



SPRING 2026 COMMUNITY MEETING

March 31, 2026 | 6:00 PM
Alief Neighborhood Center | District F

WELCOME



Tiffany D. Thomas
Councilwoman
District F

WELCOME



Michael C. Nichols

Director

City of Houston

Housing and Community Development Department

PRESENTER



Lisa McNeill
Staff Analyst

MODERATORS



Derek Sellers
Deputy Director



Alan Isa
Staff Analyst

AGENDA

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



GENERAL INFORMATION

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

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





OVERVIEW

OUR VISION

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



Single Family
Affordable Homes



Public Facilities
Edison Arts Center



Public Services
SEARCH Ribbon Cutting



Multi-family
OST Loft Apartments

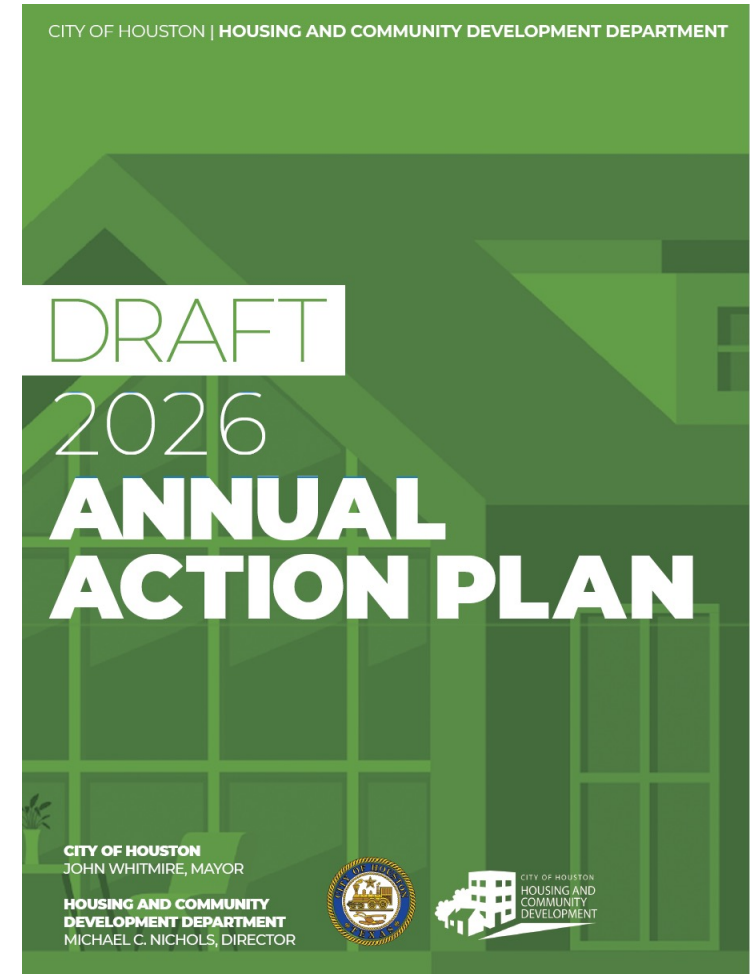
WHY WE ARE HERE TODAY



2026 Annual Action Plan

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

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



WHY WE ARE HERE TODAY

2026 Annual Action Plan (AAP)

\$51,729,401.18 Estimated Annual Federal Formula Grants (Program Year 2026)

CDBG

Community Development
Block Grant
\$25,596,500.20*

Provide funding for:

- Housing
- Public services
- Public facilities
- Economic development

HOME

HOME Investment
Partnerships Grant
\$10,054,102.98*

Create affordable
homes for:

- Renters
- Homeowners

HOPWA

Housing Opportunities for
Persons with AIDS
\$13,918,414.00

Housing & Social
services for:

- Persons with HIV/AIDS and their families

ESG

Emergency Solutions Grant
\$2,160,384.00

Shelter and Support
services for:

- Homeless persons or persons at-risk homelessness

*includes projected program income

PUBLIC ENGAGEMENT ACTIVITIES

Community Involvement Survey



Community Needs Survey

GOT A MINUTE?

SCAN ME



LET YOUR VOICE BE HEARD!

TAKE OUR COMMUNITY NEEDS SURVEY ONLINE

La encuesta también está disponible en español.

Khảo sát cũng có sẵn bằng tiếng Việt

CITY OF HOUSTON HOUSING & COMMUNITY DEVELOPMENT

SPRING 2026 COMMUNITY MEETINGS

Public Engagement



DEMOGRAPHICS

Population: **2,328,253**

% Persons with Disabilities: **10.4%**

% in Labor Force: **53.2%**

Households: **930,404**

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

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

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

(for all bedroom types)



56.5%

LMI Households
(earning
approximately 80%
AMI and below)



12.4%

Senior population
(Houstonians
aged 65 and up)

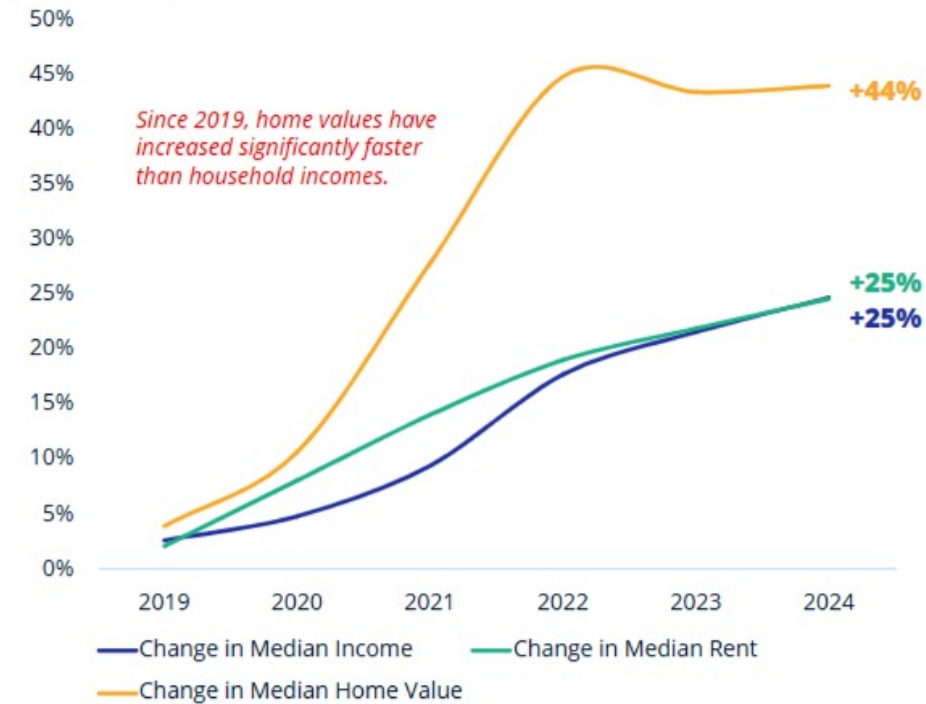


42.0%

Households with
Lead Risks
(homes built before 1978)

PRICES RISING FASTER THEN INCOME

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



Houston - Harris County Affordable Housing Strategy | HR&A Advisors | 17

AFFORDABILITY

Housing Cost Burden by Household Type (2024)

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

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

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



WE HEARD YOU



COMMUNITY NEEDS SURVEY

204 Persons Surveyed

Needs & Challenges

Top 3 Community Needs/Priorities:

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

Top 3 Affordable Housing Needs/Priorities:

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





COMMUNITY NEEDS SURVEY

Top 3 Public Facilities Needs/Improvements

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

Top 3 Community Services Needs/Improvements

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

Top 3 Infrastructure Needs/Improvements

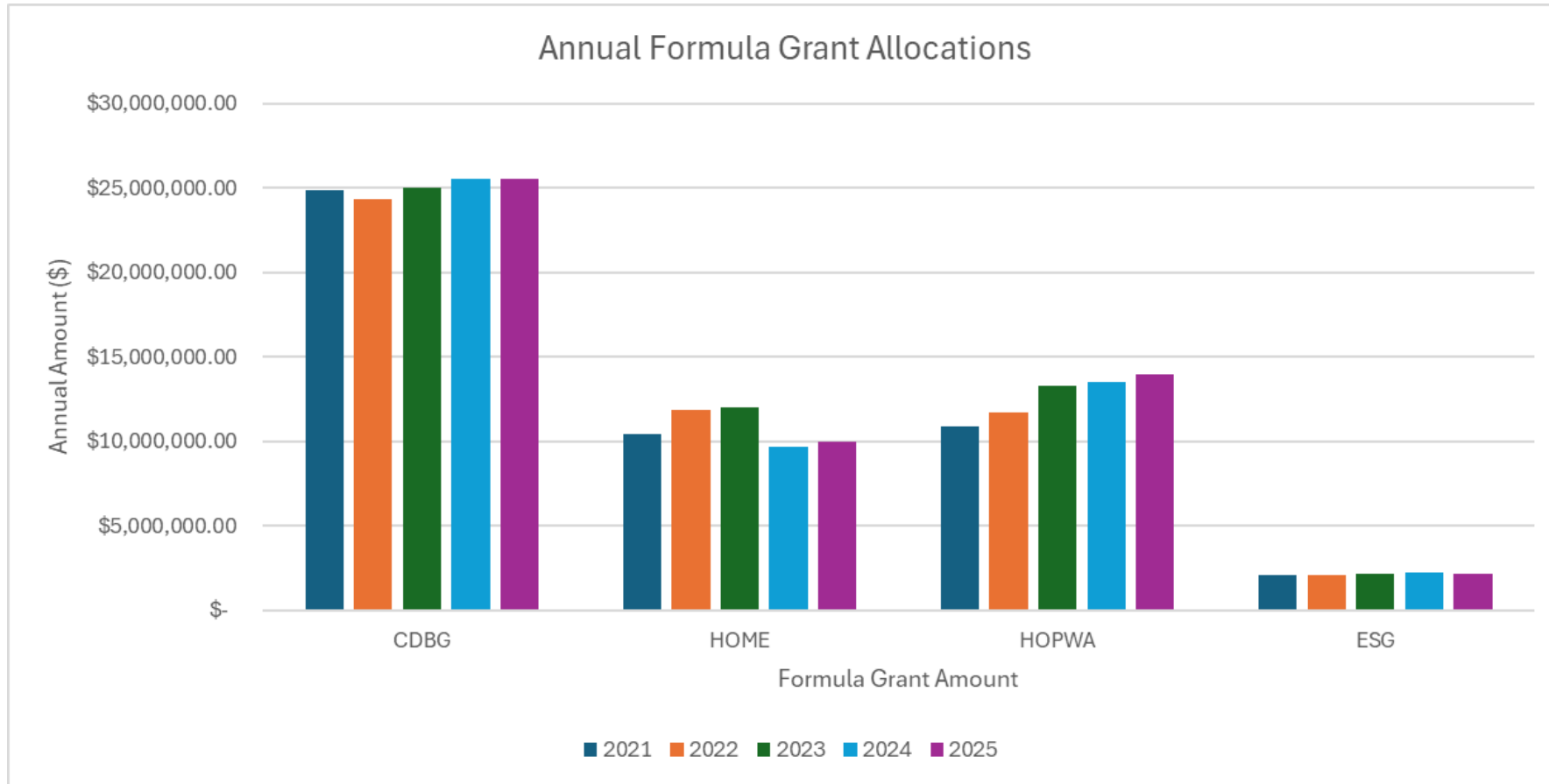
- Trash cleaning and illegal dumping prevention
- Stormwater drainage/flood plain management
- Sidewalk improvements & accessibility for people with disabilities





ANNUAL ACTION PLAN

GRANT ALLOCATIONS





GRANT ALLOCATIONS

Program Year 2026 | Total Federal Funding: **\$51,729,401** | July 1, 2026 – June 30, 2027

CDBG

COMMUNITY DEVELOPMENT BLOCK GRANT

\$25,596,500

49.5% of total 

HOME

HOME INVESTMENT PARTNERSHIPS

\$10,054,103

19.4% of total 

HOPWA

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

\$13,918,414

26.9% of total 

ESG

EMERGENCY SOLUTIONS GRANT

\$2,160,384

4.2% of total 

2026 GRANT ALLOCATION

CDBG	AMOUNT	PERCENT
Public Services	\$3,792,533.08	14.82%
Single-Family Home Repair	\$3,154,001.69	12.32%
Homeownership Assistance	\$1,001,397.02	3.91%
Lead Based Paint	\$199,201.96	0.78%
Multifamily Housing (Rehab)	\$11,000,000.00	42.97%
Economic Development	\$830,066.41	3.24%
ESG Match	\$500,000.00	1.95%
Program Administration	\$5,119,300.04	20.00%
TOTAL*	\$25,596,500.20	100.00%

CDBG ANTICIPATED ACCOMPLISHMENTS FOR 2026

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



2026 GRANT ALLOCATION

HOME	AMOUNT	PERCENT
Planning and Administration (10% of Estimated + Program Income)	\$1,005,410.30	10.00%
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Project Delivery	\$5,580,027.15	55.50%
Single Family Housing Development/New Construction/Project Delivery	\$3,468,665.53	34.50%
TOTAL*	\$10,054,102.98	100.00%



HOME ANTICIPATED ACCOMPLISHMENTS FOR 2026

Multifamily Developments

- Develop approximately **75** new multifamily units

Single Family Home Development

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



2026 GRANT ALLOCATION

HOPWA	AMOUNT	PERCENT
Operating Costs	\$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 Subsidies	\$2,200,000.00	15.81%
Resource Identification/Technical Assistance	\$64,024.70	0.46%
Housing Information	\$102,996.26	0.74%
Grantee Administration (3% of Estimated Grant Amount) –HCDD	\$417,552.42	3.00%
Sponsor Administration (7% of Estimated Grant Amount) -- Subgrantees	\$800,000.00	5.75%
TOTAL*	\$13,918,414.00	100.00%



HOPWA ANTICIPATED ACCOMPLISHMENTS FOR 2026

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

2026 GRANT ALLOCATION

ESG	AMOUNT	PERCENT
HMIS	\$86,415.36	4.00%
Emergency Shelter	\$1,034,823.94	47.90%
Homeless Prevention	\$358,623.74	16.60%
Rapid Rehousing	\$518,492.16	24.00%
Administration (7.5% cap)	\$162,028.80	7.50%
TOTAL	\$2,160,384.00	100.00%



ESG ANTICIPATED ACCOMPLISHMENTS FOR 2026

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

DRAFT 2026 ANNUAL ACTION PLAN



The Plan is available at the following locations:

www.houstontx.gov/housing

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

Comments will be accepted by:

E-mail: HCDDPlanning@houstontx.gov

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

Online: www.houstontx.gov



BREAKOUT GROUP ACTIVITY



LET YOUR VOICE BE HEARD

We will have a 20-minute facilitated group discussion

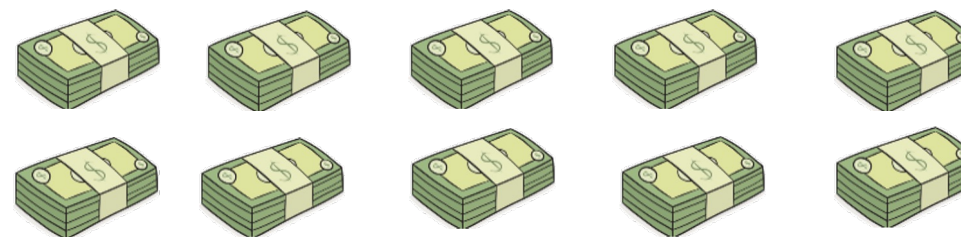
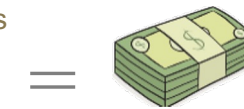


ACTIVITY OVERVIEW

- **Round 1 (10 min):** Build a \$50 million budget using ten \$5 million tiles across five program areas.
- **Round 2 (3 min):** Identify your table's top two priorities and explain why.
- **Round 3 (7 min):** Draw a scenario card and move exactly two tiles to respond and discuss.
- **Round 4 (1 min per table):** Report out your decisions to the room.

BULDING A BUDGET

Each stack represents \$5 million. There is a total of \$50 million.



Discuss within the group on how to distribute the budget tiles

After discussion, draw a card

Move EXACTLY 2 tiles

TABLE TALLY SHEET			
HCD Spring 2026 Community Meeting Budget + Tradeoffs.			
Table #:		Date:	Recorder:
			Facilitator:
Program Area	Initial Budget (\$M)	After Scenario (\$M)	Reasons (Why?)
Single - Family <small>(i.e. repairs, rehab, homebuyer assistance)</small>			
Multi - Family <small>(i.e. affordable rental development/rehab)</small>			
Public Services <small>(i.e. childcare, senior and job training assistance programs)</small>			
Public Facilities <small>(i.e. childcare, senior and job training assistance programs)</small>			
Services for Homeless <small>(i.e. emergency shelters, outreach, rapid rehousing programs)</small>			
TOTAL	\$50M	\$50M	

Top 2 priorities (initial): _____ & _____

Two moves made (from → to): 1) _____ 2) _____

One sentence takeaway (for AAP summary): _____

PLEASE TELL US ...

1. Your name
2. What neighborhood you live
3. How you heard about today's meeting
4. Why you came to today's meeting



GROUND RULES

Be respectful.

Avoid inflammatory language.

Be mindful of background noise.



REPORT OUT

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



POST DISCUSSION AND PRIORITIES

DOT VOTE BOARD

Instructions to participants: Place THREE dots on the needs you want addressed most this year. You may place all three dots in one box or spread them out.

Place THREE dots on the needs you want addressed most this year.

You may place all three dots in one box or spread them out.

Single-Family	Multifamily
Public Services	Public Facilities
Services for Homeless	Other / Write-in



PUBLIC HEARING

PUBLIC HEARING

Ground Rules

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

Note that:

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

Start



PUBLIC HEARING

3

MINUTES



PUBLIC HEARING

2

MINUTES



PUBLIC HEARING

1

MINUTE



PUBLIC HEARING

30

SECONDS REMAINING



PUBLIC HEARING

15

SECONDS REMAINING



PUBLIC HEARING

3

SECONDS REMAINING



PUBLIC HEARING

2

SECONDS REMAINING



PUBLIC HEARING

1

SECONDS REMAINING



PUBLIC HEARING

TIME'S UP

Please complete your statement



PUBLIC HEARING

THANK YOU

for your Public Comment!





QUESTION & ANSWER



FINAL REMARKS



CONNECT WITH HCDD



@HoustonHCDD



THANK YOU TO
OUR GENEROUS
SPONSOR!





THANK YOU