

DRAFT

2026

ANNUAL ACTION PLAN

CITY OF HOUSTON
JOHN WHITMIRE, MAYOR

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



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Annual Action Plan

EXECUTIVE SUMMARY

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

Overview

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

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

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

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

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



- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic growth to increase the number of jobs or goods and services available
- Promote and ensure fair access to housing for all residents

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

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

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

Annual Objectives

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

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

Each objective is matched with one of three outcomes:

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

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

Decent Housing

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

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

Suitable Living Environment

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

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

Economic Development/Opportunities

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

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

Evaluation of past performance

Past Performance

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

EXPECTED RESOURCES

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

Introduction

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

Anticipated Resources

Table 1 – Expected Resources

Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG	Public - Federal	Public Services Home Repair Administration And Planning Housing	\$25,534,560.00	\$66,103.08	\$0.00	\$25,600,663.08	\$76,537,576.92	CDBG funds finance housing, public facilities and improvements, public services, and assistance activities. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. When NOFAs are conducted, proposals that use CDBG funding to leverage other funding are preferred. CDBG-funded activities conducted by other City departments use CDBG funding as a match for other public funding or combine CDBG funds with federal, local, or private funding to implement programming



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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
HOME	Public – Federal	Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$9,934,559.98	\$119,543.00	\$0.00	\$10,054,102.98	\$29,684,136.94	HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable homes. HOME funds are leveraged with private and public sources to support homeownership and multifamily development activities. The Multifamily Housing Program is funded through a NOFA process in which greater preference is given to proposals that have other sources of financing.
HOPWA	Public – Federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities STRMU Supportive services TBRA	\$13,918,414.00	\$0.00	\$0.00	\$13,918,414.00	\$41,755,242.00	Organizations applying for HOPWA funding are selected through a competitive NOFA process, and sources of leverage include public funding, such as Ryan White or CoC, and private funding, such as in-kind resources, foundations, and resident rent payments.



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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
ESG	Public – Federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$0.00	\$0.00	\$2,160,384.00	\$2,160,384.00	\$6,481,152.00	Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive NOFA process.
ESG-RUSH	Public – Federal	Financial assistance, overnight shelter, rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	\$0.00	\$0.00	\$0.00	\$1,193,358.00	\$0.00	ESG-RUSH provides rapid responses to address homelessness by filling in Federal assistance gaps in communities hit by disasters.



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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG-DR for the 2015 Flood Events (CDBGDR 15)	Public - Federal	Acquisition Homeowner rehab Public Improvements Admin and Planning	\$0.00	\$0.00	\$76,126,895.00	\$76,126,895.00	\$0.00	CDBG-DR15 will be used to fund infrastructure improvements, buyouts, and homeowner rehab to address damage caused by the 2015 flood events and resilience to future flooding.
Homeless Housing Services Program (HHSP)	Public - State	Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services	\$1,671,820.00	\$0.00	\$1,618,506.08	\$3,290,326.00	\$5,015,460.00	Organizations applying for HHSP funding are selected through a competitive NOFA process. Funds are used for local homeless initiatives.
TIRZ Affordable Housing Set-Aside	Public - Local	Housing	\$16,551,274.51	\$0.00	\$18,000,000.00	\$34,551,274.51	\$52,000,000.00	TIRZ Affordable Housing Set-Aside funds are local funds and are often leveraged with federal funding to create a greater impact for low-and moderate-income persons and communities. Housing developments are selected through a competitive NOFA process.
CDBG-DR for the 2017 Flood Events (CDBGDR 17)	Public - State	Homeowner rehab Homebuyer assistance Multifamily rental new construction Multifamily rental rehab Administration and Planning Public Services	\$0.00	\$0.00	\$48,348,621.00	\$48,348,621.00	\$0.00	CDBG-DR17 will be used to address the impact to housing from Hurricane Harvey through recovery programs such as Homeowner Assistance, Multifamily Rental, Small Rental, Homebuyer Assistance, Buyout, Public Services, and Economic Revitalization.



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Expected Amount Available Year 2								
Program	Source of Funds	Uses of Funds	Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	Narrative Description
CDBG-Mitigation (CDBG-MIT)	Public – Federal State	Infrastructure Improvement	\$0.00	\$0.00	\$61,884,000.00	\$61,884,000.00	\$0.00	CDBG-MIT funds will be used to address increased needs for drainage to decrease the impacts of future flooding.
CDBG-CV	Public - Federal	Administration and Planning Housing Public Services	\$0.00	\$0.00	\$35,797,809.00	\$35,797,809.00	\$0.00	CDBG-CV funds will be used to prevent and reduce the impacts of COVID-19 through rental assistance and supportive services.
TIRZ Bond	Public – Local	New Construction Homebuyer Assistance	\$0.00	\$0.00	\$52,145,687.00	\$52,145,687.00	\$0.00	TIRZ bond funds are local funds that will be used to create a greater impact for low-and moderate-income persons and communities.
HOME-ARP	Public – Federal	Conversion and rehab for transitional housing Public Services Rental Assistance Services Planning and Administration	\$0.00	\$0.00	\$37,408,770.00	\$37,408,770.00	\$0.00	HOME-ARP funds will be used to help families and individuals who are homeless or at risk of homelessness and reduce housing instability through several eligible activities.
CDBG-DR for the 2021 Winter Storm (CDBG-DR21)	Public – Federal	Homeowner Rehab Public Improvements Planning and Administration	\$0.00	\$0.00	\$0.00	\$50,095,000.00	\$0.00	CDBG-DR21 will be used to address the impacts of the 2021 Winter Storm and improve resilience for Houstonians through home repair, and public facility activities.



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



ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

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

Goal Name	Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve and expand the supply of affordable housing	2026	Affordable Housing	Citywide	Assistance for homeowners Assistance for renters Assistance for homebuyers	CDBG: \$11,000,000.00 HOME: \$5,580,027.15	Homeowner units rehabilitated: 30 Household Housing Units
Expand homeownership opportunities	2026	Affordable Housing	Citywide	Assistance for homebuyers	HOME: \$3,468,665.53	Homeowner units constructed: 10 Household Housing Units
Provide assistance to persons affected by HIV/AIDS	2026	Affordable Housing	Citywide	Assistance for renters Public service needs	HOPWA: \$13,918,414	TBRA: 350 Households HIV/AIDS Housing Operations: 225 Households Other: 1,700+ Households -Supportive services / Housing information and referral/Homeless Prevention
Reduce homelessness	2026	Affordable Housing Non-Housing Community Development	Citywide	Assistance for renters Homeless Needs	ESG: \$2,160,384 ESG RUSH: \$1,193,358	Rapid Rehousing: 194 Households Assisted Homelessness Prevention: 100 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5,500 Persons Assisted
Enhance quality of life through the provision of public services	2026	Non-Housing Community Development	Citywide	Public service needs	CDBG \$44,293,231.20	Public service activities other than Low/Moderate Income Housing Benefit: 3,160 Persons Assisted
Revitalize communities	2026	Non-Housing Community Development	Low/Mod Area (LMA)	Improvement of neighborhood facilities Neighborhood needs	CDBG: \$0	Public facility or infrastructure Improvements: 1 Infrastructures/Facilities Improved
Promote Health and Safety	2026	Non-Housing Community Development	Citywide	Public service needs Health and safety	CDBG: \$199,201.96	Lead-Based Pain Removal: 536 Units Abated/Remediated
Foster Community Economic Development	2026	Non-Housing Community Development	Citywide	Economic development needs	CDBG: \$830,066.41	Business assisted: 1



Goal Descriptions

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



PROJECTS

AP-35 Projects – 91.220(d)

Introduction

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

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

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

Table 3 – Project Information

#	Project Name
1	Public Services
2	Home Repair
3	Lead-Based Paint
4	CDBG Administration
5	Multifamily Housing Program
6	Single Family Home Development
7	HOME Administration
8	ESG
9	HOPWA - 2026-2029 CityofHouston TXH26F003 (CoH) Program Administration
10	HOPWA - 2023-2026 Sponsor Agencies TBD TXH26F003 (SpAgTBD) Program Activity



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

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

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

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



AP-38 Project Summary

Project Summary Information

Table 84 – Project Summary					
#	Project Name	Target Area	Goals Supported	Needs Addressed	Funding
1	Public Services	Citywide	Reduce homelessness Enhance quality of life	Public service needs	CDBG: \$3,792,533.08
2	Home Repair	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: \$3,154,001.69
3	Homeownership Assistance	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	CDBG: \$1,001,397.02
4	Lead-Based Paint Hazard Reduction	Citywide	Preserve and expand the supply of affordable housing Promote Health and Safety	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs	CDBG: \$199,201.96
5	CDBG Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities Enhance quality of life Revitalize communities Foster community economic development	Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Neighborhood needs Economic development needs	CDBG: \$5,119,300.04
6	Multifamily Housing Program	Citywide	Preserve and expand the supply of affordable housing	Assistance for renters	CDBG: \$11,000,000.00 HOME \$5,580,027.15
7	Single Family Home Development	Citywide	Preserve and expand the supply of affordable housing	Assistance for homeowners	HOME: \$3,468,665.53
8	HOME Program Administration	Citywide	Preserve and expand the supply of affordable housing Expand homeownership opportunities	Assistance for renters Assistance for homebuyers	HOME \$1,005,410.30
9	ESG	Citywide	Reduce Homelessness	Homeless needs	ESG \$2,160,384.00 CDBG \$500,000.00
10	HOPWA - 2026-2029 CityofHouston TXH26F003 (CoH) Program Administration	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$1,217,552.42
11	HOPWA - 2026-2029 Sponsor Agencies (TBD) TXH26F003 (SpAgTBD) Program Activity	Citywide	Provide assistance to persons affected by HIV/AIDS	Assistance for renters Assistance for homeowners Public service needs	HOPWA \$12,700,861.58



Project Title	Public Services
Project ID	1
Target Areas	Citywide
Annual Goals Supported	Enhance quality of life Reduce Homelessness
Priority Need(s) Addressed	Public service needs
Expected Resources	CDBG: \$3,792,533.08
Description	<p>This project includes the provision of financial support to nonprofit organizations that provide essential social services. This may include employment training services, childcare services, health services, and homeless services for low- and moderate-income Houston residents or residents with special needs.</p> <p>A NOFA was issued in the winter of 2023 for public service projects, and private nonprofit agencies were selected to carry out general public service programs during PY 2024, with one-year renewals continuing these projects into PY 2026. A separate NOFA for childcare and out-of-school time programming was issued in spring/summer 2024, and nonprofit agencies were selected to implement these activities beginning in PY 2024 and continuing into PY 2026. HCD anticipates issuing an additional NOFA for public service projects before June 30, 2026, to support continued program delivery.</p> <p>Public service activities conducted by other City Departments will also be selected around the beginning of the Program Year. The locations of activities will be determined after subrecipients are selected. These public services will likely fund homeless services, job training, and other public service activities. These activities will primarily serve extremely low- and low-income families or people with special needs. This funding includes activity delivery expenses. The target date for expending these funds is June 30, 2026.</p>
Target Date	6/30/2026
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve approximately 3,160 families that are extremely low-income, low-income, and moderate-income.
Location Description	The locations of activities will be determined after subrecipients are selected.
Planned Activities	Eligible activities will be a variety of public service activities, which may include employment training, services, elderly services, health services, and homeless services.
Goal Outcome Indicator	<p>12,701 Persons assisted through public service activities other than low/moderate-income housing benefit to enhance quality of life through the provision of public services.</p> <p>5,750 Persons assisted through public service activities other than low/moderate-income housing benefit to reduce homelessness.</p>



Project Title	Home Repair Program
Project ID	2
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Funding	CDBG: \$3,154,001.69
Description	This project will support repair services for single family homes owned by low- and moderate-income persons and includes activity delivery costs. The proposed target date for completing this activity will be June 30, 2029.
Target Date	6/30/2029
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit approximately 34 low- and moderate-income households, many of which will be in the lower income categories or include household members who have a disability or are under 18 years of age.
Location Description	Location of assistance will be determined through an application process.
Planned Activities	Planned activities may include providing home repair, and activity delivery.
Goal Outcome Indicator	34 Homeowner Housing Units Rehabilitated



Project Title	Homeownership Assistance
Project ID	3
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homebuyers
Annual Goals Supported	Expand homeownership opportunities
Funding	CDBG: \$1,001,397.02
Description	This project funds HCD's Homebuyer Assistance Program, which improves the affordability of homeownership for low-and moderate-income residents by providing deferred, forgivable loans in the form of downpayment, closing cost, principal buy down, and other assistance. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 12 low- and moderate-income households.
Location Description	Location of assistance will be determined through an application process.
Planned Activities	Planned activities include providing homebuyer assistance, closing costs, principal buy-down, and other similar direct financial assistance.
Goal Outcome Indicator	12 Households Assisted: Direct Financial Assistance to Homebuyers



Project Title	HHD High Impact Lead-Based Paint Program Grant
Project ID	4
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs Health and safety Neighborhood Needs
Annual Goals Supported	Promote health and safety
Expected Resources	CDBG: \$199,201.96
Description	<p>This project funds the Houston Health Department Bureau of Community and Children’s Environmental Health lead hazard activities. The City provides matching funds for the Lead-Based Paint Reduction grant to support the HHD’s lead hazard activities. Activities include lead inspections and risk assessments. Remediation for single family housing units will be in targeted areas within the city limits of Houston.</p> <p>During PY 2026, it is estimated that 38 homes occupied by low- and moderate-income families will receive lead hazard reduction/remediation. The target date for completing this activity is June 30, 2027.</p>
Target Date	06/30/2027
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist 38 low- and moderate-income families.
Location Description	Locations will be determined during the program year.
Planned Activities	Eligible activities include lead-based paint/lead hazards testing/abatement.
Goal Outcome Indicator	38 Other – Housing units received reduction/remediation



Project Title	CDBG Administration
Project ID	5
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Homeless needs Public service needs Improvement of neighborhood facilities Addressing neighborhood needs
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities Reduce homelessness Enhance quality of life through the provision of public services Revitalize communities
Expected Resources	CDBG: \$5,119,300.04
Description	This project will fund the City of Houston’s administrative costs associated with CDBG-related planning, financial management, compliance, and legal activities. This includes oversight of projects and organizations funded by CDBG, as well as funding for the Coalition for the Homeless of Houston/Harris County to assist with the Point-In-Time Count. This is an administration activity and will be located at 2100 Travis Street, 9 th Floor, Houston, TX 77002. The target date for completing this activity is June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	This is an administrative activity.
Location Description	This administrative activity will take place at 2100 Travis Street, 9 th Floor, Houston, TX 77002.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the CDBG Program.
Goal Outcome Indicator	N/A



Project Title	Multifamily Housing Program
Project ID	6
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	CDBG: \$11,000,000.00 HOME: \$5,580,027.15
Description	HCD's Multifamily Housing Program will expand access to and improve the quality of multifamily rental housing for low- and moderate-income residents through multifamily housing acquisition/rehabilitation and new construction projects. Relocation assistance to households will also be provided as required. It is estimated that 600 newly constructed, city-restricted affordable units will be completed during PY 2029. allocated proportionately for use in the Multifamily Housing Program. The estimated completion date for expending these funds is 2029.
Target Date	12/31/2029
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve hundreds of low- and moderate-income families. Activities will also serve special needs populations, including homeless individuals and families, elderly, and persons with disabilities.
Location Description	The outcome of the NOFA will determine the locations of projects.
Planned Activities	Planned activities for the Multifamily Housing Program include acquisition/ rehabilitation, new construction, and relocation in support of creating and preserving affordable rental housing units.
Goal Outcome Indicator	75 Rental units constructed



Project Title	Single Family Home Development
Project ID	7
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homeowners
Annual Goals Supported	Preserve and expand the supply of affordable housing
Expected Resources	HOME: \$3,468,665.53
Description	This project will support the development of new single family home construction through HOME CHDO Set-aside funds. It will support Community Housing Development Organizations (CHDOs) to develop affordable homes to be occupied by low- and moderate-income persons. The expected activities include activity delivery. The proposed target date for completing this activity will be June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	Activities are proposed to benefit 10 low- and moderate-income households.
Location Description	The location of assistance will be determined by the funded organization through a federally compliant subrecipient NOFA selection process.
Planned Activities	Planned activities may include providing rental assistance to low-income families.
Goal Outcome Indicator	10 Household Housing Units Added for Homeowner Housing



Project Title	HOME Program Administration
Project ID	8
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for homebuyers
Annual Goals Supported	Preserve and expand the supply of affordable housing Expand homeownership opportunities
Expected Resources	HOME: \$1,005,410.30
Description	<p>Planning and administration activities associated with and in support of the HOME Investment Partnerships Program. The allocation for planning and administration activities will be used to ensure compliance with HOME Program requirements.</p> <p>Projected HOME program income in the amount of \$119,543 is estimated to be partly used for planning and administration activities.</p> <p>This is an administration activity and will be located at 2100 Travis Street, 9th Floor, Houston, TX 77002. The proposed target date for completing this activity will be June 30, 2027.</p>
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
Location Description	This Project funds planning and administration activities associated with and in support of the HOME Investment Partnerships Program.
Planned Activities	This Project funds planning, administration, and oversight activities associated with and in support of the HOME Program.
Goal Outcome Indicator	N/A



2026 ANNUAL ACTION PLAN

Project Title	ESG
Project ID	9
Target Areas	Citywide
Priority Need(s) Addressed	Homeless needs
Annual Goals Supported	Reduce Homelessness
Expected Resources	ESG: \$2,160,384.00 CDBG: \$500,000.00
Description	<p>Formula Funding</p> <p>Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing emergency shelter, housing relocation, and stabilization services.</p> <p>HCD will allocate \$86,415.36 for HMIS, \$1,034,823.94 for Emergency Shelter, \$358,623.74 for Homeless Prevention, \$518,492.16 for Rapid Re-Housing to support and stabilize homeless persons or those at risk of becoming homeless, and \$162,028.80 for Administration. In addition, \$500,00.00 in CDBG matching funds will support ESG subrecipients' activities. HCD will select subrecipients through a Request for Expression of Interest process in the Spring of 2025. Selected subrecipients will be located throughout the Houston area. The estimated number of primarily extremely low-income persons to be served through these activities is approximately 1,235.</p> <p>Funds may be used to support the Homeless Management Information System (HMIS) or a comparable system. The Coalition of the Homeless of Houston/Harris County (Coalition) administers the HMIS in the Houston region. This funding may support organizations using the HMIS or a commensurate system to increase efficiency and effectiveness of serving homeless individuals. The estimated number of individuals' records maintained via HMIS during PY 2026 is 3,000. HMIS and the agencies utilizing the database serve a majority of individuals that are extremely low-income. Funds will also be used to support HCD staff responsible for the oversight of nonprofit subrecipients providing ESG funded services. HMIS is administered at the Coalition for the Homeless Houston/Harris County located at 2000 Crawford Street, Ste. 700 Houston, TX 77002.</p>
Target Date	6/30/2028
Estimate the number and types of families that will benefit from the proposed activities	Activities will assist thousands of extremely low-income persons and families.
Location Description	Selected subrecipients will be located throughout Houston.
Planned Activities	The eligible activities include Emergency Shelter, Homeless Prevention, Rapid Re-Housing, HMIS, and administration in the ESG Program.
Goal Outcome Indicator	179 Tenant-based rental assistance/Rapid re-housing 100 Homelessness prevention 1,000 Homeless person overnight shelter 3,000 Other – HMIS records maintained 7,000 Other – Persons assisted with ESG match



Project Title	HOPWA - 2026-2029 CityofHouston TXH20F003 (CoH) Program Administration
Project ID	10
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$1,217,552.42
Description	Grantee administration is funding for HCD administration and oversight of the HOPWA project sponsors. This is an administration activity and will be located at 2100 Travis Street, 9th Floor, Houston, TX 77002. The target date for completing these activities is June 30, 2027.
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	The eligible activity is administration in the HOPWA Program.
Location Description	Funding will support activities located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	The eligible activity is administration for the HOPWA Program.
Goal Outcome Indicator	N/A



Project Title	HOPWA – 2026-2029 Sponsor Agencies TBD TXH20F003 (SpAgTBD) Program Activity
Project ID	11
Target Areas	Citywide
Priority Need(s) Addressed	Assistance for renters Assistance for homeowners Public service needs
Annual Goals Supported	Provide assistance to persons affected by HIV/AIDS
Expected Resources	HOPWA: \$12,700,861.58
Description	<p>Funding for organizations and City departments that administer programs and projects that prevent homelessness and increase access to decent, affordable housing to those affected by HIV/AIDS.</p> <p>HCD will allocate \$2,790,485.00 for operating costs, \$2,642,340.62 for supportive services, \$4,901,015.00 for project or tenant-based rental assistance, \$2,200,000.00 for short-term rent, mortgage and utility subsidies, \$64,024.70 for resource identification and/or technical assistance, and \$102,996.26 for housing information.</p> <p>HCD released a NOFA in the Spring of 2025 that will select agencies to carry out HOPWA activities during PY 2026. HCD developed agreements with several nonprofit agencies to administer services for up to two years. These activities are expected to serve 2,330 persons who have or are affected by HIV/AIDS. Services will be in the Houston Eligible Metropolitan Statistical Area (EMSA). The target date for completing these activities is June 30, 2029.</p> <p>As contracts are funded, IDIS projects will be created to replace this project and its funding.</p>
Target Date	6/30/2027
Estimate the number and types of families that will benefit from the proposed activities	These activities will serve at least 2,330 persons who are affected by a disability, HIV/AIDS.
Location Description	Services will be located in the Houston Eligible Metropolitan Statistical Area (EMSA).
Planned Activities	Planned activities include operating costs, supportive services, project or tenant-based rental assistance, short-term rent, mortgage and utility assistance, and sponsor administration.
Goal Outcome Indicator	300 Households-Tenant-based rental assistance/Rapid re-housing 205 Households - HIV/AIDS housing operations 1,825 Other – Households - Supportive services / Housing information and referral/Homeless prevention



GEOGRAPHIC DISTRIBUTION

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Table 4 – Geographic Distribution

Target Area
City Wide

Rationale for the priorities for allocating investments geographically

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

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

Discussion

The City will continue to prioritize its community engagement in historically under-resourced areas to target our activities to those residents most in need of assistance. Due to the current location of service providers, some of these assistance activities may occur in areas outside of Houston or Harris County, and through this are serving residents of the City of Houston. During PY 2026, HCD will also continue to update the data used to identify Areas of Community Reinvestment, to ensure that HCD targets areas where investment will have the greatest possible impact.

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

Table 5 – One-Year Goals for Affordable Housing by Support Requirement

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

Table 6 – One-Year Goals for Affordable Housing by Support Type

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

Discussion

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

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



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

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

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

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

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

PUBLIC HOUSING

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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



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

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

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

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

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

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

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

Choice Neighborhood Redevelopment

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

The CNI Housing Plan includes a total of 1,115 mixed-income apartments, of which 553 will replace the existing Cuney Homes public housing units. The Housing Plan utilizes a build-first

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

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

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

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

Section 18 Disposition

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

RAD Section 18 Blend Conversion

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

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

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

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

Resident Involvement

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

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

Choice Neighborhood Resident and Community Ambassador Program

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



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

Homeownership

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

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

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

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

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

Housing Alliance HTX is also pursuing strategies to strengthen its long-term financial position. These strategies include leveraging revenue generated through Public Facility Corporation (PFC) partnerships and other housing finance tools to support agency operations and affordable

housing initiatives. These efforts will help ensure that the agency maintains sufficient resources to support residents and continue critical housing programs.

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



HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

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

Introduction

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

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

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

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

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

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

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

In PY 2026, the City of Houston will advance the Mayor’s Plan to End Street Homelessness by strengthening system coordination and expanding Housing First interventions that connect unsheltered individuals and families to stable housing through Coordinated Entry, including permanent supportive housing for those with the highest needs. These efforts will be coordinated with partners, including the Houston Coalition for the Homeless, to align federal, local, and philanthropic resources, avoid duplication, and maximize housing placements and outcomes.

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

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

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

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

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

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

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

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

- Manage the Coordinated Entry System, including income triage, assessment, and referral
- Make Coordinated Entry available across the CoC

- Connect the Coordinated Entry System diversion and homeless prevention programs

Expand Rapid Re-housing (RRH)

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

Expand and Refine Income Initiatives

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

Implement performance expectations for the entire CoC

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

Refine Engagement Strategies for People Living Unsheltered

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

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

The CoC operates a coordinated Homeless Response System across the Cities of Houston, Pasadena, and Conroe, and throughout Harris, Fort Bend, and Montgomery Counties. The system is led and administered by the Coalition for the Homeless of Houston/Harris County (CFTH), the CoC Lead Agency, and functions through collaboration with local jurisdictions, service providers, and community partners across the region.

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

Coordinated System Framework

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

Coordinated Entry (CE)

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

Housing Interventions

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

System Coordination

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

Data-Informed Planning

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

Street Outreach and Encampment Response

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

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

Employment, Income, and Housing Stability Supports

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

Behavioral Health and Supportive Services Coordination

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

System Performance and Accountability

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

Data, HMIS, and Governance

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

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

Ongoing Collaboration and Commitment

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

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

The HMIS software used is ClientTrack by Eccovia Solutions. The CFTH's HMIS support team continues implementing proactive data quality measures and monitors the HMIS to ensure completeness, accuracy, and standardized data collection processes. Support specialists work with The Way Home partners by offering ongoing training and technical assistance individually and in groups. Site visits to partners are conducted annually to confirm housing inventories and adherence to the HMIS policies and procedures. The team hosts quarterly HMIS forums with the provider community to discuss recent activities, ongoing data quality issues, and future developments.

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

HOPWA Goals

AP-70 HOPWA Goals – 91.220(l)(3)

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



BARRIERS TO AFFORDABLE HOUSING

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

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

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

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

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

Strengthen inter/intragovernmental relationships to resolve regulatory issues:

- Inform and communicate with TDHCA requests for updates to the QAP
- Coordinate with local HUD officials and request waivers to certain HUD standards, as needed
- Continually improve HCD's monitoring and compliance function to detect and address inconsistencies or conflicts among federal, state, and local grant and regulatory requirements



- Continue to provide technical assistance to nonprofit and for-profit affordable housing developers and public service agencies regarding new or changing requirements
- Continue to refer complaints to substantially equivalent agencies and the regional HUD office, which are equipped and trained to manage such complaints effectively and efficiently
- Improve partnerships with other City Departments and elected officials to identify policies or processes increasing the barriers to affordable housing
- Enhance communication with other City Departments and elected officials to make a collaborative effort to create strategies that will eliminate barriers

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

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

Discussion

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

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

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

OTHER ACTIONS

AP-85 Other Actions – 91.20(k)

Introduction

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

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

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

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

Actions planned to address obstacles to meeting underserved needs

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



In November, 2025, HCD announced a partnership with Harris County to co-develop a philanthropic-funded City and County Housing Affordability Strategy. We believe our project may be the first city-county housing affordability strategy in the U.S. The Strategy's goal is to align county and city resources to maximize the amount of affordable housing being developed by the housing ecosystem in Harris County and City of Houston. While this study is underway with our consultant, HR&A, the City and County, as well as our partnering agencies, and already developing ways to collaborate and leverage resources to ensure that residents of our metro area have better access to housing that is attainable for households at all income levels.

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

Leveraging its resources

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

Assisting households increase their income and assets

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

Division will also enforce the Davis-Bacon Act to ensure contractors and subcontractors pay the prevailing wage rates to employees.

- HCD will continue to look for new ways to create job opportunities for low- and moderate-income persons through existing funding resources.
- HCD will continue to support subrecipients involved in local initiatives to help families improve money management and generate wealth such as the United Way's THRIVE.

Making housing and services available for the underserved

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

Advertising available services to the underserved

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

Improving neighborhoods that are underserved

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

Actions planned to foster and maintain affordable housing

As of February 2026, HCD's multifamily compliance portfolio includes 16,533 housing units in over 120 developments, and because of federal and local funding sources, 8,398 of these units are income restricted. Effective relationships with developers of affordable housing, potential buyers

of at-risk housing, advocacy groups, lenders, community groups, and other stakeholders help to ensure that the number of restricted units is maintained.

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

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

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

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

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

HCD generally provides up to 30% gap funding for multifamily developments and requires developers to provide the remaining funds. In PY 2026, multifamily developments in the pipeline include The Rushmore, New Hope Housing (NHH) Avenue C, Boulevard 61, and Retreat at Esther. Upon completion of these developments, there will be over 8,400 City of Houston income-restricted rental units.

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

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

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

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

The City also coordinates with its Housing Finance Corporation, which was established to assist in the development of affordable housing. The Houston Housing Finance Corporation (HHFC) supports the development and redevelopment of affordable housing through gap financing and

tax exemptions for federal housing tax credit-supported development. HHFC is also a conduit borrower of tax-exempt private activity bonds, which can be used to help finance multifamily development and affordable mortgage financing for low- to moderate-income Houstonians.

Actions planned to reduce lead-based paint hazards

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

High-Impact Lead-Based Paint Hazard Reduction Program

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

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

Home Repair Program Lead Activities

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

Actions planned to reduce the number of poverty-level families

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

Increasing income

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

Building Financial Assets

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

Acquiring Real Property Assets

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

Actions planned to develop institutional structure

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

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

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

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.

- In 2024, the City incorporated Houston’s Homeless Response Strategy fully into HCD with the hiring of Director Michael Nichols, who was previously the Director of the Houston Coalition for the Homeless. The reason for consolidation was to prioritize homelessness response within HCD and alleviate any gaps in services and expedite the delivery of housing and community development improvements (primarily affordable housing) to eligible residents.
- The Multifamily/Commercial program area expanded development initiatives through the Affordable Home Development Program, which is creating new, affordable single-family developments. The Multifamily program also meets with developers to provide resources or information and provide technical assistance to potential partners who develop affordable rental homes.
- HCD expects to improve Home Repair Program service levels by introducing new nonprofit and for-profit contractors to the pool of approved contractors.
- HCD’s Home Repair Program will also continue to streamline its internal process by improving its application process and assessing its production workflow.
- The CHDO Single Family Home Development Program will continue to identify gaps in staff capacity and develop a marketing plan to reach targeted populations and improve homeownership outcomes.
- The Public Services team continues to improve upon Resource Identification efforts for people living with HIV/AIDS and to enhance coordination between HOPWA providers.
- The Public Facilities team is focused on more effective and timely delivery of finished projects.
- HCD will also work with other City Departments/Divisions like the General Services Department (GSD) to determine ways to partner through existing City efforts and the Strategic Procurement Division (SPD) to improve procurement processes.
- HCD will work with and financially support various community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans, and other special needs populations.
 - HCD will fund CHDO-certified organizations to develop affordable single-family homes.
 - HCD will work to improve marketing to ensure program efficiency and compliance.
 - HCD will continue to implement new payment procedures to help subrecipients receive more timely reimbursements and help CHDOs build capacity and ensure the timely completion of construction in the future.
 - HCD will work to improve ways to track and report CHDO performance.
- HCD will use established partnerships to identify opportunities for joint ventures with agencies that have sources of funding to construct or operate affordable housing.
 - HCD, HHFC, and Housing Alliance HTX and our counterparts at Harris County will continue to plan the rehabilitation of housing units.
 - HCD will continue to build relationships with financial institutions and lenders to be better informed on housing, material and interest rate pricing and communicate about upcoming projects.
 - HCD will continue to partner with realtors and banks, including those working



- within minority communities and in low-income areas of the city, to advertise and promote HCD's Homebuyer Assistance Program 2.0 (HBAP 2.0).
- Continue to cultivate strong working relationships with local financial institutions to ensure the availability of private funding for housing and other projects and low- and moderate-income homebuyers.

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

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

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

Coalition for the Homeless Houston/Harris County

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

Continuum of Care (CoC)

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

Addressing Homelessness

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

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

City Departments

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

Discussion

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

The City provides homebuyer assistance through its CHDO activities. The City intends to use the HOME affordable homeownership limits provided by HUD for these activities. Applicants interested in buying a home and receiving assistance through the CHDO Single Family Home Development Program must have a household income that does not exceed 80% AMI, attend at least 8 hours of homebuyer counseling through a HUD-certified homebuyer counseling organization, agree to occupy the property as their principal residence for the affordability period and comply with the CHDO Single Family Home Development Program Guidelines and relevant HOME requirements. The City does not limit the beneficiaries or give preferences; the City will process CHDO Single Family Home Development applications on a first-come, first-served basis, upon referral from the CHDO. Those interested in purchasing a home or receiving CHDO funding to build affordable single family homes through the CHDO Single Family Home Development Program can find more information about the program through HCD and through participating CHDOs listed on HCD's website (<https://houstontx.gov/housing/chdo.html>).

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

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

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

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

Table 7 – CDBG Program Income

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$66,103.08
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income:	\$66,103.08

Other CDBG Requirements

Table 8 – CDBG Requirements

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



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

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

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

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

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

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

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

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

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



available from the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

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

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

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

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

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

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

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

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

Applicants must demonstrate that

- Rehabilitation is the primary eligible activity
 - A rehab in which HOME funds are used to reduce any dollars in the capital structure is considered rehabilitation and refinancing
 - Applicants can demonstrate compliance by reporting a minimum of \$5,000 of rehabilitation per unit
- Property will meet the extended 15-year affordability period

- The project, based on the included feasibility analysis, can reasonably serve the targeted population over the affordability period
- The rehabilitated property will have at least 5 percent of its units designated as disability accessible and 2 percent designated, as appropriate, for use by the visually and hearing impaired
- New investments are being made
 - Maintains current affordable units; creates additional affordable units or both
 - Funds a project that lies within the limits of the City of Houston

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



Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Goals

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

- \$2,790,485.00 for operating costs to provide 205 individuals with permanent and transitional facility-based housing
- \$2,642,485.62 for supportive services serving 1,275 individuals
- \$4,901,015.00 for project or tenant-based rental assistance for 300 individuals
- \$2,200,000.00 for short-term rent, mortgage and utility subsidies for 500 individuals
- \$64,024.70 for Resource Identification and Technical Assistance
- \$102,996.26 for Housing Information for 50 individuals
- \$417,552.42 for Grantee Administration
- \$800,000.00 for Sponsor Administration

Discussion

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

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

Using HMIS, Project Sponsors are able to track the weeks for STRMU assistance (regardless of the amount of rent received, i.e., full month or half a month) in fractions based on whether a client

received rent for a full month, half month, or a quarter of a month. HCD defines a year based on a particular participants' year (one year from the day the participant begins receiving assistance).

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

Describe performance standards for evaluating ESG

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

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

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

Number and percentage of people exiting to a known place

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

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

This outcome will be measured by detailing the types of barriers addressed and the steps to

decreasing barriers so that clients using emergency shelter have more opportunities to access permanent and transitional housing and rapid re-housing services. HCD endeavors to reduce the number of people living both on the street and in emergency shelters by reducing barriers. Additionally, reducing the barriers will increase the likelihood of positive housing outcomes for clients who are accessing emergency shelter.

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

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

Discussion

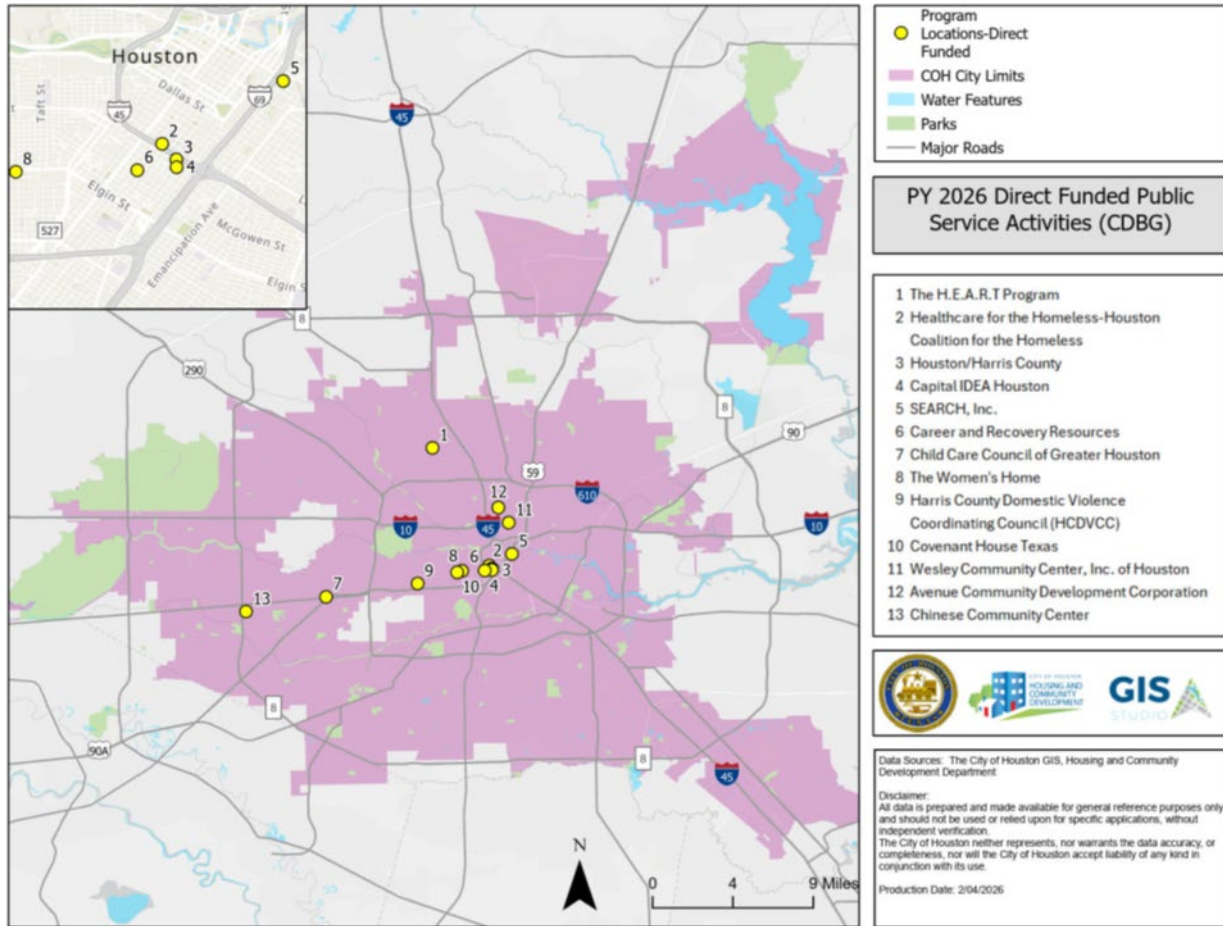
The City of Houston continues to work together with the CoC and other ESG grantees to review and revise standards of performance and service delivery, as needed. When a disaster impacts the Houston area, HCD tries to leverage resources under its purview to support vulnerable residents, including those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

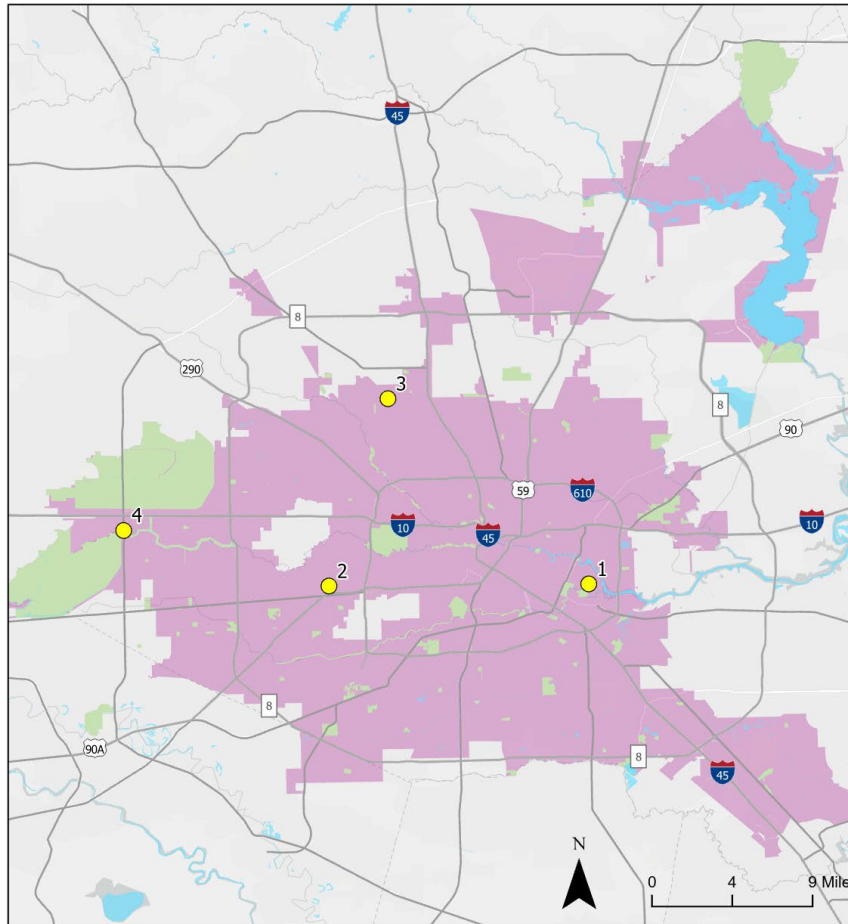
APPENDIX

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APPENDIX 1: MAPS





Program Status

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

PY 2026 Multifamily Housing Investment (CDBG & HOME)

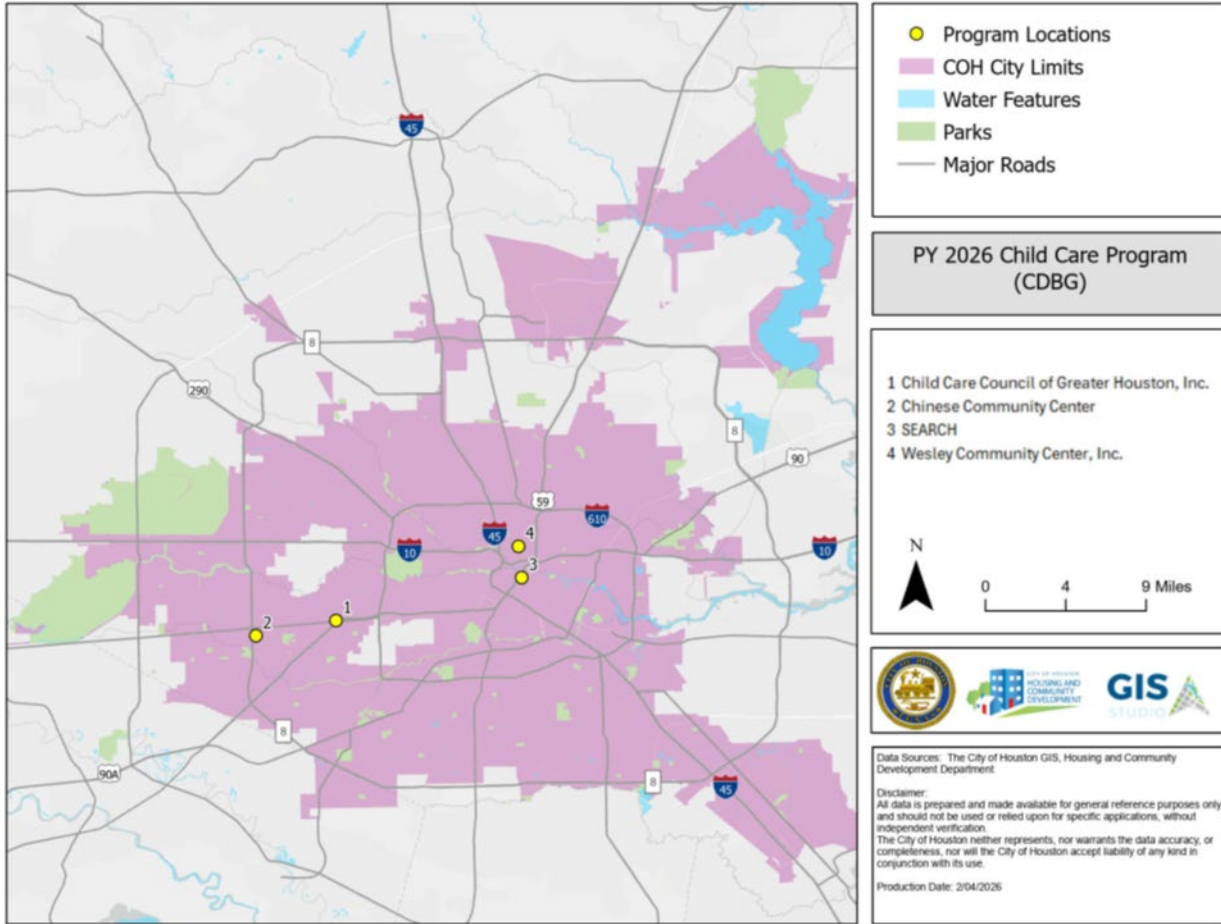
- ID Developments**
- 1 NHH Wheatley
 - 2 Boulevard 61
 - 3 Retreat at Esther
 - 4 The Rushmore

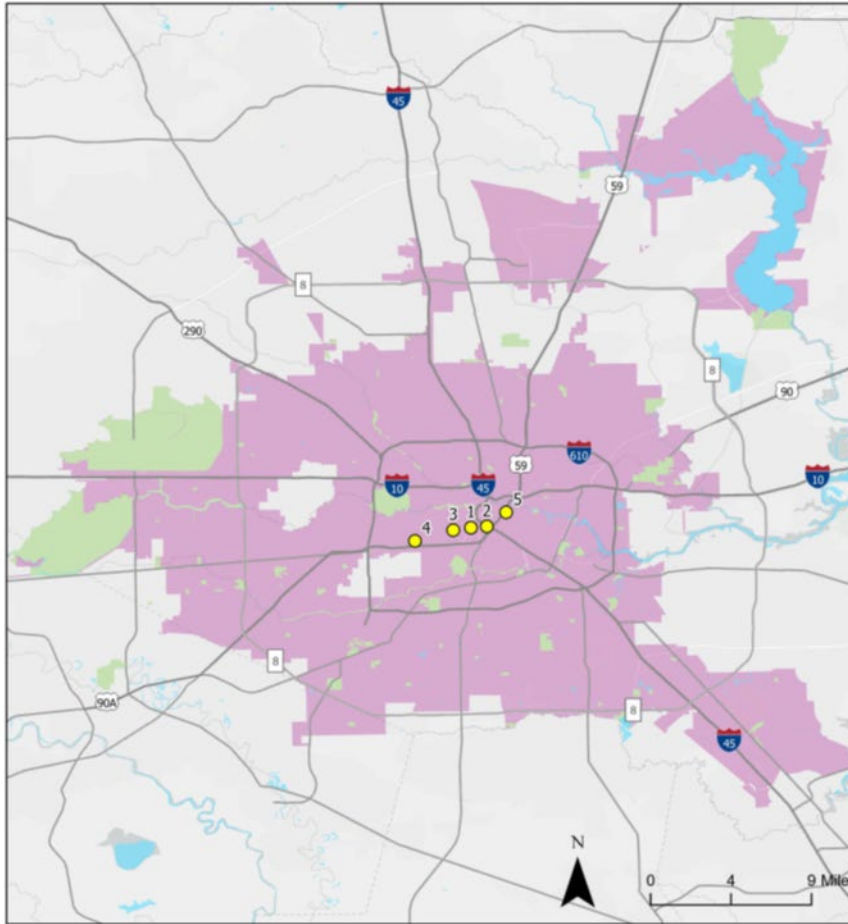


Data Sources: City of Houston Housing and Community Development Department

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

Production Date: 2/16/2026





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

PY 2026 Homeless Activities (ESG)

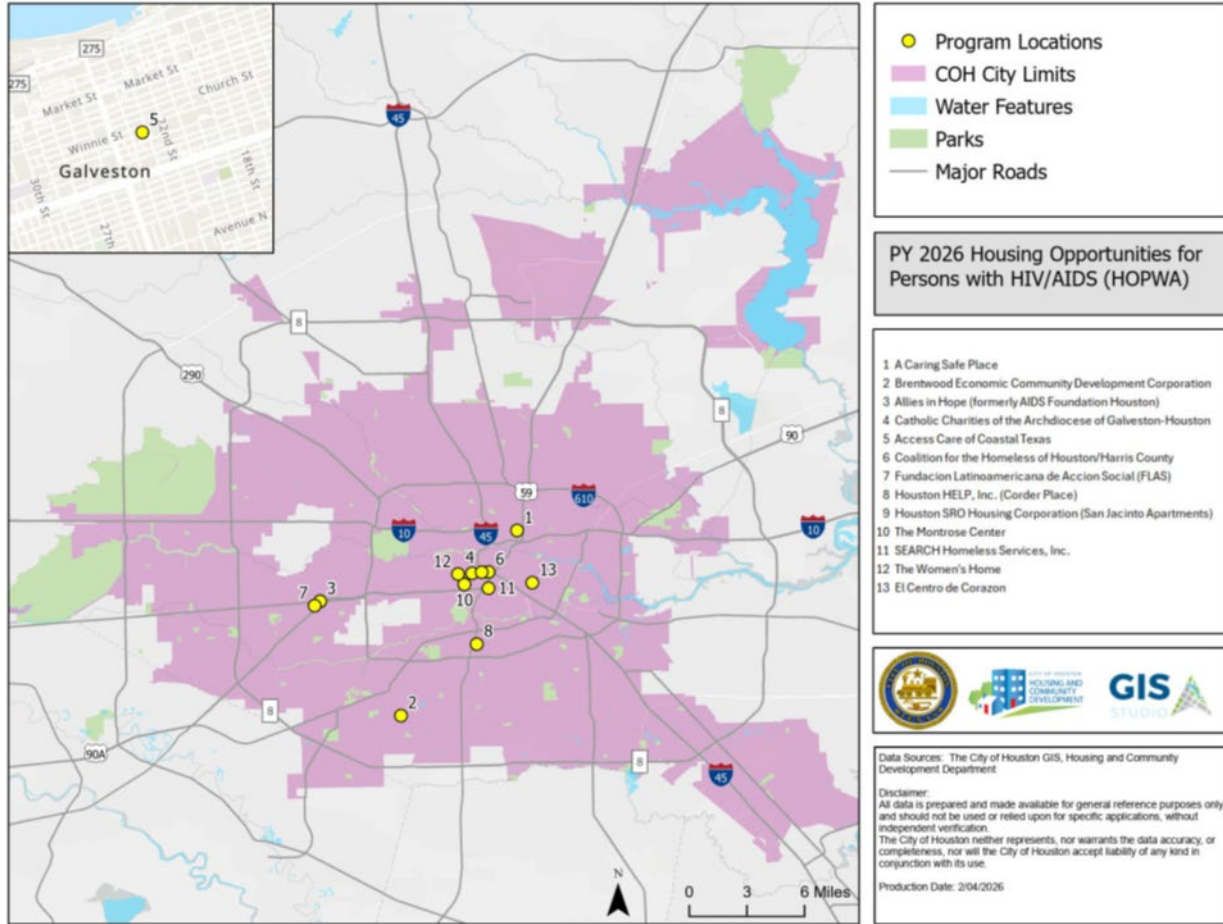
- 1 Catholic Charities
- 2 Coalition for the Homeless
- 3 Covenant House Texas
- 4 Harris County Domestic Violence Coordinating Council (HCDVCC)
- 5 SEARCH

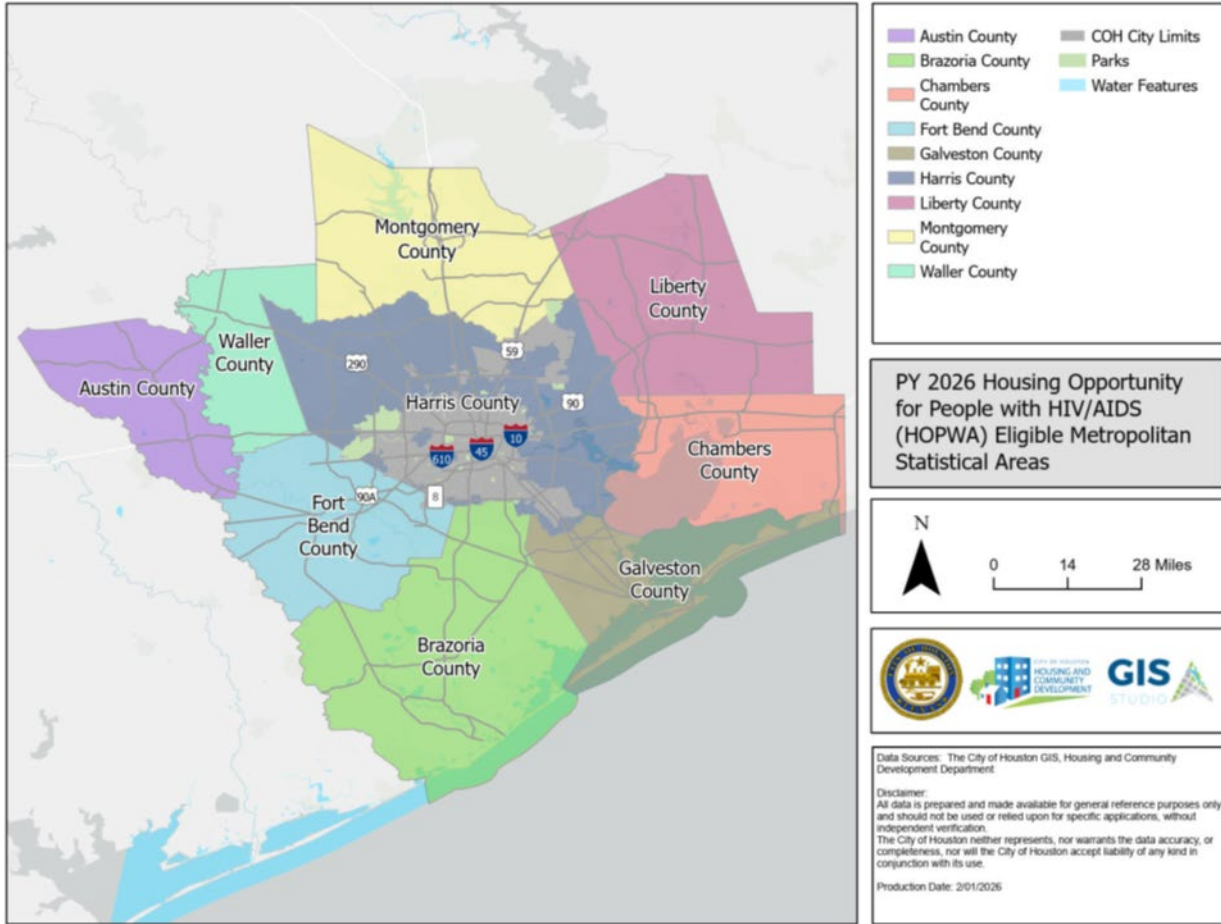


Data Sources: The City of Houston GIS, Housing and Community Development Department

Disclaimer:
 All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification.
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Production Date: 2/05/2026





APPENDIX 2: APPLICATIONS AND CERTIFICATIONS

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 3: ESG WRITTEN STANDARDS

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 4: CITIZEN PARTICIPATION PLAN

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 5: LANGUAGE ASSISTANCE PLAN

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 6: PUBLIC HEARING SUMMARIES

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 7: Public Hearing Notices

Houston Chronicle

Public Notice

2025 Fall Community Meetings - 2026 Annual Action Plan

Please join the City of Houston (City) Housing and Community Development Department (HCDD) for two Fall Community Meetings to inform residents about and gather input for the upcoming FY26 Annual Action Plan.

Approximately \$250 million in federal grants will be available over the next five years to improve Houston's neighborhoods and enhance the quality of life for low- and moderate-income families. These federal grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with HIV/AIDS (HOPWA), and Emergency Solutions Grant (ESG). Staff will gather input on future budgets, goals, and the strategic vision for allocating resources to meet needs.

The Fall 2025 Community Meetings will be held on the following date(s) and time(s):

LOCATION	DATE
<p>Virtual Meeting https://bit.ly/FPH-2025-ENG (English) https://bit.ly/FPH-2025-ES (Español)</p> <p>Phone – Audio Only (Toll): 1-936-755-1521 Phone conference ID # (English) 385 265 850# (Español) 296 507 896#</p>	<p>Thursday, December 4, 2025 3:00 pm – 5:00 pm</p>
<p>In Person Meeting Third Ward MSC 3611 Ennis St., Houston, TX 77004</p>	<p>Tuesday, December 9, 2025 6:00 pm – 8:00 pm</p>

Closed captioning will be provided during the Virtual Meeting. For additional information or to request special arrangements at these community meetings (interpreter or other), contact JeLada Huff at 832-394-8494 or Jelada.Huff@houston.tx.gov. You can view meeting materials and get involved at our website: <https://houston.tx.gov/housing/publichearing>.

For any information about our Complaints and Appeals Process please call (832)394-6000 or email HCDDComplaintsAppeal@houston.tx.gov. For more information about HCDD and its programs, please access HCDD's website at www.houston.gov/housing.



LaVoz

Aviso Público

Reuniones comunitarias de otoño de 2025 - Plan de acción anual de 2026

Únase al Departamento de Vivienda y Desarrollo Comunitario (HCDD por sus siglas en inglés) de la Ciudad de Houston (Ciudad) para dos reuniones comunitarias de otoño para informar a los residentes y recopilar información para el próximo Plan de Acción Anual del Año Fiscal 26.

Aproximadamente \$250 millones en subvenciones federales estarán disponibles durante los próximos cinco años para mejorar los vecindarios de Houston y mejorar la calidad de vida de las familias de ingresos bajos y moderados. Estas subvenciones federales incluyen la Subvención en Bloque para el Desarrollo Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME (HOME), las Oportunidades de Vivienda para Personas con VIH/SIDA (HOPWA) y la Subvención para Soluciones de Emergencia (ESG). El personal recopilará información sobre presupuestos futuros, metas y la visión estratégica para asignar recursos para satisfacer las necesidades.

Las reuniones comunitarias de otoño de 2025 se llevarán a cabo en las siguientes fechas y horas:

Ubicación	Fecha
Reunión Virtual https://bit.ly/FPH-2025-ENG (English) https://bit.ly/FPH-2025-ES (Español) Teléfono - Solo audio (Toll): 1-936-755-1521 ID de conferencia telefónica # (Inglés) 385 265 850#, (Español) 296 507 896#	Jueves, 4 de diciembre de 2025 3:00 pm – 5:00 pm
Reunión en persona de Third Ward MSC 3611 Ennis St., Houston, TX 77004	Martes, 9 de diciembre de 2025 6:00 pm – 8:00 pm

Se proporcionarán subtítulos durante la reunión virtual. Para obtener información adicional o para solicitar arreglos especiales en estas reuniones comunitarias (intérprete u otro), comuníquese con Je'Lada Huff al 832-394-8494 o JeLada.Huff@houston.tx.gov. Puede ver los materiales de la reunión y participar en nuestro sitio web: <https://houston.tx.gov/housing/publichearing>.

Para obtener información sobre nuestro proceso de quejas y apelaciones, llame al (832) 394-6000 o envíe un correo electrónico HCDD.ComplaintsAppeal@houston.tx.gov. Para obtener más información sobre HCDD y sus programas, acceda al sitio web de HCDD en www.houston.gov/housing.



Houston Chronicle

Public Notice

The City of Houston's Housing and Community Development Department (HCD) is submitting its **2026 Annual Action Plan** to the U.S. Department of Housing and Urban Development (HUD) for the four formula grants that consist of: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and the Emergency Solutions Grant (ESG). The Annual Action Plan is a one-year strategic plan that measures the HCD's efforts to: expand and preserve affordable housing, assist those with special needs, revitalize communities, and provide public improvements to low- and moderate-income neighborhoods.

Throughout the Annual Action Plan development process, HCD collaborates with residents, stakeholders, neighborhood-based organizations, local housing advocates, and non- and for-profit agencies to determine which improvement strategies benefit low- and moderate-income Houstonians. Information about the planning process is made available at twice-annual community meetings. The Fall 2025 Virtual Community meeting was held on December 4, 2025, and the Fall 2025 in-person Community meeting was held on December 9, 2025, at the Third Ward Multi-Service Center.

HCD's Annual Action Plan funding priorities promote strategies that 1) preserve and expand the supply of affordable housing; 2) expand homeownership opportunities; 3) provide assistance to persons affected by HIV/AIDS; 4) reduce homelessness; 5) improve quality of life; 6) revitalize communities; 7) promote health and safety; and 8) foster community economic development.

The 2026 Annual Action Plan outlines priorities and describes how the \$51,547,917.98 in federal funds and \$181,483.20 in program income, for a total of \$51,729,401.18, will be used to benefit income-eligible residents during the 2026 Program Year (July 1, 2026 – June 30, 2027).

Program Year (PY) 2026 Proposed Budgets for Federal Funds

Community Development Block Grant		
Public Services	\$3,792,533.08	14.82%
ESG Match	\$500,000.00	1.95%
Homeownership Assistance	\$1,001,397.02	3.91%
Single-Family Home Repair	\$3,154,001.69	12.32%
Lead-Based Paint	\$199,201.96	0.78%
Multifamily Housing (Rehab)	11,000,000.00	42.97%
Economic Development	\$830,066.41	3.24%
Program Administration	\$5,119,300.04	20.00%
Total	\$25,596,500.20	100.0%

HOME Investment Partnerships Grant		
Multifamily Acquisition/ Rehabilitation/ New Construction/ Relocation/ Program Delivery	\$5,580,027.15	55.50%
Single-Family Acquisition/ Rehabilitation/ New Construction/ Relocation/ Program Delivery	\$3,468,665.53	34.50%
Program Administration	\$1,005,410.30	10.00%
Total	\$10,054,102.98	100.00%

Housing Opportunities for Persons with AIDS (HOPWA) Grant		
Operating Costs	\$2,790,485.00	20.05%
Supportive Services	\$2,642,340.62	18.98%
Project or Tenant-based Rental Assistance	\$4,901,015.00	35.21%
Short-Term, Rent, Mortgage & Utility Assistance	\$2,200,000.00	15.81%
Resource Identification	\$64,024.70	0.46%
Housing Information	\$102,996.26	0.74%
Grantee Administration	\$417,552.42	3.00%
Sponsor Administration	\$800,000.00	5.75%
Total	\$13,918,414.00	100.0%

Emergency Solutions Grant (ESG)		
Homeless Management Information System (HMIS)	\$86,415.36	4.00%
Emergency Shelter	\$1,034,823.94	47.90%
Homeless Prevention	\$358,623.74	16.60%
Rapid Re-Housing	\$518,492.14	24.00%
Administration	\$142,028.80	7.50%
Total	\$2,140,384.00	100.0%

The Spring 2026 Community Meetings will be held on the following day(s)/time(s) below:

LOCATION	DATE
In Person Meeting Alief Neighborhood Center (MSC) 11903 Bellaire Blvd, Houston, TX 77072	Tuesday, March 31, 2026 6:00 p.m. – 8:00 p.m.
Virtual Meeting https://bit.ly/2026-SVCM-E (English) https://bit.ly/2026-SVCM-S (Español)	Tuesday, April 7, 2026 3:00 p.m. – 5:00 p.m.
Phone - Audio Only 1-936-755-1921 Phone conference ID # 317 912 6504 (English) 374 164 794 (Español)	

The in-person meeting is accessible to persons with disabilities. For additional information or to request special arrangements at the public hearings (interpreter, captioning for the hearing impaired, sign language, or other accommodations), please contact Je'Lada Huff at (832)394-8494 or jelada.huff@houston.tx.gov.

Public Review and Comment Period

View the Draft of the 2026 Annual Action Plan at the following locations:

- Online at <https://www.houstontx.gov/housing/hud-reports.html>
- HCD - 2100 Travis Street, Houston, TX 77002 (Copies may also be obtained at this location)

The general public may comment on the Draft 2026 Annual Action Plan during the 30-day comment period extending from Monday, March 9, 2026, to Wednesday, April 8, 2026. Public comments may be submitted by email to: HCDPlanning@houstontx.gov or by mail: HCD, ATTN: Planning, 2100 Travis Street, 9th Floor, Houston, TX 77002. Summaries of public comments and responses will be available in the final version of the 2026 Annual Action Plan.

For any information about our Complaints and Appeals Process, please call (832) 394-6000 or email HCDComplaints@houstontx.gov. For more information about HCD and its programs, please access HCD's website at www.houstontx.gov/housing.



LaVoz

Aviso Público

El Departamento de Vivienda y Desarrollo Comunitario (HCD por sus siglas en inglés) de la ciudad de Houston está presentando su **Plan de Acción Anual 2026** al Departamento de Vivienda y Desarrollo Urbano de E.E. UU. (HUD) para las cuatro subvenciones de fórmula que consisten en: Subvención en Bloque para Desarrollo Comunitario (CDBG), el Programa de Alianzas de Inversión HOME (HOME), la Subvención para Oportunidades de Vivienda para Personas con SIDA (HOPWA) y la Subvención para Soluciones de Emergencia (ESG). El Plan de Acción Anual es un plan estratégico anual que mide los esfuerzos del HCD para: ampliar y preservar la vivienda asequible, ayudar a personas con necesidades especiales, revitalizar comunidades y proporcionar mejoras públicas a barrios de ingresos bajos y moderados.

A lo largo del proceso de desarrollo del Plan de Acción Anual, HCD colabora con residentes, partes interesadas, organizaciones vecinales, defensores locales de la vivienda y agencias sin y con ánimo de lucro para determinar qué estrategias de mejora benefician a los habitantes de Houston de ingresos bajos y moderados. La información sobre el proceso de planificación se ofrece en reuniones comunitarias dos veces al año. La reunión de la Comunidad Virtual de otoño de 2025 se celebró el 4 de diciembre de 2025, y la reunión comunitaria presencial de otoño de 2025 se celebró el 9 de diciembre de 2025 en el Centro Multifuncional del Third Ward.

Las prioridades de financiación del Plan de Acción Anual de HCD promueven estrategias que 1) preservan y amplían la oferta de vivienda asequible; 2) ampliar las oportunidades de propiedad de vivienda; 3) prestar asistencia a personas afectadas por el VIH/SIDA; 4) reducir la falta de vivienda; 5) mejorar la calidad de vida; 6) revitalizar comunidades; 7) promover la salud y la seguridad; y 8) fomentar el desarrollo económico comunitario.

El Plan de Acción Anual 2026 establece prioridades y describe cómo los \$51,547,917.98 dólares en fondos federales y los \$181,483.20 dólares en ingresos del programa, para un total de \$51,729,401.18 dólares, se utilizarán para beneficiar a los residentes con ingresos elegibles durante el Año Programático 2026 (1 de julio de 2026 – 30 de junio de 2027).

Presupuestos Propuestos para Fondos Federales del Programa Anual (PY) 2026

Subvención en Bloque para Desarrollo Comunitario		
Servicios Públicos	\$3,792,533.08	14.82%
ESG Match	\$500,000.00	1.95%
Asistencia para propietarios de vivienda	\$1,001,397.02	3.91%
Reparación de viviendas unifamiliares	\$3,154,001.69	12.32%
Pintura a base de plomo	\$199,201.96	0.78%
Vivienda multifamiliar (rehabilitación)	\$1,000,000.00	4.27%
Desarrollo económico	\$830,066.41	3.24%
Administración del Programa	\$5,119,300.04	20.00%
Total	\$25,596,500.20	100.0%

Programa de Alianzas de Inversión HOME		
Adquisición/ rehabilitación/ construcción nueva/ reubicación / entrega de programas de viviendas multifamiliares	\$5,580,027.15	55.50%
Adquisición/ rehabilitación/ construcción nueva/ reubicación/ entrega de programas de viviendas unifamiliares	\$3,468,665.53	34.50%
Administración del Programa	\$1,005,410.30	10.00%
Total	\$10,054,102.98	100.00%

Subvención para Oportunidades de Vivienda para Personas con SIDA (HOPWA)		
Costes operativos	\$2,790,485.00	20.05%
Servicios de apoyo	\$2,642,340.62	18.98%
Asistencia de Alquiler por Proyectos o Inquilinos	\$4,901,015.00	35.21%
Asistencia a corto plazo, alquiler, hipoteca y servicios públicos	\$2,200,000.00	15.81%
Identificación de recursos	\$64,024.70	0.46%
Información sobre viviendas	\$102,996.26	0.74%
Administración de los beneficiarios	\$417,552.42	3.00%
Administración de los patrocinadores	\$800,000.00	5.75%
Total	\$13,918,414.00	100.0%

Subvención para Soluciones de Emergencia (ESG)		
Sistema de Información para la Gestión de Personas sin Hogar (HMIS)	\$86,415.36	4.00%
Refugio de emergencia	\$1,034,823.94	47.90%
Prevención de la Falta de Vivienda	\$358,623.74	16.60%
Reubicación Rápida	\$518,492.16	24.00%
Administración	\$162,028.80	7.50%
Total	\$2,160,384.00	100.0%

Las reuniones comunitarias de primavera de 2026 se celebrarán el (los) día/hora(s) siguiente(s) a continuación:

UBICACIÓN	FECHA
Reunión En Persona Alief Neighborhood Center (MSC) 11903 Bellaire Blvd, Houston, TX 77072	Martes 31 de marzo de 2026 6:00 p.m. – 8:00 p.m.
Reunión Virtual https://bit.ly/2026-SVCM-E (English) https://bit.ly/2026-SVCM-S (Español)	
Por Teléfono (Audio Solamente) 1-936-755-1521 Conferencia Telefónica ID 317 912 6504 (English) 374 164 99# (Español)	Martes 7 de abril de 2026 3:00 p.m. – 5:00 p.m.

La reunión presencial es accesible para personas con discapacidad. Para información adicional o para solicitar acuerdos especiales en las audiencias públicas (intérprete, subtítulos para personas con discapacidad auditiva, lenguaje de signos u otras adaptaciones), por favor contacte con Je'Lada Huff en el (832)394-8494 o jeleda.huff@houstontx.gov.

Periodo de Revisión Pública y Comentarios

Consulta el borrador del Plan de Acción Anual 2026 en los siguientes lugares:

- En línea en https://www.houstontx.gov/housing/hud_reports.html
- HCD - 2100 Travis Street, Houston, TX 77002 (También se pueden obtener copias en esta ubicación)

El público en general podrá comentar sobre el Borrador del Plan de Acción Anual 2026 durante el periodo de comentarios de 30 días que se extiende desde el lunes 9 de marzo de 2026 hasta el miércoles 8 de abril de 2026. Los comentarios públicos pueden enviarse por correo electrónico a: HCDPlaning@houstontx.gov o por correo postal: HCD, ATENCIÓN: Planificación, 2100 Travis Street, 9ª planta, Houston, TX 77002. En la versión final del Plan de Acción Anual 2026, se podrán presentar resúmenes de comentarios y respuestas públicas.

Para cualquier información sobre nuestro proceso de Quejas y Apelaciones, por favor llámanos al (832) 394-6000 o envíe un correo electrónico HCDComplaints@houstontx.gov. Para más información sobre el TCH y sus programas, por favor visite la página web del HCD en www.houstontx.gov/housing.



APPENDIX 8: PUBLIC PARTICIPATION SUMMARIES

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 9: WRITTEN COMMENTS AND RESPONSE

This section will be added in the Final version of the 2026 Annual Action Plan



APPENDIX 10: ORDINANCE

This section will be added in the Final version of the 2026 Annual Action Plan



