



Houston Housing Authority

MONDAY, DECEMBER 5, 2022

PRESENTATION TO MAYOR SYLVESTER TURNER



HOUSTON
HOUSING AUTHORITY

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SECTION 1: VISION 2020 UPDATE



1. Identification of new President & CEO to provide strategic leadership and agency direction	✓
2. Continue to maintain our primary mission of affordability with the HHA's main priority of supporting our residents	✓
3. Continue the HHA's efforts to increase affordable units at all levels with specific focus on deeper affordability	✓
4. Expand the HHA's development initiatives to align with "Complete Communities" program efforts	Ongoing
5. Expand the HHA's work and collaboration with entities that advocate for our homeless population	✓ Ongoing
6. Initiate a study of our aging public housing assets to strategically determine a redevelopment strategy	Ongoing
7. Continue expansion of MWBE participation in development efforts and other areas of the HHA's work	✓
8. Groundbreaking for the redevelopment of 2100 Memorial	✓
9. Schedule & host a Board Retreat to include all Commissioners and Executive Team with a goal of developing the strategic vision for the HHA	January 2023

SECTION 2: HHA AGENCY OVERVIEW



BOARD OF COMMISSIONERS

Chairman: LaRence Snowden

Vice Chair: Kristy Kirkendoll

Dr. Max Miller

Kris Thomas

Stephanie Ballard

Andrea Cooksey

President & CEO: David A. Northern, Sr.

ABOUT - The Houston Housing Authority (HHA) is the largest affordable housing provider for Houstonians. Low and moderate-income housing, Public Housing, Housing Choice Voucher, and Tax Credit housing play a major role in addressing the critical needs throughout the city. The HHA’s jurisdiction is one of the largest in the country spanning over seven counties. An average of 24,340 households comprised of 60,851 people are provided stable, affordable homes through the agency’s programs and services. These include some of the city’s most vulnerable populations: seniors, those with disabilities, and low/moderate wage earners. The HHA is a unique facilitator of public-private partnerships by utilizing federal funds and leveraging private funds to develop affordable housing communities, some of which are mixed-income and mixed-finance developments.

CLIENTS SERVED

Total: 60,851

Public Housing 6,525

Tax Credit 5,058

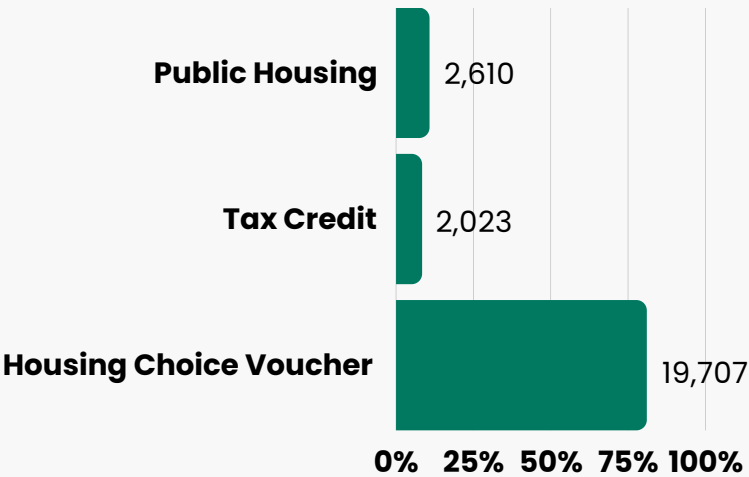
HCV 49,268

Note: Total # of clients served based on 2.5 occupants per household

Affordable Housing Programs	Average # of Clients Served	% of Client Population
Public Housing	6,525	10.63%
Tax Credit	5,058	8.31%
Housing Choice Voucher (HCV)	49,268	81.06%
TOTAL	60,851	100%

HOUSING UNITS

Total: 24,340



HHA AFFORDABLE HOUSING PROGRAMS

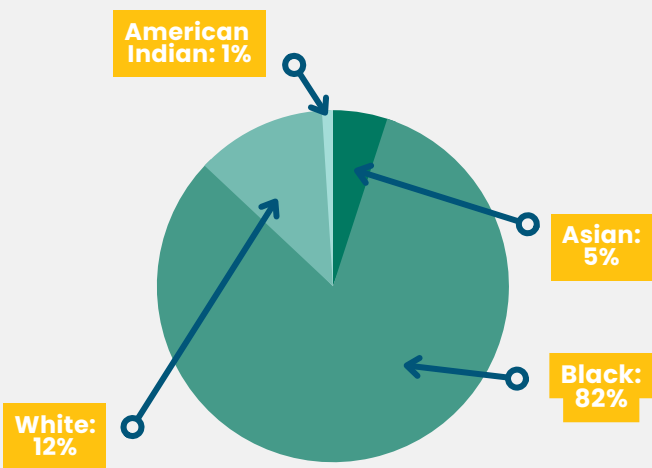
The HHA owns and operates three main programs:

- Public Housing
- Tax Credit
- Housing Choice Voucher Program

PUBLIC HOUSING / MIXED INCOME – The HHA, in partnership with federal assistance through the U.S. Department of Housing and Urban Development (HUD), owns 13 public housing developments containing 2,610 rental units. HUD funds the HHA for the operation of this program through a subsidy method. Clients pay 30% of their income toward their rent. The average Public Housing resident rental portion is about \$276, and the average income is \$11,623. The Public Housing program faces challenges of preserving affordable housing opportunities. HUD has provided housing agencies with innovative options to improve public housing issues and maintain subsidized housing. During the past five years, the HHA’s public housing programs have encountered a loss of 1,371 public housing units due to demolition, disposition, national disasters, Rental Assistance Demonstration (RAD) Conversions, HOPE VI, and state expansion projects.

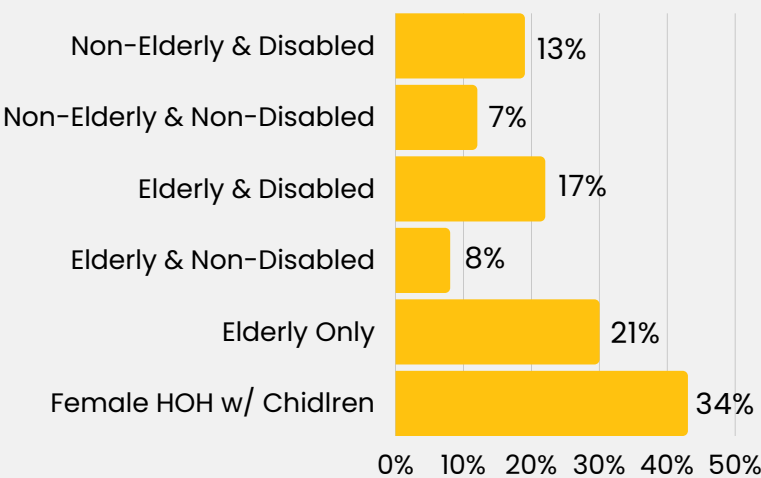
HHA TENANT DEMOGRAPHICS: PUBLIC HOUSING

Client Race & Ethnicity

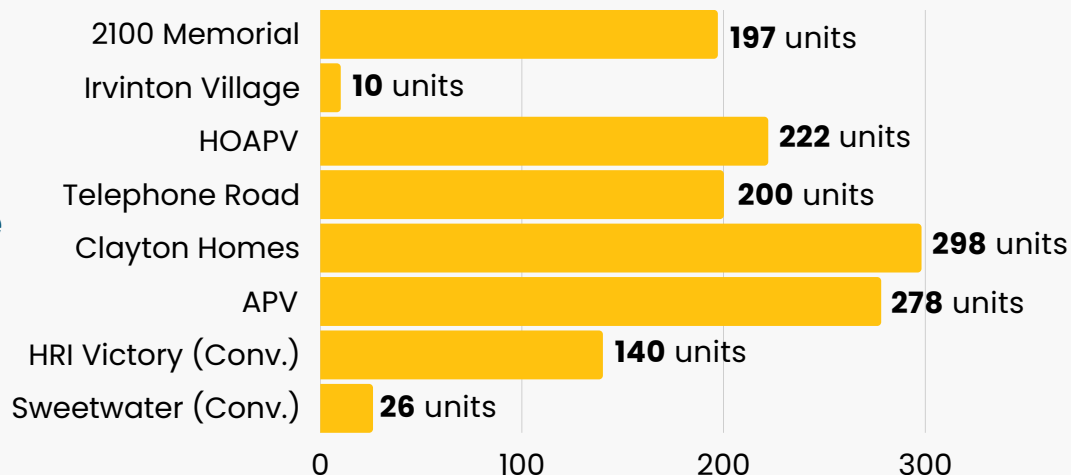


Client Households

Total: 2,244



Public Housing Units Lost Since 2017



Tax Credit Rental Program Low-Income Housing Tax Credits (LIHTC) – In partnership with private investors, the HHA owns 2,023 tax-credit units in 10 communities throughout Houston. The LIHTC program provides investors of affordable rental housing with a tax credit to offset part of their federal tax liability. In return, this requires units to be leased to qualified tenants at rents below market rate. The program is intended to serve families living at or below 80% of the Area Median Income (AMI) and fosters the development and maintenance of rental housing for low-income families. These clients pay a fixed, affordable rent.

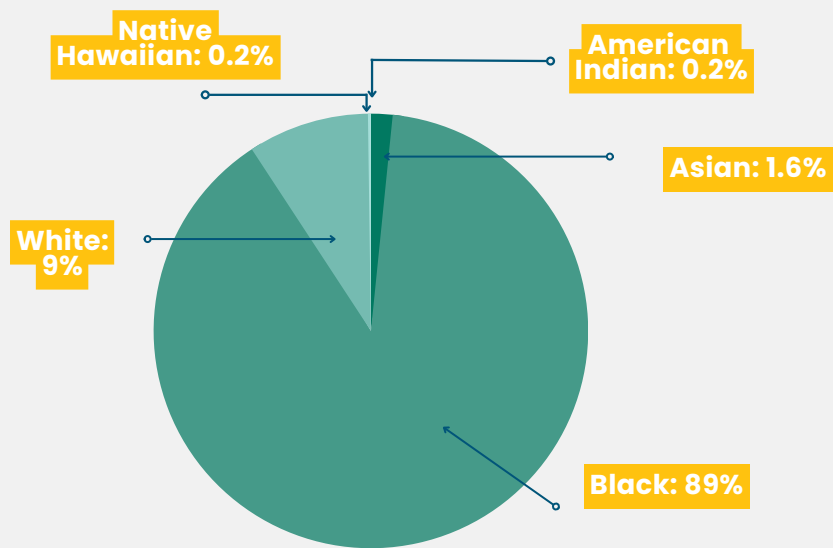
Housing Choice Voucher Program (HCVP) – The HHA administers 21,515 vouchers for low-income and vulnerable clients. The HHA’s voucher program is comprised of tenant-based, project-based, moderate-rehabilitation, single-room occupancy, and special programs indicated below:

Voucher Programs	Allocation	Types of Vouchers	Leased Voucher Utilization as of 11/30/22
Tenant-Based	18,654	<ul style="list-style-type: none"> Tenant-based, Mod-Rehab Single Room Occupancy 	97.75%
Special Programs	2,861	<ul style="list-style-type: none"> Family Unification Program Near-Elderly Disabilities VASH Emergency Housing Mainstream Programs 	88%
TOTAL	21,515		

HCVP provides assisted rental housing through the participation of private landlords in the community. Approximately 5,200 landlords in and around Houston metro currently participate in the program. These landlords, combined, receive about \$12.0 million in rent payments each month from the Houston Housing Authority. Clients pay 30% of their income towards rent, and the HHA subsidizes the remaining amount.

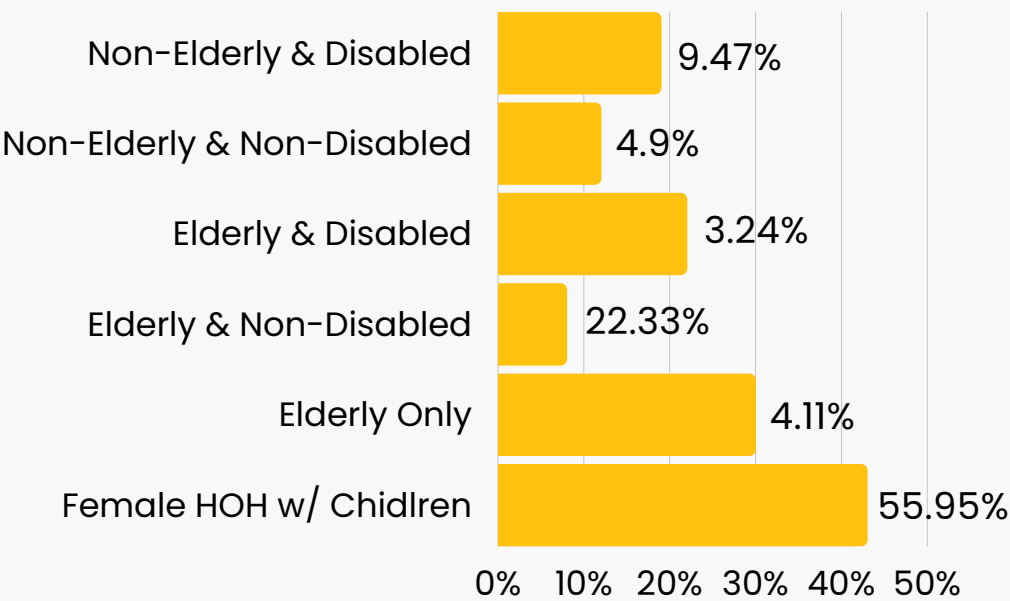
HHA TENANT DEMOGRAPHICS: HOUSING CHOICE VOUCHER PROGRAM

Tenant Race & Ethnicity



Tenant Households

Total: 21,515



WAITLIST STATUS

As of December, 2022

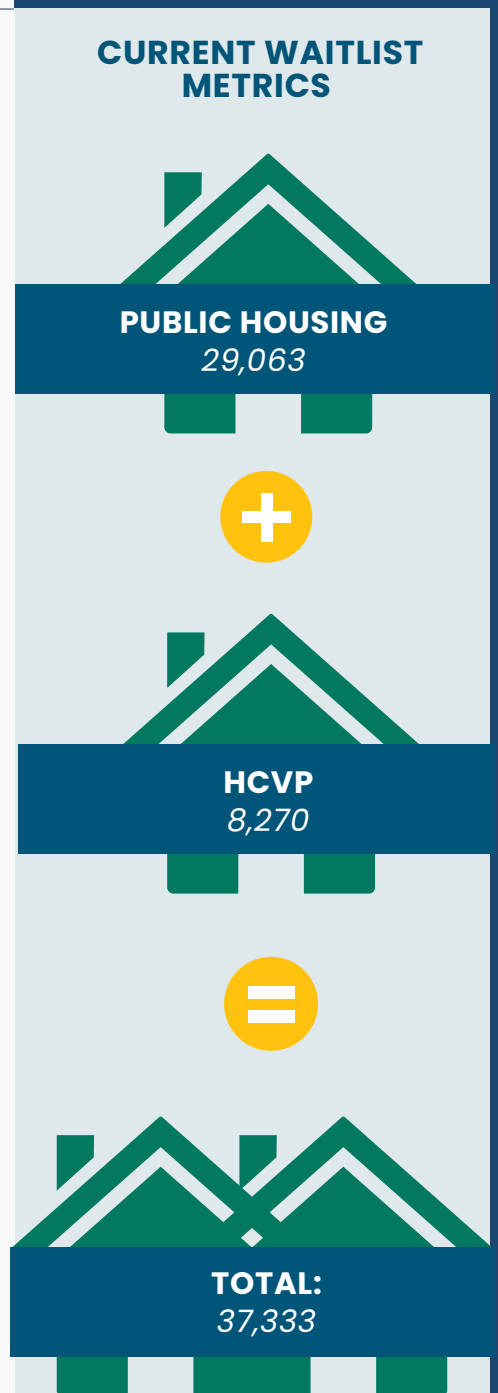
BRIDGING THE AFFORDABLE HOUSING GAP

The HHA collaborates with the Coalition for the Homeless of Houston/Harris County, which serves as the lead agency for the local homeless response system, The Way Home. Their mission of providing supportive services for people experiencing homelessness to help them transition into permanent housing aligns with the HHA's housing goals. The HHA actively engages in actionable conversations to identify and resolve unmet housing needs within our jurisdiction.

Coordinated resources are currently being pursued to expand the availability of affordable housing units. There is currently a shortage of 1-bedroom units to serve single-person households, the most common and largest family size among vulnerable homeless populations. Local, private, and public affordable housing partners are also collaborating on landlord engagements to increase unit availability. New landlords are actively being recruited to offer various housing options for low-income and homeless clients.

AFFORDABLE HOUSING NEED IN HOUSTON

Houston ranks 1st in the state and 5th in the nation for the most severe housing shortage.



434,102

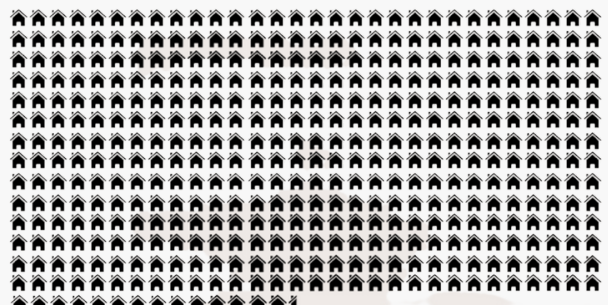
Houston households are overspending on rent.



NEARLY

1 IN 2

Houston renters (49.3%) are cost-burdened, meaning they spend 30% or more of their income on rent. Of these, half spend at least 50% or more of income on rent.



WHO NEEDS AFFORDABLE HOUSING IN HOUSTON?

HHA supports Houstonians low- and middle-income households earning between 30% - 80% of the area median income.

AMI = AREA MEDIAN INCOME

the average income of an area used to calculate eligibility for federal housing programs

\$53,400

Houston's AMI for a single-person household; HHA serves those earning near & below this threshold

\$87,657

estimated salary needed to live comfortably in Houston as a renter

\$34,257 gap between the AMI and a comfortable salary; this gap widens for those earning below the AMI

NOTE: these numbers constantly fluctuate but provides an estimation based on current data from the City of Houston and HUD. Comfortability number is based on 50/30/20 budgeting rule.

YOU KNOW SOMEONE WHO NEEDS AFFORDABLE HOUSING:

>50% AMI

RETAIL AND GROCERY CASHIERS, BARISTAS, FOOD SERVERS, HOME HEALTH AIDES, NURSING ASSISTANTS, YARD WORKERS, JANITORS & HOUSEKEEPERS

50-80% AMI

BUS DRIVERS, NANNIES, SECURITY GUARDS, TEACHER'S ASSISTANTS, RECEPTIONISTS, NAIL TECHNICIANS, RESTAURANT COOKS, ADMINISTRATIVE ASSISTANTS

80% AMI

TEACHERS, FIREFIGHTERS, POLICE OFFICERS, PARALEGALS, BOOKKEEPERS, JOURNALISTS

HHA IS MORE THAN JUST HOUSING

The common misconception is that most people served by HHA are chronically unemployed. However, the reality is that 75% of residents (18 years or older, not elderly or disabled) are gainfully employed. One of our primary goals is to empower clients to achieve economic self-sufficiency and education. The HHA successfully promotes self-sufficiency through a variety of programs and services.

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

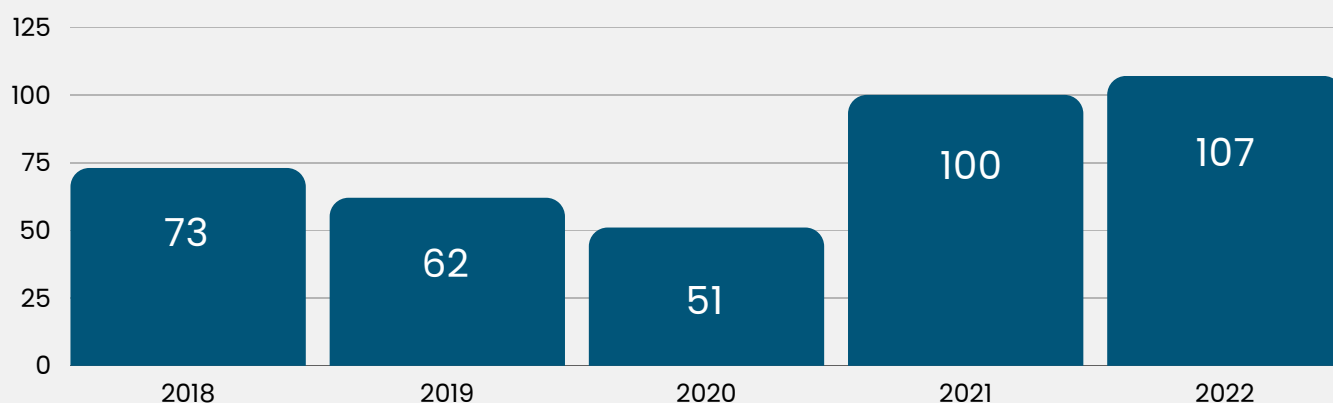
The HHA coordinates public and private resources to help Housing Choice Voucher and Public Housing clients obtain employment that will enable their achievement of economic independence while reducing dependence on federal assistance (welfare and rental subsidies). Participants are connected to FSS Coordinators who build partnerships with local employers and service providers to connect clients to critical services such as childcare, transportation, education, job training, employment counseling, substance/alcohol abuse treatment, financial empowerment coaching, asset-building strategies, household skill training, homeownership counseling, and more.

Upon enrollment in FSS, the HHA assists clients in establishing personal goals that can be achieved within five years. FSS contracts are also executed as an agreement establishing an interest-bearing escrow account, which is offered as an agreement between the HHA and the clients to document mutual commitments.

The interest-bearing escrow account is offered as a savings account to the clients. As a client's earned income increases, their escrow account balance increases. When their household income increases, the client's rent payment also rises. By enrolling in FSS, participants have the opportunity to convert their increased rent into savings which are held in their escrow accounts. The FSS program serves an average of 452 families (431 HCVP & 21 Public Housing clients).

Annual new FSS enrollment for the past five years

*There are 59 families who started the program before this time period



HOMEOWNERSHIP PROGRAM

The HHA's Family Self-Sufficiency Program serves as the catalyst for promoting an array of economic self-sufficiency programs. Resources are provided in collaboration with private and public partners to connect clients to a wealth of resources. Homeownership is a main priority promoted by the HHA to encourage clients to consider purchasing a home as their personal goal. The HHA facilitates educational sessions to increase clients' awareness of their capacity to utilize their "tenant-based vouchers" to purchase a home. The HHA's **Homeownership Program** provides this type of assistance. Special vouchers are issued by our Housing Choice Voucher Program (HCVP) to allow clients to receive monthly housing assistance payments to meet their homeownership expenses. The program allows housing assistance payments to be converted from rental expenses to mortgages. Participation in the Homeownership Program is limited to participants in the HCVP program who are issued "tenant-based vouchers" by the HHA.

JOBS PLUS

HUD awarded the HHA the JOBS PLUS Initiative Grant of 2.3 million dollars for Oxford Place. This initiative is designed to develop locally-based, job-driven approaches to increase clients' earnings and advance employment outcomes through work readiness, employer connections, job placement, education technology skills, and financial literacy for residents living in public housing. In collaboration with Workforce Solutions, the HHA established a "One Stop Career Center" at Oxford Place. The HHA has also partnered with private and public organizations to assist clients with other necessities for workforce development such as childcare, transportation, after-school programs, and food scholarships provided by the Houston Food Bank.

In 2015-2019, HHA collaborated with residents, the resident council members, and community partners to manage a Jobs Plus Grant at Cuney Homes. The HHA organized locally driven partnerships to assist 228 adults in gaining new jobs, with 202 maintaining employment. A formal agreement was executed with Workforce Solutions and 10 partners who honored their commitments by providing services valued at over 4 million dollars.

ELDERLY CLIENTS

The HHA's elderly clients receive services including free and reduced-cost medications, food stamp referrals, meal donations, Medicaid and Medicare application assistance, and rent/utility assistance. The HHA has HUD Public Housing senior-designated properties (Lyerly and Bellerive Senior Apartments) with 741 households.

SECTION 3: CLAYTON STRATEGY UPDATE

EAST END: STANDARD ON JENSEN & 800 MIDDLE



BACKGROUND & OVERVIEW OF STRATEGY

The HHA will lose homes due to the TxDOT expansion of I-45

- All 296 units at Clayton Homes
- Approximately 72 of the 333 units at Kelly Village
- In total, about 368 HHA families have been or will be displaced from these two communities by the TxDOT project

LOCATIONS OF REPLACEMENT UNITS

- The HHA has acquired two large parcels of land on Buffalo Bayou in Second Ward
- These sites will provide new communities that will offer former residents of Clayton Homes and Kelly Village, displaced by TxDOT, the opportunity to return

Summary of Replacement Units

Northern Tract Developer: Ojala	Southern Tract Developer: NRP
<ul style="list-style-type: none">• Name: The Pointe at Bayou Bend• Location: North of Buffalo Bayou• Community type: Mixed-income including market-rate, workforce housing, and project-based vouchers.• No less than 432 units:<ul style="list-style-type: none">◦ 49% will be market-rate◦ 51% will be workforce housing for middle-income workers who earn less than 80% of the area median income (AMI), including 85 project-based vouchers at 30% AMI.• Status: Construction has started. The proposed completion date is December 2024.	<ul style="list-style-type: none">• Name: TBD• Location: South of Buffalo Bayou• Community type: Mixed-income including market-rate, workforce housing, and project-based vouchers.• Phase 1: A development named, The Pointe at Bayou Bend (f.k.a. 800 Middle), will add 398 LIHTC units, 95 of which will be project-based vouchers (PBVs).• Phase 2: A similar size development as Phase 1 (Mixed-income, market-rate, and affordable units)• Phase 3: Proposed 100+ townhomes with the opportunity for homeownership• Status: Construction has started. The proposed completion is December 2024.

In addition to the current construction at the 800 Middle development, the HHA is collaborating with the Buffalo Bayou Partnership to develop a park along the bayou edge. The goal is for the park to become a destination for the residents at The Pointe at Bayou Bend, including a feature that all Houstonians may enjoy.

COMMUNITY ENGAGEMENT

- The plan has received broad support from elected officials
- Ongoing meetings with key community allies
- Continued challenges with land speculators and developers

TXDOT NEGOTIATIONS

Clayton Homes negotiations are complete totaling \$90 million

- Phase 1 closed on January 31, 2020: \$70 million
- Phase 2 closing is on hold due to a Title 6 – Investigation by the Federal Highway Administration: \$20 million

The HHA still desires to move forward with this transaction and has reached out to the FHWA, at the advisement of TxDOT, to go ahead with the closing of this property. Due to the delays in this development, HHA has contracted to secure the property. This has included security fencing, utility cutoff, and safety personnel to ensure the property remains vacant at all times. In collaboration with TxDOT, the HHA is moving toward finalizing an agreement to demolish Clayton Homes. Under this potential agreement, all incurred costs for this effort will be captured by TxDOT.

KELLY VILLAGE NEGOTIATIONS

- On hold due to the Title 6 investigations by the Federal Highway Administration (FHWA)
- The HHA is seeking opportunities for replacement housing for 78 out of 270 of the total units. The agency is currently negotiating replacement housing within the two-mile radius of the property as required by the FHWA.
- The HHA will coordinate our efforts to effectively, efficiently, and proactively support our clients to mitigate any inconvenience this may cause.

ENVIRONMENTAL UPDATE

The HHA is undergoing extensive approval processes to ensure safety when building all communities. Both tracts have had extensive assessments to meet environmental, sound, and cultural standards.

NORTHERN TRACT | STANDARD ON JENSEN

As of April 24, 2020, the City of Houston has completed the Part 58 Environmental Assessment, and HUD has signed off on the development.

SOUTHERN TRACT | 800 MIDDLE

The Texas Commission on Environmental Quality (TCEQ) has thoroughly tested the soil and water on the parcel on the south portion of Buffalo Bayou. The area the HHA intends to use to build this community is TCEQ-certified as safe for residential use. These inspections and documents are open to the public through TCEQ. Additionally, the City of Houston has completed a Part 58 Environmental Assessment to examine and confirm safety. Since the acquisition of the property, yearly inspections have occurred to ensure there are no environmental issues at the site.

Southern Tract – The Pointe at Bayou Bend – Phase I and schematic of future developments.



***Roadwork northeast of Ball Street, all amenity spaces, and adjoining parks will be part of a future phase*

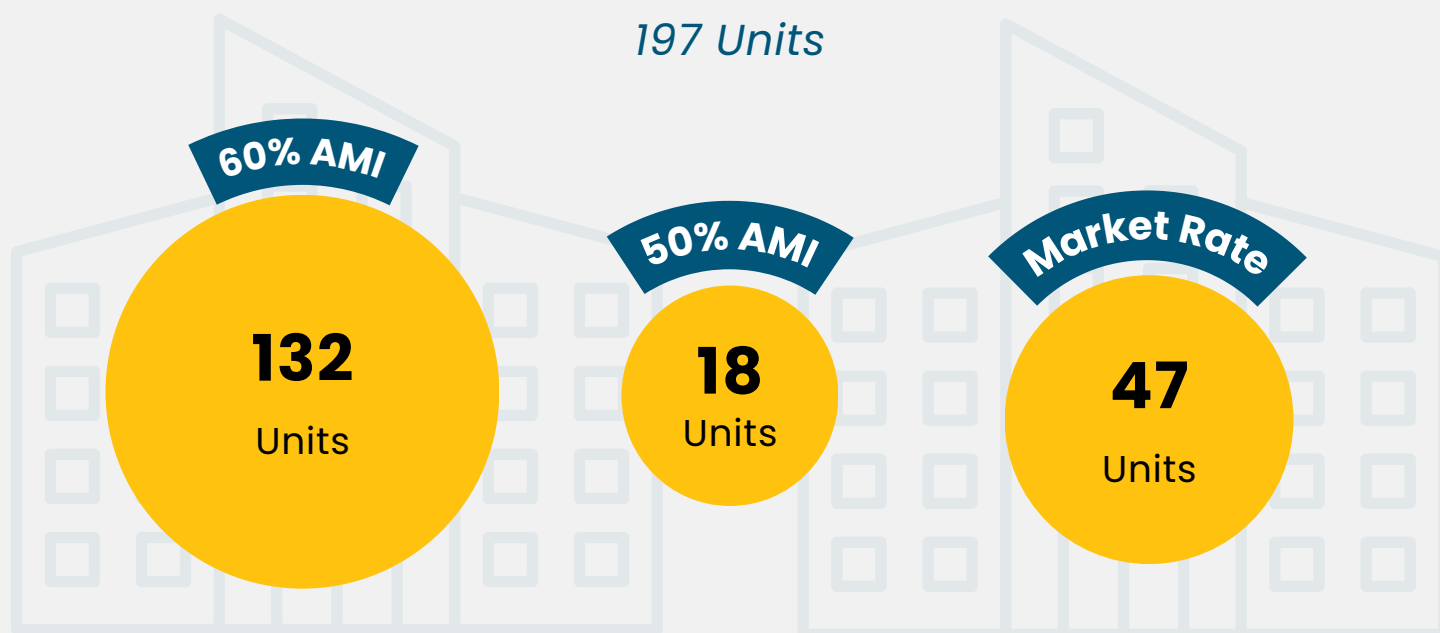
SECTION 4: HHA DEVELOPMENT UPDATES



2100 MEMORIAL

The HHA partnered with Columbia Residential to demolish and reconstruct a new senior- living community. The redevelopment plan provides a state-of-the-art contemporary 4-story podium-style building with 197 independent living units for seniors on a 1.56 acre site. The design includes a flood management plan, safety considerations, and the enhancement of the quality of life for our senior clients. It is anticipated to be completed in March 2024. Former residents of 2100 Memorial will be able to return to this new development.

2100 Memorial Unit Breakdown: *197 Units*



TELEPHONE ROAD APARTMENTS

The property is a high-rise apartment for the HHA's elderly and disabled income-qualified clients. This project, which started in May 2020, has encountered significant delays due to environmental conditions discovered during construction, which has extended the eighteen-month construction period to nearly three years. This discovery has caused hardship to our residents, some of whom have been housed in hotels for more than a year. The HHA is diligently working with the contractor to bring this property back online, with an anticipated completion of March 2023.

INDEPENDENCE HEIGHTS II

This is a planned development between Columbia Residential and the HHA, currently anticipated to be a two-phased project. The first phase is a 4% Low Income Tax Credit (LITHC) deal, and the second is a PFC deal. They are anticipated to break ground in August 2023. The development goal is to increase affordability above the standard 51% in PFC deals.

FEMA FUNDS UPDATE

FEMA has consolidated the following projects into a 428 fund that allows the HHA to use the balance of approximately \$40 million remaining across the following projects:

- **Clayton:** With the transfer of the property to TxDOT, \$14.8 million has been reallocated to the Independence Height II project.
- **Irvinton:** \$1 million has been allocated to the demolition of a building comprising 10 units that is currently in the floodway. The HHA is actively meeting with residents to plan open-space amenities.
- **Forest Green:** Due to the high replacement cost of the Forest Green property, the HHA is studying reallocating FEMA's \$17 million currently allocated to one of its new developments. The HHA is seeking to dispose of the Forest Green property.
- **2100 Memorial:** \$5 million of FEMA funds was allocated to the property to address the flood mitigation and detention at the site. The property also addresses future flooding with the base finish floor level being two feet above the 500-year flood elevation

SOLICITATION FOR 800 MIDDLE

The \$9.5 - \$9.7 million in mitigation funds the HHA sought for the infrastructure package was requested by a letter to the City of Houston, and was denied.

The solicitation is for workforce training facilities. We do have one project in mind that this grant will be perfect for, but with the December 7 deadline to submit, it would be challenging to get the assessments needed to submit a complete response. We will reach out to Buffalo Bayou Partnership. These funds could apply to what is being proposed along the north edge of the 800 Middle property, which has a more public focus.

SECTION 5: SUCCESS OF THE HHA PUBLIC FACILITIES CORPORATION PARTNERSHIPS

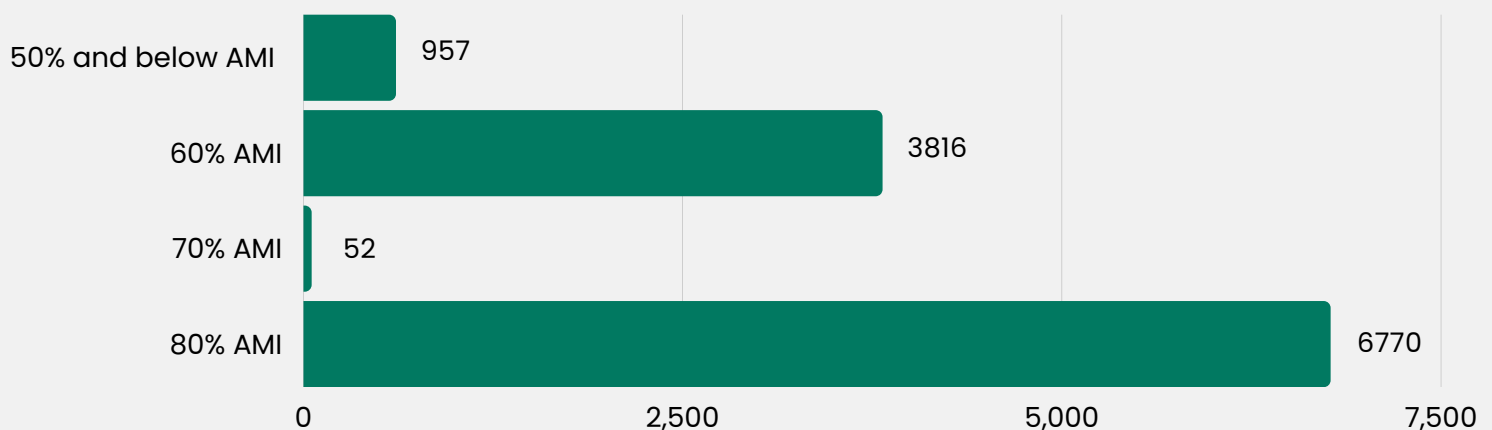


PUBLIC FACILITIES CORPORATIONS

To date, the HHA has closed 68 PFC agreements. This includes 19,481 units, of which 11,595 are affordable, and acquisition fees of approximately \$27,250,000 cash at closing. Substantial additional cash flow from operations is expected from these properties.

Affordability Breakdown

11,595 Total Units



There are 48 properties currently in partnership negotiations. This includes an additional 11,983 market-rate units, of which 6,573 are affordable and an additional \$11.6 million cash at closing. Twenty-three properties are being negotiated to finalize a Memorandum of Understanding, adding 5,137 market-rate housing units, of which 3,602 are affordable.

Interest remains strong in the PFC Program. A minimum of 10 deals per month are currently being submitted via the solicitations.

The current number of PFC deals closed per year:

- 2018 – 2 closings
- 2019 – 6 closings
- 2020 – 9 closings
- 2021 – 16 closings
- 2022 – 35 closings to date

If a developer identifies a third party to acquire the property, the HHA will allow the sale provided (1) a newly constructed property has reached stabilization or (2) an acquisition has reached compliance. This typically occurs one year after acquisition. Upon transfer of the leasehold interest, a 1% transfer fee shall be paid to the HHA starting with the second such transfer of the leasehold interest. The 1% transfer fee shall be calculated on the purchase price of the leasehold interest.

All subsequent transfers shall also require a transfer fee of 1% of the purchase price. The purchaser will elect a PILOT (see chart) of either 15% of Ad Valorem Taxes (AVT) or 10% of AVT with the affordability and term as noted in the chart.

Sale of Leasehold Interest (PILOT)

PILOT to be paid to designated HHA affiliate as a percentage of the amount the project would have otherwise paid in ad valorem taxes but for the lease with Lakeside Place PFC ("AVT")	Required Term of PILOT and Affordability	Required Affordability
15% of AVT	10	At least 10% of units leased to tenants at 60% AMI
10% of AVT	20	At least 10% of units leased to tenants at 60% AMI

Legend

Zipcodes_and_Tiers

Number of Residents

- > 268
- 134
- < 1

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides the opportunity to design and test innovative and locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. Our current plan focuses on implementing our “Tiered Rent Pilot,” which allows for a decreased administrative burden on the housing authority and the clients. This is done by simplifying the information needed to calculate client rent and reducing the frequency of client recertifications.

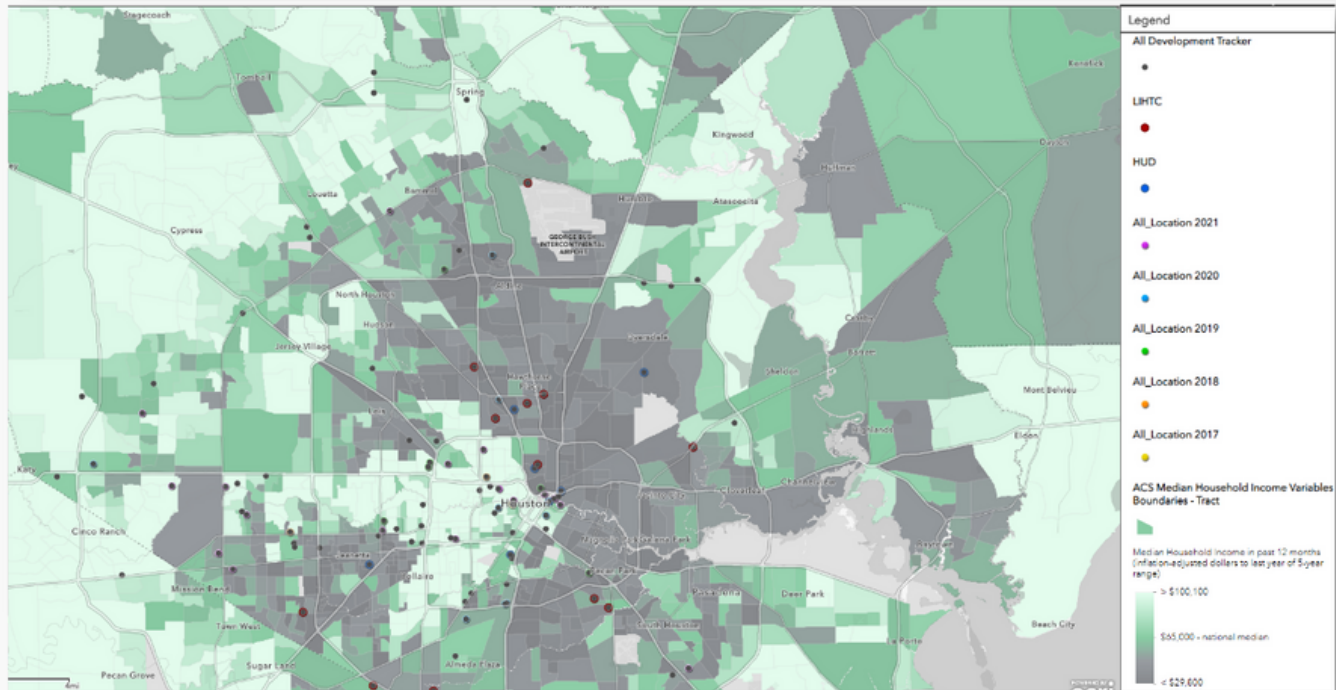
***There are about 3,300 Public Housing Authorities in the United States. Out of the 3,300 authorities, only 109 have MTW designation.**

YouthBuild is a community-based pre-apprenticeship program that provides job training and educational opportunities for at-risk youth ages 16-24 who have previously dropped out of high school. The HHA will pursue the opportunity to partner with the Department of Labor to provide this to our clients.

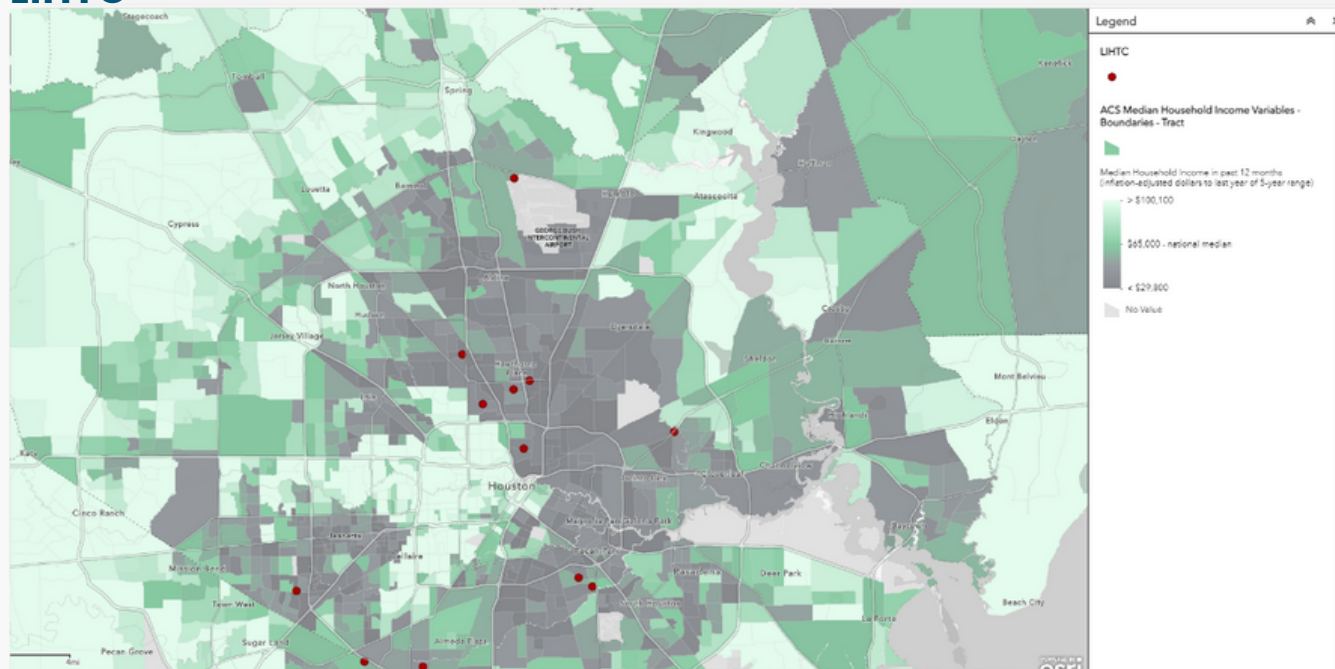
DEVELOPMENT SITE MAPS



ALL DEALS

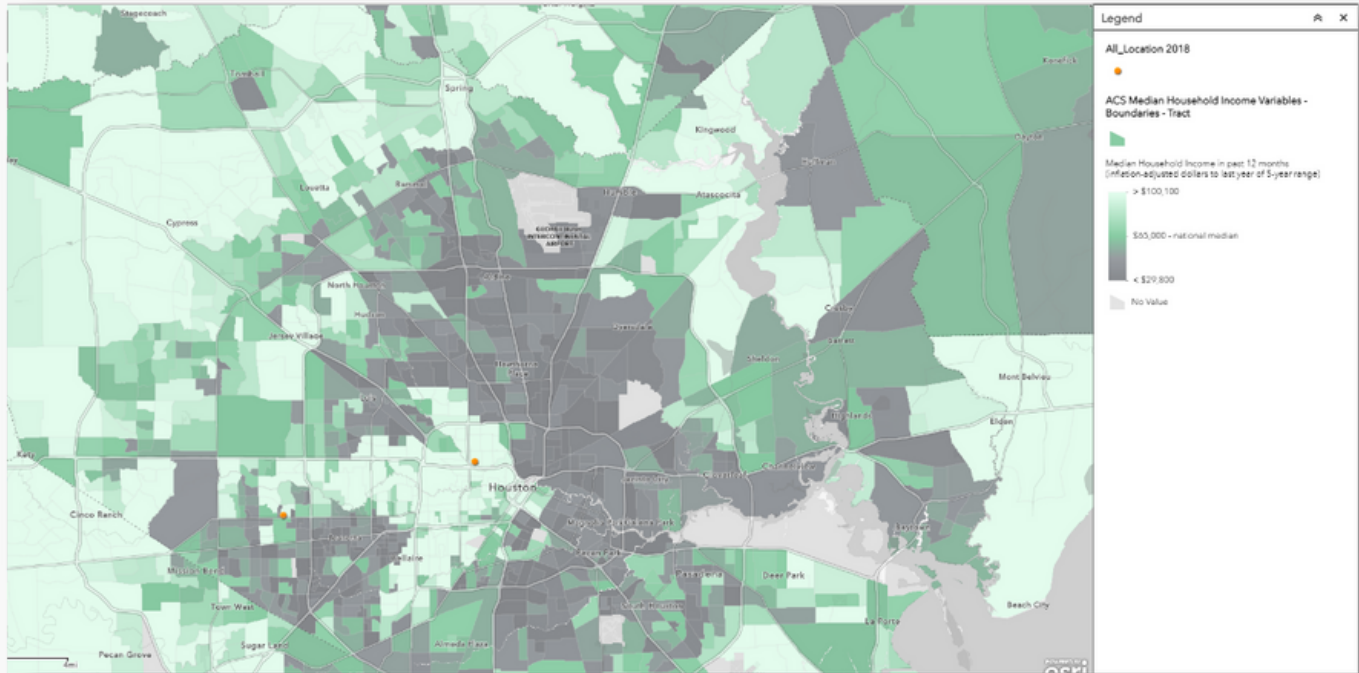


LIHTC

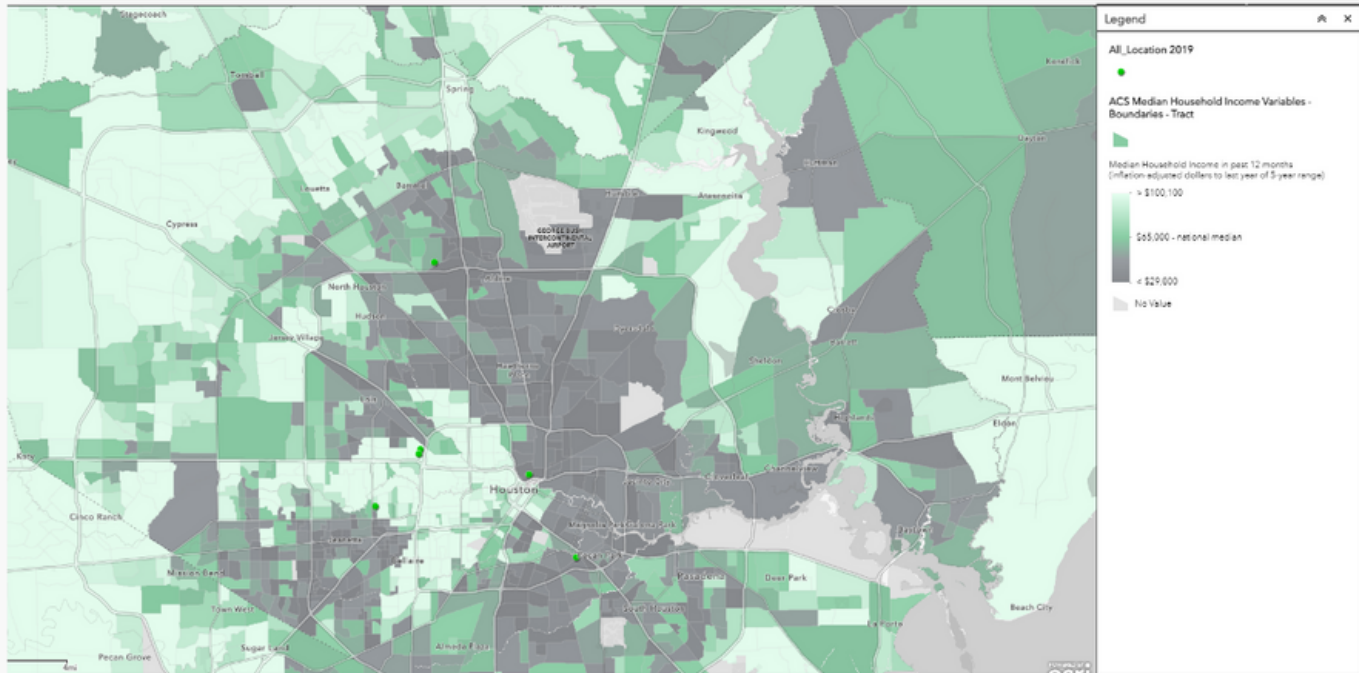




PFC 2018

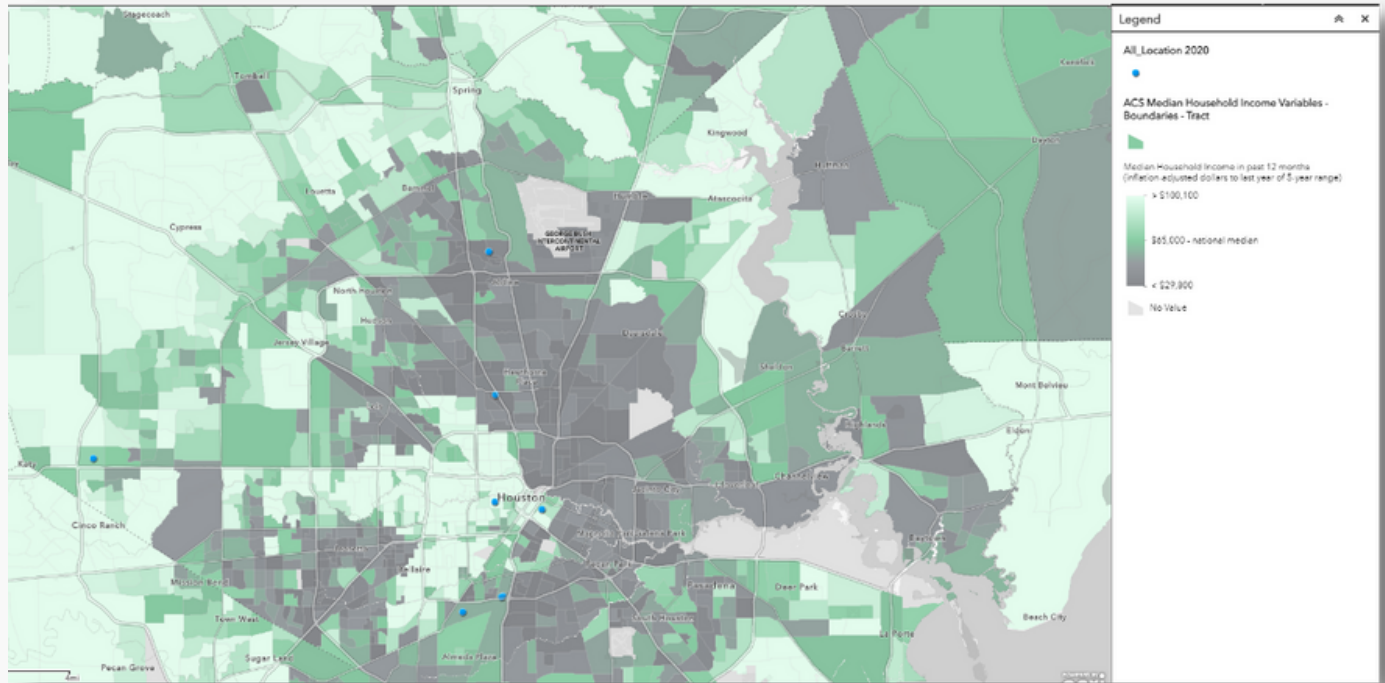


PFC 2019

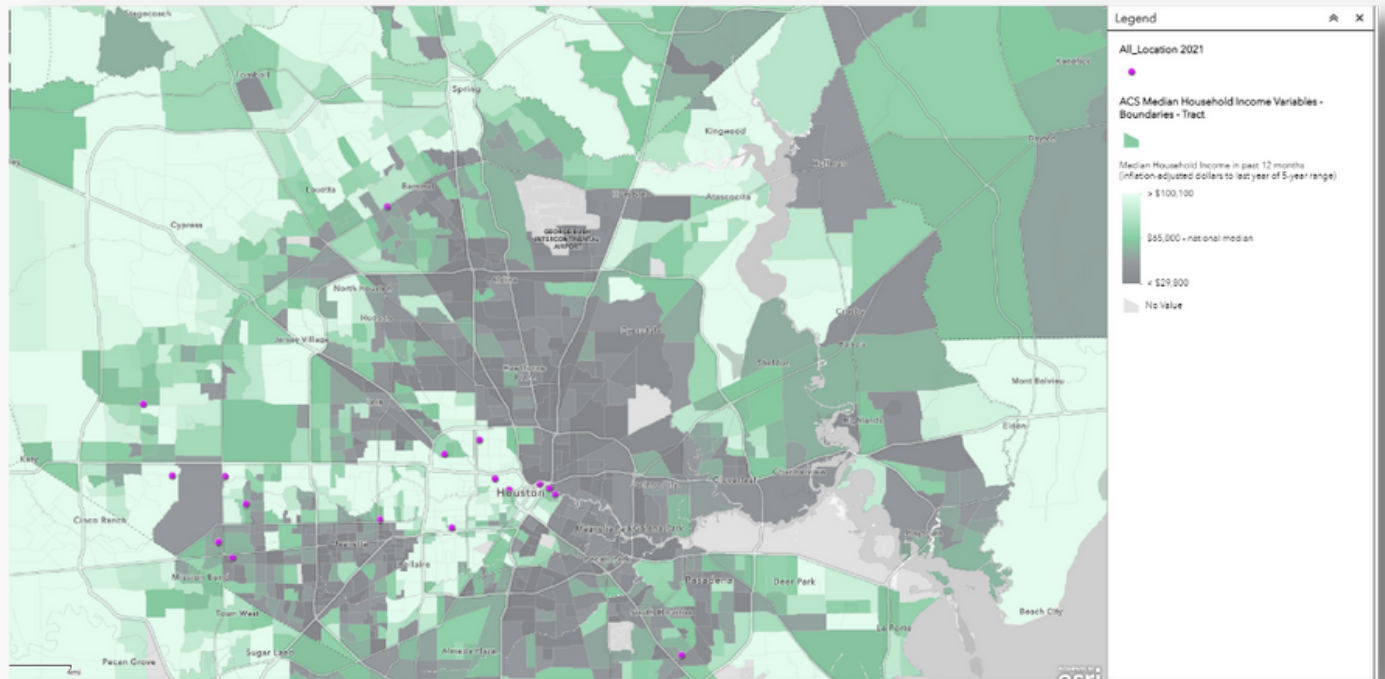




PFC 2020

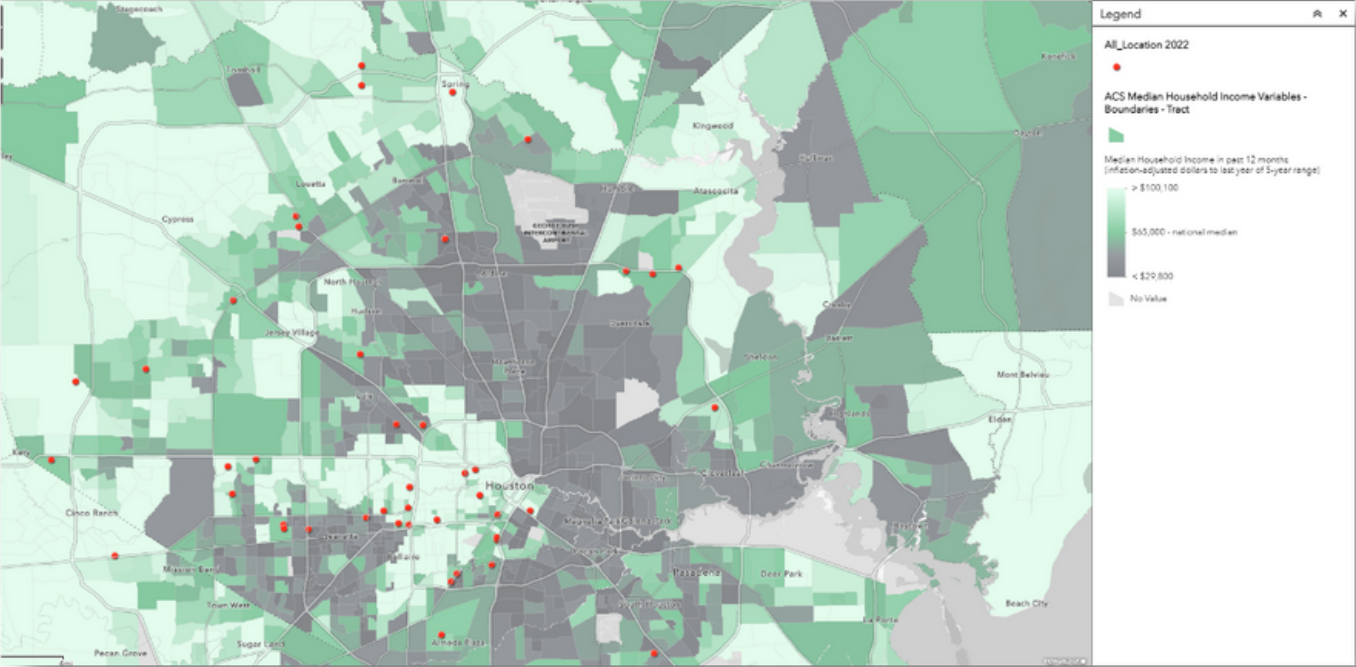


PFC 2021





PFC 2022



SECTION 6: CUNEY HOMES CHOICE

NEIGHBORHOOD INITIATIVE



CHOICE NEIGHBORHOOD INITIATIVE GRANT

The HHA is working with residents to develop a master plan for the Choice Neighborhood program that would double the current 553 affordable units at Cuney Homes to approximately 1,100 mixed-income units. At a minimum, the current affordability would be preserved across lands comprising the original Cuney Homes site and adjacent sites within the Choice Neighborhood boundary.

Land Acquisition – The HHA is working with partners such as the City of Houston, the Houston Land Bank, and Midtown Redevelopment to acquire land to meet the 1,100 mixed-income community goals. All of the partners have an invested presence within the Cuney Homes area. The promotion of homeownership has also been part of the site selection exercise.

Partnerships – Historically, the Choice Neighborhood Initiative program has been successful because of strong partnerships. As we prepare to submit the Choice Neighborhood Implementation Grant in the first quarter of 2023, the HHA will work to strengthen these relationships to benefit the communities we serve.

Midtown Redevelopment has been working for years to contribute to providing affordable housing in the Third Ward. Now, in partnership with the HHA's Project Based Voucher (PBV) Program, we can join forces to supplement rent costs in that area with HUD funding. Additionally, Harris County Public Health plans to open a clinic at the Historic Riverside Hospital. Resources like these will bring Cuney Homes residents increased housing affordability and the additional services they desperately need.

The HHA recently awarded the Berry Project to New Hope Housing, one of the agency's development partners. This provides a 4% bond allocation for the dedication of 220 affordable apartments. 50% of those would be 50% AMI, and the remaining units would be 60% AMI. The HHA and New Hope Housing leadership are currently discussing re-evaluating the possibility of including 30% AMI units as well. New Hope Housing will also provide community-enriching amenities, including a preschool within the Cuney Homes neighborhood.

As we prepare for the redevelopment of Cuney Homes, we will continue to cultivate these partnerships and expand our capabilities to increase affordable housing options.

SECTION 7: FAQ SHEET



Improving lives by providing quality, affordable housing options and promoting education and economic self-sufficiency

The HHA provides a variety of quality, affordable housing options and services to help thousands of residents in need all over Houston.

The HHA serves:



Low-to-Middle Income Families



Seniors



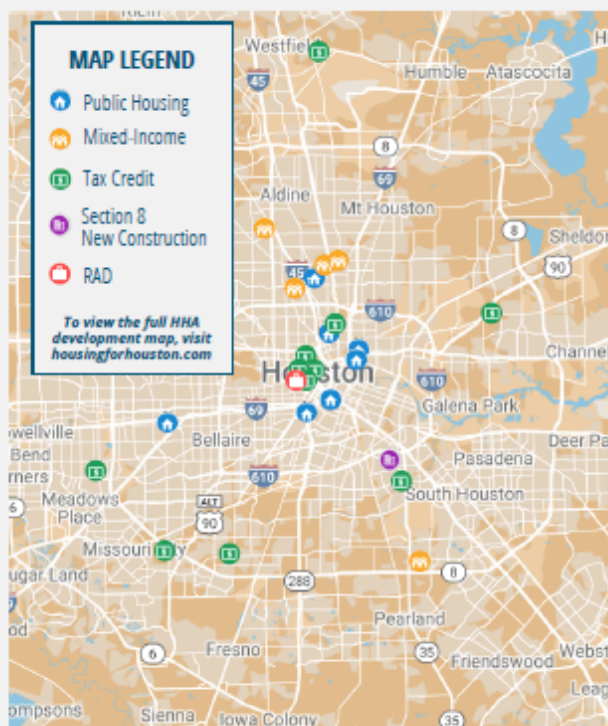
People with Disabilities



Veterans

HHA BY THE NUMBERS

60K+	Low-to-Middle Income Families
19K+	HCVP Participants
7	Public Housing Developments
5	Mixed-Income Housing
11	Tax Credit Communities
1	Section 8 New Construction
1	Rental Assistance Demonstration



INFORMATIONAL FACT SHEET

2640 Fountain View Dr. | Houston, Texas 77057 | 713-260-0600 | housingforhouston.com

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-to-middle income Houstonians, including more than 19,000 families housed through the Housing Choice Voucher Program, 5,212 families living in 25 public housing, mixed-income, rental assistance demonstration and tax credit developments, and an additional 716 in project-based voucher developments around the city.

AFFORDABLE HOUSING OPTIONS

Public Housing Development

Federally-funded affordable housing designed to provide safe, quality rental units for eligible low-income families, seniors, veterans, and people with disabilities.

Mixed-Income Housing

Housing communities comprised of units at differing levels of affordability, i.e. market-rate and subsidized units.

Workforce Housing

Providing middle-income, essential workers with affordable housing in close proximity to their jobs, e.g. teachers, police officers, etc.

Tax Credit Communities

Affordable rental properties for low-income households offering lower than market-rate rent, and tax incentives for eligible tenants, e.g. seniors, people with disabilities.

Housing Choice Voucher Program (HCVP)

Provides low-income families and eligible individuals with a voucher to help pay for privately-owned housing. The HHA's HCVP waitlist is currently closed.

Housing Choice Voucher Homeownership

Families enrolled in the Family Self-Sufficiency Program and HCVP can use their voucher to purchase a home versus paying rent. This program is for first-time homebuyers (for those who don't own a home or haven't the past 3 years).

Rental Assistance Demonstration (RAD)

A voluntary program of the U.S. Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Agencies (PHAs) with various opportunities, including access to more stable funding.

HHA FUNDING: BUDGET & SOURCES



\$266.6M
Current annual budget

State & Local Sources

HUD



For accessible information, please contact the 504/ADA Administrator at 713-260-0353 - 711 TTY, or 504ADA@housingforhouston.com