meeting and Public Hearing presentation can be accessed from the website. The website can be accessed at: <https://housingandcommunityresources.net/home-american-rescue-plan-home-arp/> and <https://csd.harriscountytexas.gov/Pages/HOME-ARP-Program.aspx>.
- Surveys – Two surveys were created to capture feedback and input from organizations and the public who have knowledge regarding the qualified populations, and to collect data on the Homeless and Housing Needs Inventory and Gaps Analysis. The Stakeholder/Organization survey was offered online in English, and the Community Feedback Survey was offered online in English and Spanish and was posted via our social media outlets, along with multiple emails sent to over 900 non-profit organizations throughout Harris County. The surveys were available online from January 25, 2022, through February 25, 2022, and received 135 individual responses representing over 60 organizations in Harris County. For a complete list of survey responses, please see Appendix B.
- Stakeholder/Organization Community Meeting – 34 participants representing 17 organizations participated in the meeting held virtually by Zoom on February 3, 2022, at 10:00 a.m. Organizations participated in breakout sessions and facilitated discussions relating to the gaps and barriers related to providing services and offered recommendations for funding. The presentation can be seen on our website at: <https://housingandcommunityresources.net/home-american-rescue-plan-home-arp/>.
- Individual Focus Group Meetings – Meetings were held during the week of February 14-25, 2022. CSD staff met with BakerRipley, Harris County Veteran Services, the A.I.R. Project, Covenant House, United Way, and Talent Yield Coalition Inc. These organizations provided a greater understanding of specific gaps and needs felt among veterans, domestic violence victims, youth, and those who are at risk of becoming homeless. A summary of key findings from the Focus Groups can be found in Appendix C.
- Draft HOME-ARP Allocation Plan (AP) – The AP includes the Needs Assessment and Gap Analysis that evaluated the size and demographic composition of the “qualifying populations” and assessed their unmet needs. The plan also identifies gaps within the current shelter, housing inventory, and service delivery system, along with identifying priority needs, and recommendations on activities and projects for funding. The draft AP was published in the newspaper for public comment for 15 calendar days and posted to the CSD website, social media, and the draft was sent by email for comments by the community and stakeholders. Comments

could be made either by email, telephone call, or at the public hearings. A summary of public comments with county responses can be found in Appendix D.

- ***Public Hearing Notice*** – The notice provided residents with reasonable notice and an opportunity to comment on the proposed Draft HOME-ARP Allocation Plan from March 7, 2022, through March 22, 2022, along with the dates and time of the public hearings. The public notice was published to the HCCSD website, the Houston Chronicle and La Voz Spanish newspaper that informed the public of the 15-day public comment period and public hearing. The notice was published in English and Spanish and followed applicable fair housing and civil rights requirements and procedures for effective communication and accessibility.
- ***Public Hearings*** - The County will hold (2) public hearings. One virtually by Teams on March 21, 2022, at 10:00 a.m. and on March 22, 2022, at the Harris County Commissioners Court Hearing where the plan will be presented. A summary of public comments with county responses will be attached to the plan in Appendix D.

Summarize the comments and recommendations received through the public participation process:

All comments from meetings, surveys, and public hearings can be found in Appendix F.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments accepted.

NEEDS ASSESSMENT AND GAP ANALYSIS

The needs assessment and gap analysis sections of the plan utilized multiple data sources. These include but are not limited to the 2020 Decennial Census; the 2020 and 2021 Point-in-Time Count (PIT) for homeless individuals; the local 2020 CoC’s Housing Inventory Count (HIC), and Harris County Health and Relationship Survey Brief Report 2021, among others (see Appendix K). This is in addition to consultation from CoC’s, Homeless and Domestic Violence service providers, Veterans Groups, Housing Authorities, Public Service Providers, and organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The following information includes an analysis of the HOME-ARP qualified population based on the available resources and data.

Table 2 – Homeless Needs Inventory and Gap Analysis

	Homeless												
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family	Adult	Vets	Victims	Family		Adults Only	
	# Of Beds	# Of Units	# Of Beds	# Of Units	# Of Beds	HH	HH		of DV	# Of Beds	# Of Units	# Of Beds	# Of Units
Emergency Shelter	834	233	917	917	32								
Transitional Housing	146	42	625	625	63								
Permanent Supportive Housing	1,860	583	2,544	2,544	367								
Other Permanent Housing	0	0	25	25	25								
Sheltered Homeless						603	927	67	313				
Unsheltered Homeless*						0	1510	115	73				
Current Gap										609	190	3,768	3,768

*Assumes the same distribution as sheltered families, adults, victims of domestic violence, and veterans.
Data Sources: 2020 PIT, 2021 PIT; 2020 HIC

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

Sheltered and Unsheltered Homeless populations

In 2021, due to the COVID-19 pandemic, Continuums of Care (CoCs) across the nation were faced with challenges conducting a count of those experiencing unsheltered homelessness. Due to these challenges,

the U.S. Department of Housing & Urban Development (HUD) issued waivers that allowed CoCs to opt-out of conducting an unsheltered homeless count. The Way Home Continuum of Care (CoC) covers 3,711 sq. miles and includes Houston, Pasadena, Conroe, Harris County, Fort Bend County, and Montgomery County) with a large dispersed unsheltered population. The County decided to move forward with conducting both the sheltered and unsheltered Count for several reasons:

1. To assess how COVID-19 has impacted homelessness,
2. To measure the progress of our projects, including the Community COVID Housing Program and
3. To convey to the most vulnerable that we care and are still fighting to end their homelessness.

Due to these changes, the sheltered count was conducted on January 19, 2021, and the unsheltered count occurred January 20-29, 2021.

3,055 persons experiencing homelessness were counted in Houston/Pasadena/Conroe/Harris County/Fort Bend County/Montgomery County... Most of these individuals (95%) were interviewed in Harris County. However, it is important to note that the persons living unsheltered were classified where they were interviewed or spotted, which may not have been where they slept the night of the Count. Within the total CoC area, almost one in three were in emergency shelters. No children were counted among the unsheltered population, but 2 of every 5 persons in shelters were in households with children, with one in four of the total sheltered population under age 18.¹

Two out of every five unsheltered individuals had been homeless for three years or longer. One out of seven unsheltered persons was homeless due to a natural disaster. Approximately one in seven persons experiencing unsheltered homelessness indicated they were homeless due to the COVID-19 pandemic with the vast majority citing loss of job or reduction in hours and/or eviction as the main culprit. Subpopulation analysis showed that nearly one out of five met the HUD definition of chronic homelessness, one out of eleven self-identified as a veteran, and high rates of serious mental illness (two out of five) and substance use disorder (three out of five) were found. Thirty children were found in parenting youth households, all living in emergency shelters or transitional housing.²

There were major racial disparities among those experiencing homelessness. While Blacks/African Americans represent not quite (19%) of the composition of the total population of Harris County, they made up over 56% of those experiencing homelessness.³ This represents an issue that needs to be examined and addressed if homelessness is to be conquered in this area.

Populations at risk of homelessness

As defined by HUD, (1) the term “at risk of homelessness” means, concerning an individual or family, that the individual or family— (A) has income below 30 percent of median income for the geographic area; (B) has insufficient resources immediately available to attain housing stability, and (C) (i) has moved frequently because of economic reasons; (ii) is living in the home of another because of economic hardship; (iii) has been notified that their right to occupy their current housing or living situation will be terminated; (iv) lives in a hotel or motel; (v) lives in severely overcrowded housing; (vi) is exiting an institution, or (vii) otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness. Such term includes all families with children and youth defined as

¹ CoC PIT Count, 2021.

² The Way Home Continuum of Care, 2021.

³ The Way Home Continuum of Care, 2021.

homeless under other Federal statutes. Additionally, people at imminent Risk of Homelessness are individuals and families who lose their primary nighttime residence, which may include a motel or hotel or a shared living situation, within the next 14 days and lack resources or support networks to remain in housing.

To identify “at risk of homelessness,” HUD created the Comprehensive Housing Affordability Strategy (CHAS) data to demonstrate the number of households in need of housing assistance, as well as those that have specific housing problems. According to the 2014-2018 CHAS, * HAMFI – HUD Area Median Family Income (Table 4) 203,685 Harris County (non-COH) households have incomes at or below 30% AMI. There are 146,165 (72%) renter households that earn at or below 30% AMI and have housing problems and are considered at risk of homelessness.

Table 4 – HUD Area Median Family Income Distribution

	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
Owner Households	57,520	69,649	115,155	77,590	545,745	865,645
Renter Households	146,165	120,065	146,480	71,770	233,355	717,840
Total Households	203,685	189,705	261,635	149,360	779,100	1,583,485

* HAMFI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs.

Data Source: 2014-2018 CHAS

Renter-occupied households account for 72% of households that earn at or below 30% AMI in Harris County’s service area. The White population accounts for the largest percentage at 35%, the Hispanic population represents 22%, and the African American population registers 10%. Those suffering severe housing problems are considered at the greatest risk of homelessness among these households. These “at-risk” households are those with one or more of the four severe housing problems defined by HUD (i.e., lack of kitchen, inadequate plumbing, more than one person per room, or a cost burden greater than 50% of household income).⁴

⁴ 2014-2018 CHAS

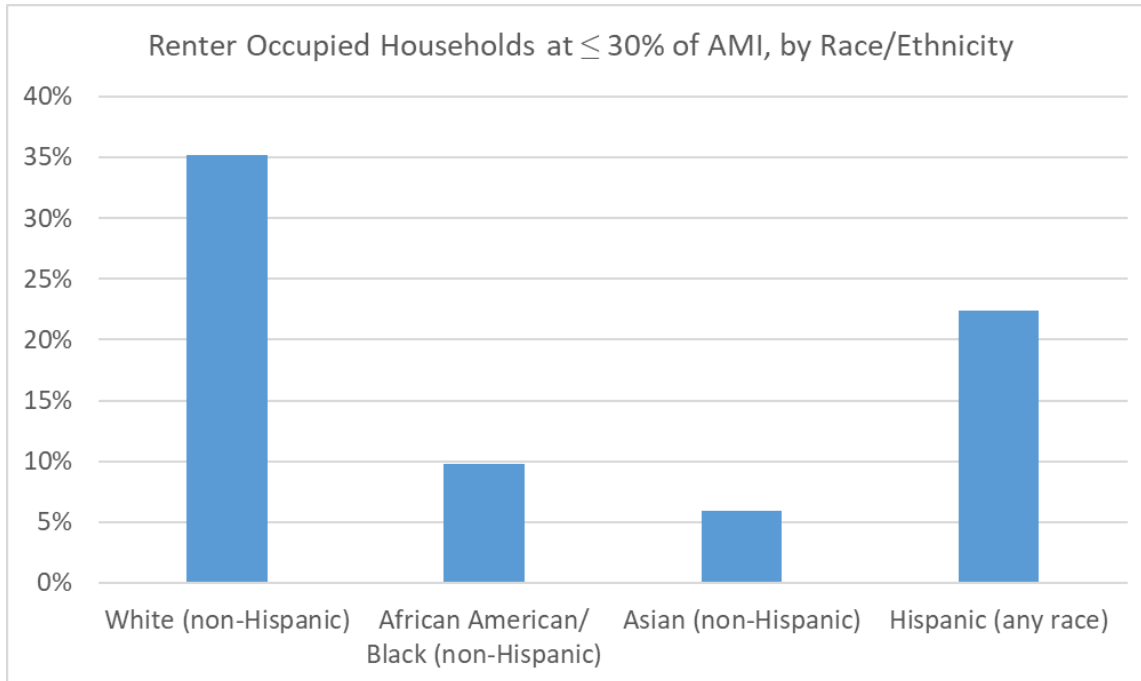


Figure 7 –Renter Occupied Households at ≤ 30% of AMI, by Race/Ethnicity within the Harris County Service Area

Data Source: 2014-2018 CHAS

Of all renter households experiencing severe housing problems, 46% earn less than 30% of AMI. Hispanic renter-occupied households form the largest racial/ethnic group of households with severe housing problems, 20% of all renters earning 30% or less of AMI in the Harris County Service Area. African American renter households with severe housing problems come in second, with 15% of all renters earning 30% or less of AMI. The White population experiencing severe housing problems makes up 8% of all renters earning 30% or less of AMI, and Asian renters with severe housing problems round out this most at-risk group with 2% of all renters earning 30% or less of AMI. Altogether, 45% of renter-occupied households earning 30% or less of AMI experience one or more severe housing problems, placing these 24,745 predominately Hispanic and African American households at greatest risk of homelessness in the Harris County Service Area.⁵

⁵ 2014-2018 CHAS

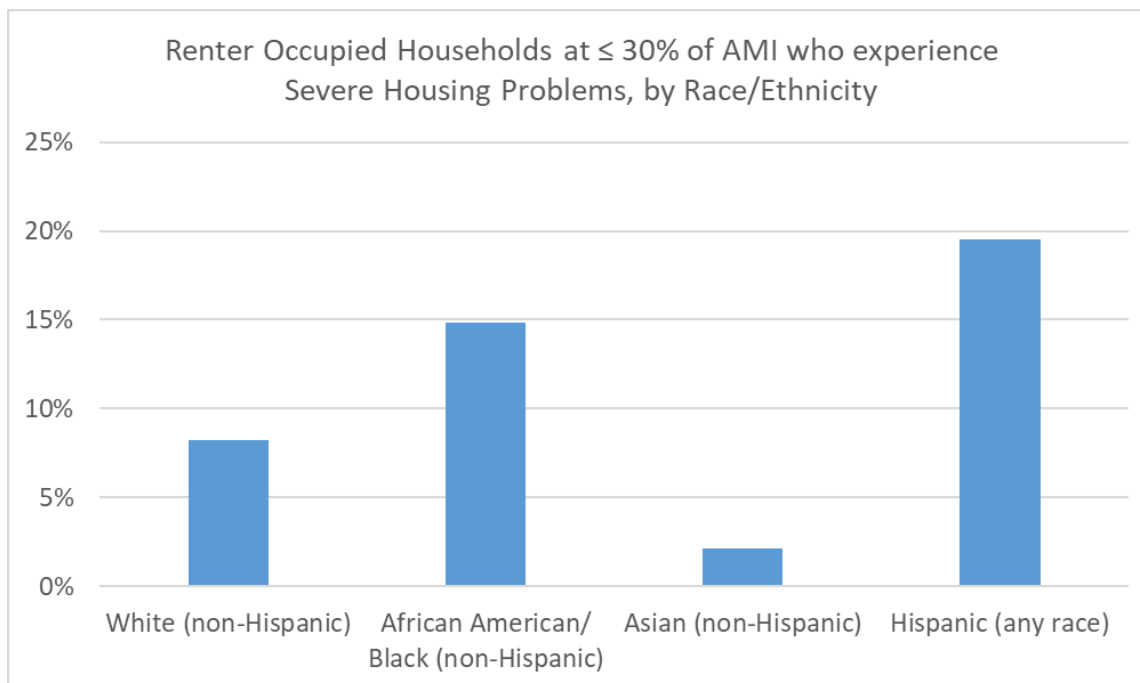


Figure 8 – Renter Occupied Households at ≤ 30% of AMI who experience Severe Housing Problems, by Race/Ethnicity within the Harris County Service Area

Data Source: 2014-2018 CHAS

Those fleeing or attempting to flee domestic violence or human trafficking

According to the HOME-ARP grant, this population includes any individual or family fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. It includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual’s or family’s primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit.

In 2020, Texas Council on Family Violence (TCFV) found that male partners killed 183 women, 40 men were killed by female partners, and five men and women were killed by a same-sex partner. The victims ranged in age from 14 to 90 years old. This data shows that women and girls comprised 69% of victims of family violence incidents. In addition, according to the Domestic Violence Defense, using data from the Texas Department of Public Safety, Harris County had more family violence incidents—41,300—than any other county in Texas in 2018. In 2019, The Bridge Over Troubled Waters organization (offering support, providing safety, and preventing domestic and sexual violence) gave emergency shelter to 580 adults and children, long-term housing to 218 adults and children, daycare to 797 children, and education programs to 5,879 individuals. Ten percent of the total homeless population in Harris County are victims of domestic violence.⁶ The County ranks at the top of the highest number of domestic violence-related fatalities out of all Texas Counties.⁷ Unfortunately, the number of incidents has grown since the pandemic by 6%. Some

⁶ CoC PIT Count, 2021.

⁷ Texas Council on Family Violence (TCFV), 2021.

victims credited the pandemic as a final wake-up call to leave their abusive partner, but others found it more difficult.

In the Houston Area Women’s Center (HAWC) 2020 Annual Report, HAWC reported that the organization housed or assisted over 4,000 families or individuals fleeing domestic or dating violence, sexual assault, or sex trafficking. Of those families or individuals assisted 4,000 received supportive services such as counseling, court and/or legal services, and case management. In 2020, nearly 1,200 women and children were housed at HAWC’s shelter and area hotels. Of those served, 921 were women, men, and children were in counseling sessions for domestic violence, sexual assault, and sex trafficking. Additionally, 1,026 clients used children’s court services for domestic violence, sexual assault, and sex trafficking and 1,072 clients used legal advocacy for domestic violence, sexual assault, and sex trafficking. Forty-three sex trafficking clients were otherwise served by HAWC. HAWC also assisted families and their households, including accompanying 399 survivors to the hospitals, housing 632 survivors, placing 557 survivors in safe harbor hotels, and providing \$1.6 million in direct assistance. Yet, HAWC was only able to support 30% of families or individuals in need of their services. This is in line with the TCFV report that stated, “Nearly half of adult victims were denied shelter due to lack of space.”⁸

In Fall 2020, The Harris County Health and Relationship Study (HCHR) set out to understand the impacts of COVID-19 on residents experiencing Domestic Violence. Conducted by the University of Texas Medical Branch (UTMB) and the Harris County Domestic Violence Coordinating Council (HCDVCC), 446 participants shed light on gaps within current services the County and other agencies provide. The majority were female (78%) and resided within Precinct 1 (25%).⁹

Table 5 – Domestic Violence Victims by Precinct

County Commissioner Precinct*	n	%
Outside of Precincts	5	1.1
Precinct 1	115	25.8
Precinct 2	96	21.5
Precinct 3	63	14.1
Precinct 4	67	15
More than one Precinct	100	22.4
Total	446	100

Data Source: Harris County Health and Relationship Survey Brief Report 2021, *Values derived prior to the October 2021 precinct boundary update

⁸ Houston Area Women’s Shelter (HAWC), 2020.

⁹ Harris County Health and Relationship Study, 2021.

Table 6 – Domestic Violence Victims by Gender

	n	%
Gender		
Female	347	77.8
Male	85	19.1
Transgender	6	1.3
Non-binary	6	1.3
Other	2	0.4
Total	446	100

Data Source: Harris County Health and Relationship Survey Brief Report 2021

The Black and Hispanic populations felt the worst of the pandemic within Harris County. Almost half (49%) of the Black population and 42% of Hispanic lost their job during the pandemic, compared to only 32% of the White population. Without having a steady source of income, it is harder for victims to leave their unsafe environment. Those making less than \$1,000 per month experienced harm more often than their counterparts.¹⁰ The disproportionate effects of COVID-19 on the low-income and minority populations encourage the need for services that enhance economic security.

Table 7 – Domestic Violence Victims Changes to Job Status due to Covid-19 Pandemic by Race

	Overall		Black		White		Hispanic	
	n	%	n	%	n	%	n	%
Lost Job	176	39.7	72	48.6	65	31.9	79	41.6

Data Source: Harris County Health and Relationship Survey Brief Report 2021

Residents Living in Housing Instability or in Unstable Housing Situations

HOME-ARP qualifying populations also include other populations who have previously qualified as homeless, are currently housed with temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness. In addition, HUD defines those at greatest risk of housing instability as households that have an annual income less than 30% AMI and are experiencing severe cost burden or have an income less than 50% AMI and meet a certain condition, like living in someone else’s home or living in a hotel due to economic hardship.

Every family and person needs a home that is affordable to them. HUD defines “affordable” as having housing costs that total less than 30% of a household’s income. In Harris County, almost 500,000 households with incomes below \$75,000 are paying more than 30% of their incomes for their homes today. In reference to Figure 9, from the *Preserving Affordable Housing in Harris County* Kinder Study, NOAH stands for “Naturally Occurring Affordable Housing.” Unsubsidized rental housing units (NOAH) are the primary source of affordable housing within Harris County. Roughly 85% of affordable units in the County are attributed to NOAH. This raises concerns about housing stability since most units are affordable because of their aging infrastructure, undesirable location, and quality. These families are “cost-burdened,” or burdened by the cost of their homes and don’t have enough money to buy essential needs like food, transportation, health care, or childcare; let alone able to maintain the upkeep of their aging residence.

¹⁰ Harris County Health and Relationship Study, 2021.

NOAH Unit bedrooms	NOAH Maximum rent	Income Level Affordable at 30% Cost Burden ⁴
one bedroom	\$999	80% MHI or less
two bedrooms	\$1,199	80% MHI or less
three bedrooms	\$1,399	80% MHI or less

Source: LISC Houston and January Advisors

Figure 9 – Naturally Occurring Affordable Housing

Data Source: Preserving Affordable Housing in Harris County, 2021.¹¹

According to *The My Home is Here Report*, a Kinder Institute study that assessed the housing needs of Harris County and provides strategies to meet these needs over the next 10 years through 2031, conducted and completed a study on housing conditions in Harris County. Various data sources were used to complete this study, including a public survey that received 17,510 responses from Harris County residents. The information gathered in the data collection portion of the study was then used to inform an analysis of housing needs, public desires related to community development, and the identification of areas for suitable housing construction. Recommendations were developed from this data and analysis to guide the County’s housing investments over the next decade.

Almost 500,000 Harris County households with incomes below \$75,000 are cost-burdened, per HUD’s definition. A primary issue contributing to the number of cost-burdened households is the lack of available, affordable housing for households earning less than \$20,000 per year (30% median household income, or MHI). Per the study, nearly 156,000 home-deficit exists for this income bracket. Data from the Kinder study was mainly based on unincorporated Harris County.

Housing quality and maintenance challenges, as well as market impacts from the COVID-19 pandemic, also contribute to the lack of supply for certain income brackets. Another housing issue is based on the accessibility. It is critical to have affordable units available throughout the entire County and especially in areas that are low-moderate income.

¹¹ This report uses median household income (MHI) limits for Harris County, based on 2019 American Community Survey data. This is a more geographically specific alternative to traditional HUD income statistics such as “Area Median Income” or “Median Family Income” which are calculated at a regional level. The MHI numbers are specific to Harris County

New Housing for Households Formed in Harris County over the Next 10 Years

	Renter	Owner	Annual Goal through 2031
0-30% MHI (\$20,000/year)	45,175	2,378	4,755 Units
30-60% MHI (\$35,000/year)	45,384	2,389	4,777 Units
60-80% MHI (\$50,000/year)	Supply Meets Demand	Supply Meets Demand	Supply Meets Demand
80-120% MHI (\$75,000/year)	1,680	27,156	2,884 Units
Total	98,160	27,156	12,416 Units Per Year

Figure 10 – Projected Housing Demand 2031

Data Source: My Home is Here, 2021

Furthermore, the study offered overall county supply and demand predictions over the next decade (Figure 9). Over 200,000 households will be added in the County over the next 10 years with incomes below 120% MHI. A shortage of nearly 130,000 affordable homes is anticipated for these newly built households based on the supply of available homes. Based on these numbers, the study indicates that, in order to meet housing needs for 20% of today’s cost-burdened residents, over 8,000 units will have to be constructed per year. Similarly, to meet the housing needs of new households over the next decade, over 12,000 units will need to be built in the same time period.¹²

¹² My Home is Here, 2021.

Nearly 130,000 County residents making between 0-30% MHI, or roughly up to \$20,000 annually, overpay for their rent. An additional 46,849 homeowners within the same income level also pay too much for their housing.¹³

Half of all renters in the County are considered cost-burdened, including a quarter who are severely cost-burdened or spend more than 50% of their income on housing. More than half of renter households earning between \$35,000 and \$50,000—which is the range that includes the median renter household income (\$42,000) in 2019—are considered cost-burdened. Access to affordable housing is not just an economic stressor. It can add emotional and physical stress to families and households, particularly those who are severely cost-burdened, and one emergency removed from losing their home.

In Harris County, the *My Home is Here* outlines some of the reasons that contribute to cost-burdened include:¹⁴

- Lack of Homes Available to Extremely Low-Income Households - One primary issue is the lack of homes that serve households earning less than \$20,000 per year, or 30% MHI. Because of this lack, 95% of these households are cost-burdened and end up renting homes that would otherwise be affordable to residents earning higher incomes. This, in turn, squeezes the available housing supply for those residents and causes housing shortages at the 30-60% MHI level as well, as shown in the graph below.
- Housing Quality and Maintenance Challenges - In some cases, affordable homes may not have the high-quality, healthy living environment that families are seeking. Homeowners may face heavy burdens keeping up with needed maintenance, particularly in older homes. Renters may decide they need to pay more in order to live in a well-maintained unit.
- Effects of the COVID-19 Pandemic - The pandemic has increased housing instability for many families through losses of jobs and income, leading more families to become cost burdened. In addition, lumber prices and other prices of goods have substantially increased during the pandemic, which has increased the price of new construction and home repairs.
- Location Challenges for Some Affordable Homes - This map uses rental housing in Harris County as an example to explain “spatial mismatch,” or the idea that affordable housing may not be located where people most need it. In the green areas, there are more affordable rental homes available than the number of cost-burdened renters, meaning that these areas may have “extra” affordable homes above demand. In the red areas, there are more cost-burdened renter households than the number of affordable units, meaning that these areas have a shortage of affordable homes. Green areas with “extra” affordable homes tend to be located where cars are required to access jobs and services (Figure 10).

¹³ My Home is Here, 2021.

¹⁴ My Home is Here, 2021.

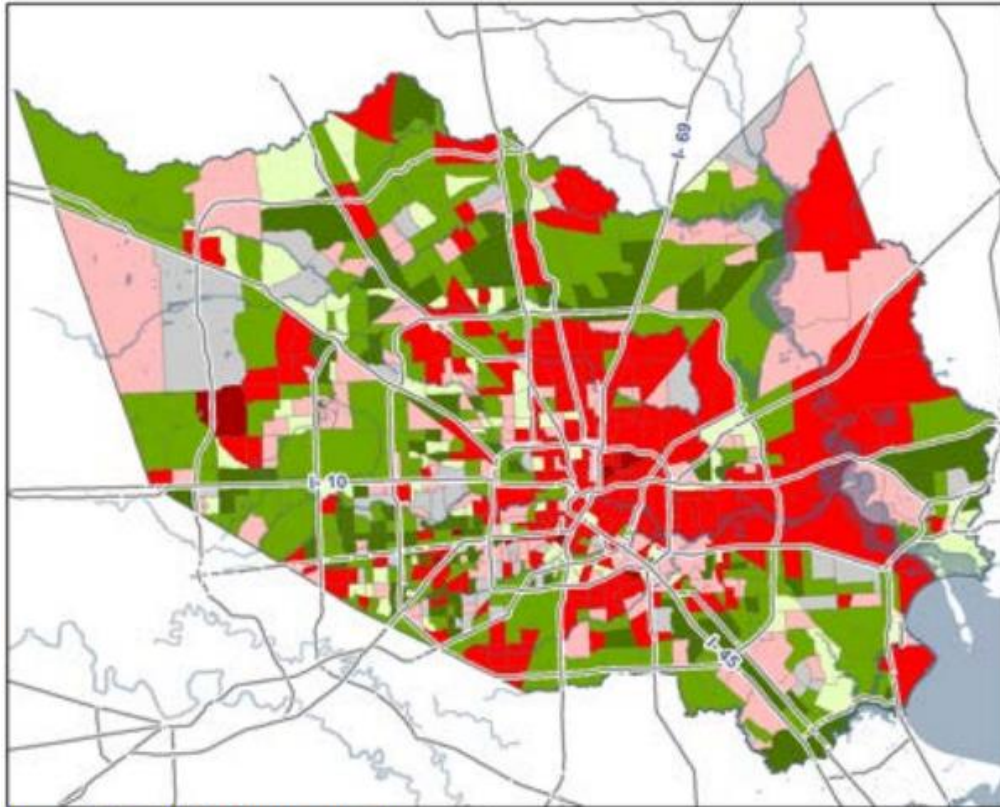


Figure 2: Rental Housing Supply Compared to Household Income

Data Source: The Real Estate Center at Texas A&M
Houston Area Realtors MLB and Apartment Data Services
US Census American Community Survey 2014 and 2019

Legend:

- Highways
- Rivers
- Water
- Harris County Line

Data Limitations:

- Limitations and explanations are included in full report.



Rentals at 30% of 80% MHI

Supply less Cost-Burdened Households

- Less than -500
- 499 to -100
- 99 to -10
- 9 to 10
- 11 - 100
- 101 - 500
- Greater than 500

Figure 11 – Rental Housing Supply Compared to Household Income

Data Source: My Home is Here, 2021

Describe the unmet housing and service needs of the qualifying populations, including but not limited to:

The CoC’s most recent 5-year plan outlines the following strategies to address immediate unmet needs¹⁵:

¹⁵ The Way Home Continuum of Care, 2021.

- Expand the supply of permanent supportive housing (PSH) to meet the current total system gap of 1,900 units for single adults and youth; this includes a place to live that is affordable paired with supportive services.
- Expand the annual supply of rapid re-housing to meet the current system gap of 1,165 annual slots for single adults, families, and youth; this includes a place to live that is affordable paired with supportive services.
- Secure resources to provide rehousing navigation support by recruiting and retaining a reliable supply of landlords and rental units.
- Implement a “moving on” strategy, targeting up to 20% of current PSH residents for transition to general population affordable housing, thus freeing up PSH for new tenants, which often requires access to affordable and/or subsidized units.
- Establish, support, and use all available homeless preferences for affordable housing resources and assets available through public housing authority (PHA) properties, multi-family developments, and Low-Income Housing Tax Credit developments.

In addition to the strategies to meet immediate needs listed above, both the housing response system and crisis response system must also be strengthened. To address these needs, the CoC has also identified the following ways to refine engagement strategies for people living unsheltered:

- Expand the number of outreach teams and staff to ensure appropriate coverage to all geographies throughout the CoC. Coordinate outreach teams to ensure standardization of outreach practices, schedules, and engagement strategies across all outreach efforts.
- Undertake proactive, non-punitive responses to outreach, which are critical when there are high numbers of people who are unsheltered to reduce significant dangers found at encampments.
- Expand crisis housing response to include a navigation/ engagement center for the most vulnerable unsheltered people who require specialized services to address comorbidities of mental illness, substance use disorders, chronic health conditions and prolonged social dislocation.
- Reduce barriers to existing crisis services by easing sobriety requirements and by easing restrictions that inhibit access for people with untreated behavioral health issues, couples, people with support animals, people of non-binary gender identity, and people needing extra space for storage of their belongings.
- Ensure expanded crisis housing capacity is accessible and targeted to special populations for whom there are not enough beds in current shelters. Target groups, including single people experiencing mental illness, developmental disabilities, and chronic health conditions. Crisis housing should be low barrier, enabling immediate access without preconditions such as requiring engagement in treatment, employment, or services.
- Leverage person-centered, housing-focused case management with enhanced training in evidence-based best practices (e.g., trauma-informed care, critical time intervention, motivational interviewing, and housing first strategies) for service delivery.

Identify and consider the current resources available to assist Qualifying Populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

HCCSD received special allocations of Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant (ESG-CV) funds to prevent, prepare for, and respond to the coronavirus (COVID-19) through the CARES Act.

The County received \$8,294,559 in CDBG-CV1 funds, \$10,022,525 in CDBG-CV3 funds, \$4,077,193 in ESG-CV1 funds, and \$7,999,883 in ESG-CV2 funds, for a total special funding award of \$30,394,160. For the CARES Act funds, HCCSD plans to fund twenty-one (21) projects utilizing \$29,186,453 of the awarded CDBG-CV1, CDBG-CV3, ESG-CV1, ESG-CV2, and \$1,174,700 of prior-year funds, for a total of \$30,901,153.01.

PY2020 projects that are funded through the CARES Act funding begin with either CDBG-CV or ESG-CV, to signify the funding source. All projects combined make a total of twenty-one (21) projects utilizing \$29,186,453. HCCSD will utilize 20 percent (\$3,663,416) of the awarded CDBG-CV 1 and CDBG-CV3 to cover administrative costs and two administrative projects involving a COVID 19 strategic planning and COVID Housing Study. Ten percent (\$1,207,707) of the awarded ESG-CV1 and CV2 will be used to cover administrative costs.

Since March of 2021, the County has partnered with the City of Houston to serve the community with the Houston-Harris County Emergency Rental Assistance Program. This Program provides comprehensive rental and utilities assistance to households who are at risk of losing their homes due to COVID-19. As of October 2021, the Program was funded with over \$283 million. Although the current funds are expected to be exhausted by the end of 2021, there may be additional funding available over the next year to continue this Program.

The County is partnering with the City of Houston and the Coalition for the Homeless to effectively utilize CARES Act relief funding through the Community COVID Housing Program (CCHP). The CCHP announced a joint, \$65 million plan to serve 5,000 people experiencing homelessness by October 2022 to limit the spread of COVID-19 by permanently housing people who are currently experiencing literal homelessness (e.g., living in shelters, encampments or on the streets), as well as those who may fall into homelessness as a result of the economic effects of the coronavirus.

The CCHP began on October 1, 2020, and as of October 20, 2021, approximately 3,553 people had been housed through the CCHP. The CCHP focuses on using three primary interventions: (1) “Bridge” to PSH for those experiencing chronic homelessness, (2) Rapid re-housing for those who may fall into homelessness because of COVID, and (3) Homelessness diversion to help people immediately maintain or regain housing so that they do not have to experience the literal trauma homelessness may cause.

The community is working towards solving homelessness with the current resources through the CCHP. The CCHP is expected to make a profound and lasting impact on homelessness in the CoC, and there are likely fewer unsheltered persons counted in the 2021 PIT Count because of this Program.

The American Rescue Plan Act of 2021 made available \$1.9T in relief funds to jurisdictions to address the continued impact of the COVID-19 pandemic. Harris County expects to receive \$914M in Coronavirus Local Fiscal Recovery Funds, specifically \$210M to address housing stability and affordability in Harris County.

To reduce the homeless population and time experiencing homelessness, \$40.5M in ARPA funding was awarded for CCHP 2.0 for rapid rehousing, permanent supportive housing and diversion activities. Primary services for the CCHP 2.0 includes:

- Permanent Supportive Housing (PSH) is an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people and other homeless individuals with high barriers. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services
- Rapid Re-Housing (RRH) provides short-term, up to 12 months, rental assistance, and services. The goals are to help those experiencing literal homelessness obtain housing quickly, increase self-sufficiency, and stay housed. It is offered without preconditions (such as employment, income, absence of a criminal record, or sobriety) with the resources and services provided typically tailored to the needs of the person
- Diversion is housing-focused problem-solving, mediation, and conflict resolution conversations paired with limited financial assistance offered to persons seeking emergency shelter or residing in emergency shelters
- Essential client support services are specialized programs assisting homeless people. This REI includes a range of services provided to assist and support individuals in developing their skills to gain access to needed medical, behavioral health, housing, employment, social, educational, and other services essential to meeting basic human services. Essential client support services include street outreach, mental health services, substance use disorder services, domestic violence mobile advocacy, employment supports, and SSI/SSDI Outreach, Access, and Recovery (SOAR) supports
- Navigation is the process of assisting individuals from the point of the housing referral until the date of move-in to housing. Navigators will provide housing search and placement to all program participants (See Appendix K for full report).

Permanent Supportive Housing Support Services (CCHP 2.0): Not only were homeless populations hard-hit by the pandemic, with little access to health protections, many housing-unstable individuals also became homeless. Allocating emergency housing vouchers towards the homeless population holds real promise as a housing-first solution to homelessness that can set the most vulnerable unhoused people on a track to stability. These additional support services help individuals address underlying problems often linked to housing instability – domestic violence, mental health, and substance abuse – providing navigation and case management to find appropriate counseling and support options, as well as providing overall social support services that can assist with finding employment and community.

Permanent Supportive Housing support services (Housing): Approved for \$5.5 million, with additional State of Texas funding. The Program provides navigation, case management, and support services (mental health, substance abuse, domestic violence support) for 1,200 unsheltered individuals, allowing the Emergency Housing Vouchers made available to the Houston Housing Authority and Harris County Housing Authority under ARPA to be utilized for Permanent Supportive Housing.

The key outcome goals for this Program are reducing the population experiencing homelessness, reducing time spent in homelessness, reducing homelessness recidivism, and increasing the number of

successful housing placements. Potential spillover effects include improving economic prospects and providing support for individuals to successfully exit domestic violence, substance abuse, or poor mental health situations.

Recall: Recommended \$210M housing stability and affordability portfolio includes \$110M (52%) in transformation programs, \$65M (31%) in remediation, and \$35M (17%) in relief

	Funding Opportunity	Funding Allocation (\$M)	Strategies	Estimated Reach ¹	Funding Rationale
Transformation	New rental housing supply (multi family)	90	<ul style="list-style-type: none"> CLT land acquisition of existing projects Land & improvement acquisition 	1,080 rental units in CLT (6 projects) \$4M/project @180 units/project; \$22k/unit 600 rental units in CLT (3.3 projects) \$20M/project @180 units/project; \$110K/unit	48K gap in rental units for low-income (0-60% MHI) renters in HC to meet current demand, 90K gap to meet 10-year projected demand; nationally, HOU ranks 2 nd most unaffordable for ELIs
	New housing supply (single family)	20	<ul style="list-style-type: none"> Acquisition of built homes for CLT 	85 homes \$230k/home	2.5k gap in homes for low-income (0-60% MHI) owners; CLT preserves longer-term affordability and creates paths to homeownership by protecting low-income households from rising neighborhood/land prices
Remediation	Preservation of housing supply (multi family)	25	<ul style="list-style-type: none"> Subsidies to landlords for repairs (e.g. matching grant) 	460 housing units \$54k/unit to rehab MF with <50 units	COVID-19 and Winter Storm Uri contributed to the delay of critical repairs; partially subsidized repairs will aid in preserving naturally occurring affordable housing
	Preservation of housing supply (single family)	40	<ul style="list-style-type: none"> Repair program Weatherization 	1,330 housing units \$30k/unit to rehab	COVID-19 and Winter Storm Uri contributed to the delay of critical repairs; many do not qualify for govt. weatherization funds given extent of neglect
Relief	Homeowner direct assistance	25	<ul style="list-style-type: none"> Mortgage relief Flexible down payment assistance 	500 households \$50k/household	11K+ forbearance counts and expiring CDC moratoriums; 40K at risk of delayed eviction; ERAP not applicable for owners; 310K sought but did not receive federal funds for homeowner assistance
	Legal aid & housing counseling	10	<ul style="list-style-type: none"> Eviction prevention and legal counsel Legal services to clear title Housing counseling org. grant for foreclosure prevention 	5,000 households \$2k/household	25K eviction cases from Sept '20-Aug '21, only 4K defendants had attorneys; only 13% of HC residents used CDC moratoriums when facing eviction, suggesting lack of awareness and support
		Total²		\$210M	

Figure 12 – Housing Stability and Affordability Profile

Data Source: My Home is Here, 2021

The creation and preservation of affordable housing with \$210M in ARPA funds will be utilized to increase access to quality affordable housing (Figure 11). From a series of meetings and public input, the guiding principle for ARPA funding includes:

- Emphasize integration and housing choice; mixed-use, mixed-income, or other opportunities with integrated services preferred
- Ensure inclusion of innovative approaches that may prove out new models for future replication
- Consider opportunities not available under traditional HUD funding; the proposal should take advantage of ARPA flexibility
- Consider siting criteria in the *My Home is Here* Housing assessment
- Prioritize investments enabling long-term affordability

As a result of the guiding principles, recommended project types include the creation of multi-family and single-family affordable housing, home repair and preservation (including weatherization, community land trust expansion (CLT), and homeownership subsidies). The summary of the proposed \$210 housing stability and affordability portfolio can be found in Figure 12. See Appendix K for the full report.

Recall: Summary of proposed \$210 housing stability and affordability portfolio

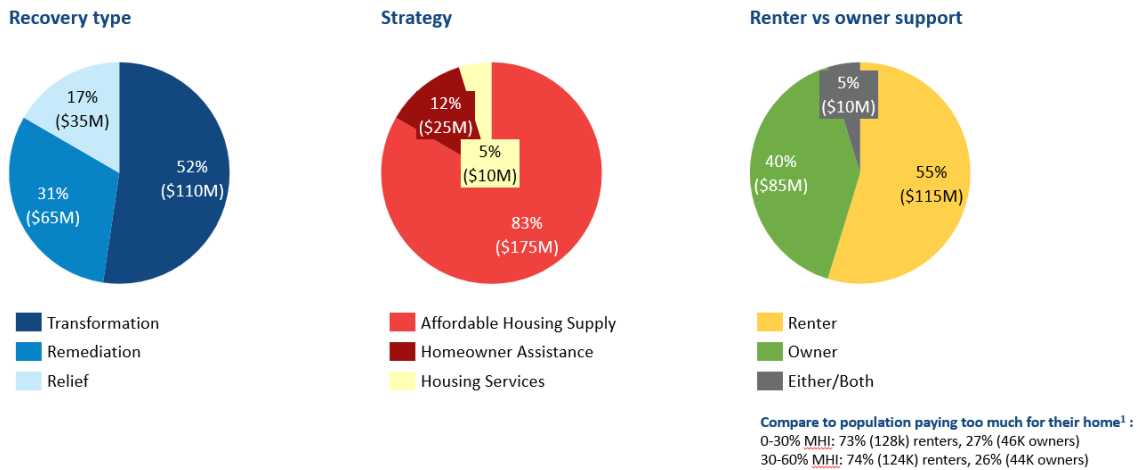


Figure 13 – Housing Stability and Affordability

Data Source: My Home is Here, 2021

Current Resources for Veterans

The 2020 Continuum of Care Homeless program gathered data on available housing relief resources that are currently provided for veterans experiencing or may experience homelessness. Within Houston, Pasadena, Conroe/Harris, Fort Bend, and Montgomery Counties, there are 1,639 total beds reserved for Veterans at risk of being homeless. That is 16% of the total year-round beds available to the entire homeless community, including adult-only and family beds. With 7% of the homeless population being of veteran status, not the availability of beds causes concern but shelters and transitional housing that serve veterans and their families.¹⁶

HUD 2020 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report identified the available housing resources for veterans. The results found:

Types of Housing Inventory

- 1 Emergency Shelter
- 1 Safe Haven
- 4 Transitional Housing
- 6 Permanent Supportive Housing
- 4 Rapid Re-Housing
- 1 Other Permanent Housing

Total Units and Bed Counts

- 101 Family Units
- 272 Family Beds
- 1,456 Adult Only Beds

¹⁶ CoC PIT Count, 2020.

- 0 Child Only Beds

Other than housing services, Veteran Advocates Services and Training (VAST) organization in Harris County utilizes a mentorship program. They provide case management services that work with Veterans and their families for two years to help prevent homelessness. VAST has emergency and permanent housing, along with wrap-around services such as mentors and psych assistance, on their housing campus.¹⁷ Harris County’s Veterans Services (VSD) also provides awareness of available resources and case management for homeless veterans. During staff’s Focus Group meeting with VSD, it was stated that the main service they provide for Veterans were claims and benefits, along with case manager work. Their goal is to work with the individual until they live in safe conditions and are stable with supportive services.¹⁸

Current Resources for those fleeing or attempting to flee domestic violence or human trafficking

The current resources available to Domestic Violence Victims range from emergency shelters and counseling services to case management and legal services. The 2020 Continuum of Care Housing Inventory Count (HIC) estimates found that of the Total Domestic Violence beds (812), 84% were reserved for families.

Table 8 – Harris County Domestic Violence Shelters HIC Estimates

Provider Name	Family Units	Family Beds	Adult Only Beds	DV Beds	Total Beds
The Bridge Over Troubled Waters	17	65	10	75	79
HOUSTON Area Women’s Center	22	88	32	120	120
Fort Bend County Women’s Center	7	31	26	57	60
Bay Area Turning Point	15	62	10	72	72
HOUSTON Area Women’s Center	21	74	0	74	74
The Bridge Over Troubled Waters	7	24	0	24	24
The Bridge Over Troubled Waters	3	9	0	9	9
Fort Bend County Women’s Center	14	53	24	77	77
HOUSTON Area Women’s Center	3	6	3	9	9
The Bridge Over Troubled Waters	44	148	8	156	156
Fort Bend County Women’s Center	35	120	19	139	139

Source: HUD 2020 HIC Estimates by CoC

¹⁷ Stakeholder Meeting, 2022.

¹⁸ Focus Group Meeting, 2022.

Along with housing and shelter services, those fleeing or attempting to flee domestic violence or human trafficking found counseling services and case management to be the most helpful services, where 71% of participants agreed that Domestic Violence within the home had decreased after receiving help.¹⁹

The *Harris County Health and Relationship Study Report 2021* identified the available housing and service resources for victims of domestic violence. The results found:

- Emergency Shelters
- Hotlines/chats
- Counseling
- Case Management
- Permanent Supportive Housing
- Financial Assistance-TBRA
- Childcare
- Legal Advocacy

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The CoC 2020 Point-in-Time (PIT) and Housing Inventory Count (HIC) found the following shelter beds and household units gaps calculated from *Table 2 – Homeless Needs Inventory and Gap Analysis*:

Family

- 609 beds
- 109 units

Adult-Only

- 3,768 beds
- 3,768 units

This analysis presents the true gap between the individuals and families experiencing homelessness and the County’s current inventory available for a path to permanent housing.

The gaps that were brought up throughout our consultation amongst homeless services providers shared a common theme. Many stakeholders spoke to the known available resources; however, it was not necessarily the lack of housing and supportive services that needed to be addressed, but the barriers from being able to access them. Even if those experiencing homelessness had the opportunity to receive housing assistance, they might not be eligible due to their history. A considerable housing accessibility gap stems from an individual’s rental, credit, and/or criminal history, along with the lack of necessary legal documents and income disparity.

The following summarizes the gaps/barriers that were consistently brought up throughout the public participation process:

Housing Barriers

- Criminal, Rental, and Credit History

¹⁹ Harris County Health and Relationship Study, 2021.

- Accessing Legal Documents
- Undocumented Individuals
- Affordability
- Application, deposits, and other housing fees

Additional Service Gaps

- Assistant Living Units
- Peer-support Mentoring
- Permanent Supportive Housing
- Diversion Services
- Transportation

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Harris County has a total population of 4,731,145 as of 2020 Census data and is continuing to grow. The population growth rate from 2015 to 2019 was 7%.²⁰ The rate at which the population grows must align with the growth of the housing stock. A shortage of housing units can cause housing prices to rise. A major contributor to homelessness is the lack of affordable housing, which is a significant contributor to housing instability. Table 9 highlights the Precincts’ Low-Moderate Income (LMI) population. Over half of Precinct 2’s population is considered LMI, therefore emphasizing the need for affordable units to prevent continued instability.

- 48% LMI PCT 1
- 63% LMI PCT 2
- 23% LMI PCT 3
- 43% LMI PCT 4

Table 9 – Harris County Demographics by Precinct

	Precinct 1*	Precinct 2	Precinct 3	Precinct 4	Total Harris County
Population	1,178,582	1,058,869	1,268,456	1,225,238	4,731,145
Housing Units	476,530	390,614	509,744	465,795	1,842,683
LMI Population*	569,472	669,314	296,491	531,754	2,067,031

Data Source: US Census Bureau, 2020 Census, using Block centroids. *Source: HUD LMISD released 2019, using 2015 ACS 5-year Estimate_data, *Precinct pre-redistricting numbers

²⁰ US Census Bureau, 2020.

Table 10 – Housing Needs Assessment

	Prior Year: 2015	Recent Year: 2019	% Change
Population	4,356,362	4,646,630	+6.663%
Households	1,499,528	1,605,368	+7.058%
Median HH Income	\$54,457	\$61,705	+3.310%

Data Sources: 2015 ACS 5-year Estimate (Prior Year), 2019 ACS 5-year Estimate (Recent Year)

Those experiencing housing instability face numerous challenges, but eligibility for services and resources should not be one. These individuals may have already experienced homelessness and have exhausted their resources, have behavioral issues, income disparities, or disabilities. These existing challenges can cause cyclical homelessness. Securing a job, which seems to be an ideal solution for those financially burdened by housing costs, can be difficult for those disabled or who have behavioral health problems. They may not have the ability to work and therefore earn an income.

There is an increased risk of housing instability felt upon unqualified population groups. The U.S. Department of Housing and Urban Development (HUD) defines the “qualifying population” as individuals or families who are either *homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, or veterans*. Unfortunately, some individuals or families may not receive access to certain housing and supportive services due to their situation or history. Some of the *other population* groups include:

- Individuals or families who are undocumented
- Individuals who have either a criminal history, are sex offenders, or are HIV+
- Unaccompanied Youth
- Mental/Physical Disabilities

The cookie-cutter approach towards preventing homelessness is failing, and Harris County must provide aid to prevent unqualified population groups from continuing to fall within the cracks by being ineligible for homeless preventative resources. Services that assist with translation, obtaining legal documents and services, housing larger families and those with disabilities should be prioritized.

Identify priority needs for qualifying populations:

The following identified priority needs were mentioned during the survey, stakeholder/organization meeting, and focus group consultations. The stakeholder responses are organized in a way that speaks to each qualifying population’s specific needs. Throughout the public participation process, there was a consensus that homeless services should be provided with an understanding of each individual. As one of the Stakeholder’s expressed, “the cookie-cutter approach is failing,” and we must provide services that are flexible and cater to each person’s needs. All groups could share a majority of the priority needs identified; however, this allows the County to grasp a greater understanding of the immediate needs for each Qualifying Population group. This will assist when determining the allocation of funds.

Needs-Based on Qualifying Population

Homeless persons (sheltered and unsheltered)

- Recovery and Transitional Housing

- Rehabbing Vacant Hotels and Motels for Emergency and Transitional Housing, Shelters, and Rapid Rehousing.
- Financial Services
- Job and Life Skills Training and Classes

Persons at risk of homelessness (housed but at risk of homelessness)

- Permanent housing with on-site Supportive Services for Youth exiting Foster Care
- Youth After School Programs and Services
- Tenant-Based Rental Assistance (TBRA) and Mortgage Assistance
- Intensive or Full-Time Care or Assisted Living for those with Severe Mental Illness or Issues due to Aging
- Affordable Housing

Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

- Affordable Housing in Good School Districts
- Case Management and Peer-Support Services
- Childcare Service Vouchers
- Transitional and Recovery Housing
- Mental Health Programs
- Transportation
- Permanent housing with on-site Supportive Services

Other families requiring supportive services or housing assistance that would prevent homelessness or serve those at most significant risk of housing instability

- Translation Services
- Undocumented Individuals' Services since they do not qualify for Government Funding
- Assistance obtaining Social Security cards and identification
- Focus on providing Housing options for HIV+, Criminal Backgrounds, Sex Offenders, Larger Families.
- Affordable housing that is accessible and compliant to support Individuals with Disabilities

Veterans and families that include a veteran family member that meets one of the preceding criteria

- Behavioral Health Services
- Wrap around Support Services on site of provided Housing Services
- VA Housing Vouchers available for Veterans with a Dishonorable Discharge
- Basic Life Skills Trainings
- Emergency and Transitional shelters available for Veterans' Family Members
- PTSD Services

Overall Top Priorities

There is an overall need for affordable permanent supportive housing with reliable tenant-based rental assistance, and supportive services are tailored to the person and their specific needs. Based on feedback from the Coalition for the Homeless, the HOME-ARP funding could make a big difference if focused on

client supports, diversion services, and project/system management, which overlaps with what community stakeholders were expressing. Focusing on a particular area rather than spreading out the funding to various areas would fit with general recommendations because the requirements for documentation and personnel could be minimized.

Summary of suggested priorities:

- Client Support: case management (counseling, risk assessment, developing a housing plan, childcare, etc.), landlord engagement and affordable housing navigation, peer-support mentoring, addiction services, employment services, education, etc.
- Diversion Services: staff-led skills like mediation, negotiation, conflict resolution, active listening, and strengths-based approaches; flexible financial resources for rent arrears, transportation, utilities, and deposits; connections with community-based services; outreach coordination, etc.
- Project and System Management: implementing and coordinating programming, funding administrative services, networking between stakeholders and partners (government entities, non-profits, shelters, health providers, faith-based programs, etc.)

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The needs and gaps in the shelter and housing inventory and service delivery systems included in this plan were identified employing data from multiple sources, including stakeholder meetings, surveying, public engagement, and various papers and reports. The level of need for unsheltered and shelter households experiencing homelessness was determined by using data sources, including the HUD 2020 PIT and the local 2020 CoC HIC. Information concerning populations at risk of homelessness was derived from 2014-2018 CHAS data, which summarized housing conditions for at-risk low-income racial/ethnic groups within Harris County's Service Area, as well as housing information from 2021 My Home is Here report. Data used for other at-risk populations (e.g., domestic violence victims) came from reports generated by the Houston Area Women's Center and the Harris County Health Department. A comprehensive list of all the sources cited in this plan is included in Appendix K.

HOME-ARP ACTIVITIES

Describe the method for soliciting applications for funding and/or selecting developers, service providers, sub-recipients and/or contractors and whether the PJ will administer eligible activities directly:

HCCSD will use its HOME-ARP funds to expand organizational capacity, provide services, increase the number of permanent supportive housing (PSH) units, provide tenant-based rental assistance. Eligible sub-recipients will include non-profits or governmental agencies that provide wrap-around services to Qualified Populations and organizations that provide administrative or capacity-building services to organizations that provide services to Qualified Populations.

HCCSD will administer a Request for Proposals (RFP) process for HOME-ARP funds to identify the projects needed to support the Qualified population. Next, HCCSD will review each sub-recipient financial management, the proposed project, current activities (if any), record-keeping procedures, organizational and financial capacities, and past performance (if applicable). Once selected, projects approved by Commissioners Court will be incorporated into the Annual Action Plan and submitted to HUD for review. The selected projects will be monitored throughout the program year(s) to ensure compliance with HUD regulations and to guarantee the effective use of program funds.

If any portion of the PJ's HOME-ARP administrative funds were provided to a sub-recipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the sub-recipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the sub-recipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No portion of administrative funds was provided to a subcontractor prior to HUD's acceptance of the HOME-ARP allocation plan.

Use of HOME-ARP Funding

Based on the Harris County HOME-ARP Community Stakeholder/Organizational Survey feedback, most respondents found supportive services, permanent supportive housing, and tenant-based rental assistance (TBRA) most important. For example, when asked, "What types of housing assistance or supportive services would you recommend funding for the "qualifying populations" in Harris County?" more than 74 percent of respondents found supportive services to be "very important," with an additional 17 percent finding it "important." In addition, 75 percent of respondents found permanent supportive housing "very important, with an additional 14 percent rating it as important." Finally, 66 percent of respondents found tenant-based rental assistance "very important, with an additional 18 percent rating it as important."

These responses are consistent with feedback that staff received during stakeholder meetings. In these discussions, stakeholders stressed the **importance of continuous gainful employment as one of the most**

critical factors in preventing homelessness. In addition, stakeholders expressed the importance of workforce and educational training, childcare, mental health, substance abuse, and disability services as the most critical types of support for households at risk of homelessness to become self-sufficient.

Table 11 – HOME-ARP Budget

Activity Type	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$4,500,000.00		
Acquisition and Development of Non-Congregate Shelters	0		
Expansion of Affordable Rental Housing (PSH)	\$8,500,133.65		
Nonprofit Operating	\$838,718.30	5%	5%
Nonprofit Capacity Building	\$419,359.15	5%	5%
Administration and Planning	\$2,516,154.90	15%	15%
Total HOME ARP Allocation	\$16,774,366.00		

Table 11 represents the proposed HOME-ARP budget by activity type. Harris County will operate a five-year funding program that will allow organizations to operate eligible activities selected by an RFP process.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

TBD

PREFERENCES

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

No preferences will be given to any of the qualifying populations or subpopulations.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ’s needs assessment and gap analysis:

TBD

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

TBD

Appendices

Appendix A: Home-ARP Needs Assessment Survey

Appendix B: Home-ARP Needs Assessment Summary of Responses

Appendix C: Focus Group Meeting Notes

Appendix D: Summary of Public Comments (updated after the 3/22/2022 the public hearing)

Appendix E: Public Hearing Notice

Appendix F: Public Hearing Summary (included after the 3/22/2022 the public hearing)

Appendix G: Homeless REI Guideline Review and Update to ARP Steering Committee PPT

Appendix H: Homeless Steering Committee Brief PPT

Appendix I: Map of Affordable Housing in Harris County

Appendix J: SF-424s and Certifications

Appendix K: References

Appendix A: Home-ARP Needs Assessment Survey

Harris County HOME-ARP Community Stakeholder/Organization Survey

The American Rescue Plan Act of 2021 (“ARPA”) appropriated \$5 billion to communities across the U.S. to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations.

As part of the ARPA, HUD awarded Harris County \$16,747,366 in HOME-ARP funds and established requirements for the grant that includes planning, community engagement, stakeholder consultation, needs assessment and gap analysis, and submittal of a draft allocation plan that must be completed and approved by HUD before funds are made available.

Eligible activities that may be funded with HOME-ARP funds include:

- Rental Housing - acquisition, construction, and rehabilitation of affordable rental housing (such as transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing)
- Tenant-Based Rental Assistance (TBRA) (such as rental assistance, security deposits, utility deposits, and utility payments).
- Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance)
- Non-Congregate Shelters - acquisition and development (non-congregate shelters are buildings that provide private units or rooms as temporary shelter and do not require occupants to sign a lease or occupancy agreement)
- Non-Profit Operations/Capacity Building

Funds may primarily benefit individuals and households in the following “qualifying populations:”

- Homeless persons (sheltered and unsheltered)
- Persons at risk of homelessness (housed but at risk of homelessness)
- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other families requiring supportive services or housing assistance that would prevent homelessness or serve those at greatest risk of housing instability
- Veterans and families that include a veteran family member that meets one of the preceding criteria

Over the coming months, Harris County wants to hear from you! By participating in our survey is a great way to offer recommendations for funding and services for people experiencing homelessness, at risk of homeless, fleeing domestic violence, or otherwise at high risk of housing instability.

Please complete the survey by **February 25, 2022**, and the results will be included in the long-term community allocation plan that will be submitted to HUD. This survey should take about 5 -10 minutes to complete.

1) What is your full name?

2) What is the name of the organization or group you are affiliated with?

3) What is your email address?

4) What is your organization's address, city, zip code?

Through this stakeholder survey process, Harris County is seeking input from organizations and groups that work with the "qualifying populations" (people experiencing homelessness, at risk of homelessness, fleeing domestic violence, or otherwise at high risk of housing instability).

5) What best describes the organization you are affiliated with? (Select all that apply)

- Homeless Service Provider
- Domestic Violence Service Provider
- Services Supporting People Fleeing Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Housing Advocate/Developer/Provider
- Veterans Group
- Civil Rights
- Fair Housing
- People with Disabilities
- Serving People with High Risk of Housing Instability
- Public Housing Authority
- Addressing the Needs of People Experiencing or at At-Risk Homelessness
- Other (please specify): _____

6) What types of housing assistance or supportive services does your organization provide for the "qualifying populations?" (Select all that apply)

- Day shelters
- Temporary shelters
- Emergency shelters
- Transitional housing
- Permanent supportive housing
- Other permanent housing
- Affordable rental housing, Housing Tax Credit Developments
- Tenant-Based Rental Assistance (such as rental assistance, security deposits, utility deposits, and utility payments).
- Supportive services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, etc.)
- Diversion/Homeless Prevention
- Rapid Rehousing
- Services for persons with disabilities
- Fair housing or civil rights
- Other (please specify): _____

7) Which of the following “qualifying populations” does your organization serve? (Select all that apply).

Temporary or emergency sheltered individuals/families experiencing homelessness

Unsheltered individuals/families experiencing homelessness

Individuals/families at risk of homelessness at or below 30% AMI

Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

Individuals/families who serve those at greatest risk of housing instability

Individuals/families requiring supportive services or housing assistance that would prevent homelessness

Individuals/families who serve those at greatest risk of housing instability

Veterans and families that include a veteran family member that meets one of the preceding criteria

8) On a scale of 1 to 5, how would you rank the importance of the "qualified populations" that could benefit the most from the activities offered through the HOME-ARP program in Harris County?

(1) Very Important

(2) Important

(3) Neutral

(4) Somewhat Important

(5) Not Important

Homelessness persons (sheltered and unsheltered)

Persons at risk of homeless (housed but at risk of homelessness)

Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

Other families requiring services or housing assistance to prevent homelessness

Veterans and families that include a veteran family member that meets one of the preceding criteria

9) Of the “qualifying populations” what percent race/ethnicity do you serve? (Please feel free to estimate).

0 - 19%

20 - 39%

40 - 59%

60 - 79%

80% or more

White (non-Hispanic)

Black (non-Hispanic)

Asian (non-Hispanic)

Hispanic (any race)

Other Race (s)
(non-Hispanic)

Please specify: Other Race (s) (non-Hispanic)

10) Over the last five years, on average, how many unique **individuals/families** per month does your organization serve that is within the qualifying populations? (Feel free to estimate the number of people)

	0-20	30-40	40-60	60-80	80 +
Temporary or emergency sheltered individuals/families experiencing homelessness					
Unsheltered individuals/families experiencing homelessness					
Individuals/families at risk of homelessness at or below 30% AMI					
Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking					
Individuals/families at greatest risk of housing instability or in unstable housing situations					
Individuals/families requiring supportive services or housing assistance that would prevent homelessness					
Individuals/families who serve those at greatest risk of housing instability					
Veterans and families that include a veteran family member that meets one of the preceding criteria					

11) Please identify the population with the highest need for services based on your organization's experience (check all that apply).

Families

Single adults

Veterans

Unaccompanied Youth

Victims of Domestic Violence

Persons with Disabilities

Other (please specify): _____

12) On a scale of 1 to 5, how would you rank the following eligible uses of HOME-ARP funds in terms of priority in Harris County?

(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important
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Acquisition, construction, and rehabilitation of affordable rental housing (such as transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing)

Tenant-Based Rental Assistance (TBRA) (such as rental assistance, security deposits, utility deposits, and utility payments)

Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance)

Acquisition and development of Non-Congregate Shelters (non-congregate shelters are buildings that provide private units or rooms as temporary shelter and do not require occupants to sign a lease or occupancy agreement)

Nonprofit Operating Assistance - Up to 5% of its HOME-ARP allocation to pay

for operating expenses of CHDOs (Community Housing Development Organizations) and other nonprofit organizations that will carry out activities with HOME-ARP funds

Nonprofit Capacity Building Assistance - Up to 5% of its allocation to pay eligible costs related to developing the capacity of eligible nonprofit organizations to successfully carry out HOME-ARP eligible activities.

How do you think HOME-ARP funds could be used to further address the eligible uses stated above? Please explain.

Please share your thoughts below to help us identify any gaps in housing and services and fair housing barriers in Harris County. This will help us allocate the HOME-ARP funds to eligible activities that address those needs and priorities for the "qualifying populations" (people experiencing homelessness, at risk of homelessness, fleeing domestic violence, or otherwise at high risk of housing instability).

13) Please share your thoughts below to help us identify any **gaps** in housing and services, and any **fair housing barriers** that the "qualifying populations" may encounter? Please explain.

14) Are there any varying needs among **racial/ethnic** groups within the qualifying populations? Please explain any varying needs.

Please share your thoughts below on your recommendations of how Harris County should allocate the HOME-ARP funds in Harris County for the "qualifying populations" (people experiencing homelessness, at risk of homelessness, fleeing domestic violence, or otherwise at high risk of housing instability).

15) What **types of housing assistance or supportive services** would you recommend to fund for the "qualifying populations" in Harris County? Please rank in order of importance.

(1) Very Important (2) Important (3) Neutral (4) Somewhat Important (5) Not Important

Temporary shelters

Emergency shelters

Transitional housing

Permanent supportive housing

Other permanent housing

New Construction of Affordable Rental Housing, Low-Income Tax Credit Developments

Rehabilitation of Affordable Rental Housing

Tenant-Based Rental Assistance (such as rental assistance, security deposits, utility deposits, and utility payments)

Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management)

Diversion/Homeless Prevention

Rapid Rehousing

Services for persons with disabilities

Fair housing or civil rights

What **unmet housing and service needs** do you see among the "qualifying populations" in Harris County? Please explain.

16) Imagine that you were awarded \$16 million dollars of unrestricted funding, how would you use the funding to serve the "qualifying population" with the money?

17) Imagine you were awarded \$16 million dollars of (restrictive) HOME-ARP funding, what would you do with the money?

18) Are there any **other areas** related to the eligible uses of HOME-ARP funds that should be considered for funding priority in Harris County?

19) If you would like to send your annual reports, strategic plans, or similar materials that may summarize or indicate your services provided, your program outcomes, or any long-term community plans or goals to address homelessness to assist us with the development of the HOME ARP grant program, please provide the website [links here](#):

Over the next coming months, Harris County will engage organizations that work with the homeless to assess the needs of the community, gaps and barriers to providing services, priority areas and recommendations for funding, and opportunities associated with the use of the HOME-ARP funds. These discussions will include focus group meetings, surveys, a review of the draft Harris County Allocation Plan, and a public hearing to intake feedback. These discussions are currently underway and will be ongoing throughout the grant period.

The focus group meetings will be held in February 2022. If you are interested in being a part of a focus group, please send us an email at: [**home_arp_comments@csd.hctx.net**](mailto:home_arp_comments@csd.hctx.net).

For information about the HOME-ARP program, please see the HUD Exchange Website: <https://www.hudexchange.info/programs/home-arp/>

Appendix B: Home-ARP Needs Assessment Summary of Responses

Harris County HOME-ARP Community Stakeholder/Organization Survey

1) What is your full name?

Option	# Responses	Response %
Responded	99	99.00%
Did not respond	1	1.00%
1 skipped this question	Total responses 99	99.00%

2) What is the name of the organization or group you are affiliated with?

Option	# Responses	Response %
Responded	99	99.00%
Did not respond	1	1.00%
1 skipped this question	Total responses 99	99.00%

3) What is your email address?

Option	# Responses	Response %
Responded	98	98.00%
Did not respond	2	2.00%
2 skipped this question	Total responses 98	98.00%

4) What is your organization's address, city, zip code?

Option	# Responses	Response %
Responded	98	98.00%
Did not respond	2	2.00%
2 skipped this question	Total responses 98	98.00%

5) What best describes the organization you are affiliated with? (Select all that apply)

Option	# Responses	Response %
Homeless Service Provider	53	54.08%
Domestic Violence Service Provider	15	15.31%
Services Supporting People Fleeing Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	29	29.59%
Housing Advocate/Developer/Provider	33	33.67%
Veterans Group	23	23.47%
Civil Rights	12	12.24%
Fair Housing	23	23.47%
People with Disabilities	31	31.63%
Serving People with High Risk of Housing Instability	49	50.00%
Public Housing Authority	8	8.16%
Addressing the Needs of People Experiencing or at At-Risk Homelessness	52	53.06%
Other (please specify): [View]	29	29.59%
2 skipped this question	Total responses 98	98.00%

6) What types of housing assistance or supportive services does your organization provide for the "qualifying populations?" (Select all that apply)

Option	# Responses	Response %
Day shelters	8	8.16%
Temporary shelters	12	12.24%
Emergency shelters	15	15.31%
Transitional housing	21	21.43%
Permanent supportive housing	41	41.84%
Other permanent housing	20	20.41%
Affordable rental housing, Housing Tax Credit Developments	22	22.45%
2 skipped this question	Total responses 98	98.00%

Option	# Responses	Response %
Tenant-Based Rental Assistance (such as rental assistance, security deposits, utility deposits, and utility payments).	41	41.84%
Supportive services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, etc.)	66	67.35%
Diversion/Homeless Prevention	28	28.57%
Rapid Rehousing	44	44.90%
Services for persons with disabilities	23	23.47%
Fair housing or civil rights	13	13.27%
Other (please specify): [View]	22	22.45%
2 skipped this question	Total responses 98	98.00%

7) Which of the following “qualifying populations” does your organization serve? (Select all that apply).

Option	# Responses	Response %
Temporary or emergency sheltered individuals/families experiencing homelessness	42	42.86%
Unsheltered individuals/families experiencing homelessness	59	60.20%
Individuals/families at risk of homelessness at or below 30% AMI	66	67.35%
Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	47	47.96%
Individuals/families who serve those at greatest risk of housing instability	60	61.22%
Individuals/families requiring supportive services or housing assistance that would prevent homelessness	70	71.43%
Individuals/families who serve those at greatest risk of housing instability	54	55.10%
Veterans and families that include a veteran family member that meets one of the preceding criteria	57	58.16%
2 skipped this question	Total responses 98	98.00%

8) On a scale of 1 to 5, how would you rank the importance of the "qualified populations" that could benefit the most from the activities offered through the HOME-ARP program in Harris County?

	(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important	Total
Homelessness persons (sheltered and unsheltered)	79 (81.44%)	10 (10.31%)	6 (6.19%)	1 (1.03%)	1 (1.03%)	97
Persons at risk of homeless (housed but at risk of homelessness)	68 (70.83%)	24 (25.00%)	2 (2.08%)	2 (2.08%)	0 (0.00%)	96
Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	75 (78.13%)	15 (15.63%)	2 (2.08%)	2 (2.08%)	2 (2.08%)	96
Other families requiring services or housing assistance to prevent homelessness	65 (67.01%)	22 (22.68%)	6 (6.19%)	3 (3.09%)	1 (1.03%)	97
Veterans and families that include a veteran family member that meets one of the preceding criteria	67 (71.28%)	15 (15.96%)	6 (6.38%)	6 (6.38%)	0 (0.00%)	94
2 skipped this question	Total responses 98					98.00%

9) Of the “qualifying populations” what percent race/ethnicity do you serve? (Please feel free to estimate).

	0 - 19%	20 - 39%	40 - 59%	60 - 79%	80% or more	Total
White (non-Hispanic)	29 (33.33%)	31 (35.63%)	17 (19.54%)	8 (9.20%)	2 (2.30%)	87
Black (non-Hispanic)	6 (6.38%)	20 (21.28%)	21 (22.34%)	24 (25.53%)	23 (24.47%)	94
Asian (non-Hispanic)	74 (88.10%)	8 (9.52%)	0 (0.00%)	0 (0.00%)	2 (2.38%)	84

5 skipped this question [View Comments (13)]	Total responses 95	95.00%
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	0 - 19%	20 - 39%	40 - 59%	60 - 79%	80% or more	Total
Hispanic (any race)	20 (21.74%)	38 (41.30%)	20 (21.74%)	7 (7.61%)	7 (7.61%)	92
Other Race (s) (non-Hispanic)	51 (82.26%)	5 (8.06%)	3 (4.84%)	1 (1.61%)	2 (3.23%)	62
5 skipped this question [View Comments (13)]	Total responses 95					95.00%

10) Over the last five years, on average, how many unique individuals/families per month does your organization serve that is within the qualifying populations? (Feel free to estimate the number of people)

	0-20	30-40	40-60	60-80	80 +	Total
Temporary or emergency sheltered individuals/families experiencing homelessness	37 (45.12%)	11 (13.41%)	6 (7.32%)	5 (6.10%)	23 (28.05%)	82
Unsheltered individuals/families experiencing homelessness	25 (29.41%)	14 (16.47%)	7 (8.24%)	8 (9.41%)	31 (36.47%)	85
Individuals/families at risk of homelessness at or below 30% AMI	23 (25.84%)	11 (12.36%)	15 (16.85%)	8 (8.99%)	32 (35.96%)	89
Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	43 (50.00%)	12 (13.95%)	9 (10.47%)	7 (8.14%)	15 (17.44%)	86
Individuals/families at greatest risk of housing instability or in unstable housing situations	18 (20.93%)	14 (16.28%)	13 (15.12%)	15 (17.44%)	26 (30.23%)	86
Individuals/families requiring supportive services or housing assistance that would prevent homelessness	22 (24.18%)	10 (10.99%)	12 (13.19%)	15 (16.48%)	32 (35.16%)	91
Individuals/families who serve those at greatest risk of housing instability	29 (34.52%)	7 (8.33%)	12 (14.29%)	11 (13.10%)	25 (29.76%)	84
Veterans and families that include a veteran family member that meets one of the preceding criteria	48 (52.17%)	6 (6.52%)	13 (14.13%)	4 (4.35%)	21 (22.83%)	92
6 skipped this question	Total responses 94					94.00%

11) Please identify the population with the highest need for services based on your organization's experience (check all that apply).

Option	# Responses	Response %
Families	58	60.42%
Single adults	70	72.92%
Veterans	44	45.83%
Unaccompanied Youth	29	30.21%
Victims of Domestic Violence	31	32.29%
Persons with Disabilities	50	52.08%
Other (please specify): [View]	13	13.54%
4 skipped this question	Total responses 96	96.00%

12) On a scale of 1 to 5, how would you rank the following eligible uses of HOME-ARP funds in terms of priority in Harris County?

	(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important	Total
Acquisition, construction, and rehabilitation of affordable rental housing (such as transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing)	64 (65.31%)	20 (20.41%)	11 (11.22%)	1 (1.02%)	2 (2.04%)	98

2 skipped this question [View Comments (35)]	Total responses 98	98.00%
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	(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important	Total
Tenant-Based Rental Assistance (TBRA) (such as rental assistance, security deposits, utility deposits, and utility payments)	65 (67.71%)	21 (21.88%)	7 (7.29%)	3 (3.13%)	0 (0.00%)	96
Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance)	72 (75.00%)	20 (20.83%)	2 (2.08%)	1 (1.04%)	1 (1.04%)	96
Acquisition and development of Non-Congregate Shelters (non-congregate shelters are buildings that provide private units or rooms as temporary shelter and do not require occupants to sign a lease or occupancy agreement)	46 (46.94%)	27 (27.55%)	18 (18.37%)	5 (5.10%)	2 (2.04%)	98

2 skipped this question View Comments (35)	Total responses 98	98.00%
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	(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important	Total
Nonprofit Operating Assistance - Up to 5% of its HOME-ARP allocation to pay for operating expenses of CHDOs (Community Housing Development Organizations) and other nonprofit organizations that will carry out activities with HOME-ARP funds	54 (55.67%)	25 (25.77%)	15 (15.46%)	1 (1.03%)	2 (2.06%)	97
Nonprofit Capacity Building Assistance - Up to 5% of its allocation to pay eligible costs related to developing the capacity of eligible nonprofit organizations to successfully carry out HOME-ARP eligible activities.	56 (58.95%)	21 (22.11%)	15 (15.79%)	2 (2.11%)	1 (1.05%)	95
2 skipped this question [View Comments (35)]	Total responses 98					98.00%

13) Please share your thoughts below to help us identify any gaps in housing and services, and any fair housing barriers that the "qualifying populations" may encounter? Please explain.

Option	# Responses	Response %
Responded	69	69.00%
Did not respond	31	31.00%
31 skipped this question	Total responses 69	69.00%

14) Are there any varying needs among racial/ethnic groups within the qualifying populations? Please explain any varying needs.

Option	# Responses	Response %
Responded	51	51.00%
Did not respond	49	49.00%
49 skipped this question	Total responses 51	51.00%

15) What types of housing assistance or supportive services would you recommend to fund for the “qualifying populations” in Harris County? Please rank in order of importance.

	(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important	Total
Temporary shelters	41 (45.56%)	32 (35.56%)	11 (12.22%)	4 (4.44%)	1 (1.11%)	90
Emergency shelters	53 (59.55%)	22 (24.72%)	7 (7.87%)	6 (6.74%)	1 (1.12%)	89
Transitional housing	53 (60.23%)	21 (23.86%)	9 (10.23%)	3 (3.41%)	2 (2.27%)	88
Permanent supportive housing	73 (77.66%)	14 (14.89%)	5 (5.32%)	2 (2.13%)	0 (0.00%)	94
Other permanent housing	48 (55.17%)	27 (31.03%)	10 (11.49%)	2 (2.30%)	0 (0.00%)	87
New Construction of Affordable Rental Housing, Low-Income Tax Credit Developments	52 (56.52%)	20 (21.74%)	10 (10.87%)	9 (9.78%)	1 (1.09%)	92
Rehabilitation of Affordable Rental Housing	49 (52.69%)	29 (31.18%)	12 (12.90%)	3 (3.23%)	0 (0.00%)	93
Tenant-Based Rental Assistance (such as rental assistance, security deposits, utility deposits, and utility payments)	64 (70.33%)	18 (19.78%)	6 (6.59%)	1 (1.10%)	2 (2.20%)	91

3 skipped this question [View Comments (63)]	Total responses 97	97.00%
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	(1) Very Important	(2) Important	(3) Neutral	(4) Somewhat Important	(5) Not Important	Total
Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management)	72 (76.60%)	17 (18.09%)	2 (2.13%)	2 (2.13%)	1 (1.06%)	94
Diversion/Homeless Prevention	59 (64.13%)	22 (23.91%)	9 (9.78%)	2 (2.17%)	0 (0.00%)	92
Rapid Rehousing	61 (67.78%)	17 (18.89%)	10 (11.11%)	2 (2.22%)	0 (0.00%)	90
Services for persons with disabilities	67 (73.63%)	15 (16.48%)	8 (8.79%)	1 (1.10%)	0 (0.00%)	91
Fair housing or civil rights	55 (61.80%)	17 (19.10%)	15 (16.85%)	2 (2.25%)	0 (0.00%)	89
3 skipped this question [View Comments (63)]	Total responses 97					97.00%

16) Imagine that you were awarded \$16 million dollars of unrestricted funding, how would you use the funding to serve the "qualifying population" with the money?

Option	# Responses	Response %
Responded	78	78.00%
Did not respond	22	22.00%
22 skipped this question	Total responses 78	78.00%

17) Imagine you were awarded \$16 million dollars of (restrictive) HOME-ARP funding, what would you do with the money?

Option	# Responses	Response %
Responded	68	68.00%
Did not respond	32	32.00%
32 skipped this question	Total responses 68	68.00%

18) Are there any other areas related to the eligible uses of HOME-ARP funds that should be considered for funding priority in Harris County?

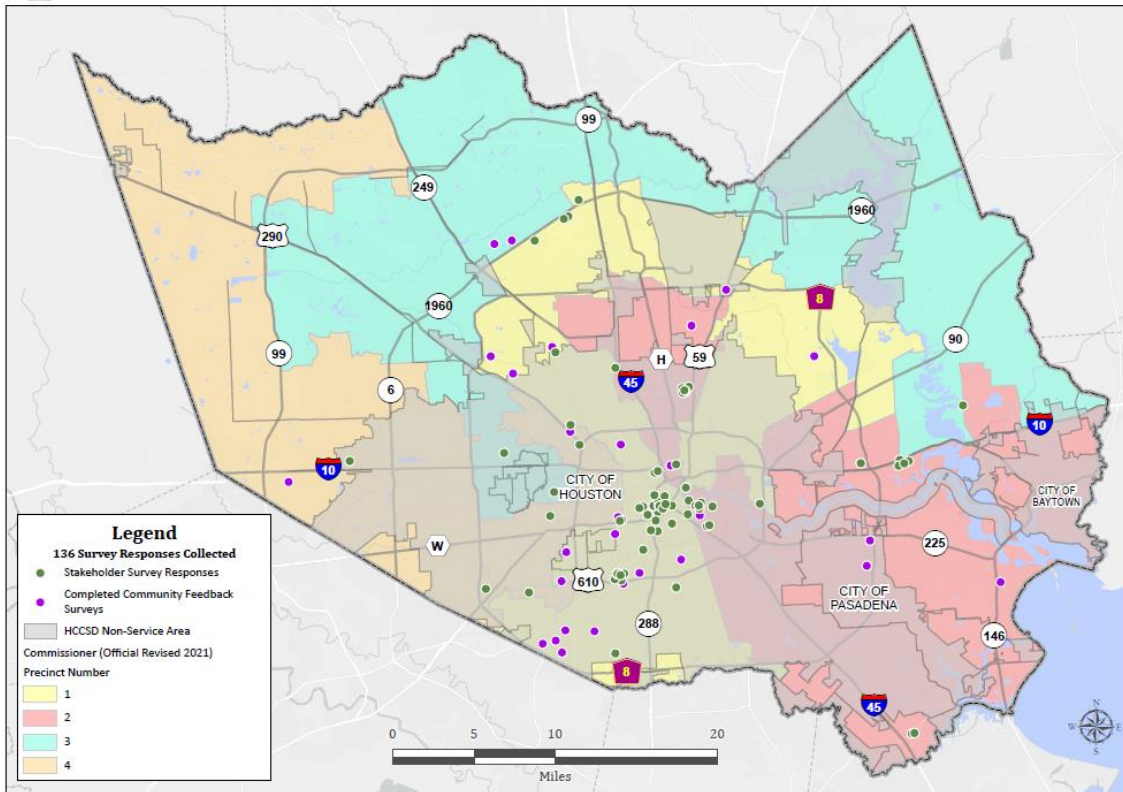
Option	# Responses	Response %
Responded	51	51.00%
Did not respond	49	49.00%
49 skipped this question	Total responses 51	51.00%

19) If you would like to send your annual reports, strategic plans, or similar materials that may summarize or indicate your services provided, your program outcomes, or any long-term community plans or goals to address homelessness to assist us with the development of the HOME ARP grant program, please provide the website [links here](#):

Option	# Responses	Response %
Responded	30	30.00%
Did not respond	70	70.00%
70 skipped this question	Total responses 30	30.00%



HOME-ARP Stakeholder Survey Feedback



Appendix C: Focus Group Meeting Notes

Focus Group-Harris County Veteran Services

1. What are the current services provided for Veterans and their families, and any partnerships your organization has, within Harris County?
 - Claims (VA) for disabilities, mental health etc.-mandated by the state
 - Homeless, substance abuse,
 - Need awareness for homeless veterans
 - Developed a division of the dept, with helping with homeless, substance use issues
 - Staffing has increased from 2 to 11, and continuing to grow-due to the needs and issues that have been identified
 - Involved with the Sheriff dept., 200+ vets visit the jail system/year
 - Speaking to those in jail-what is your exit plan? Working as a case manager, how do we fix the cycle of entering the jail system,
 - End result is to make the individual stable-must solve the homeless and substance use first
 - MCOB-identified veterans who are in crisis or suicidal-peer support with the Veterans and give them next steps and provide them awareness of resources
 - Function is to identify the gaps and fill them
 - More to solve than just claims and benefits. Argued for more through the Advisory board-was accepted since the need was there
 - Data collected and relationships were built, since the team was small. Primary focus was to work with Sheriff Dept since they are out in the communities. Need to work with people who have eyes out in the comm.
 - 20-30% people go to the VA, others are using County resources, on the streets-
 - Idea was to be more proactive than reactive

2. What current service(s) do you provide that you would consider the most successful in preventing homelessness from reoccurring for Veterans? Are some services not as successful as others?
 - TVC Grant-homeless prevention grant, assists with rental and utilities bills
 - Already homeless-use crisis team by working with shelters, sheriff office and hotline-act as a middle man to identify resources available for vets who are already homeless
 - Trying to provide a partnership with the current agencies and non-profits
 - HUD VAST program had unused vouchers-is the need there or are vets unaware of resources?

3. What are some of the gaps/unmet needs within the housing, shelter, and services provided in Harris County?
 - Rent, utilities, food-working with Food Bank
 - Jobs

4. What services should Harris County prioritize funding for Veterans?
 - A lot of the resources have not been successful-resources are taken advantage of and not used for a positive outcome
 - Veterans are given rental assistance to set them up for success and become stable, but unfortunately this is not always the outcome. Could be based on the individual or resource

- Resources are out there but are they successful? Need to work with Veterans at the individual level-may need counseling and mental health services
 - We are looking to be an aid with the current resources out there
 - The idea of success-focus on outcome, not the numbers
5. What is the underlining theme/cause of Veterans stuck in the cycle of homelessness that you have seen in Harris County?
- Varies-survivors guilt, mental health-Veterans do not open up because others may lack the understanding-use substances to numb the pain-withdrawn from family, jobs, etc.
 - Need to emphasize the importance of peer-support and understanding of the individual Vet's experience
 - Cannot always handle mental health issues on their own
 - FASTERR-built on this philosophy and try to find the Vet's, assess and resolve the situations by starting them off on the right path. Need to hold them accountable
 - Veterans will hold each other accountable-they have a mutual understanding of their past life experiences
 - Increase the sense of community within the Veterans
6. Are those in Veterans communities facing issues with employment? Does this have a correlation with panhandling in Harris County?
- Some
 - Criminal background is a huge barrier to securing a job, limits the opportunity of work
 - A job will help financially and mentally-provides something to strive and work for, and gives a sense of community
 - Trade schools may help with funding for Vets
 - Information is lacking-and some do not see themselves as a Vet, but are and are eligible for Vet resources
 - Need to increase education and awareness of Vet resources

Mental Health

- Veterans want to speak to those who have shared the same experience-need to hire ex-vets
- Importance to make Vet's feel comfortable so that they can speak on trauma
- Commit suicide every 5 days within the County, does not include drug overdose-every 4 days
- Veterans will move to Texas for the job availability, increasing in Vet population within the County a
- 2,000/ yr Vet's in jail (6 out of 10) will repeat the cycle

Focus Group-Talent Yield Coalition Inc.

What population group do you primarily provide services for?

- Services provided for east end of Harris County-Baytown area
1. What current service(s) do you provide that you consider most successful at preventing homelessness for this qualifying population in Harris County?
 - Case management for all qualified population groups. They will find all of the resources specific for the population group. If it is under the umbrella of resources.
 - Very aware of those who do not have the capability of finding services-no computer, phone
 - Outreach-work with providers and receive flyer that they will give out, also include need help form-case management is appointment only, educated and advocate.
 - Service over 400 people '21, interact with 30 agencies, satellite offices (3-4) and main office in highlands,
 - Navigation center-January '21-began the concept of the navigation center, formed a non-profit for the homeless, seeking to develop services that provide food, showers, commitments with organizations that assist with job training, substance abuse, ID's, etc. Partnered with Exxon mobile-helps with job training and placement along with funding. Would like to build transitional housing-then find them permanent housing. Looking at a property 8 acres residential property for navigation center and housing, will start capital campaign to raise funding for development.
 2. How could better community spaces be integrated into housing? How would sustainability and holistic living be integrated into housing?
 - Most Community centers are for elderly-run by commissioners
 - Baytown housing authority-plans to have a recreational center for the youth
 3. What are some of the priority gaps and unmet needs for housing, shelters, and services for the qualifying population in Harris County?
 - Since we are doing intake and outtake-it is hard to identify homelessness-the numbers are unseen for homeless individuals-
 - Try to address all needs holistically
 - Lack of emergency shelter on the east side of the county, there are restrictions to get into bay area shelter-what are the restrictions
 - Documentation-SS and ID-cannot get jobs-to also pay for a state ID
 - Overlook segment of population group-the children-160 kids that fell under at risk of homelessness-the highlands area, 40-60 kids at risk at a school
 - Mental substance abuse services
 - Need affordable housing to sustain housing
 - Programs need to be specific to the area it serves-some needs vary across the county
 - Allocation of vouchers-some are being unused and need to be able to share
 4. What are some of the barriers the qualifying population experiences when using rental assistance in Harris County?
 - Governmental stipulation-there is not enough funding in the east side, they go to Houston

- If you do not have a major staff to apply for funds, it will make it a challenge for smaller non-profits and allowing all parts of the County to be addressed
 - Mental and substance use issues-need free services
 - Funding-citizens in rural areas do not receive as much \$-funds should be divided evenly based on population
 - A committed staff and partnerships-but can do more with funding.
 - Grant writing, but still a process-amount of paperwork, data collection-could not accommodate, it was such an overwhelming process-need to
5. Are there any groups within the qualified population group that are neglected of services or need more representation?
- Disabled, elderly-overlooked, they do not know how to serve
 - Addictions, mental health-not considered for resources-they are pushed aside to the services,
 - Youth need mentorship and after school programs-home could have mental abuse and drug usage
6. What organizations do you work with to face domestic violence in Harris County? Are they mainly larger ones like Catholic Charities and BakerRipley? How can smaller groups be supported?
- Faith based group
 - Celebration of Life church in Baytown
 - 2nd Baptist
 - Lakewood Church
 - 1st church of Nazarene
 - HoustonResponse

Focus Group-United Way of Greater Houston

1. What are the current services provided for the qualified population group, as well as any partnerships your organization has?
 - United Way- maintain relationship-funds programs for non profits-
 - Navigators
 - working with clients to help with resources (15 agencies)
 - motivational interviewing
 - Financial stability work
 - Partnerships-aid

2. What current service(s) do you provide that you would consider the most successful preventing homelessness from reoccurring? Are some services not as successful as others?
 - rapid rehousing-
 - funds helping people get back on their feet, TBRA, utility,
 - some services are not able to be given with eviction notice
 - helping assistance and access to services
 - undocumented individual barriers
 - emergency shelters
 - little success in transitional shelters

3. What are some of the gaps/unmet needs within the housing, shelter and services provided?
 - coordination with non profits and agencies
 - level of collaboration
 - funding-not enough beds for DV and general homeless population
 - opportunities to compromise and work with individuals who are currently using substances

4. What are some of the barriers the qualifying population experiences regarding access to shelters, housing and services?
 - undocumented individuals
 - transportation
 - childcare services
 - access to health care
 - access to job training
 - need to have a one stop show, example-childcare services at job training
 - language barrier
 - criminal background
 - services that keep in mind of all ethnicities, racial, LGBT, religious

5. Are there any groups within the qualified population that are neglected of services/need more representation?
 - minority groups-

- elderly, disabled population
6. What is the underlining theme/cause of individuals stuck in the cycle of homelessness that you have seen?
 - system in place-does not help the individual-criminalizes those with mental health issues-repeated cycle
 - health care access-no preventative care-
 - Systemic issues-criminalizing homelessness
 - trauma
 7. Collaboration?
 - Collaboration with the larger groups is good, but working on doing a better job. Stepping on each other's toe-need to understand each other's schedule. Working to strengthen partnerships
 8. Describe the characteristics of the community's housing market including vacancy rate, housing quality and any barriers to using rental assistance within the context of civil rights, fair housing and accessibility.
 - affordability of housing
 - stability of housing
 - availability

Focus Group-BakerRipley

1. What are the current services provided for the qualified population group, as well as any partnerships your organization has?
 - Diversion services
 - Rapid Rehousing
 - Veterans Services
2. What current service(s) do you provide that you would consider the most successful preventing homelessness from reoccurring? Are some services not as successful as others?
 - Diversion=Case Management-reunite family members, mediate with landlords to set up a certain payment plan, vocational training, help with documentation (financial and rental assistance is not a factor that is with diversion services), service referrals is the largest part of the work
 - Diversion-participants have to apply on their own, they apply to rental assistance but landlords will consider their backgrounds before approving-
 - They will pay for 3mo of rental assistance- bakerripley
 - Show financial stability for a full year-sufficient income has to be 2x their rent- if they provide a their job income and BR will calculate to see if they have enough funding. BR will speak with landlord so they can work with eachother, they pay directly with landlord, BR will work with landlords to agree to housing-incentive fee.
 - BR has to inspect the units before the tenant moves in-a case manger will inspect the unit, this does not stop the renter from living there, but BR will not assist with funding.
3. What are some of the gaps/unmet needs within the housing, shelter and services provided?
 - Medical insurance-many are struggling with health issues and are not able to continue to work due to their disability
 - Elderly and childcare-
 - Transportation
 - Poverty
4. What are some of the barriers the qualifying population experiences regarding access to shelters, housing and services?
 - Not having identification, unable to apply for housing with ID.
 - Citizenship
 - Income level-for example, those who are at the front door of becoming homeless, BakerRipley helps them get employed, rental assistance,
 - Finding employment, then getting them housing
 - Social support or housing support!-Baker will help their family members financially to assist with taking on the burden
 - Rental history, criminal background-they are unable to be approved for housing
 - Not a huge disparity within racial groups but with undocumented

- Immigrants populations-language barrier-gets them from getting higher paying jobs and proper housing. Safety issue with housing options due to price barrier.
 - Credit history, rental history and criminal backgrounds-very difficult of being approved for housing
5. Issues with landlords?
- a. Landlords would never say out right that they do not accept certain people of being approved-i.e. criminal backgrounds, hesitance with those who do not have proper life skills-need to increase programs that teach how to “live”
6. Housing trends? Availability dropping? Income level dropping?
- Income is dropping
 - Housing prices going up
 - Fair market rates have gone up
 - Lack of one bedrooms-apt complexes do not have enough 1 bedroom
 - BakerRipley must follow fair market rate-must match size of unit with size of household-one person cannot have a two bedroom

Focus Group-AbuselsReal A.I.R.

1. What are the current and anticipated services provided for persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking in Harris County?
 - HHWC centralized-a lot of resources provided here, enhances the wait times, prevents victims from receiving resources-their organization has to send victims to this location. There needs to be more locations that are closer to the victims
 - Provide resources Houston fort bend, south Houston (five corner districts)
 - Services lacking within the southside of Houston
 - Not enough housing/shelters provided, and people are not familiar with resources
 - Center for men who are experiencing DV-they need housing and shelter as well
 - Men who do not have children are not given the same resources that a single woman or a man with kids receive
2. What current service(s) do you provide that you consider most successful at preventing homelessness for this qualifying population in Harris County?
 - Education (awareness) and knowing the org. provides support.
 - Prevent the situation instead of responding through resources
 - Provide awareness to victims in regard to resources available
 - Educational seminars-addressing certain needs that the victim may have, providing continuous support and providing tools they may need
 - Provided shelter, hotels, because of air funds
3. How could better community spaces be integrated into housing? How would sustainability and holistic living be integrated into housing?
 - Food sustainability, reduce food deserts,
 - Provide a voucher that covers basic healthy food needs
 - SNAP/WIC may cause greater health issues, certain foods that are eligible may not be quality or healthy foods.
 - There needs to be a voucher/services prior to or in place of (time being) SNAP/WIC
 - Food bank is limited to certain recipients-would love to look into this and see who all are eligible
4. What are some of the priority gaps and unmet needs for housing, shelters, and services for the qualifying population in Harris County?
 - COVID impacts-funding was still lacking because it went to only certain people. Some guidelines cause exclusions of certain families/individuals. Need to increase the eligibility to receive funding
 - Families are being turned away from resources due to missing requirements (set by guidelines)
 - ACP program is not accepted everywhere
 - It is important that all organizations keep victim's information confidential
5. What services should Harris County prioritize funding for the qualified population groups?
 - Need community centers within the southside of Houston.
 - Violence increasing due to not enough after school program and outlets/community centers

- There is only 1 community center within a 50 mile radius-only certain residents can access certain community centers. This is why we need more centers
 - Need physical community center space and the programs that go along with it-
 - Rules and procedures are more strict, due to fraud experiences, which hurts other organizations to continue to provide certain services. "Status" of organizations are not able to partake with larger organizations due to their status and size (do not qualify), even though the small org. provide critical resources.
 - Varying procedures for smaller organizations, they need the same access to help victims just like all org.
6. What are the underlying themes that cause the population group to be stuck in the cycle of homelessness that you have seen in Harris County?
- Lack of opportunity, and awareness, funding needs to be provided for communities who need it the most
 - Public awareness through various methods-not just using the internet
 - Need to be flexible when helping victims-some people will only be able to complete paper and pen applications
 - Need a continuous effort to help people, peer-support
7. What organizations do you work with to face domestic violence in Harris County? Are they mainly larger ones like Catholic Charities and BakerRipley? How can smaller groups be supported?
- Limited services when it comes to smaller groups
 - Consistent with needing smaller groups-satellite locations, regardless
8. What is the current state of temporary housing in Harris County to help those escaping domestic violence before being placed into permanent housing? Would building rehabilitation fit into this?
- Availability of housing is limited
 - Increase partnerships with organizations-county can provide the funding for organizations when they are told through the partnerships.
 - Need to bring awareness to victims-provide a list of resources
 - Would love to rehab older/vacant buildings, but funding is a huge barrier, for housing and community centers
 - Shelters are misunderstood-people are not seeking shelters because of lack of privacy-need to increase the privacy and increase staff to limit violence, sexual assault, etc.

Final takeaways

-collaborate with organizations, govt agencies, non-profits, so that people are not falling within the cracks and are not given the same resources that others are

-this is a team effort (organizations) to prevent victims from becoming homeless, engaging within the partnerships

Appendix D: Summary of Public Comments (this will be updated after 3/22)

Appendix D: Summary of Public Comments (this will be updated after 3/22/2022 Public Hearing)

3/4/22, 3:06 PM

Harris County HOME-ARP Community Feedback Survey

Harris County HOME-ARP Community Feedback Survey

1) What is your full name?

Option	# Responses	Response %
Responded	32	94.12%
Did not respond	2	5.88%
2 skipped this question	Total responses 32	94.12%

2) What is your email address?

Option	# Responses	Response %
Responded	32	94.12%
Did not respond	2	5.88%
2 skipped this question	Total responses 32	94.12%

3) What is your zip code?

Option	# Responses	Response %
Responded	32	94.12%
Did not respond	2	5.88%
2 skipped this question	Total responses 32	94.12%

4) Name of Organization (If you are with one)

Option	# Responses	Response %
Responded	15	44.12%
Did not respond	19	55.88%
19 skipped this question	Total responses 15	44.12%

5) Please rank from 1 to 6, the types of housing assistance or supportive services you would recommend to fund for the “qualifying populations” (people experiencing homelessness, at risk of

homelessness, fleeing domestic violence, or otherwise at high risk of housing instability) in your community? (Select all that apply).

	(1) Highest	(2)	(3)	(4)	(5)	(6) Lowest	Total
Temporary or Emergency Shelters	13 (40.63%)	1 (3.13%)	4 (12.50%)	5 (15.63%)	6 (18.75%)	2 (6.25%)	32
New Construction of Affordable Rental Housing, Housing Tax Credit Developments	10 (32.26%)	5 (16.13%)	2 (6.45%)	5 (16.13%)	2 (6.45%)	6 (19.35%)	31
Tenant-Based Rental Assistance (such as providing rental assistance, security deposits, utility deposits, and utility payments)	13 (41.94%)	2 (6.45%)	3 (9.68%)	2 (6.45%)	5 (16.13%)	4 (12.90%)	31
Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management)	13 (41.94%)	6 (19.35%)	4 (12.90%)	1 (3.23%)	2 (6.45%)	2 (6.45%)	31
Services for Persons with Disabilities	10 (34.48%)	6 (20.69%)	5 (17.24%)	1 (3.45%)	3 (10.34%)	2 (6.90%)	29
Fair Housing or Civil Rights Services	6 (21.43%)	5 (17.86%)	3 (10.71%)	1 (3.57%)	3 (10.71%)	9 (32.14%)	28
2 skipped this question	Total responses 32						94.12%

6) On a scale of 1 to 5, which “qualifying populations” do you feel could benefit the most from the services offered through the HOME-ARP program in your community?

	(1) Highest	(2)	(3)	(4)	(5) Lowest	Total
Homelessness persons (sheltered and unsheltered)	13 (40.63%)	5 (15.63%)	8 (25.00%)	3 (9.38%)	3 (9.38%)	32
Persons at risk of homelessness (housed but at risk of homelessness)	14 (43.75%)	7 (21.88%)	4 (12.50%)	4 (12.50%)	3 (9.38%)	32
Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	15 (46.88%)	7 (21.88%)	7 (21.88%)	1 (3.13%)	2 (6.25%)	32
1 skipped this question	Total responses 33					97.06%

	(1) Highest	(2)	(3)	(4)	(5) Lowest	Total
Other families requiring services or housing assistance to prevent homelessness	10 (31.25%)	6 (18.75%)	5 (15.63%)	7 (21.88%)	4 (12.50%)	32
Veterans and families that include a veteran family member that meets one of the preceding criteria	15 (45.45%)	5 (15.15%)	5 (15.15%)	2 (6.06%)	6 (18.18%)	33
1 skipped this question	Total responses 33					97.06%

7) What populations do you feel have the highest need in your community? (Select all that apply)

Option	# Responses	Response %
Families	20	64.52%
Single adults	12	38.71%
Veterans	17	54.84%
Unaccompanied Youth	14	45.16%
Victims of Domestic Violence	17	54.84%
Persons with Disabilities	16	51.61%
Other (please specify): [View]	4	12.90%
3 skipped this question	Total responses 31	91.18%

8) How do you think we should help homeless persons/families in your community? Please explain.

Option	# Responses	Response %
Responded	25	73.53%
Did not respond	9	26.47%
9 skipped this question	Total responses 25	73.53%

9) In your community, have you seen any homeless encampments (i.e. homeless persons temporarily residing outdoors in tents or structures for an extended period of time)? Please provide a general neighborhood location or street intersection.

Option	# Responses	Response %
9 skipped this question	Total responses 25	73.53%

3/4/22, 3:06 PM

Harris County HOME-ARP Community Feedback Survey

Option	# Responses	Response %
Responded	25	73.53%
Did not respond	9	26.47%
9 skipped this question	Total responses 25	73.53%

Appendix E: Public Comment & Hearing Notice

**Harris County Community Services Department (HCCSD)
Public Hearing for the Draft HOME-American Rescue Plan (ARP) Allocation Plan**

March 7, 2022

PUBLIC COMMENT & HEARING

Harris County Community Services Department (HCCSD) was awarded and anticipates an allocation of \$16,747,366 in Home Investment Partnerships Grant – American Rescue Plan (HOME-ARP) to help create affordable housing and services for homeless persons, people at risk of homelessness, persons fleeing domestic violence, and other vulnerable populations. Harris County will request this funding from the U.S. Department of Housing and Urban Development (HUD) through a Substantial Amendment to the 2021 Annual Action Plan. The amendment will include the following proposed HOME-ARP activities and budget.

HOME-ARP Grant Proposed Budget		
Supportive Services	\$4,500,000.00	26.83%
Acquisition and Development of Non-Congregate Shelters	0.00	0
Tenant Based Rental Assistance (TBRA)	\$4,000,000.00	23.85%
Development of Affordable Rental Housing (PSH)	\$4,500,133.65	26.82%
Nonprofit Operating	\$838,718.30	5.00%
Nonprofit Capacity Building	\$419,359.15	2.50%
Administration and Planning	\$2,516,154.90	15.00%
Total HOME ARP Allocation	\$16,774,366.00	100.00%

The public may comment on the draft HOME-ARP Allocation Plan and proposed budget during the 15-day comment period from Monday, March 7, 2022 to March 22, 2022. The draft HOME-ARP-Allocation Plan can be reviewed at: <https://housingandcommunityresources.net/home-american-rescue-plan-home-arp/>

Public comments may be submitted by email to: home_arp_comments@hctx.net, by mail: HCCSD, ATTN. Planning, 8410 Lantern Point Dr., Houston, TX 77054, by voicemail at 832-927-4700, or at the Public Hearing scheduled:

Monday, March 21, 2022, 10:00 A.M. (Virtual Public Hearing)

Details of the public hearing and the draft HOME-ARP Allocation Plan can be found on the CSD website at: <https://housingandcommunityresources.net/home-american-rescue-plan-home-arp/>

Teams Virtual Meeting (Join us at this link)

<https://msteams.link/1YZ3>

Or call in (audio only)

+1 281-985-1862,,485027920# United States, Houston

Phone Conference ID: 485 027 920#

Comments can also be made at the Harris County Commissioners Court Hearing on March 22, 2022, at 10:00 A.M. located at the Harris County Commissioners Court, 1001 Preston, Houston, Texas 77002. Summaries of public comments and responses will be available in the draft HOME-ARP Allocation Plan.

The public hearing will be conducted in English, however; Spanish and sign language interpreters can be available upon request. HCCSD will provide reasonable accommodations for persons needing special accommodations (interpreter or other). Requests should be received by HCCSD staff 48 hours before the public hearing. For more information on the draft Harris County HOME-ARP Allocation Plan or requesting

special accommodations, please contact Jason Moreno, Project Manager at (832) 927-4827, or by email to home_arp_comments@hctx.net for assistance.

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Appendix F: Public Hearing Summary (included after 3/22/2022 Public Hearing)

Appendix G: Homeless REI Guideline Review and Update to ARP Steering Committee PP



Homelessness REI Guideline Review and Update to ARPA Steering Committee

March 2nd, 2022

1

Agenda

- REI Guidelines
 - Services procured
 - Budget
 - Scoring criteria
 - Approach to small non-profits
 - Changes vs. CCHP 1.0
- REI Timeline and Process
- Target Outcomes and Evaluation
- Housing Supply

2

Housing | Homelessness At Risk

Overview

Priority outcome: Reduce population experiencing homelessness and time experiencing homelessness

Initial funding envelope: \$49.5M (\$40.5 committed)

Progress

- REI timeline confirmed by COH, HC, and Coalition
- Homelessness AD role posted with outreach and screening underway
- HAY Center eligibility review process underway

Risks

- Shortage of 1-bedroom units posing supply risk
- COH responding to GLO audit, pausing timeline for HAY Center contracting and pushing back timeline

Focus Area Team

Sponsors: Adrienne Holloway (CSD), Leah Barton (OCA)

Lead: Martin Negron (CSD), Homelessness AD Tria (OCA)

Members: Walis Nader (CO), Seunya Kana (CO), Janise Ladet (Pct1), Mercedes Sanchez (Pct2), Francisco Castillo (Pct2), Daphne Lemelle (Pct3), Sarah Williams (OCA)

Upcoming Milestones

Target Date	Category	Milestone
2/23	CCHP 2.0	Schedule Q&A session and confirm roles
2/25	CCHP 2.0	CFTH propose list of potential respondents
3/1	CCHP 2.0	City/County provide respondent feedback; finalize list
3/2	CCHP 2.0	REI update to SteerCo
3/9	CCHP 2.0	Focus Area Team meeting to review KPIs and financial reporting
3/9	CCHP 2.0	City/ County/ COH confirm selection committee members
3/11	CCHP 2.0	Launch of REI, open for three weeks
4/27	CCHP 2.0	Team to meet with COH to confirm allocations
5/2	CCHP 2.0	City/ County to communicate award to providers
8/2	CCHP 2.0	Target Commissioner's Court approval

3

Recall: Housing First approach including rapid rehousing, permanent supportive housing, and diversion maximizes long-term stability

Transitional Housing (TH)	Diversion	Rapid Rehousing (RRH)	Permanent Supportive Housing (PSH)
Time-limited housing support that provides structured, supervised temporary housing with supportive services usually as a bridge to permanent housing.	Provide Diversion services, i.e., assistance to maintain or regain housing, to 2,000 people "at the shelter door" to help them avoid falling into homelessness.	Permanent housing support that provides short and medium-term rental assistance and services with goal of re-housing homeless persons and families as quickly as possible directly into permanent affordable housing.	Permanent housing support that provides long term rental assistance with services to address needs of people experiencing chronic homelessness and/or people with serious and long-term disabilities.
Participation is usually conditioned by required involvement in programming to maintain sobriety, mental health stability/treatment, or similar conditions.	Individuals must first complete an assessment and meet the criteria. If criteria is met, the individual will then be assigned a case manager who will work with them through the three-month program.	Is offered without pre-conditions such as employment, income, absence of criminal record or sobriety.	
Services are usually structured to serve a specific population with programming geared to addressing specific needs such as addiction and mental health issues.	Whatever barriers are standing in the way of a client remaining stably housed will be addressed. Interventions are determined on a case-by-case basis based on the needs of a client.	Services are tailored to meet the individual needs of the person and are not required as a condition to remain housed.	
Since transitional housing is temporary and normally requires service participation and/or housing readiness, these programs are not considered Housing First .	Since transitional housing is temporary and normally requires service participation and/or housing readiness, these programs are not considered Housing First .	Utilizes a Housing First strategy, an approach that prioritizes providing permanent housing to people experiencing homelessness and requires low barriers to accessing such housing.	

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CCHP 2.0 REI guideline review

5

Primary services being procured via CCHP 2.0 process

- Permanent Supportive Housing (PSH)** is an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people and other homeless individuals with high barriers. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services
- Rapid Re-Housing (RRH)** provides short-term, up to 12 months, rental assistance, and services. The goals are to help those experiencing literal homelessness obtain housing quickly, increase self-sufficiency, and stay housed. It is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) with the resources and services provided typically tailored to the needs of the person
- Diversion** is housing-focused problem-solving, mediation, and conflict resolution conversations paired with limited financial assistance offered to persons seeking emergency shelter or residing in emergency shelters
- Essential client support services** are specialized programs assisting homeless people. This REI includes a range of services provided to assist and support individuals in developing their skills to gain access to needed medical, behavioral health, housing, employment, social, educational, and other services essential to meeting basic human services. Essential client support services include street outreach, mental health services, substance use disorder services, domestic violence mobile advocacy, employment supports, and SS/SSDI Outreach, Access, and Recovery (SOAR) supports
- Navigation** is the process of assisting individuals from the point of the housing referral until the date of move-in to housing. Navigators will provide housing search and placement to all program participants

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Proposed Budget and Reach

Impact	Jurisdiction	Harris County	City of Houston	City of Houston	State	TBD
Clients served	Funding Source	ARRA-SLRF	CDBG-GCV	HOME-ARP	ERA 2	TBD
1481	PSH—Scattered Site	\$890,560	\$-	\$-	\$5,803,600	
490	PSH—Site Based	\$6,418,955	\$-	\$-	\$-	\$224,320
354	PSH—Preservation	\$13,279,823	\$-	\$1,346,202	\$-	\$103,554
1491	RRH	\$1,589,280	\$1,816,320	\$4,078,945	\$-	\$12,632,582
1000+	Diversion	\$-	\$2,200,000	\$-	\$-	\$-
500	Outreach	\$-	\$2,458,467	\$-	\$687,225	\$11,089
	Client Supports	\$3,905,000	\$-	\$-	\$8,828,542	\$705,947
	Mental Health Support	\$-	\$-	\$-	\$324,000	\$-
	Sub. Abuse Support	\$450,000	\$-	\$-	\$450,000	\$-
	DV Mobile Advocacy	\$-	\$-	\$-	\$106,493	\$-
	Employment	\$1,900,000	\$-	\$-	\$1,100,000	\$285,394
	SOAR	\$1,200,000	\$-	\$-	\$1,500,000	\$230,910
	Admin	\$355,000	\$-	\$-	\$348,049	\$189,643
3322	Navigation	\$-	\$3,547,500	\$-	\$1,236,497	\$538,753
	Total	\$29,988,618	\$10,022,287	\$6,425,147	\$7,719,367	\$14,922,192

7

Approach to including small nonprofits under an umbrella organization

Avenues already explored

- Discussed opportunity with Coalition for the Homeless as current CCHP 2.0 provider; however, due to the current increase of the Coalition workload, they are not in favor on managing the small non-profits
- Reached out to top performing non-profit organization to test their interest in being an umbrella organization for small non-profits; at this time, those below are not showing interest of supporting this initiative
 - Baker Ripley
 - Career and Recovery resources, Inc
 - Catholic Charities
 - The Beacon
 - Houston Area Women's Center
 - The Salvation Army of Greater Houston
 - SEARCH Homeless Services, Inc
 - Northwest Assistance Ministries

Pathways to test next

- Include language in the REI which requires larger non-profit to sponsor small non-profits within the county precincts
- Reaching out to the CCGHI (Child Care Council-Greater Houston Inc.) to test their interest in managing the county precincts small non-profits

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CCHP 2.0 Scoring Tool

1 Organizational Expertise (25 points available)	Pts	2 Project Information (25 points available)	Pts
Agency's experience in the past 2 years providing similar REI services	5	Scope of the project, including # of households, program & financial services	5
Ability to mobilize & implement operations quickly to meet urgent needs	5	Lead/promising practices the agency will utilize to administer services	5
Overall staffing plan to accomplish proposed activities	5	Annual outcomes the project expects to accomplish	2.5
Formal or informal coordination, partnerships, or collaborations	5	How program services and/or resources will be used to reduce barriers	2.5
Will the proposed program use subrecipients and/or subcontractors?	N/A	How the project will account for geographic dispersion & client choice	2.5
Organization's ability to collect data electronically & HMIS participation	5	Project timeline from start-up to hiring staff, & becoming fully operational	5
3 Supportive Services (25 points available)	Pts	4 Financial Analysis (25 points available)	Pts
Target population (full points if meets HUD homeless definition)	5	Completed budget form	5
Essential supportive services provided	5	Most recent audit and/or financial statement	5
Agency's prior experience with target population	5	Budget assumptions used to create the budget	5
Agency's prior experience with private landlords	2.5	Plan for cost effectiveness	5
Barriers or challenges & strategies used to mitigate	2.5	Other funding that will be utilized	5
5 Equity Evaluation (15 points available)	Pts	Threshold: 90 day working capital	YES/NO
Commitment to equal access & non-discrimination	5	Applications passing threshold requirements will be reviewed and scored by a panel of CCHP partner personnel	
Inclusion of voices from disproportionately impacted communities	5	CCHP funders reserve the right to refuse funding to an organization if prior experience was unfavorable	
Detail about how the project will minimize additional burdens for population	5		

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CCHP 2.0 REI builds upon CCHP 1.0 REI

Changes vs. CCHP 1.0

- Inclusion of glossary / extensive definitions
- Inclusion of definition of a subrecipient and associated federal terms to fully communicate requirements
- Develop and include a checklist of the options that providers can apply for (e.g., a cover page with the checkbox list).
- Include option for financial intermediary/capacity building umbrella org to bring in smaller providers.

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Request for Expression of Interest- Process & Timeline

Target Date	Milestone
Recent progress	
2/23	Scheduled Q&A session and confirm roles
2/25	Received list of potential respondents from CFTH
3/1	Finalized list of respondents, incorporating COH and HC feedback
Next steps	
3/2	Present REI update to SteerCo
3/9	Focus Area Team meeting to review KPIs and financial reporting
3/9	COH, HC, and CFTH confirm Selection Committee members
3/11	Launch of REI, open for three weeks
4/27	Team to meet with COH to confirm allocations
5/2	COH and HC to communicate award to providers and begin contracting and negotiations, expected to take 2-3 months
8/2	Target Commissioner's Court approval

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Request for Expression of Interest (REI)- Applications

Application

Applications from this Request for Proposals are due no later than 5 pm on March 30, 2022. CCHP Partners will announce preliminary funding recommendations on May 2, 2022. Agencies funded through this REI process are expected to execute contracts on an expedited basis and begin program operations no later than September 1, 2022.

Respondents shall submit a complete REI application to **ALL Three (3) CCHP partners**. Failure to submit to all three CCHP partners will constitute as an incomplete application and will not be reviewed. The REI application, including all attachments, should be addressed to all CCHP partners in a single transmittal. The single email transmittal must be addressed to the following entities:

- City of Houston: HCDPublicServices@houstontx.gov
- Harris County: REI@csd.hctx.net
- Coalition for the Homeless: Application@homelesshouston.org

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Target Outcomes and Evaluation

Key Performance Indicators for CCHP 2.0 should be data driven, focus on results, transparency and county priorities.

Homelessness KPIs (Request quarterly reporting on KPIs)

- Retention rates of households placed in housing at both 6 months and 12 months
- Average length of time (days) spent in shelter?
- Numbers of individuals who have been homeless for a year or less
- Percentage of households moved from homelessness into housing that then return to homelessness.
- Percentage of reduction in the unsheltered population

Economic KPIs


- Increase in sustainable employment and income (for example through programs such as the Employ2Empower program)

Financial KPIs

- Most recent audit and/or financial statement must be attached to the Proposer's application (does not count toward page limit).
- Provide any budget assumptions Proposer used to create the budget.
- Describe the plan for proposed approach to ensure the project is cost effective, while taking into consideration appropriateness for the intended project type

Priority outcome: Reduce (the rate by XX %) population experiencing homelessness and (by when) time experiencing homelessness. This should also include the following vulnerable groups experiencing homelessness:

- Families experiencing homelessness
- Youths experiencing homelessness
- Veterans experiencing homelessness
- LGBTQIA+ experiencing homelessness




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Resourcing (incl. eval partner)

- Identify an independent evaluation partner to evaluate the impact and outcomes (beyond outputs) of CCHP 1.0 and CCHP 2.0.
 - Use HMIS data
 - Use KPIs
- Partner should coordinate with CFTH to establish a performance measurement structure to:
 - Refine KPIs
 - Measure KPIs and performance, and report progress to funders
- Key Considerations for program evaluation:
 - Is the CFTH collecting the right data, and is the quality of data sufficient?
 - What is beyond the homelessness system control (e.g. Tight housing market and low supply of affordable and accessible market rate units)
- Next steps:
 - Draft scope and send to 3-5 qualified respondents to recent CCAO evaluation RFP




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REI- PSH Site Based Locations

Site-based PSH units include units currently under construction and/or receiving funding support from the Harris County and/or City of Houston. CCHP 2.0 PSH funds will include funding the supportive services, case management and rental subsidy for 659 units of PSH.

Property	Units
Kingsland Park	15
Enclave at Lake Pointe	15
The Arbor at Wayforest	15
Richcrest Apartments	5
Seaside Lodge at Chesapeake Bay	6
Northwood Apartments	15
Bluesiem Apartments	5
The Willows	15
Granada Terrace	5
The Citadel/Change-Happens Senior	19
Jackson Hinds	111
Magnificat Permanent Affordable Housing	149
Temenos IV	95
Sunrise Lofts	89
Light Rail Lofts	29
HAY Campus	50
Residences at Arbor Oaks	15
First Met Apartments	6




15

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REI- PSH Preservation Locations

PSH Preservation will provide housing case management, supportive services, and rental subsidy for approximately 384 persons experiencing literal homelessness. The PSH slots will be located at properties under new development and listed below

Project	Units
Dennis Street PSH Services	24
H3 Rental & Utilities	150
H3 Services	150
CCHP Phase 1 TSA PSH Rental & Utilities	150
CCHP Phase 1 TSA Services	150
AFH Parent Leasing Rental	30
AFH Parent Leasing Services	30



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1-BR shortage; forecast and mitigating factors

There will be a shortage of 5,000 PSH units in 3 years. Coalition along with their partners are engaging with landlords on ways to increase units.

Potential opportunities:

- Tax waivers for apartments for section of units
- Utility payments for residents
- Exploring shared housing for residents
- Analyzing results from brokers on finding units
- City looking into buying hotels/motels for units

Factors:

- Lack of buy in from landlords on supplying units
- Promising units but limited availability of space

Month	Total units required	Baseline Supply (Current units, less units at risk, plus new supply)	Baseline plus Opportunities
Feb 22	0	0	0
Apr 22	1,000	-500	500
Jun 22	2,000	-500	1,500
Aug 22	2,500	-500	2,000
Oct 22	3,000	-500	2,500
Dec 22	3,500	-500	3,000
Feb 23	3,800	-500	3,300
Apr 23	4,000	-500	3,500
Jun 23	4,000	-500	3,800
Aug 23	4,000	-500	4,000
Oct 23	4,000	-500	4,200
Dec 23	4,000	-500	4,500
Feb 24	4,000	-500	4,800
Apr 24	4,000	-500	5,000
Jun 24	4,000	-500	5,200
Aug 24	4,000	-500	5,400
Oct 24	4,000	-500	5,600
Dec 24	4,000	-500	5,800

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Next Steps

- 1 bedroom supply risk path –Working with the city and coalition on ideas and opportunities to create relationships with landlords. Exploring purchase of hotels for units.
- Umbrella organizations- Gauging interests of nonprofits to be an umbrella organization for CCHP.
- REI update path- March 9th: COH, HC, and CFTH will confirm Selection Committee members. March 11th: launch of REI, will stay open for three weeks
- The hiring of Homelessness AD – Interviews starting this week

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Appendix H: Homeless Steering Committee Brief PP

Slides have been slotted into Steering Committee deck as of 8/10/2021 - please verify via list if there have been updates that need to be reflected in the Steering deck. Thanks!



Housing Steering Committee Brief

December 15, 2021

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Overview

In the Steering Committee Brief, on 11/17, the initial allocation of Housing's \$210M portfolio was shared

Since then, the team has further developed **resource needs** (counts defined, cost estimated for near-term positions). The team proposes adding five near-term positions (one AD, four PMs), as well as securing consulting services to drive program guidelines and design.

The team has also revisited points of feedback raised in the last brief

- Acquisition market pulse:** The team is confident that the size of our acquisition play will not impact the overall market
- Single family home repair execution feasibility:** The team is confident that local capacity, capability, and interest exists to meet repair targets within 2025 (based on Harvey and current portfolio benchmarks)

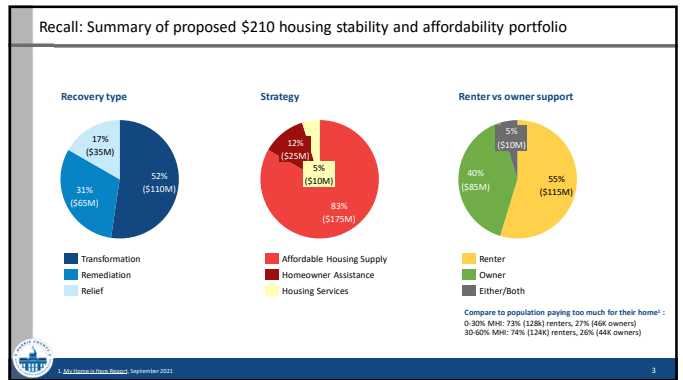
Today, the Housing team will take us through the topics above and seeks approval of near-term resource needs

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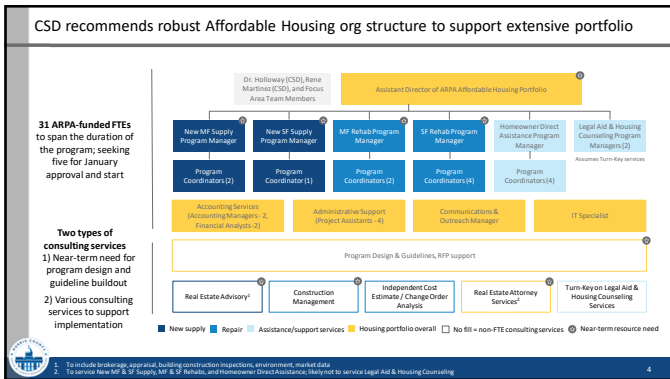
Recall: Recommended \$210M housing stability and affordability portfolio includes \$110M (52%) in transformation programs, \$65M (31%) in remediation, and \$35M (17%) in relief

Funding Opportunity	Funding Allocation (\$M)	Strategies	Estimated Reach*	Funding Rationale
Transformation				
New rental housing supply (multi family)	30	• CLT land acquisition of existing projects • Land & improvement acquisition	1,080 rental units in CLT (6 projects) \$40M project @180 units/project; \$220/unit 600 rental units in CLT (3.3 projects) \$20M project @180 units/project; \$1100/unit	48K gap in rental units for low income (0-60% MFI) renters in HC to meet current demand; 50K gap to meet 10 year projected demand; nationally, HCU rents 2x more affordable for CLT
New housing supply (single family)	30	• Acquisition of built homes for CLT	85 homes \$230k/home	2.5k gap in homes for low income (0-60% MFI) owners; CLT preserves longer-term affordability and creates paths to homeownership by protecting low-income households from rising neighborhood land prices
Preservation of housing supply (multi family)	25	• Subsidies to landlords for repairs (e.g. matching grant)	460 housing units \$240/unit to rehab MF with +50 units	COVID-19 and Winter Storm Uri contributed to the delay of critical repairs; partially subsidized repairs will aid in preserving naturally occurring affordable housing
Preservation of housing supply (single family)	40	• Repair program • Weatherization	1,130 housing units \$30k/unit to rehab	COVID-19 and Winter Storm Uri contributed to the delay of critical repairs; many do not qualify for grant; weatherization funds given extent of neglect
Homeowner direct assistance	25	• Mortgage relief • Flexible down payment assistance	500 households \$50k/household	11K+ for bear and counts and expiring CDC moratorium; 40K at risk of delayed eviction; FHA not applicable for owners; 32K sought but did not receive federal funds for homeowner assistance
Legal aid & housing counseling	10	• Eviction prevention and legal counsel • Legal services to clear title • Housing counseling org. grant for foreclosure prevention	5,000 households \$2k/household	21K+ eviction cases from Sept '20-Aug '21, only 4K defendants had attorneys; only 13% of HC residents used CDC moratorium when facing eviction, suggesting lack of awareness and support
Total	\$210M			

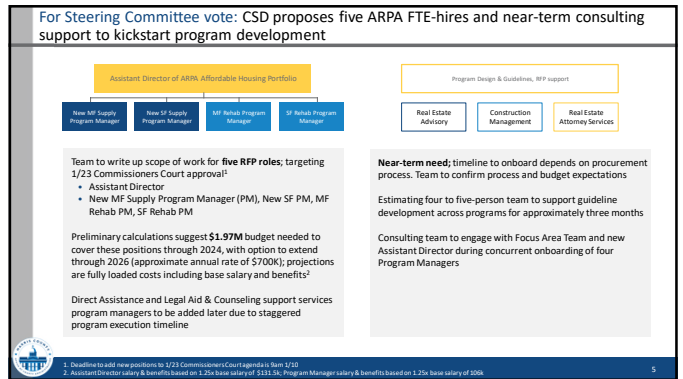
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5

Summary of five new hire responsibilities and preliminary scope of work

Assistant Director of ARPA Affordable Housing Portfolio

- Executive Lead for Affordable Housing Portfolio, critical to the Treasury ARPA Leadership team
- Coordinate with Consultants (Guidelines and program design development, implementation, NOFAs).
- Lead Program Managers and program implementation
- Lead procurement and contracting
- Develop timelines with PM and external consultants
- Assure program performance, financial reporting and expenditures are met
- Coordinate evaluation of all programs: proposals, contracts, and execution
- Lead Program close-out and reporting, compliance

Implementation Program Managers

Managers lead initiatives in their area, drive overall implementation and program management, oversee contracting and financial coordination (invoicing, payments), develop effective compliance regimes, monitor program performance, deliver program reporting, and perform closeout activities as needed.

- Rental Housing Development Program Manager** Requires knowledge of acquisitions, deal structuring, contract development, management, financial oversight, compliance
- Single Family Housing Development Program Manager** Requires knowledge of single-family acquisitions, community land trust ownership, contract development, management, financial oversight, compliance
- Rental Housing Rehab Program Manager** Requires knowledge of multi-family rehab and associated costs, understanding of Uniform Relocation Act, contract development, management, financial oversight, compliance
- Single Family Rehab Program Manager** Requires knowledge of single-family rehab and associated costs, outreach & partnerships to identify eligible households, contract development, management, financial oversight, compliance

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Targeting all program execution completed by 2025 and will use 2026 as closeout and contingency; no cost-overtuns can be funded past 2024

1. There may be opportunity to fast-track acquisitions led directly by Harris County (present) leveraging some programs already under evaluation.
 2. Dynamic process of program and selling to increase qualified households entering CTR

7

Acquisition market pulse (I/II)

Across the housing industry, median prices are increasing; intent to address long-term affordability through targetting acquisitions through CLT without "moving the market" is possible

Single family market

- 7% Median price increase in 2019-20
- 16% Median price increase in 2020-21
- 28k Total home sales at \$250k or less in 2020; market has capacity to absorb team's estimated acquisitions

Research by Zonda indicates an initial 20 subdivisions with active builders that have prices at or below \$235k²

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Acquisition market pulse (II/II)

Multi family market

- 40% of multi-family units in Harris County are NOAH¹ (naturally occurring affordable housing)
- 312k Multi-family NOAH units in Harris County
- 20k Affordable units (less than \$800/month rent) lost in 2018 due to property repositioning and rent increases
- 9k LIHTC contracts to expire between 2021-30, indicating need for public/private intervention to maintain long-term affordability

Large share of NOAH is in the southwest corner of Beltway 8, and southeast along I-45; team intends to target acquisitions near major employment centers with access to services

Preservation projects continue to be more cost-effective than new construction which have costs that are typically 30-50% higher. Additionally, upkeep for NOAH units is not being met and expiring LIHTC contracts suggest opportunity for acquisition-preservation strategy that would help Harris County establish institutional capabilities to continue addressing long-term affordability

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Recommendation & next steps

Recommendation

Add five ARPA funded positions on 1/23 Commissioners Court, to include Assistant Director and four program managers. Five FT positions expected to require approximately \$700k in ARPA-funding per year (\$1.97M through Dec '24 with possibility to extend through '26). Concurrently engage consulting services to support guideline development across six programs areas. BA2

Next Steps: Near-term FTEs and consulting needs

- Obtain SteerCo feedback and incorporate into plan; discuss opportunity for accelerated consultant onboarding with Purchasing
- Prepare near-term position requests for 1/23 Commissioners Court, submit by 1/10
- Work with Purchasing Office on launching request for program design and guideline consulting services
- Identify and onboard near-term FTE positions by 3/15; potential to add consulting services sooner if possible
- Begin program design and detailed planning

Next steps: Other resourcing needs & positions

- Refine detailed plan for resource needs and associated budget by EOY
- Refine implementation timeline with added details by EOY

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Appendix

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Committed state and local housing investments using ARPA Fiscal Recovery Funds (II/VI)

State	Fund amount	Committed use of funds
District of Columbia	\$543M	Washington D.C. Recovery Plan includes \$332M for affordable housing production and \$27M for affordable housing preservation. The District's Recovery Plan includes funding to significantly expand available housing and services for survivors of domestic violence. \$17M will support community-based organizations in acquiring, expanding, and operating dedicated housing units for victims of domestic violence and temporarily increasing services. Another \$700,000 will provide targeted services and emergency shelter for LGBTIQ+ survivors of domestic violence.
Hawaii	\$36M	The Hawaii Legislature allocated about \$36M in Fiscal Recovery Funds for affordable housing. Of these, \$28.6M will be for homeless services over 2 years; \$5.4M to maintain general assistance payments, help prevent homelessness, and increase health and safety for unemployable individuals with disabilities; \$1M for the development of affordable homeownership housing projects; \$500,000 to maintain rental assistance to low-income families; and \$505,000 for households that do not qualify for Treasury's ERA program.
Illinois	\$114M	The Illinois General Assembly passed Public Act 100-0010 , H.B. 2621, which includes \$75M in Fiscal Recovery Funds for the Illinois Housing Development Authority to implement the COVID-19 Affordable Housing Grant Program; \$28.1M for Illinois Department of Human Services (IDHS) for supportive housing services; \$10M for the Housing & Recovery Pilot Program ; \$1M for the IDHS Homeless Youth Program.
Iowa	\$100M	Iowa Governor Kim Reynolds announced on September 8 that \$100M in discretionary funding from the American Rescue Plan Act will be deployed to expand housing availability in the state through several existing programs. Learn more here .
Maine	\$111.5M	LD 1733 was signed into law by Governor Mills on July 26, 2021. It allocates \$50M to build more affordable housing for Maine's workforce (\$20M of which requires developers to enter into a prehire, collectively bargained project labor agreement with the workers who will build the affordable housing) and provides \$50M for home energy efficiency and heating and ventilation upgrades for renters and low-income seniors. Additionally, the bill includes \$10M to support homeless shelters and \$1.5M to support housing navigators.
Maryland	\$20M	Governor Larry Hogan signed Supplemental Budget No. 5 for FY22 which includes \$20M for assistance with utility bills for households of moderate means.
Minnesota	\$15M	The COVID-19 Response Commission approved \$15M in ARPA Fiscal Recovery Funds for emergency shelter. Of those funds, \$10M will be used to create a homeless shelter emergency response team at the Department of Human Services.

Source: National Low Income Housing Coalition, Nov 2021. Committed and proposed housing investments using ARPA FISCAL RECOVERY FUNDS

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Committed state and local housing investments using ARPA Fiscal Recovery Funds (III/VI)

State	Fund amount	Committed use of funds
Nevada	\$5M	The Nevada Legislature approved SB 466 , a bill that authorized \$5M in ARPA Fiscal Recovery Funds for the direct payment of rental assistance to landlords on behalf of tenants.
New Hampshire	\$1.5M	New Hampshire's Fiscal Committee approved \$1M for the Department of Business and Economic Affairs to fund the Regional Housing Needs Assessment Program through June 30, 2023. The Committee also approved \$505,505 for the Governor's Office for Emergency Relief and Recovery to fund the Housing Needs Administration Program through June 30, 2023.
New Jersey	\$760M	New Jersey's FY22 Budget Bill includes \$10M for home lead-based paint remediation. Governor Murphy signed S.B. 3691 in August, which provides \$500M for rental assistance and \$250M for utility assistance. The New Jersey Department of Community Affairs is creating an Eviction Prevention Program .
Pennsylvania	\$50M	The Pennsylvania Legislature allocated \$50M for the Pennsylvania Housing Finance Agency, which will help ensure that the state's Low-Income Housing Tax Credit construction projects are not further delayed due to rapidly rising construction costs and other unforeseen cost increases. Some projects that received more recent LIHTC funding have been jeopardized due to large cost increases for materials and labor.
Utah	\$70M	The Utah State Legislature passed and Governor Spencer Cox signed FY22 budget bill S.B. 101 , which include \$70M in Fiscal Recovery Funds for the Utah Department of Housing and Community Development for housing and homelessness programs.
Vermont	\$99M	Vermont approved in the FY22 budget (H. 439) \$99M in Fiscal Recovery Funds to provide housing and increase shelter capacity, including providing permanent homes to mixed-income setting, with priority given to populations who may be displaced from the hotel/motel voucher program or are currently without housing. The FY22 budget also provides \$5M for the Vermont Housing Incentive Program.
Virginia	\$157.75M	The Virginia government allocated \$157.75M in ARPA state and local fiscal recovery money for housing and community development programs. Specific allocations include \$22.5M to the Department of Housing and Community Development (DHCD) to support the Virginia Rental or Rehabilitation of Dilapidated Structures Fund program; \$120M for utility assistance; \$5M to the Department of Behavioral Health and Developmental Services for permanent supportive housing in Northern Virginia to assist with the bed crisis at state facilities; \$2.5M to the Virginia State Bar for legal aid funding for legal representation in eviction cases; and \$3.75M to DHCD for a dedicated lead rehabilitation program to address childhood lead poisoning in residential properties.
Washington	\$405.6M	Washington State approved \$405.6M in Fiscal Recovery Funds to boost the state's emergency rental and utility assistance. The budget also includes \$2.63M for essential needs and housing support program and related needs.

Source: National Low Income Housing Coalition, Nov 2021. Committed and proposed housing investments using ARPA FISCAL RECOVERY FUNDS

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Committed state and local housing investments using ARPA Fiscal Recovery Funds (IV/VI)

Locality	Fund amount	Committed use of funds
Atlanta, Georgia	\$3.5M	The Atlanta City Council approved legislation (Ordinance 21-0-0173), which includes \$3.5M in ARPA funds toward affordable housing.
City of Austin & Travis County, Texas	\$166M	Austin approved \$166M of ARPA Fiscal Recovery Funds as part of a community-wide effort to reduce levels of unsheltered homelessness, including through emergency shelter, street outreach, rapid rehousing, permanent supportive housing, landlord outreach and incentives, and housing development, among other investments. The Travis County Commissioners Court voted on September 14 to allocate \$120M in ARPA State and Local Fiscal Recovery Funds to address housing and homelessness. The \$120M in ARPA dollars will fund over 2,000 new affordable housing units.
Bloomington, Indiana	\$1.2M	The Bloomington City Council approved the Community Investment Plan for ARPA funds, which includes a \$250,000 grant to the Bloomington Housing Authority to create more affordable housing options; a \$1.2M grant to the Housing Insecurity Group; and \$200,000 to support a new landlord risk mitigation fund to increase landlord participation in rental assistance programs, including the Housing Choice Voucher program.
Clark County, Nevada	\$157M	Clark County, Nevada approved \$157M of ARPA Fiscal Recovery Funds for housing support, including to retain and expand affordable housing, emergency shelter, transitional housing, and supportive services.
Clark County, Washington	\$15.5M	The Clark County Council approved \$15.5M in ARPA funding to support homeless crisis response, including \$4.4M for homeless outreach teams, \$80,000 for motel vouchers, \$5M for increased congregate and non-congregate shelters and mitigation of increased permanent supportive housing costs, \$500,000 to support individuals enrolled in a Housing and Essential Needs pilot program, \$2.2M for additional rental assistance and support for rapid rehousing programs, and \$2.5M for existing permanent supportive housing programs.
Cincinnati, Ohio	\$12.4M	The Cincinnati City Council approved roughly \$12.4M in ARPA funds for housing initiatives, including \$6.4M for the affordable housing trust fund; \$5M for Bethany House, which provides services to families experiencing homelessness; \$2.5M for affordable housing development; and \$500,000 to fund repairs for housing code violations.

Source: National Low Income Housing Coalition, Nov 2021. Committed and proposed housing investments using ARPA FISCAL RECOVERY FUNDS

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Committed state and local housing investments using ARPA Fiscal Recovery Funds (V/VI)

Locality	Fund amount	Committed use of funds
Detroit, Michigan	\$30M	Detroit will use \$30M in ARPA funds for Rooftop Detroit – a program that will replace the roofs on the homes of 1,500 low-income seniors and homeowners with disabilities. The ARPA funds will triple how much the city currently spends on its existing low-income home repair program.
Fairfax County, Virginia	\$25M	The Fairfax County Board of Supervisors approved \$25M in ARPA Fiscal Recovery Funds to preserve and create affordable housing.
Richmond, Virginia	\$26.8M	The Richmond City Council approved Mayor Levar Stoney's ARPA Fiscal Recovery Fund spending plan, which allocated \$20M for the Affordable Housing Trust Fund and \$6.8M for the redevelopment of the Creighton Court public housing community.
Louisville, Kentucky	\$16M	Mayor Greg Fischer and the Louisville Metro Council approved spending \$16M from the first round of ARPA funding on housing, including \$10M for court eviction diversion programs; \$5M for utility assistance; and \$1M for security deposit and rental assistance.
Milwaukee, Wisconsin	\$46.7M	Milwaukee approved \$46.7M for various affordable housing initiatives, including a historic high of \$10M for the city's Housing Trust Fund, \$9M to support affordable housing projects, and \$15M to rehabilitate up to 150 city-owned foreclosed houses.
Minneapolis, Minnesota	\$28M	The Minneapolis City Council approved Mayor Jacob Frey's proposal to spend \$28M of ARPA funds to increase the availability of affordable housing, increase BIPOC homeownership, and house people experiencing homelessness through innovative and cross-departmental programming.
Salinas, California	\$12.6M	The Salinas City Council voted 4-3 to approve \$12.6M in ARPA Fiscal Recovery Funds for affordable housing and homelessness. Due to local advocacy efforts, the council adjusted the first ARPA proposal to include more funds for housing. The funds include \$7M for the affordable housing production funds, \$2M for the Salinas Homeless Motel Program, \$600,000 for the Downtown Streets Team, \$1M for the Chinatown Navigation Center, and \$1M for the SHARE Center.
San Diego, California	\$100M	The San Diego Board of Supervisors approved \$85M for homeless services (including \$20M for housing, shelter and new facilities; \$10M for housing vouchers and rent subsidies; and \$5M for LGBTIQ housing and services). The board also approved \$15M in ARPA funding for legal services and counseling for tenants facing eviction and small landlords with fewer than five units who need help navigating rental assistance programs.

Source: National Low Income Housing Coalition, Nov 2021. Committed and proposed housing investments using ARPA FISCAL RECOVERY FUNDS

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Committed state and local housing investments using ARPA Fiscal Recovery Funds (VI/VI)

Locality	Fund amount	Committed use of funds
Seattle, Washington	\$37M	The Seattle City Council approved the Seattle Rescue Plan Act , which allocates a total of \$49.2M for housing and homelessness resources, with \$37M from ARPA Fiscal Recovery Funds and \$12M from HOME funds. These funds will provide resources for emergency housing, shelter, and services; investments in permanent housing strategies, including rapid rehousing and permanent housing capital; and funds for additional shelter, including safe kits and tiny homes.
St. Louis, Missouri	\$48M	Mayor Tishaura Jones approved on August 16 \$135M in ARPA funding, including \$48M in direct economic relief for housing and utility assistance, homeless services, and other critical services. The funding includes \$8M for emergency shelter; 1.2M for residential engagements; \$3M for rapid rehousing; \$1.5M for bridge housing; \$1.5M for permanent supportive housing; \$1.25M for wrap-around services; \$1M for call hotline and centralized intake; \$1.5M for public benefits navigators; \$400,000 for legal aid and \$450,000 for mediation; \$3M for tiny homes; \$250,000 for community outreach; \$20M for the citywide housing development fund; \$15M for the Healthy Home Repair Program; and \$2.5M for mortgage assistance.

Source: National Low Income Housing Coalition, Nov 2021. Committed and proposed housing investments using ARPA FISCAL RECOVERY FUNDS

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Proposed state and local housing investments using ARPA Fiscal Recovery Funds

State	Fund amount	Proposed use of funds
Massachusetts	\$18	The Baker-Pelito Administration proposed \$18 for housing in "An Act Relative to Transferring Federal Funds to the Federal COVID-19 Response Fund" , including \$300M to support expanded homeownership activities; \$200M for Mass Housing's Commonwealth Builder Program; \$200M for rental housing production and increased housing options for workers and residents of disproportionately impacted municipalities; and \$500M to finance the statewide production of senior and veterans housing.
North Carolina	\$575M	Governor Roy Cooper's proposed ARPA budget includes a set aside of \$575M for housing investment. Funds will be distributed to NC Housing Finance Agency for new housing development and rehabilitation of existing units, for the Workforce Housing Loan Program, and for down payment assistance to first-time homebuyers.

Source: National Low Income Housing Coalition, Nov 2021. Committed and proposed housing investments using ARPA FISCAL RECOVERY FUNDS

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Housing needs recap

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There is an affordability crisis in Harris County; almost 500K families are paying more than they can afford for their homes today

AFFORDABLE

20% of families (100,000)

20% of families (100,000)

SEVERE COST BURDEN

20% of families (100,000)

20% of families (100,000)

Income Bracket	Percentage of Families	Number of Families
0-30% MHI (\$20,000/year)	10%	18,920
30-60% MHI (\$35,000/year)	10%	18,099
60-80% MHI (\$50,000/year)	10%	18,359
80-120% MHI (\$75,000/year)	10%	18,371

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There is a lack of homes available to extremely low-income households

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Harris County needs over 20K new homes per year, primarily for households earnings less than \$35k/year (60% MHI) to meet current and projected demand

Income Bracket	Renter	Owner	Annual Goal through 2031
0-30% MHI (\$20,000/year)	24,465	1,288	2,576 Units
30-60% MHI (\$35,000/year)	23,564	1,240	2,480 Units
60-80% MHI (\$50,000/year)	11,622	7,116	1,874 Units
80-120% MHI (\$75,000/year)	5,550	6,892	1,244 Units
Total	67,229	14,008	8,174 Units Per Year

Income Bracket	Renter	Owner	Annual Goal through 2031
0-30% MHI (\$20,000/year)	45,175	2,378	4,795 Units
30-60% MHI (\$35,000/year)	45,364	2,369	4,777 Units
60-80% MHI (\$50,000/year)	Supply Meets Demand	Supply Meets Demand	Supply Meets Demand
80-120% MHI (\$75,000/year)	1,680	27,156	2,884 Units
Total	98,160	27,156	12,416 Units Per Year

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Home means more than just four walls — people want resilient and livable neighborhoods

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Eleven goals, and specific strategies within each goal, will direct the implementation of the four values (I/I/I)

- Increase the supply of safe, high-quality rental and for-sale housing for low- and moderate-income households.
- Improve and build affordable and for-sale housing for low- and moderate-income households.
- Create mixed-use housing communities and mixed-use housing developments where there is access to transit, transportation services, and amenities.
- Strengthen and expand transportation options.
- Improve investment strategies, including public-private partnerships, to increase the supply of affordable housing.
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Eleven goals, and specific strategies within each goal, will direct the implementation of the four values (II/II)

VALUE: ADVANCE EQUITY AND RESILIENCE
of all County housing efforts.

1 Aim for inclusion and promote fair housing to assist the growth of rental and economic segregation.

2 Adopt fair housing policies, including housing systems, and conduct outreach in partnership with the Commission of Civil and Human Rights to ensure County employees are trained on fair housing laws and policies.

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VALUE: ADVOCATE FOR HOUSING POLICY REFORMS
of all levels of government.

5 Identify federal and state level reforms.

6 Identify federal and state level reforms.

7 Identify federal and state level reforms.

8 Identify federal and state level reforms.

9 Identify federal and state level reforms.

10 Identify federal and state level reforms.

11 Identify federal and state level reforms.

Source: Harris County Housing Report, September 2021

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Opportunity set and considerations

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There are a variety of strategies to consider to address affordable housing needs

Strategy	Description	Relief	Remediation	Transformation	Notes
Rental Assistance	Direct Assistance Vouchers	Each payment for qualified expenses and eligible expenses related to rental housing, both past and due	Partner rent subsidies on a short-term (e.g., 2 years) and longer-term basis (e.g., 10 years)	Common: qualified and eligible expenses: rent, security deposits, utility bills	Example: Housing Choice Voucher (Section 8) based program
Homeowner Assistance	Direct Assistance Mortgage-Related Expenses	Each payment for qualified expenses and eligible expenses related to mortgage	Common: qualified and eligible expenses: mortgage, interest, principal, late fees, prepayment penalties, escrow disbursements	Common: qualified and eligible expenses: electricity, gas, home energy, water, internet, waste/recycling, repairs, maintenance, association fees, property taxes, homeowner and flood insurance	Example: Homeowner Assistance Fund (HAF)
Affordable Housing Supply	Emergency Housing Supply	Leasing programs to provide non-congregate sheltering for at-risk or homeless individuals	Leasing programs to provide non-congregate sheltering for at-risk or homeless individuals	Common: repair, utilities, public financing to increase affordable housing supply, cooperative housing, workshare housing	Example: Repair, utilities, public financing to increase affordable housing supply, cooperative housing, workshare housing
Housing Services	Supportive & Wraparound Services	Services to help at-risk or homeless individuals and families move into transitional or permanent housing with the goal of long-term stability	Services to help at-risk or homeless individuals and families move into transitional or permanent housing with the goal of long-term stability	Common: job training, case management, mental health, substance use treatment, employment, health-based interventions, education, case management	Example: Job training, case management, mental health, substance use treatment, employment, health-based interventions, education, case management
Capacity Building Programs	Strategy & Planning	Investing programs to assess needs and identify market opportunities and programs for improving affordable housing development	Investing programs to assess needs and identify market opportunities and programs for improving affordable housing development	Common: needs assessment, strategic land use planning, policy development, building incentives, code development and housing up, budgeting, 90% deep green building, implementation	Example: Training programs for public and private sector housing professionals
Funding Vehicles	Housing Trust Fund	Established by city, county, or state governments as a flexible funding source that can be used to support a variety of affordable housing activities	Established by city, county, or state governments as a flexible funding source that can be used to support a variety of affordable housing activities	Note: The entity administering the fund determines eligible activities, which can range from acquisition, new development, emergency rental assistance, gap financing for new construction, repair and maintenance for homeowners	

Source: Harris County Community Land Trust Overview, new PDF overview for further details

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Community Land Trust (CLT) is a unique investment opportunity that secures affordability over the long term; the pre-established Harris County Land Trust (HCCLT) can be utilized

What is a Community Land Trust (CLT)?

CLTs are nonprofit organizations that provide home ownership opportunities to low- and moderate-income households. Homes placed into the Community Land Trust will remain affordable long-term, across generations, and across different owners. CLTs also support homeowners before and after closing through homeowner education and resale assistance. CLTs are governed by a board of CLT residents, community residents and public representatives. In Harris County's case, the Harris County Housing Finance Corporation.

What are the benefits of a CLT?

CLTs allow households that typically are not able to compete in the conventional housing market to afford a home. The household then builds equity, a form of wealth that can be passed onto future generations. Compared to other homeowner assistance programs, CLTs are unique in making homes affordable for all future buyers, instead of just for one particular family at one moment in time. Households participating in CLTs have the support of the sponsoring organization. In this case, the Harris County CLT Management Corporation, which helps them avoid defaulting on their mortgages or failing to maintain their homes. This benefits the entire community by promoting neighborhood stability. CLTs can also benefit developers, once educated on the financing provisions involved with CLTs, by expanding the available market.

What is the CLT Affordability Cycle?

Permanently Affordable & Shared Equity Homeownership

Harris County's CLT

The Harris County Community Land Trust (HCCLT) received full approval and authorization in July 2021. Aims to have 362 homes and 156 multi-family units in HCCLT by 2027.

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Housing Trust Fund is a potential investment vehicle to consider, but further assessment needed to understand how ARPA requirements carry through

What is a Housing Trust Fund?

Housing trust funds are established by city, county, or state governments as a flexible source of funding that can be used to support a variety of affordable housing activities. Housing trust funds typically only shift affordable housing funding from annual budget allocations to the commitment of dedicated public revenue; a consistent revenue source assures the availability of resources on a regular basis even as funding levels fluctuate over time. If funded by local public revenue, housing trust funds are not subject to the restrictions of federal subsidy programs and therefore can be designed specifically to address local priorities and needs. The entity administering the fund determines eligible activities, which can range from emergency rent assistance for families facing the threat of eviction or homelessness, to gap financing for new construction of affordable housing, to repairs and weatherization for older homeowners.

Housing trust funds that are funded through government appropriations (e.g. ARPA) receive a one-time funding boost, though do not offer assurance of ongoing support. These one-time funds and proceeds are subject to the associated federal restrictions and requirements.

As of 2021, 750 city and county trust funds are in operation and dedicate \$2.58+ billion to address critical housing needs.

Somerville, MA Affordable Housing Trust Fund

Focuses on preserving and creating affordable rental and homeownership units, as well as providing direct assistance to renters and homeowners. Funds may be used for a variety of activities that support these goals, including site development for new construction, rehabilitation of existing units and arson prevention for existing developments, and assistance with security deposits or down payments and closing costs for renters and homeowners. This Fund requires that:

- 20% of funds be used to serve households with incomes < 50% of AMI
- 20% is reserved for households at 51 to 80% of AMI
- 10% go towards those with incomes between 81 and 100% of AMI

Austin, TX Affordable Housing Trust Fund

The Austin, Texas City Council voted to more than double the amount of funding to affordable housing in 2016 through a resolution to place 100% of the tax revenues being generated by property previously owned by the City into the City's Affordable Housing Trust Fund.

- 40% of the new funds will be used for rehabilitating housing and building new housing within historic preservation districts
- 20% used to advance affordable housing in higher-income neighborhoods
- 40% will sustain the current activities of the Housing Trust Fund

The Housing Trust Fund has supported the creation and/or preservation of 1,418 safe affordable homes.

Source: <https://www.housingoptions.org/housing-policy/br/affordable-housing-trust-fund/>, <https://housingtrustfund.org/austin-housing-trust-fund/>

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Across the US, we see a variety of strategies in action to address affordable housing needs, with jurisdictions often opting for a multifaceted approach

Charlotte, NC¹

Affordable Housing Bond

Partnership between the city and private investors to leverage the city's affordable housing bond (a biannual \$50M pool of money) to buy historically occurring affordable housing (HOAH) and preserve them as affordable housing.

For example, a 98-unit apartment complex in southeast Charlotte:

- Maintains specific levels of affordability for 80% of units based on AMI
- 20 year deed restriction
- Priced for individuals making 30-80% of AMI
- Avg rent \$400-\$600 vs the area's median rent of \$1.1k
- Still provides investors a modest return

Washington, D.C.²

Creation & Preservation

The District plans to use ARPA funds to address the need for deeply affordable housing by allocating funds toward investments in production and preservation of affordable housing and housing services. This includes \$323M for affordable housing creation and \$27M for affordable housing preservation.

- The ARPA funding contributes towards the District's goal of adding 36k new housing units by end of CY 2025.

Another \$17M will support community-based organizations in acquiring, expanding, and operating designated housing units for victims of domestic violence.

California³

Preservation, Homeowner Assistance, Legal Aid, Accessory Dwelling Units

California's FY22 budget includes \$1,758 to fund the construction of thousands of new affordable homes held up in the state pipeline awaiting funding.

Other funding categories include:

- \$300M for the preservation of affordable housing
- \$100M for homeowner assistance
- \$81M to finance accessory dwelling units or junior accessory units by low- and moderate-income households
- \$40M for eviction and foreclosure defense

Their Project Homekey homelessness program will also fund the acquisition of hotels and motels to provide housing.

Source: <https://www.housingoptions.org/2021/11/18/charlotte-how-we-rented-the-98-unit-apt/>, <https://www.housingoptions.org/2021/11/18/washington-dc-how-we-rented-the-98-unit-apt/>, <https://www.housingoptions.org/2021/11/18/california-how-we-rented-the-98-unit-apt/>

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In Texas, preservation and rehab programs are even more in demand given extent of Winter Storm Uri damages

Austin, TX

Single Family Rehab/Repair
Emergency Home Repair program to assist low-income homeowners repair damage caused by Winter Storm Uri

- Provides applicants with up to \$10K in repairs or modifications
- Administered by the Austin Housing Finance Corporation and the Housing and Planning Department
- Funding by public and private sources (Austin Water, General Obligation Bonds, Bank of America grant)
- Participants must be less than 80% of median family income
- Assistance for hundreds of homes with damage causing harm to the life, health, or safety of occupants

Fort Worth, TX

Emergency & Mechanical Repairs
Fort Worth has many aging cast iron pipes in its housing stock and overall infrastructure systems which burst during Winter Storm Uri.

The Priority Repair Program is managed by Neighborhood Services Department. Program gives preference to homeowners with 60% of median family income needing home repairs of \$5K or less.

First priority focuses were on emergency repairs of water and sewer line breaks, gas line breaks, water heater issues; Second priority includes mechanical system failure repairs, which include electrical system repairs, roof and HVAC repairs, and repairs of unstable bathroom subflooring.

Plano, TX

Housing Rehabilitation
Plano, TX offers three types of housing rehabilitation programs:

- Owner-Occupied**, which aids emergencies up to \$10K, limited repairs up to \$45K, and reconstruction up to \$25K
- Investor-Owned**, which helps with the limited-repair of 1-4 single-family rental properties, up to \$75K per structure
- Acquisitions, rehabilitations, and resales** of city owner property

Multi-family rehab programs are seen in many jurisdictions (e.g., DC, New Orleans, Milwaukee, Chicago, and Philadelphia) and offer replicability in program type, number of assisted units, award caps, form of performance measures, flexi loan/grant structures, and security documents

Source: CH2 knowledge and experience, see appendix for more examples of committed and proposed housing investments in states and localities using ARPA funds.

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As we look to execution, affordable housing developers and contractors face challenges with increasing costs, shrinking labor, longer timelines, and scarce incentives

Costs

Projects are increasingly difficult to execute due to rising costs and shrinking labor supply

Costs have risen 15% to 25% across new housing and preservation of affordable housing

Acquisition of multifamily projects for repair are challenging because of high competition and prices

Despite rising costs, acquisitions and repair programs are more cost-efficient and faster than new development

Timeline

Projects are taking longer due to material delays, labor shortages, and increase in unforeseen circumstances

Timeline estimates suggest new developments take 3-4 years', depending on scale of project, if pursuing tax credit

Preservation takes 4-12 months depending on extent of disrepair; common repair types include repairing roofing, windows, and kitchens

Delays in project timelines inevitable; project management and contractor selection has become even more crucial during the pandemic

Financing

Tax credits are becoming increasingly competitive; capital stacking provides an opportunity to layer other sources of funding to help finance projects

Competitive 9% tax credit and non-competitive 4% tax credit are both becoming more difficult to obtain

With a supply constraint in competitive tax credits, consider:

- setting aside competitive tax credits for more innovative projects;
- using public funds with enough scale to wholly finance select signature projects so that tax credits are not needed;
- providing bridge capital to projects that are delayed in stabilizing due to high rates of tenants receiving rent relief

Buy-in

Community education should be an important consideration in execution of innovative programs

Attaining homeownership is becoming more difficult due to rising prices, so Community Land Trusts (CLTs) and other limited equity programs may be the only channels through which Low-Medium Income (LMI) residents can own a home

However, LMI residents may require education that CLTs are a viable path to homeownership

See appendix for breakdown of full development timeline

Source: CH2 knowledge and experience, see appendix for more details.

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Requirements associated with execution of HUD-funded housing investments are more stringent than with ARPA

Using ARPA flexibility to address HUD 'white space' could be a point of leverage

ARPA may provide more flexibility than HUD related to:

- Davis Bacon prevailing wage laws
- Section 3 economic opportunity requirements
- National Environmental Protection Act (NEPA) standards

Note: In cases where State or Harris County guidance related to Procurement, Reporting, Davis Bacon, Section 3, or environmental requirements may differ or is more restrictive, the more restrictive guidance must be followed

Further assessment on implications of differences in progress

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Other research

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Locally, homeowners in Harris County are less cost-burdened than renters, but the affordability gap is closing due to rapidly rising home values

Cost burden for homeowners, already lower than that of renters, has declined since 2010

% Housing Cost of Income for Harris County Residents

Year	Homeowners	Renters
2010	11.2% Severely Cost Burdened, 17.4% Cost Burdened, 71.4% Not Cost Burdened	22.3% Severely Cost Burdened, 24.3% Cost Burdened, 53.4% Not Cost Burdened
2018	8.8% Severely Cost Burdened, 12.7% Cost Burdened, 78.5% Not Cost Burdened	22.9% Severely Cost Burdened, 21.8% Cost Burdened, 55.3% Not Cost Burdened

Growth in median house value is outpacing increase in affordable housing reference price

Affordable vs. Median House Values in Harris County

Year	Affordable Housing Price	Median House Value
2015	\$156K	\$189K
2016	\$167K	\$188K
2017	\$174K	\$195K
2018	\$187K	\$201K
2019	\$197K	\$205K

Source: US Census Bureau, ACS 5-Year Estimates Data Profiles (2015 - 2018); Note: 1 & 2 refer to source.

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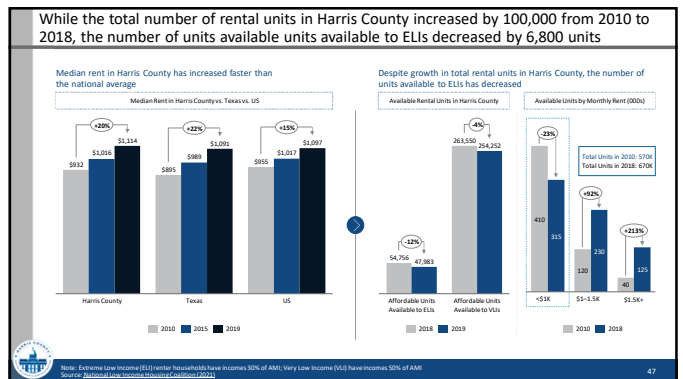
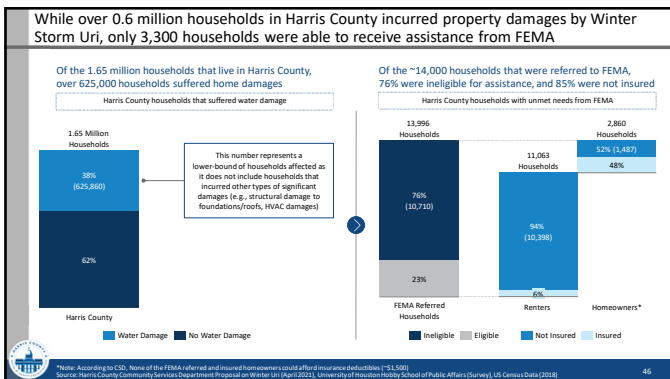
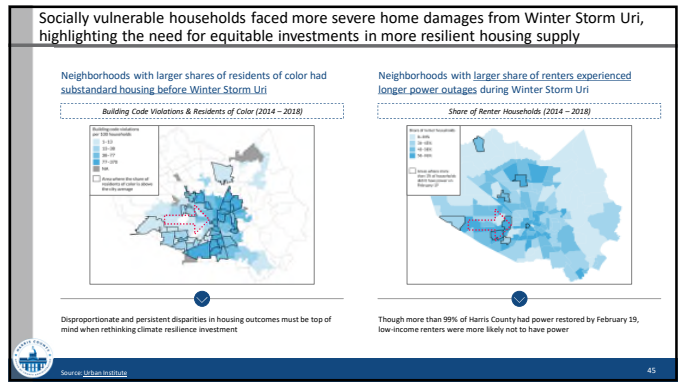
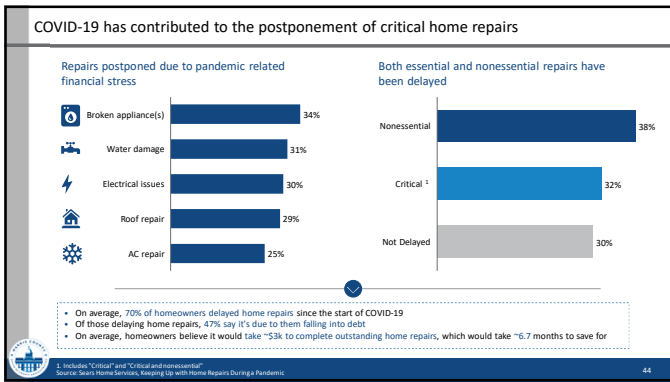
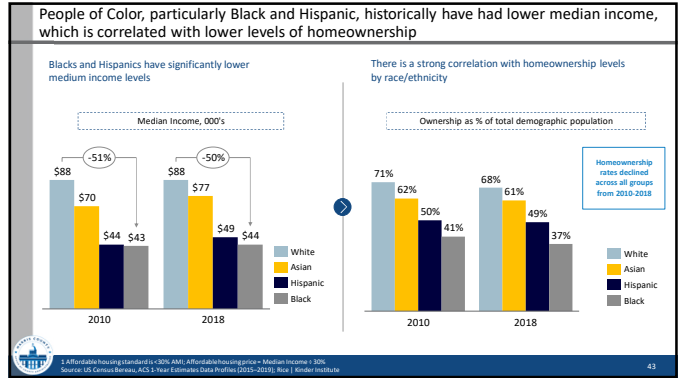
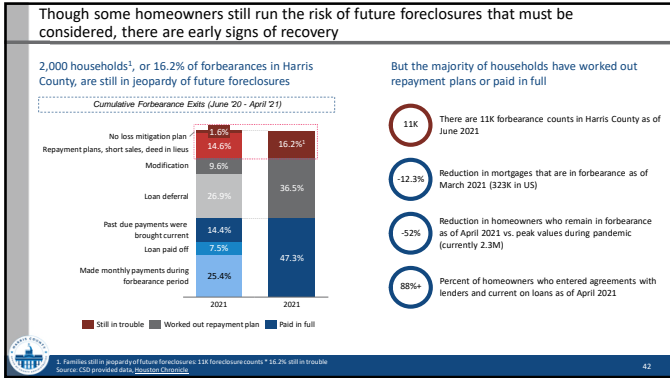
Although the median home value in Harris County is lower than the national median, home values in Harris County have grown faster than national home values

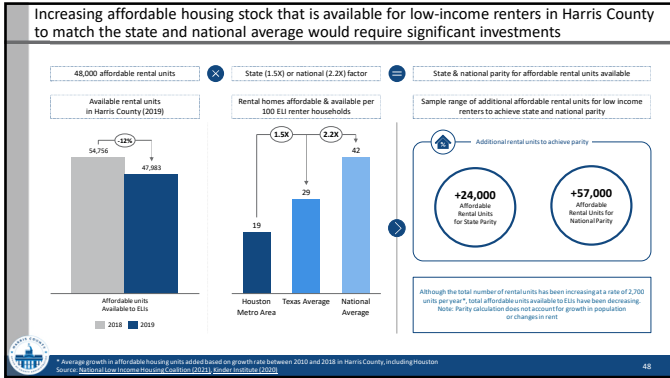
Median Home Value by Year (2010 - 2020)

Year	Harris County	National
2010	\$133K	\$181K
2012	\$129K	\$188K
2014	\$133K	\$190K
2016	\$156K	\$223K
2018	\$174K	\$237K
2020	\$197K	\$267K

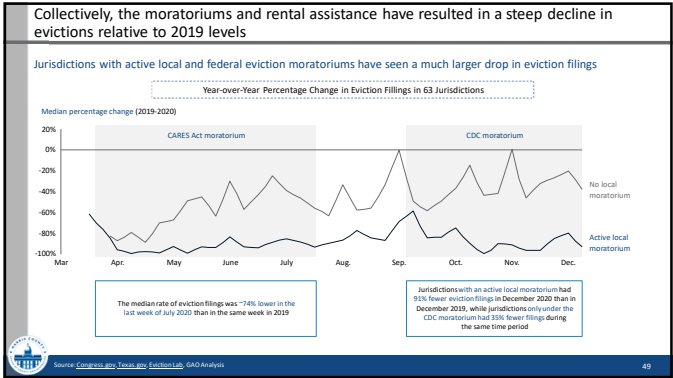
Note: Year(s) in blue are the estimate of year month the property (shown and highlighted) for if it were for sale. Source: US Census Bureau, ACS 5-Year Estimates Data Profiles (2010 - 2019); Fairway, The White House.

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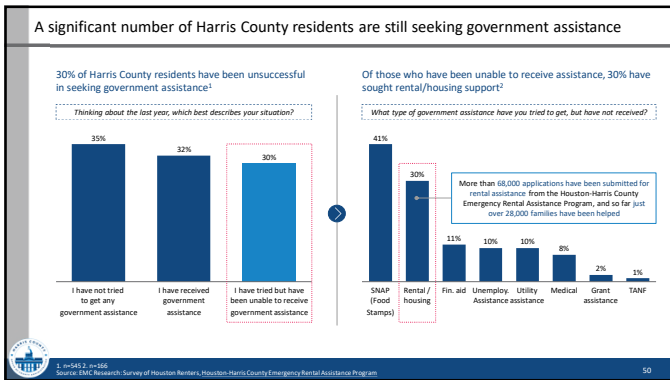




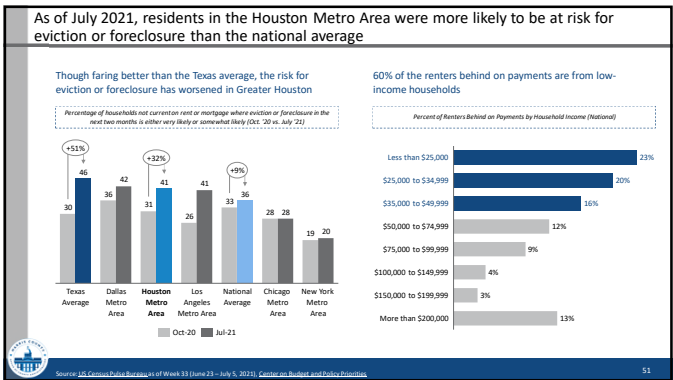
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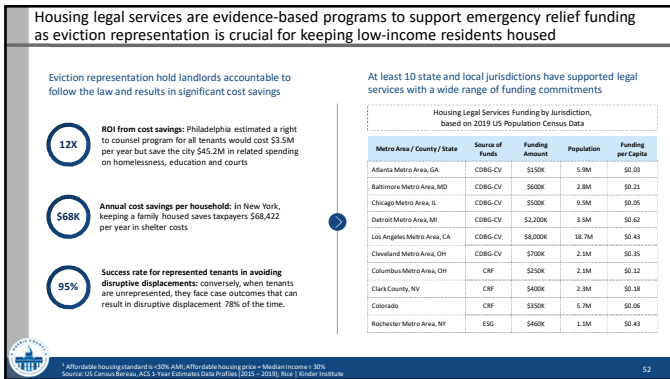
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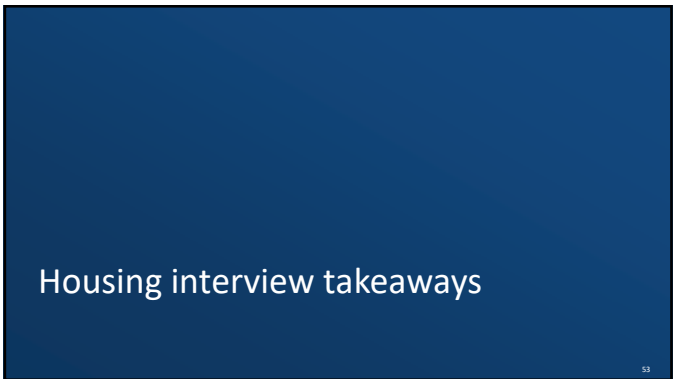
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4 Key Questions & Key Takeaways

The goal of these targeted housing interviews was to better inform program development and delivery

- 1. Costs:** How has COVID impacted project types and unit costs for both POAH and new housing developments?
 - Key takeaway: projects are becoming harder to execute with **rising costs and shrinking labor supply; costs have risen 15-25%** across new housing and preservation of affordable housing
 - Acquisition of multifamily projects for repair purposes very difficult right now (high competition / high prices)
- 2. Timeline:** For ongoing projects, what timelines are you seeing for: A) end-to-end project execution, and B) across each project phase?
 - Key takeaway: **new housing takes 3-4 years** (depending on scale of project) and **preservation takes 4-12 months** (depending on extent of disrepair)
- 3. Capital stacking:** What financing considerations are relevant today?
 - Key takeaway: with a supply constraint in competitive tax credits, consider: **A) setting aside competitive tax credits** for more innovative projects; **B) using public funds with enough scale** to finance select signature projects so that tax credits are not needed; and **C) providing bridge capital** to projects that are delayed in stabilizing due to high rates of interest are being received in relief
- 4. Geography:** What levels of interest are you seeing in development opportunities outside city limits?
 - Key takeaway: **high demand for developing outside city limits, especially in the North / Northeast / East;** other geographies more challenging due to lack of political/neighborhood support

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Illustrative Development Timeline | Standard 9% deals for multi-family projects take 3 - 4 years to complete, from initial site due diligence to project stabilization

Due diligence (6 months)
Assess feasibility considering factors such as engineering, political and community support; negotiates terms of draft QAP with TDHCA.

Complete application (3 months)
After the governor signs the QAP, develop and submit plans for evaluation by the TDHCA; then, complete and submit completed application.

Application review (3 months)
After the governor signs the QAP, develop and submit plans for evaluation by the TDHCA; then, complete and submit completed application.

Construction planning (6 months)
Prepare for construction, which includes: developing building plans, working with inspectors to receive required city permits, and ordering materials.

Construction execution (18-24 months)
Begin execution of building plans; construction timelines have increased due to the pandemic: 100 units take 14-16 months, 150 units takes 24 months to build!

Project stabilization (6-12 months)
Project stabilization requires 90 days of at least 90% occupancy to achieve financial sustainability; typical timelines to 20-30 units leased per month.

Considerations:
 • Lack of political support, especially from MUD for water and sewer
 • Supply constraint of both tax credits and bond issuances
 • Cited challenges to construction are: zoning, local support, permitting
 • Challenges differ by region, which makes certain regions more favorable to build in
 • Due to the pandemic, development costs have increased 15-20% across all materials, and there is also a constrained supply of labor especially for smaller scale projects
 • Construction cost turnover has been stalling financial sustainability of projects
 • Additional funding may be necessary to help with interest payments

4% tax credit applications are becoming more competitive and happen on a rolling basis, whereas 9% tax credit applications have clear application deadlines.
 * Based on stakeholder interviews, December was suggested as the ideal time for Harris County Housing Project Teams to issue RFPs for new housing supply because it is a fiscal year-end deadline for many contractors to prepare the complete application packages to TDHCA in March of the following year.

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Key Takeaways (1/4): projects take ~3 years to complete and are more difficult to build due to rising costs and lower supply of tax credits; consider more innovative uses of tax credits

Interviewee	Organization / Role	Key Takeaways
Chris Albani	ITEX Group / CEO	<ol style="list-style-type: none"> Rising costs are affecting the number of new affordable units built annually; increase in costs to build affordable housing is correlated with fewer number of affordable units built over time in Harris County COVID has aggravated rising project costs, which has increased 15-20%; inflation was very strong (and still is strong), but prices have abated; 15-20% cost increase since the start of the pandemic; POAH costs are increasing as well (quotes in Fort Arthur have increased nearly 20% from \$50K to \$59K per unit) POAH projects are harder to staff; lack of available workforce and increasing cost of employees has also impacted profitability of projects, which has especially impacted rehab deals (harder to staff because harder to find people to commit to smaller scale jobs) Projects financed with 9% tax credits take 13 - 14 months to win award; processes involve assessing both engineering and political feasibility from Aug-Dec (5 months) and submitting development plans for bid evaluation from Dec-July of the following year (8 months) before award are announced; due diligence for bond deals should start in July because bond lottery resolutions take place in Nov. In the current market, most developers will take 14-16 months to finish construction and another 8 months for a 100-unit project to stabilize; in other words, standard 9% deals take ~3 years from competitive applications to project stabilization; 150-unit projects can take up to 24 months to build Interest in development in areas with political support, especially for water and sewer; developer demand in Northeast and East; development in Northwest is difficult due to lack of political support; funding for water and sewer can be very helpful to supporting the costs of affordable housing development, especially since ARPA funds are more flexible than traditional housing fund sources Three innovative ways to fund projects: 1) couple water & sewer funding with affordable housing development; 2) have a separate pool of tax credits dedicated to one or two innovative projects with a 5- to 10-year investment horizon, especially since 2022 competitive tax credits were frontloaded and therefore will lead to constrained supply; 3) fund signature projects that are financing more with public funds and less reliant on tax credits to make projects financially feasible

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Key Takeaways (2/4): consider bulk funding as timely access to public funds is needed; consider funding new supply and acquisition & repair rather than housing counseling

Interviewee	Organization / Role	Key Takeaways
Mary Lawler	Avenue CDC / Executive Director	<ol style="list-style-type: none"> 3 key capital access challenges for Community Development Corporations (CDCs): 1) increasing cost to develop affordable housing is resulting in a greater need for bridge capital; 2) liquidity in private market is driving up bid prices, which is nearly impossible to compete against as a non-profit considering limited scale of funds without public funds; 3) receiving public funds takes a long time, so bulk funding may be helpful Developers typically charge 5-15% fees on projects as profit, which is a key consideration for how much public funding to provide a project; ideally, most developers seek 10-15% in fees but may be willing to go as low as 5% if they are able to win both the development and construction phases of a project Traditionally categorized as non-competitive, 4% tax credits are becoming more competitive; though there is a greater supply of 4% tax credits than 9% tax credits, 4% tax credits awards have become increasing more competitive and have the downside of having unpredictable approval timelines as the applications are open on a rolling basis Community education should be an important consideration in execution of more innovative programs: attaining homeownership is becoming more difficult due to rising prices, so Community Land Trusts (CLTs) and other limited equity programs are the only channels through which Low-Medium Income (LMI) residents can own a home; however, LMI residents may require education that CLTs are a viable path to homeownership Apartment acquisitions have seen a 20% increase in cost during the pandemic; apartment acquisition may range anywhere between \$70,000 - \$200,000 depending on the number of units and the quality Acquisition and repair are a faster and more cost-efficient funding opportunity, but project management and contractor selection are crucial during the pandemic; on average, older apartments cost \$15,000 per unit to repair -- common project types include repairing roofs, windows, and kitchens; however, consider constraint in labor supply and execution by smaller contractors may lead to poor execution of projects There is not much demand for housing counseling despite existing moratoriums; although demand for housing counseling has picked-up as forbearances are ending, there has not been a high-demand for housing counseling (perhaps consider lack of awareness) and there are other sources of funds available (city of Houston has used Harvey funds to fund housing counseling)

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Original housing interviews | Interesting takeaways (I/IV)

Interviewee Name	Organization / role	Interesting / key takeaways
Keith Downley/Helen German-Wilson	Kashmere SuperNeighborhood; Northeast Houston Redevelopment Council	<ul style="list-style-type: none"> Community members suffer from a lack of access to essential resources (e.g., transportation, fresh produce, clean water) We need to hand out more than just food and water, we need to provide vital information and services It's not hesitancy but lack of availability and presence in the community is the core issue
Allison Hay	Habitat For Humanity/Executive Director	<ul style="list-style-type: none"> The communities that had the least got hit the hardest Let's be sure that we are not to leave out the areas that are incorporated areas but are relatively small
Charles Wemple & Team	HGAC Transportation Policy Council	<ul style="list-style-type: none"> We need to make sure we are taking the opportunity to truly consider long term solutions and sustainability How do we not only add additional stock but preserve already existing affordable housing/inventory
Anne Gatling Haynes	Houston Land Bank	<ul style="list-style-type: none"> Land banks need immediate assistance with current inflation costs of building materials to maintain affordability on properties currently being developed
Andy Teas	Houston Apartment Association	<ul style="list-style-type: none"> Housing is expensive not only for those who are housed, but also for those who are providing it Short term rental assistance is imperative to offset costs for people who lost income/revenue
Joe Cufalo	BikeHouston	<ul style="list-style-type: none"> Everyone should be able to ride a bike no matter who they are and where they live Improvements in physical infrastructure is most important for mode shift; that creates a stable foundation of which we can build on
Thao Costis	SEARCH Homeless Services	<ul style="list-style-type: none"> Take the opportunity to consider/develop creative options (e.g., tiny homes); don't fall into the trap of one size fits all inversely, invest in what we know and are doing well in (e.g., increase staffing of Coalition for Homeless)
Christelle Palay	Home Coalition	<ul style="list-style-type: none"> There is no one issue that low-income communities of color are facing; we need to address access to capital and stable affordable housing; robust mobility programs, housing repair, childcare, mental health supports, etc. Equity needs to be incorporated into the programs funded- the disaster did not hit people equally, and the recovery is not helping people equally.

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Housing interviews | Interesting takeaways (II/IV)

Interviewee Name	Organization / role	Interesting / key takeaways
Jeremy Brown	Housing Stability Task Force	<ul style="list-style-type: none"> Once we start talking about housing as not only a social service, but also as a political right, then we can begin to make real change On a positive note, COVID has raised the issue of housing in the political realm
Mike Nichols	Coalition for the Homeless	<ul style="list-style-type: none"> It costs \$96,000 annually for a homeless person to be without shelter due to emergency health care and criminal justice costs, \$25,000 to hold someone in jail, and \$16,000 for the Coalition for the Homeless to provide someone with housing. Using ARPA funds to support permanent housing would save the city and county money. Temporary housing and group housing are not viable solutions for homelessness. The county must invest in permanent housing solutions.
Zoe Middleton	Texas Housers	<ul style="list-style-type: none"> Find opportunities to layer on existing programs that are already doing well The largest cause of housing loss is evictions, which was true pre-pandemic. There is still a lot of work to stabilize tenants.
Paster Rudy Kasim	Bread of Life	<ul style="list-style-type: none"> In this digital economy, there is a need to engage with the masses via tele-health. There isn't a need to return to in-person operations as virtual operations have created more opportunity for engagement everywhere. The Bread of Life model shows that the intentional deployment of Community Based Orgs decreases the number of barriers faced by a community member. Individuals are reluctant with interacting with a large institution.
Almea Bertrand	Greater Houston Builders Association	<ul style="list-style-type: none"> Compliance regulations can be a barrier to accomplishing goals of building affordable housing; this is an area that HC can address. There is a significant need for workforce training programs. Houston Builders Association is currently trying to expand the classes and partners to meet the demand.
Mark Thistle	Houston Housing Authority	<ul style="list-style-type: none"> We should have 1 voucher for every family in need (instead of 1 for every 5 families in need) Contrary to belief, the Houston Housing Authority demographic consists of largely Black, Children, Elderly, & Single Mothers. These people are not stay.
Shri Reddy	METRO	<ul style="list-style-type: none"> Providing mobility and opportunity for people who have issues with mental health is key. The County could support with helping identify where gaps exist in routes to healthcare facilities that METRO still needs to establish and underserved areas where services to schools still need to be established.
Geoff Carleton	Traffic Engineers	<ul style="list-style-type: none"> The ability for households to own fewer cars will be around more transportation options/fundamental changes the access and opportunities available to the household. We need to start measuring success based on access rather than on level of service. E.g., how many jobs, schools, parks, etc. are 30 min from where people live

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Housing interviews | Interesting takeaways (III/IV)

Interviewee Name	Organization/ role	Interesting/ key takeaways
17. Mary Lawler	AvenueCDC	<ul style="list-style-type: none"> Make sure that we have more resources and programs available to support homeowners. We often only focus our efforts on rental assistance at times Home repair is another important way to address the needs for affordable housing, because you know there's so much deferred maintenance and substandard housing conditions, especially with endless natural disasters that have further compounding those issues
18. Joy Horak-Brown	New Hope Housing	<ul style="list-style-type: none"> There are a lot of tax credits available here in Texas. That often attract people outside of Texas that often reinvest returns outside of Harris County We need to put more attention on incipient homeless population (people on the edge that don't have \$400 available for emergencies)
19. Hannah Mannion	NewQuest Housing	<ul style="list-style-type: none"> Families have struggled especially between March and September of 2020. Many people lost employment, people in low income brackets were disproportionately impacted based on job classification There are a lack of affordable homes for larger families; we need more accessible large/multifamily homes
20. Adriana Tamez	Tejano Center	<ul style="list-style-type: none"> Providing a one stop shop increases attractiveness and ability to connect with a wider population We need to make sure our efforts enable people to become more self sufficient and able to achieve their goals (e.g., job, education, housing stability)
21. Bill Burge	Harris County Finance Corporation	<ul style="list-style-type: none"> Institutional community anchors should be leveraged to reduce the cost of land and to accelerate affordable housing within Harris County. There are opportunities to partner with these private institutions. COVID has transformed the housing landscape: traditionally "middle class" units are facing housing insecurity, due to virtual work, buyers may be more interested in suburban lifestyle; larger units may be more popular moving forward. Houston has experienced numerous crises since Hurricane Harvey. These disasters have a compounding effect on the community, and investment will best serve preparatory measures instead of reactionary measures. Problems are holistic and so are their solutions... Mortgage and rent relief cannot be addressed without career training, food security, access to healthcare, and high quality education. There is a need for infrastructure investment, especially with many projects being suspended or cancelled. The County has the opportunity for key investment, such as a stormwater improvement project reducing the risk of flooding in historically underserved communities and a solid mobility/transit plan
22. Kathy Payton	Fifth Ward CRC	
23. Edwin Friedrichs	Walter P Moore	

Housing interviews | Interesting takeaways (IV/IV)

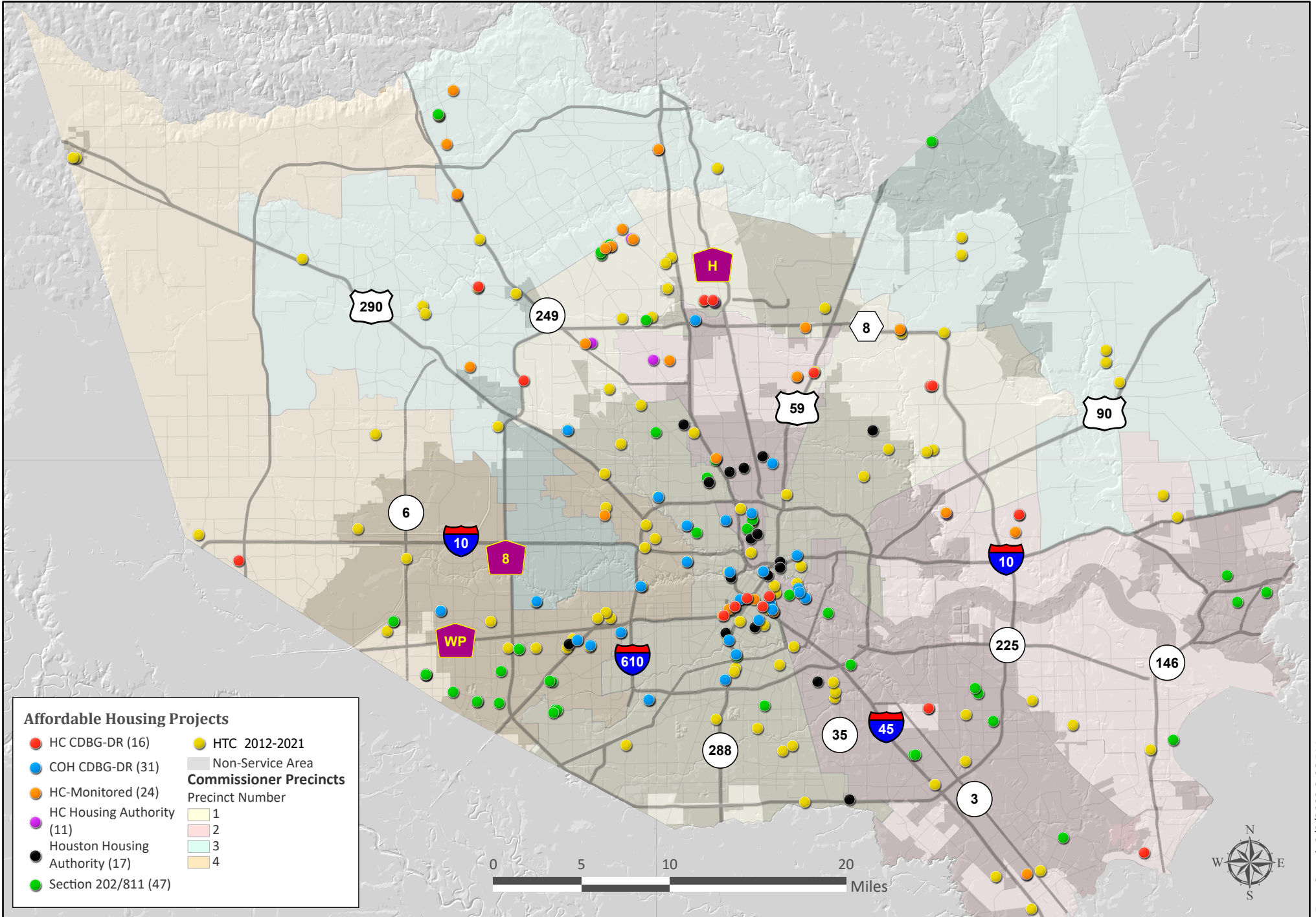
Interviewee Name	Organization/ role	Interesting/ key takeaways
24. Tom McCasland	Houston Housing and Community Development Department	<ul style="list-style-type: none"> Houston is making real progress on slowing down evictions; continued support is needed to counteract the downward spiral A centralized navigator would be valuable to easily determine individual needs and direct them to available/eligible resources rather than forcing people to apply to several programs and end up getting denied from several
25. Kim Johnson, Alayna Calabro	NLHC	<ul style="list-style-type: none"> When allocating funds, it is crucial to apply the equity framework, targeting the communities that are lowest income and the most marginalized to ensure the greatest impact and broadest effect Key program considerations are ensuring low-barrier/accessible applications, working with governments to create sustainable services and stable housing post pandemic, and shifting away from traditional methods of sheltering the homeless to non-congregate shelters
26. Mandy Chapman Semple	Clutch Consulting Group	<ul style="list-style-type: none"> With AFDA funding, there needs to be more intentionality in connecting services by funding the intersection of the systems which would allow for individuals to be better served and create a meaningful impact Investing in affordable housing is always a great use of funds. The solution has been seen as building more units, however low-income population often do not have access to those units. Harris County should consider acquiring and controlling more of the market to increase accessibility of affordable housing for the more vulnerable populations
27. Ginny Goldman	Texas Organizing Project	<ul style="list-style-type: none"> Using the Harris County health card to quickly load financial assistance during a disaster would give relief to those who most need it The county should examine models such as One Fair Wage who gives financial assistance, but also helps people pivot and learn how to advocate for themselves

Appendix I: Map of Affordable Housing in Harris County



Affordable Housing in Harris County by Precinct

Path: J:\GIS\GIS_P\Projects\Planning\Projects_2022\PLAN_2022_Urgent_Data_Request_33_AffordableHousingMapUpdate\Aprx\AffordableHousingMapUpdate.aprx



Data Sources: Harris County Community Services Department, Harris County Housing Authority, Houston Department of Housing and Community Development, Houston Housing Authority, Texas Department of Housing and Community Affairs, U.S. Department of Housing and Urban Development.

Date Saved: 3/19/2022 2:06 PM

Appendix J: SF-424s and Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

09/22/2021

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M21-UP480215

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Harris County

* b. Employer/Taxpayer Identification Number (EIN/TIN):

76-0454514

* c. Organizational DUNS:

0722063780000

d. Address:

* Street1:

8410 Lantern Point Drive

Street2:

* City:

Houston

County/Parish:

Harris County

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

77054-1552

e. Organizational Unit:

Department Name:

Community Services Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Dr.

* First Name:

Adrienne

Middle Name:

M.

* Last Name:

Holloway

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

832-927-4704

Fax Number:

713-578-2090

* Email:

Adrienne.holloway@csd.hctx.net

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Home Investment Partnerships Program-American Rescue Plan (HOME-ARP)

*** 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:**

Harris County PY2021 HOME Investments Partnerships Program - American Rescue Plan

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.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="16,747,366.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="16,747,366.00"/>

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

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

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

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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

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

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

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

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

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Executive Director
APPLICANT ORGANIZATION Harris County Community Services Department	DATE SUBMITTED



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

April 28, 2021

The Honorable Lina Hidalgo
County Judge of Harris County
1001 Preston Street
Suite 911
Houston, TX 77002-1817

Dear County Judge Hidalgo:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2021 allocation for HUD's HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funding. The American Rescue Plan appropriated \$5 billion to help communities provide housing, shelter, and services for people experiencing and other qualifying populations. These HOME-ARP funds are in addition to your regular FY 2021 HOME formula allocation. This one-time funding creates a significant opportunity for you to meet the housing and service needs of your community's most vulnerable populations.

Your jurisdiction's FY 2021 HOME-ARP allocation is \$16,747,366.

HOME-ARP funding gives jurisdictions significant new resources to address their homeless assistance needs by creating affordable housing or non-congregate shelter units and providing tenant-based rental assistance or supportive services. Later this year, the Department will issue an implementing notice providing guidance on HOME-ARP, including instructions and requirements for developing a substantial amendment to your jurisdiction's FY 2021 Annual Action Plan describing your proposed use of the funds. HOME-ARP funds are available for expenditure until September, 2030.

HOME-ARP funds are allocated through the HOME formula to all participating jurisdictions that qualified for an annual HOME Program allocation for FY 2021. HOME-ARP funds must be used for individuals or families from the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include a veteran family member that meet one of the preceding criteria.

HOME-ARP funds can be used for four eligible activities including the production or preservation of affordable housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for individuals and families experiencing homelessness. Additionally, HOME-ARP provides up to 15 percent of the allocation for administrative and planning costs of the participating jurisdiction and for subrecipients administering all or a portion of the grant. HOME-

ARP can provide up to 5 percent of the grant for operating costs of Community Housing Development Organizations (CHDOs) and other non-profit organizations, including homeless providers. Additional funding is available to these organizations for capacity building. Like other formula grant funds, HOME-ARP funds will be administered in the Integrated Disbursement and Information System (IDIS).

While your jurisdiction will not have access to HOME-ARP funds until HUD has issued an implementing notice and subsequently reviewed and accepted a substantial amendment to your FY 2021 Annual Action Plan, I urge you to begin consulting with homeless service providers, domestic violence service organizations, public housing agencies, and other organizations and agencies that assist qualifying populations in your area. Early identification of the unmet needs among these populations and consideration of potential uses of HOME-ARP funds will position your jurisdiction to design and implement its HOME-ARP Program expeditiously.

The Office of Community Planning and Development looks forward to working with you to ensure the success of this critical program. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,



James Arthur Jemison II
Principal Deputy Assistant Secretary
for Community Planning and Development

Appendix K: References

- Coalition for the Homeless. *The Way Home Continuum of Care 2021 Point-In-Time Homeless Count & Survey*. Independent Analysis. Houston, 2021. Online PDF Document.
- Continuum of Care (CoC). *HUD 2020 and 2021 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulation*. P.I.T. Data Reporting. Houston, Pasadena, Conroe/Harris, Fort Bend, Montgomery Counties CoC: U.S. Department of Housing and Urban Development (HUD), 2020. Document.
- Guajardo, Luis, Steven Averill Sherman, John Park, and William Fulton. *Preserving Affordable Housing in Harris County*. Rice University Kinder Institute for Urban Research., Houston, 2021.
- Kinder Institute for Urban Research, Harris County Community Services Department, U.S. Department of Housing & Urban Development & Texas General Land Office. *My Home is Here: Harris County's Housing Needs Assessment and 10-year Strategy*. Brief Report. Harris County, 2021. Document.
- Houston Area Women's Shelter (HAWC). *Ending Domestic and Sexual Violence for ALL*. Annual Report, Houston, 2020. Document.
- Sherman, Stephen Averill, John Park, Luis Guajardo, Kyle Shelton, Jenna Lessans, Ksenia Mokrushina, and William Fulton. *The 2021 State of Housing in Harris County and Houston*. Houston: Kinder Institute for Urban Research, Rice University., 2021. Document.
- Texas Council on Family Violence (TCFV). *Honoring Texas Victims, Family Violence Fatalities in 2020*. Analysis Report. Austin, 2021. Document.
- Wood, L., Baumler, E. Guillot-Wright, S., Torres, E.D., Hairston, D., McGiffert, M. & Temple, J. *Harris County Health and Relationship Study*. Brief Report. Galveston: University of Texas Medical Branch (UTMB), Center for Violence Prevention, 2021. Online PDF Document.