



2023-2027 CONSOLIDATED PLAN  
2023 ACTION PLAN SUBSTANTIAL AMENDMENT  
CITY OF PASADENA, TEXAS



COMMUNITY DEVELOPMENT

Pasadena, Texas

1149 Ellsworth Dr, 5th Floor  
Pasadena, TX 77506



JEFF WAGNER  
MAYOR

# AD-26 Administration

The City of Pasadena is proposing to make a substantial amendment to the approved 2023-2027 Consolidated Plan and 2023 Annual Action Plan based upon the criteria outlined within the City's Citizen Participation Plan and in accordance with 24 CFR 91.505. Proposed changes include the reallocation of \$23,897.62 in Program Year 2019 funds to an eligible housing activity under CDBG, *Housing Rehabilitation Administration*. The proposed amendment includes changing an activities total dollar amount allocated or budgeted by more than twenty-five percent (25%) from the amount previously described in the 2019 Annual Action Plan or its more recent Substantial Amendment and will support the housing rehabilitation goal within the 2023-2027 Consolidated Plan by supporting administration, inspection, and management costs necessary to administer the Housing Rehabilitation Services Program under the HOME Program.

## EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

### 1. Introduction

Every five years, the City of Pasadena (City) develops a five-year strategic plan as required by the U.S. Department of Housing and Urban Development (HUD). On behalf of the City, the Community Development Department developed the 2023-2027 Consolidated Plan (Con Plan). The Con Plan details how the City plans to invest its resources to meet Pasadena's ambition to improve the quality of life for residents, primarily in the low-income areas of Pasadena over a five year period beginning October 1, 2023 through September 30, 2028. There are three sources of federal program funds included within this strategic plan, as follow:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships Program (HOME), and
- Emergency Solutions Grants Program (ESG).

For each year of the Con Plan, the City is required to 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.

The 2023 Annual Action Plan represents the first year of the 2023-2027 Con Plan. This plan is the City of Pasadena Community Development Department's official application for HUD entitlement grants and proposes programs and services to be funded during the City's Fiscal Year (FY) 2024/Community Development Program Year (PY) 2023 (October 1, 2023-September 30, 2024). 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 Consolidated Plan. Although the City did not receive ESG funding for Program Year 2023, it is anticipated to be received during the strategic period based on history of grant allocation. In an effort to remain in compliance with ESG requirements, projected goals and funding amounts under ESG have been included within this plan and will be amended as necessary.

The City of Pasadena is proposing to reallocate \$103,000.00 in Program Year 2018 HOME funds to an *Affordable Housing* activity. The proposed activity will support the homeownership goal within the 2023-2027 Consolidated Plan by improving the affordability of homeownership for low- and moderate- income residents within the City of Pasadena by providing assistance directly to developers to pay for development (new construction or rehabilitation) cost.

The City of Pasadena is proposing to reallocate \$23,897.62 in Program Year 2019 funds to an eligible housing activity under CDBG, *Housing Rehabilitation Administration*. The proposed activity will support the housing rehabilitation goal within the 2023-2027 Consolidated Plan by supporting administration, inspection, and management costs necessary to administer the Housing Rehabilitation Services Program under the HOME Program.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment.**

The 2023-2027 Consolidated Plan represents the City's ambition to improve the quality of life for residents, primarily in the low-income areas of Pasadena. As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, 2) suitable living environments, or 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability. Activities below have been separated into broad categories addressing priority needs identified within the body of this Consolidated Plan. Priority needs were determined based on the results of the Pasadena 2023-2027 Needs Assessment, discussions with stakeholders; public service and housing program applicant agencies; and input from the Community Development Advisory Board. Achieving these needs is dependent upon qualified agencies with the capacity to operate programs efficiently and within compliance of applicable federal regulations.

Decent Housing – The City will undertake the following activities with the purpose of conserving and improving the housing stock and providing housing opportunities to meet individual, family, and community housing needs:

- Develop and maintain an adequate supply of safe, sanitary and decent housing that are affordable and accessible to residents within low-income guidelines by utilizing CDBG and HOME funds to assist with housing rehabilitation efforts.
- Preserve and expand the supply of affordable housing through the HOME funded Tenant Based Rental Assistance (TBRA) Security Deposit Program for participants of the City's Housing Choice Voucher (HCV) Program to lease an affordable rental unit.
- Identifying and reducing any barriers to fair housing choice and setting forth specific actions to affirmatively further fair housing choice.

Suitable Living Environments – The City will partially or fully fund several activities that benefit the community by improving the living environment through:

- Rehabilitate degrading infrastructure to improve mobility and reduce hazardous conditions for Pasadena residents.
- Reduce homelessness by providing supportive services through local shelters and non-profit agencies.
- Strengthen neighborhoods by investing in public service activities benefiting the community, including those with special needs.

Economic Opportunities – The City will undertake activities that expand economic opportunity for low-to moderate-income persons and businesses through:

- Continuing to diligently strive to meet all of the hiring, contracting and contractor education goals related to Section 3 requirements; and making Section 3 compliance a high priority in all contracts using federal funds.
- Responding to funding applications related to economic development, commercial revitalization, or job creation.

In order to address these needs, the City of Pasadena has developed goals and measurable outcomes in housing, reducing homelessness, public facility improvements and public services.

The City is committed to the proper implementation of a balanced Community Development Program that maximizes benefit to low-income persons both directly and through the improvements of their neighborhoods. By providing decent housing, suitable living environments and supportive services, the City of Pasadena intends to improve our low-income neighborhoods and provide our citizens with the needed resources to assist them in breaking both generational and circumstantial poverty.

### **3. Evaluation of past performance.**

#### **Program Administration**

To ensure compliance, the City of Pasadena Community Development Department has implemented revisions in its policies and procedures and continues to diligently work to meet all deadline requirements for CDBG timeliness, HOME commitment and ESG obligation and expenditure deadlines.

Each year the City continues to build upon its successful track record to meet community needs and improve the quality of life for Pasadena residents. Highlights from the 2018-2022 Consolidated Plan as of the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) are summarized below. Outcomes of the fifth and final year of the 2018-2022 Con Plan will be reviewed in the 2022 CAPER submitted in December 2023.

TABLE 1 – 2018-2022 CONSOLIDATED PLAN GOALS AND ACCOMPLISHMENTS AS OF PROGRAM YEAR 2021							
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Enhance quality of life through Public Services	Non-Housing Community Development	CDBG: \$926,290.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1046	69.73%
Homeownership	Affordable Housing	HOME: \$250,000.00	Homeowner Housing Added	Household Housing Unit	5	6	120.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$186,975.00 / HOME: \$1,199,278.00	Homeowner Housing Rehabilitated	Household Housing Unit	10	9	90.00%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$5,183,370.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	4240	28.27%
Promote Fair Housing	Non-Housing Community Development	CDBG: \$1,652,416.00	Other	Other	5000	0	0.00%
Reduce Homelessness	Homeless	CDBG: \$ / 313,022.00 ESG: \$692,145.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	946	946.00%
Reduce Homelessness	Homeless	CDBG: \$0.00 / ESG: \$0.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	57	142.50%
Reduce Homelessness	Homeless	CDBG: \$0.00 / ESG: \$0.00	Homeless Person Overnight Shelter	Persons Assisted	1000	1188	119.00%

#### **4. Summary of citizen participation process and consultation process.**

The Community Development Department actively encourages community involvement and provides residents with opportunities to become involved in the development of the Consolidated Plan. Opportunities for citizen input are provided through the planning process through publications, postings, and public hearings. Public meetings are held in well-known locations with adequate space to accommodate large residential groups, and are accessible to disabled persons. Every effort is made to ensure that there are no barriers to attendance. The public notices alert residents and provide contact information so that individuals may request special accommodations, such as interpreters for the deaf or non-English speakers. These measures help to ensure that the citizens of Pasadena, especially the residents of the affected areas, have opportunities to articulate their community development needs and preferences as they relate to CDBG, HOME and ESG program funding, participate in the development of program priorities and objectives, and have their questions addressed.

#### **5. Summary of public comments.**

All comments received in regards to development and implementation of the 2023-2027 Consolidated Plan were reviewed and accepted by the Community Development Department. Copies of public notices, Needs Assessment Surveys and/or comments will be provided in Appendix I of this document.

Appendix I has been amended to include comments received, if any, from the public hearing and the 30-day comment period that concluded on November 03, 2023.

[Appendix I will be amended to include comments received, if any, from the public hearing and the 30-day comment period that concludes on April 19, 2024.](#)

#### **6. Summary of comments or views not accepted and the reasons for not accepting them.**

All comments received are reviewed and accepted by the Community Development Department.

#### **7. Summary**

The 2023-2027 Consolidated Plan provides the City of Pasadena's vision for improving the quality of life in the low-to moderate-income areas of the City. The 2023 Annual Action Plan is based on elements of the Consolidated Plan that identify housing, homeless, community needs and resources, and further implements a strategy to address those needs.

The City of Pasadena Community Development Department strives to further address needs of the community by continuing to promote citizen participation, evaluating past performance and responding to past experience with improved efficiency.

# THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

## 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Pasadena	Pasadena
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
ESG Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative

The City of Pasadena Community Development Department serves as the lead agency responsible for administering the programs covered by the 2023-2027 Consolidated Plan and the 2023 Annual Action Plan, which includes the:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

### Consolidated Plan Public Contact Information

For questions and/or regarding the 2023-2027 Consolidated Plan and the 2023 Annual Action Plan, please contact the Community Development Department at (713) 475-7294 or submit your comments to:

City of Pasadena, Community Development Department  
1149 Ellsworth Dr., 5th Floor  
Pasadena, TX 77506  
CommDev@pasadenatx.gov

## 1. Introduction

The City of Pasadena coordinates and consults with public and private agencies throughout the development of its Consolidated Plan. Partnerships with both public and private entities are crucial for the City of Pasadena to effectively service the community. To ensure the process is both comprehensive and inclusive, the Community Development Department is working with a number of City departments, the Pasadena Housing Authority, local non-profit agencies, and regional organizations.

The Community Development Department secures information from other City departments, private organizations and residents regarding existing conditions and strategies for addressing short-term and long-term community needs. The Community Development staff will continue to meet with and strategize with a variety of groups and agencies through the year to solicit input regarding the City's programs and to plan for future activities.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The City strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals, and continues to enhance coordination among housing and service providers to better serve the community.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Coalition for the Homeless of Houston/Harris County serves as the lead agency for the Houston/Harris County/Fort Bend County Continuum of Care (CoC) structure. The Steering Committee uses recommendations from network and task groups to guide policy development for the CoC, including funding and project prioritization. This structure was put in place to provide a more coordinated response to homelessness, where all funding in the region is targeted toward strategic solutions working to end homelessness throughout the region. The City of Pasadena Community Development Department works closely with the Continuum of Care (CoC) and the CoC Lead Agency, and holds a seat on the CoC Steering Committee. The City of Pasadena worked in collaboration as a CoC Steering Committee member in the recent 2021 update of The Way Home's Community Plan to End Homelessness to help achieve a functional end to homelessness in the CoC and, when not preventable, make homelessness a rare, brief and non-recurring experience.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

The City of Pasadena Community Development Department continues to work closely with the Continuum of Care (CoC), which is comprised of five local jurisdictions (City of Pasadena, City of Houston, Harris County, Fort Bend County, Montgomery County) and the Coalition for the Homeless of Houston/Harris County (Coalition). Representatives from each of these jurisdictions participate in meetings, referred to as the Public Funders Workgroup, a group within the CoC structure which ensures that all members of the CoC are targeting funding towards continuum-wide goals. This group assists in updating and maintaining standards for the provision of assistance and performance. These continuum-wide performance measures are used to evaluate performance and determine resource allocations based on data from HMIS.

The City did not receive Emergency Solutions Grants (ESG) funds to be administered during Program Year 2023; however, in an effort to remain in compliance with the homeless participation requirement in 24 CFR 576.405(a) for future funding opportunities, the City of Pasadena remains active within the Coalition for the Homeless and seeks guidance from the Consumer Representatives (previous homeless individuals) which currently hold a voting chair on the Steering Committee. The Community Development Department also makes every effort to attend all seminars and trainings that are provided by the Coalition for homelessness and homelessness prevention. The City of Pasadena requires subrecipients to maintain a Board of Directors, where at least one position is held by a previously homeless individual.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Coalition for the Homeless of Houston/Harris County
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Pasadena Community Development Department attends and participates in Steering Committee meetings and the Public Funders Workgroup to address the needs of the homeless population and discuss funding priorities and program written standards. The City of Pasadena also seeks guidance from the Consumer Representatives (previously homeless individuals) that currently hold a voting chair on the Steering Committee.

2	<b>Agency/Group/Organization</b>	The Bridge Over Troubled Waters, Inc
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services – Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Pasadena Community Development Department consults with The Bridge Over Troubled Waters in regards to the needs of homeless individuals and domestic violence victims within the community. Furthermore, The Bridge Over Troubled Waters operates a child care program for their residents.
3	<b>Agency/Group/Organization</b>	Pasadena Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pasadena Housing Authority was consulted to provide information on the needs of the Housing Choice Voucher (HCV) Program in the City of Pasadena, including the number of clients currently being provided rental assistance and the continuous goals of the Family Self-Sufficiency Program.
4	<b>Agency/Group/Organization</b>	Madison Jobe Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Metro-Wide Planning & Transportation Responsibilities Fair Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Madison Jobe Senior Center was consulted to provide information on the various transportation needs for Pasadena residents, particularly elderly and disabled clients throughout the Pasadena area. The City of Pasadena Community Development Department continuously works with Madison Jobe Senior Center to promote fair housing choice through community events held throughout the planning period.
5	<b>Agency/Group/Organization</b>	Harris County Public Health and Environmental Services
	<b>Agency/Group/Organization Type</b>	Services-Health Other Government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Department was directed to the Harris County Public Health and Environmental Services - Lead Hazard Control Program webpage, regarding Harris County households with children affected by lead-based paint hazards and contamination. The Community Development Department intends to further evaluate the age of housing stock and household composition to determine the need for lead-based paint strategies within Pasadena.
6	<b>Agency/Group/Organization</b>	Community Development Advisory Board
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Advisory Committee
	<b>What section of the Plan was addressed by Consultation?</b>	Overall Community Development & Policies
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Community Development Advisory Board has participating members who are also members of various committees and organizations throughout the community. Additionally, the Community Development Department consults with executive directors and business representatives of local agencies, such as Baker Ripley Neighborhood Center, The Bridge Over Troubled Waters, and the Pasadena Chamber of Commerce to enhance the City's goal of community participation.

7	<b>Agency/Group/Organization</b>	Pasadena Office of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other Government - Local Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management, Flood Management & Public Land and Water Resources
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pasadena Office of Emergency Management was consulted to provide information on the overall emergency management services, management of flood prone areas and public land and water resources in the City of Pasadena.
8	<b>Agency/Group/Organization</b>	Pasadena Police Department
	<b>Agency/Group/Organization Type</b>	Services - Victims Publicly Funded Institution/System of Care Other Government - Local Law Enforcement Organization - Correctional Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Crime Intervention and Prevention
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pasadena Police Department was consulted to provide a broad range of information such as: crime statistics, prevention, intervention and transitional services for the City of Pasadena.
9	<b>Agency/Group/Organization</b>	Pasadena Independent School District (PISD)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband and Digital Divide Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pasadena Independent School District was consulted to provide information on the educational needs and resources required for broadband internet services in today's environment and strategies to minimize the digital divide in the City of Pasadena.

10	<b>Agency/Group/Organization</b>	Harris County – RIDES
	<b>Agency/Group/Organization Type</b>	Other Government - County Regional Organization Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Metro-Wide Planning & Transportation Responsibilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Harris County - RIDES was consulted to provide information on the various transportation needs and obstacles facing Pasadena residents and how they can be improved within in the Houston-Metro area.
11	<b>Agency/Group/Organization</b>	Texas Department of Family and Protective Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Child Welfare Agency Other Government – State
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Texas Department of Family and Protective Services was consulted to provide information on the needs and supportive services that would be most beneficial to unaccompanied youth, children within the foster care system and children who are soon to age out of the system.
12	<b>Agency/Group/Organization</b>	AT&T
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	AT&T was consulted to provide information on the needs and resources available for accessibility services, broadband internet services and ways to fill the gap of the digital divide in the City of Pasadena.
13	<b>Agency/Group/Organization</b>	Greater Houston Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing Enforcement
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greater Houston Fair Housing Center was consulted to provide information on addressing affordable housing concerns and fair housing issues in today's housing market.
14	<b>Agency/Group/Organization</b>	North Pasadena Community Outreach
	<b>Agency/Group/Organization Type</b>	Services-Education Civic Leaders Food Pantry & Social Services Agency Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Social Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	North Pasadena Community Outreach was consulted to provide information on services to enhance the lives of economically disadvantaged individuals and families through outreach programs and partnerships focusing on adult education and community building.
15	<b>Agency/Group/Organization</b>	Baker Ripley Neighborhood Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Youth Facilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Baker Ripley Neighborhood Center was consulted to provide information on the needs and supportive services for today's youth to help them to remain productive students and guide them in becoming successful adults.
16	<b>Agency/Group/Organization</b>	U.S. Department of Veterans Affairs
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Other Government – Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs – Veterans

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The U.S. Department of Veterans Affairs was consulted to provide information on addressing various veterans' concerns, such as: homelessness, transitional services, health services and education.
17	<b>Agency/Group/Organization</b>	Habitat for Humanity – Pasadena
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Home Buyer Education
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity was consulted to provide information on housing services and homebuyer education opportunities available to the public.
18	<b>Agency/Group/Organization</b>	Separation Systems Consultants, Inc. (SSCI)
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SSCI was consulted to provide information, site assessments and remedial investigation and feasibility studies for households assisted under the City of Pasadena Community Development Department.
19	<b>Agency/Group/Organization</b>	Pasadena Health Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Health Health Agency Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Health Services, Health Care Facility
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pasadena Health Center was consulted to provide information on comprehensive primary and preventative health care for the Pasadena community.

20	<b>Agency/Group/Organization</b>	San Jacinto College
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Employment Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	San Jacinto College Career Services was consulted to provide information on employment services, career fairs/workshops, career assessments and employment opportunities available to current students and alumni.
21	<b>Agency/Group/Organization</b>	Pasadena Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Services-Education Services-Employment Other Government - Local Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pasadena Economic Development Corporation was consulted to provide information on investment of resources to expand economic opportunities and improve quality of life for Pasadena citizens.
	<b>Agency/Group/Organization</b>	Community Safety Fair & Hurricane Workshop

22	<b>Agency/Group/Organization Type</b>	Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Health Services - Education Services - Employment Service - Fair Housing Health Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other Government - State Other Government - County Other Government - Local Planning Organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Safety & Training, Legal Services, Insurance Services, Public Health, Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Department personnel consulted with many service providers at the 2023 Community Safety Fair & Hurricane Workshop on June 3, 2023. Participating agencies and service providers include, but were not limited to: OSHA, Lone Star Legal Aid, BayCERT, Green Light Safety, Harris County Flood Control District, Harris County Center for Mental Health, Harris County Homeland Security, Harris County Mosquito & Vector Control, HCA Healthcare Southeast, San Jacinto College - CPET, Harris County Lead Abatement Program, National Weather Service, City of Pasadena Public Health Department, Pasadena OEM, Pasadena Police Department, Molina Healthcare, Amerigroup and Pasadena Chamber of Commerce. At this event, the Community Development Department provided informational materials to all attendants, including Fair Housing brochures and grievance forms.
23	<b>Agency/Group/Organization</b>	Civitas, LLC
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Service – Fair Housing Other Government – Local Planning Organization Business and Civic Leaders

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy Fair Housing</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Pasadena entered into an Agreement with Civitas, LLC, a research and consulting firm, to prepare an Analysis of Impediments to Fair Housing Choice for the City of Pasadena. In conducting the AI, Civitas prepared a comprehensive demographic profile, housing profile and an economic profile of the City.</p>

**Identify any Agency Types not consulted and provide rationale for not consulting.**

The City contacted many organizations through various outreach techniques including in person and virtual meetings, emails, phone calls and online surveys to solicit input and participation in the planning process. The City believes that all critical agency types were consulted during the participation and consultation process and did not intentionally fail to consult with any particular agency type.

**Other local/regional/state/federal planning efforts considered when preparing the Plan.**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition for the Homeless of Houston/Harris County	The City of Pasadena, to the best effort, aligns the priorities of the City's homeless strategies with the Continuum-wide priorities for homelessness.
City of Pasadena's Capital Improvement Plan (CIP)	City of Pasadena Budget Department	Both the CIP and the Consolidated Plan address the infrastructure needs of Pasadena.
City of Pasadena's Annual PHA Plan	City of Pasadena Housing Department	The City's PHA Plan provides details about agency operations and goals. Both the Housing Department and Community Development Department aim to help low-income households secure housing.
Livable Centers Study	Houston-Galveston Area Council	The Livable Center Study is currently under development. Some objectives of the study, including improving quality of life, overlap with the Consolidated Plan public service goals.
Analysis of Impediments to Fair Housing Choice (AI)	City of Pasadena Community Development Department	The AI is currently under development. Both plans use housing and demographic data and citizen and stakeholder outreach to determine local housing needs and barriers.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023 Strategic Plan Five-Year Update	Pasadena Economic Development Corporation	The Pasadena Economic Development Strategic Plan Five-Year Update was finalized in June 2023. Some objectives of the study, including expanding housing development, overlap with the Consolidated Plan housing goals.

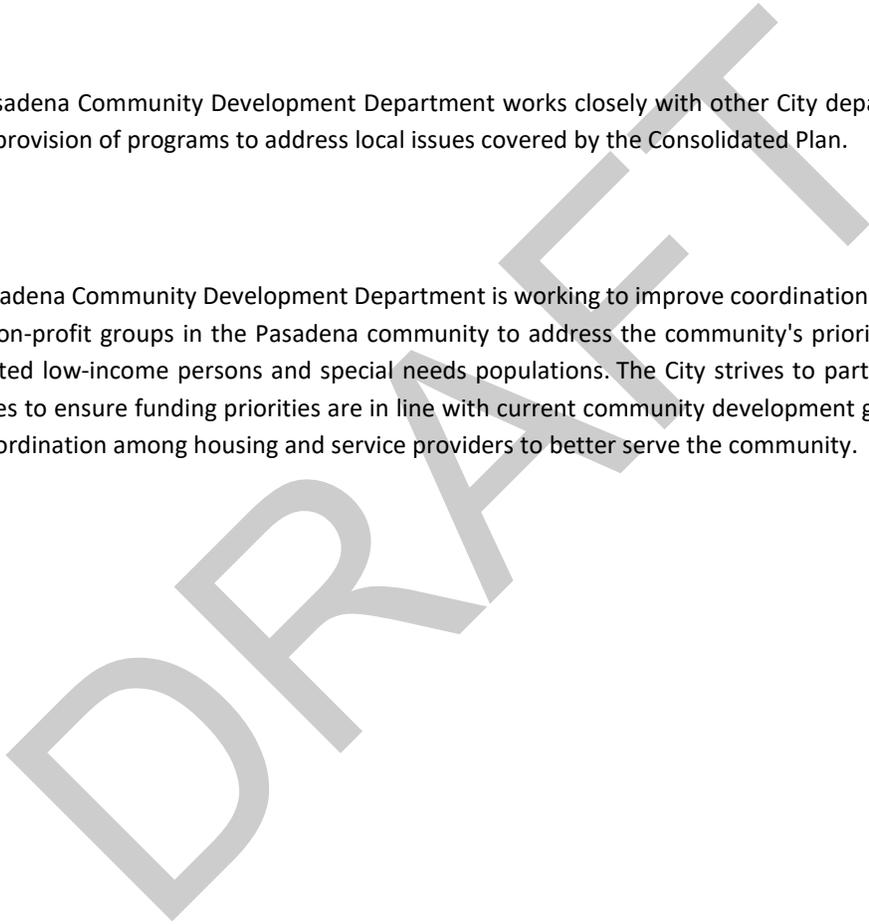
Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

The City of Pasadena Community Development Department works closely with other City departments and Harris County in the provision of programs to address local issues covered by the Consolidated Plan.

**Narrative:**

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The City strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals, and continues to enhance coordination among housing and service providers to better serve the community.



**1. Summary of citizen participation process/Efforts made to broaden citizen participation.****Summarize citizen participation process and how it impacted goal-setting.**

The City's Citizen Participation Plan (CPP) establishes a means by which residents, public agencies and other interested parties can actively participate in the development of documents related to the consolidated planning process and sets forth the policies and procedures for citizen participation. Using the CPP as a guide, the City aggressively solicited community involvement and provided residents with every opportunity to become involved in the development of the 2023-2027 Con Plan.

All public hearings and meetings are held in well-known locations which are accessible to all residents and adequate space is provided to accommodate large groups. The meeting places are accessible to disabled persons and every effort it made to ensure that there are no barriers to attendance. The public notices alert residents and provide contact information so that individuals may request special accommodations, such as interpreters for the deaf or non-English speakers. These measures help to ensure that the citizens of Pasadena, especially the residents of the affected areas, have opportunities to articulate their community development needs and preferences about the CDBG, HOME and ESG Programs, participate in the development of priorities and objectives, and have their questions addressed. Each year the City conducts a minimum of two public hearings at different planning stages within the program year to provide opportunities for citizens to participate in an advisory role in the planning, implementation and assessment of programs administered through the City's Community Development Department. Residents are also provided a 30-day public comment period to ask questions or provide input on draft plans, priorities and funding allocations.

During the development of the 2023-2027 Con Plan, the City made efforts to broaden citizen participation by conducting public hearings and/or meetings both in person and simultaneously on virtual platforms. Additionally, information regarding all public hearings was posted to the City webpage to broaden community awareness.

A resident survey was published in the Pasadena Citizen, on the City's webpage and Facebook page, distributed by City staff and posted throughout City Hall to identify community needs and priorities for the expenditure of federal funds from the U.S. Department of Housing and Urban Development (HUD). Results of the 68 responses are provided in Appendix I Citizen Participation. The results of the survey was the primary driver for the development of priorities, goals and projects.

Appendix I has been amended to include citizen participation efforts and comments received, if any, from the virtual public hearing and 30-day comment period that concluded on November 03, 2023.

Appendix I will be amended to include citizen participation efforts and comments received, if any, from the virtual public hearing and 30-day comment period that concludes on April 19, 2024.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Public Notices were posted in the Pasadena Citizen for two Citizen Review Hearings, Notice of Needs Assessment Survey, Notice of Funding and the Proposed 2023 Action Plan and 2023-2027 Consolidated Plan.  <a href="#">Public Notice was posted in the Pasadena Citizen for a Citizen Review Public Hearing for the proposed Substantial Amendment.</a>	No public comments were received.	No public comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-English Speaking - Specify other language: Spanish  Persons with Disabilities  Non-Targeted/Broad Community	<p>Citizen Review Hearing held January 26, 2023 - No attendees.</p> <p>Citizen Review Hearing held May 11, 2023 - No attendees.</p> <p>Public Hearing for Proposed 2023 Action Plan and 2023-2027 Consolidated Plan held on June 22, 2023 - No attendees.</p> <p>Citizen Review Hearing held October 26, 2023 - No attendees.</p> <p>Citizen Review Hearing held April 18, 2024 - TBD.</p>	<p>January 26, 2023 - No public comments were received.</p> <p>May 11, 2023 - No public comments were received.</p> <p>June 22, 2023 - No public comments were received.</p> <p>October 26, 2023 - No public comments were received.</p> <p>April 18, 2024 - TBD.</p>	No public comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	<p>Non-English Speaking - Specify other Language: Spanish</p> <p>Persons with Disabilities</p> <p>Non-Targeted/Broad Community</p>	<p>Q&amp;A Meeting for the 2023 Application Workshop held on March 8, 2023 – 10 outside participants.</p> <p>Funding meeting for the 2023 Annual Action Plan activities and projects was held on April 19, 2023 - no outside participants attended.</p>	No public comments were received.	No public comments were received.	
4	Internet Outreach	<p>Non-English Speaking - Specify other Language: Spanish</p> <p>Persons with Disabilities</p> <p>Non-Targeted/Broad Community</p>	<p>Notices for Public Hearings and Public Meetings were posted on the City of Pasadena webpage, along with Zoom Meeting links.</p> <p>On February 21, 2023, information about the Pasadena 2023-2027 Needs Assessment was presented on the City of Pasadena Facebook page.</p>	No public comments were received.	No public comments were received.	<a href="https://www.pasadenatx.gov/622/Plans-Notices">https://www.pasadenatx.gov/622/Plans-Notices</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Department Outreach	Non-English Speaking - Specify other Language: Spanish  Persons with Disabilities  Non-Targeted/Broad Community	The Pasadena 2023-2027 Needs Assessment Survey was a quantitative survey conducted to inform the Con Plan. The survey was made available online and in print from January 25, 2023 to February 28, 2023. The survey was made available online through <a href="http://www.surveymonkey.com">www.surveymonkey.com</a> and PDFs were made available through the Housing and Community Development Departments.	Sixty-eight Needs Assessment Surveys were received. A summary of the findings are located in Appendix I.	No public comments were received. All surveys were accepted.	

Table 4 – Citizen Participation Outreach

# NEEDS ASSESSMENT

## NA-05 OVERVIEW

### Needs Assessment Overview

The priorities for the various needs and strategies have been assigned based on a number of criteria:

- Results of the Pasadena 2023-2027 Needs Assessment survey regarding needs and priority ratings;
- Input from the Community Development Advisory Board; and
- Results of the needs assessments using definitive and objective data, such as Census data, State of Texas Housing and Health Department Data, Analysis of Impediments for Fair Housing Choice, American Community Survey data, Houston/Harris County/Fort Bend County/Montgomery County 2022 Point-in-Time Count Report, Texas HIV Surveillance Report, City of Pasadena's 2021 Sage Report and CHAS Data Query Tool.

The City of Pasadena faces overwhelming housing needs. Based on recent Comprehensive Housing Affordability Strategy (CHAS) data from 2015 – 2019, approximately 35 percent of Pasadena households experience at least one of the four housing problems, with cost burden ranking as the highest problem. Pasadena requires more affordable housing as the demand for housing is outpacing supply, especially for renters. Low rent units are significantly less common in Pasadena than they were in 2010, with nearly 50% of renters paying over 30% of income towards housing costs. Additionally, as housing costs increase in price, less housing stock is available to low- to moderate-income (LMI) households allowing fewer opportunities for LMI households to purchase homes. All three funding sources will be utilized to best provide affordable housing opportunities throughout the community, primarily addressing the needs of non-homeless and special needs households. Various programs will provide these households with rental assistance, new units or rehabilitated units.

The development of the 2023-2027 Consolidated Plan coincided with the drafting of the Analysis of Impediments to Fair Housing Choice allowing for coordination of public engagement, demographic research and analysis, program evaluation and development. Research has highlighted some of the following problems:

- Limited Incentives for Lower Cost Housing
- Barriers for People with Disabilities
- No Land Use Zoning
- High Number of Households with Severe Housing Problems
- Large Number of Housing Cost Burdened Households
- Above Average Amount of Crowding
- Reductions in Federal Financial Assistance
- Shortage of Housing Vouchers
- Inadequate Staffing for Housing Rehabilitation Program
- Large Homeless Population
- Declining Housing Affordability

While the City of Pasadena does not administer a Public Housing Program, eligible residents are provided housing vouchers through the Housing Choice Voucher Program. The goal of this program is to promote participants to

achieve self-sufficiency and obtain homeownership. Additionally, the HOME funded Tenant Based Rental Assistance (TBRA) Security Deposit Program is a subsidy that can be used to help income qualified individuals participating in the City's Housing Choice Voucher Program to secure decent, safe and sanitary housing.

Furthermore, the City provides support to local shelters for their emergency shelter programs, serving those who have been forced into homelessness due to domestic violence while addressing the emergency shelter and transitional housing need. The City will continue to build an even stronger partnership with the Coalition for the Homeless and other ESG grantees within the Continuum to develop community wide strategies to end and prevent homelessness throughout the community. The City's priorities will continue to evolve and align with the continuum-wide goals to address priority needs.

DRAFT

### Summary of Housing Needs

According to the 2015-2019 ACS data provided in Table 6 below, there are approximately 24,890 low-to moderate income households in the City of Pasadena, accounting for more than half (52%) of the total households. Housing problems include households that lack complete kitchen facilities, complete plumbing facilities, overcrowded (more than one person per room) and have a housing cost burden of more than 30 percent of household income. The following tables describe housing conditions for various types of households living in Pasadena.

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	147,077	151,964	+3.3%
Households	47,328	48,686	+2.9%
Median Income	\$62,637	\$60,939	-2.7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2006-2010 ACS 5 Yr. Estimates, 2017-2021 ACS 5 Yr. Estimates, Tables DP05, S1101 and S1901

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,360	7,780	9,750	6,030	17,100
Small Family Households	2,655	3,355	4,530	2,525	9,100
Large Family Households	1,025	1,550	1,900	1,360	2,830
Household contains at least one person 62-74 years of age	1,390	1,395	1,840	885	3,465
Household contains at least one person age 75 or older	800	850	765	515	1,149
Households with one or more children 6 years old or younger	2,215	2,310	2,320	1,410	2,289

Table 6 - Total Households Table

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Aggregated Tables 5, 7 and 13

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs).

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	205	45	4	45	299	70	55	20	40	185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	190	225	60	90	565	75	70	65	25	235
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	550	785	630	295	2,260	145	185	320	125	775
Housing cost burden greater than 50% of income (and none of the above problems)	3,005	885	30	15	3,935	970	600	145	4	1,719
Housing cost burden greater than 30% of income (and none of the above problems)	470	2,030	1,195	195	3,890	460	590	665	335	2,050
Zero/negative Income (and none of the above problems)	225	0	0	0	225	105	0	0	0	105

Table 7 – Housing Problems Table

Data  
Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 3

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,420	3,970	1,920	640	10,950	1,720	1,495	1,215	530	4,960
Having none of four housing problems	445	715	3,200	2,225	6,585	440	1,595	3,420	2,630	8,085
Household has negative income, but none of the other housing problems	225	0	0	0	225	105	0	0	0	105

Table 8 – Housing Problems 2

Data  
Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 11

3. Cost Burden > 30%.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	365	1,165	690	2,220	140	290	325	755
Large Related	230	500	40	770	175	180	125	480
Elderly	75	405	295	775	205	155	185	545
Other	115	555	180	850	90	25	80	195
Total need by income	785	2,625	1,205	4,615	610	650	715	1,975

Table 9 – Cost Burden > 30%

Data  
Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 7

#### 4. Cost Burden > 50%.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,420	465	0	1,885	380	320	70	770
Large Related	400	130	0	530	110	110	50	270
Elderly	785	55	0	840	285	105	24	414
Other	910	265	35	1,210	215	100	30	345
Total need by income	3,515	915	35	4,465	990	635	174	1,799

Table 10 – Cost Burden > 50%

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 7

#### 5. Crowding (More than one person per room).

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	640	890	570	195	2,295	200	190	270	105	765
Multiple, unrelated family households	105	90	100	220	515	20	70	115	45	250
Other, non-family households	0	30	15	0	45	0	0	0	0	0
Total need by income	745	1,010	685	415	2,855	220	260	385	150	1,015

Table 11 – Crowding Information – 1/2

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 10

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,715	1,565	1,195	4,475	500	745	1,125	2,370

Table 12 – Crowding Information – 2/2

Data Source

Comments: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 13

### Describe the number and type of single person households in need of housing assistance.

According to the 2017-2021 ACS 5 Year Estimates (Table DP02), there are 4,691 households living alone in Pasadena, which accounts for approximately 10 percent of all households. Using the statistics of the total households in Pasadena, it is estimated that approximately 52 percent, or 2,439 households living alone, are low- to moderate income and may be in need of housing assistance. There is no available Census data describing the number of single person households in need of housing assistance.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2017-2021 ACS 5 Year Estimates (Table S1810), individuals with disabilities represent 11 percent of the Pasadena population. Ambulatory difficulty is the most prevalent form of disability, followed by cognitive difficulty and independent living difficulty. Residents with disabilities are more likely than other residents to have difficulty finding housing that they can afford that meets their accessibility needs. This results in a high proportion of residents with disabilities, approximately one in four households, living in housing that does not meet their accessibility needs. Factors contributing to this situation include:

- A lack of accessible, ADA-compliant housing across the region, both market rate and affordable;
- A lack of landlords willing to accept Section 8 vouchers;
- A lack of information available to Section 8 voucher holders to help them find landlords who participate in the voucher program; and
- Many areas of the region lack public transportation and, in many neighborhoods, sidewalks are missing or are dilapidated.

According to the Houston/Harris County/Fort Bend County/Montgomery County 2023 Point-in-Time Count Report, 11 percent of those experiencing homelessness had experienced domestic violence. This percentage was higher in the sheltered population, 16% vs. 5% unsheltered. Based on reporting by a local shelter who assists homeless women and children and victims of domestic violence and sexual abuse, 370 individuals entered the shelter during 2021. The Housing needs for victims of domestic violence include shelter, transitional and long-term housing.

## **What are the most common housing problems?**

Based on the data above, 10,949 renter households and 4,964 owner occupied households have at least one housing problem in the Pasadena area for all income levels. Housing costs burden is the most common housing problem in Pasadena, affecting 11,594 households including both renter and owner occupied. Overcrowding, meaning more than one person per room, is the second ranked housing problem for Pasadena, affecting a total of 1,395 households.

Based on the Pasadena 2023-2027 Needs Assessment conducted by the City, Pasadena residents listed affordable housing as a top priority for the area. Due to the aging housing stock, there is a need for conserving and improving the existing single family residential housing units within the City, as well as the construction of new single family dwellings.

## **Are any populations/household types more affected than others by these problems?**

According to the Comprehensive Housing Affordability Strategy (CHAS) data from 2015 – 2019, low-income households are more affected by housing problems than other groups in Pasadena. When reviewing all income categories, 22 percent of homeowners and 75 percent of renters have at least one housing problem. However, for households earning below 80% AMI, 36 percent of homeowners and 55 percent of renters have at least one housing problem. In addition, the number of renters experiencing housing problems substantially outweighs the number of homeowners.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Many low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming homeless are rent burdened, have low paying jobs and/or are unemployed. These factors contribute to the risk of losing their housing due to the inability to pay rent/mortgage. The 2022 Point in Time Count conducted in January 2022 showed an increase in individuals experiencing homeless from 3,047 in 2021 to 3,223 in 2022.

The City of Pasadena is an active member of the Houston/Harris County Continuum of Care (CoC) serving on the CoC Steering Committee and ESG Funders Collaborative. The CoC has developed a community plan, *The Way Home*; its goals are aligned with the Opening Doors Federal Plan that is the nation's first comprehensive federal strategy to prevent and end homelessness. For the CoC, one of the ways to end homelessness includes expanding the use and effectiveness of rapid re-housing. The rapid re-housing system is intended to reduce the length of shelter stays and provide housing with intensive short-term assistance and connections to resources for long-term stability. Contingent upon receipt of funds, the City of Pasadena allocates ESG rapid re-housing funds to The Bridge Over Troubled Waters, Inc. to provide assistance for short- and medium-term rental assistance, security deposits and utilities. Families receive case management to ensure effective transitioning from shelter to independent living with supportive services to promote self-sufficiency to assist in achieving the goal of permanent housing.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

N/A

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Severe cost burden is linked with housing instability and an increased risk of homelessness. Sudden and unexpected financial demands can force a family from their home when the household is paying too large a portion of their income on housing expenses.

### **Discussion**

The City of Pasadena faces overwhelming housing needs. According to the Comprehensive Housing Affordability Strategy (CHAS) data from 2015 – 2019, 22 percent of homeowners and 75 percent of renters have at least one housing problem. These problems stem from low incomes and can lead to overcrowding, unsuitable housing and, in extreme circumstances, homelessness.

Based on the Analysis of Impediments to Fair Housing Choice, Summary of Identified Impediments, rental rates and home prices have increased faster than incomes resulting in a decline in housing affordability. Since 2013, the median home value of \$102,400 increased by almost 40% (\$142,900), while the median rent (\$647) in 2013 increased by 62.7% (\$1,053) in 2021, according to HUD data. Home prices across the nation grew even more rapidly in 2022 increasing the challenge for renters to become homeowners.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

According to HUD’s eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following will provide an assessment on the disproportionate housing need in the City of Pasadena based on race and ethnicity.

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,140	1,220	0
White	1,715	555	0
Black / African American	360	55	0
Asian	134	30	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	3,870	580	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 1

\*The four housing problems are:  
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,470	2,315	0
White	1,330	810	0
Black / African American	165	45	0
Asian	45	69	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	3,860	1,355	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 1

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,130	6,615	0
White	885	1,745	0
Black / African American	30	285	0
Asian	20	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	2,150	4,510	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 1

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,170	4,860	0
White	280	1,280	0
Black / African American	50	95	0
Asian	30	70	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	760	3,390	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

**Data**

**Source:** CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 1

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

Increased disclosure avoidance protections instituted by Census have resulted in some previously included estimates being suppressed, starting with the 2014-2018 ACS custom tabulations. For Tables 13-16, the “Cost burden cannot be computed, none of the other problems” category is now suppressed. Due to this change the *Household has no/negative income, but none of the other housing problems* column is included within *Has none of the four housing problems* total.

Each income category had racial groups with a disproportional need. For the 0% - 30% AMI category, American Indian, Alaska Native experienced the highest percentage of disproportional need with 100 percent need, compared to the jurisdiction as a whole experiencing 83 percent need. In the 30% - 50% AMI category, Black/African American had the greatest disproportional need with 79 percent need, compared to the jurisdiction as a whole at 70 percent. In the 50% - 80% AMI category, Pacific Islander experienced the highest percentage at 100 percent need, with the jurisdiction as a whole having experienced 32 percent need. In the 80% - 100% AMI category, American Indian, Alaska Native had a disproportional need of 100 percent, compared to the jurisdiction as a whole with 19 percent need. Although these racial groups have a disproportional share of households with housing problems, the absolute number of households in these racial categories is very low compared to other racial groups.

Of the 30,920 households included in Tables 13 – 16 above, 51% or 15,910 households have one or more of the four housing problems.

**Analysis of data in the Disproportionally Greater Need 0-30% AMI: Housing Problems table shows that:**

- 83% of households in this income bracket have one or more housing problems, ranging from 82% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the American Indian, Alaska Native racial category, which only represented 0.1% of the population for this income bracket.
- Also, high was the Hispanic racial group of which 87% had one or more housing problems and represented 60% of the population for this income bracket.

**Analysis of data in the Disproportionally Greater Need 30-50% AMI: Housing Problems table shows that:**

- 70% of households in this income bracket have one or more housing problems, ranging from 0% to 79% in each racial and ethnic category.
- The highest incidence of problems (79%) occurred in the Black/African American racial category, which represented 3% of the population for this income bracket.
- Also, high was the Hispanic racial group of which 74% had one or more housing problems.

**Analysis of data in the Disproportionally Greater Need 50-80% AMI: Housing Problems table shows that:**

- 32% of households in this income bracket have one or more housing problems, ranging from 0% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the Pacific Islander racial category, which represented 0.04% of the population for this income bracket.

**Analysis of data in the Disproportionally Greater Need 80-100% AMI: Housing Problems table shows that:**

- 19% of households in this income bracket have one or more housing problems, ranging from 0% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the American Indian, Alaska Native racial category, which represented 0.25% of the population for this income bracket.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

According to HUD’s eCon Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. Severe housing problems include (1) lacking complete kitchen facilities, (2) lacking complete plumbing facilities, (3) having more than 1.5 persons per room and (4) households with cost burdens of more than 50 percent of income. The following will provide an assessment on the disproportionate housing need in the City of Pasadena based on race and ethnicity.

**0%-30% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,210	2,145	0
White	1,490	775	0
Black / African American	345	70	0
Asian	114	45	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	3,230	1,220	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 2

\*The four severe housing problems are:  
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,855	4,925	0
White	520	1,625	0
Black / African American	60	150	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	35	85	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	2,170	3,040	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data

Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 2

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,275	8,470	0
White	210	2,410	0
Black / African American	20	295	0
Asian	4	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	1,005	5,650	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data

Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 2

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	645	5,390	0
White	90	1,470	0
Black / African American	50	95	0
Asian	20	85	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	490	3,665	0

Table 20 – Severe Housing Problems 80 - 100% AMI

**Data**

**Source:** CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 2

## Discussion

Increased disclosure avoidance protections instituted by Census have resulted in some previously included estimates being suppressed, starting with the 2014-2018 ACS custom tabulations. For Tables 13-16, the “Cost burden cannot be computed, none of the other problems” category is now suppressed. Due to this change the *Household has no/negative income, but none of the other housing problems* column is included within *Has none of the four housing problems* total.

Of the 29,298 households included in these four tables, 32% or 9,985 households have one or more of the four severe housing problems. Of that total:

- 5,210 have an Area Median Income between 0%-30%
- 2,855 have an Area Median Income between 30%-50%
- 1,275 have an Area Median Income between 50%-80%
- 645 have an Area Median Income between 80%-100%

### Analysis of data in the Disproportionally Greater Need 0-30% AMI: Severe Housing Problems table shows that

- 71% of households in this income bracket have one or more severe housing problems, ranging from 65% to 100% in each racial and ethnic category.
- The highest incidence of problems (100%) occurred in the American Indian, Alaska Native racial category, which represents 0.1% of the households for this income bracket.

### Analysis of data in the Disproportionally Greater Need 30-50% AMI: Severe Housing Problems table shows that

- 37% of households in this income bracket have one or more severe housing problems, ranging from 0% to 42% in each racial and ethnic category.
- The highest incidence of problems (42%) occurred in the Hispanic racial category, which represents 67% of the households for this income bracket.

**Analysis of data in the Disproportionally Greater Need 50-80% AMI: Severe Housing Problems table shows that**

- 13% of households in this income bracket have one or more severe housing problems, ranging from 0% to 15% in each racial and ethnic category.
- The highest incidence of problems (15%) occurred in the Hispanic racial category, which represents 68% of the households for this income bracket.

**Analysis of data in the Disproportionally Greater Need 80-100% AMI: Severe Housing Problems table shows that**

- 11% of the households in this income bracket have one or more severe housing problems, ranging from 0% to 34% in each racial and ethnic category.
- The highest incidences of problems (34%) occurred in the Black/African American racial category, which represents 2% of the house hold for this income bracket.

DRAFT

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. The tables below display disproportionately greater needs related to housing cost burden.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	33,980	7,319	6,299	420
White	12,255	2,115	1,830	215
Black / African American	830	185	375	20
Asian	980	65	4	30
American Indian, Alaska Native	40	15	10	0
Pacific Islander	0	4	0	0
Hispanic	19,625	4,840	3,850	155

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 9

**Discussion:**

In Pasadena, 15% of households pay between 30%-50% of their household income for housing expenses and 13% are severely cost burdened paying over 50% of their household’s income on housing expenses.

Black/African Americans have a disproportionate need more than other racial groups in the severely cost burden category with 27% paying over 50% of their household’s income on housing expenses. Pacific Islanders was the only racial group that did not have any households with a severe cost burden. Based on the Analysis of Impediments to Fair Housing Choice, Community Profile, renters are, by far, the most cost burdened group in the city. Over 46% of renters are cost burdened and approximately 38% of renters pay 35% or more of their income toward housing costs.

Approximately 71% of all households (67,710) spend less than 30% of their income on housing costs.

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As described in the previous sections, Pacific Islanders, Black/African American and American Indian, Alaska Native were the racial groups with disproportionate needs greater than the needs of that income category as a whole. Although these racial groups had a higher percentage of need than the total jurisdiction, they also represented a small portion of the population. Analysis of the data provided shows Hispanics make up more than half of the households within each jurisdiction as a whole. Although there was not a disproportionately greater need, the percentage for Hispanics in each income category came in higher than the total jurisdiction, therefore Hispanic households also have substantial disparities.

**If they have needs not identified above, what are those needs?**

Based on the Pasadena 2023-2027 Needs Assessment results by Pasadena residents, the area has a strong need for Affordable Housing. The City of Pasadena believes the most significant barriers to affordable housing in Pasadena to be non-profit capacity for affordable housing, economic market conditions for low-income homebuyers, and reductions in federal assistance. The City of Pasadena has developed specific goals and objectives to address the housing needs of low-income populations within the City's jurisdiction. These housing goals are aimed at creating the opportunity for adequate, affordable, accessible housing for low-income households through the elimination of lead based-paint hazards, encouragement of homeownership, rehabilitation of single-family dwellings, provision of rental assistance, new construction and development of partnerships.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) is a neighborhood with a poverty rate of 40 percent and a racial and ethnic concentration (non-white populations of 50% or more). Households within R/ECAP census tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. Based on HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T), Version AFFHT0006 released on July 10, 2020, 5,540 Pasadena residents live in R/ECAPs; 85 percent of R/ECAPs residents are Hispanic, 12 percent are non-Hispanic white and 1 percent are black. The northern sections of Pasadena are more densely populated than the City as a whole. In this case, concentration is defined as an area in which a large portion of the neighborhood shows a majority of racial or ethnic minorities.

**Introduction**

The City of Pasadena does not have any public housing units under its jurisdiction. The City of Pasadena’s Housing Department is a Public Housing Agency (PHA) and is responsible for administering the Section 8 Housing Choice Voucher (HCV) Program for the jurisdiction. The City of Pasadena Community Development Department does not provide funding to the Housing Department. The Section 8 HCV Program provides rent subsidies for more than 1,000 low – income households. About 58% of the voucher recipients are seniors or persons with disabilities. The average annual income of those that receive Section 8 vouchers is \$16,705.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	0	1,094	0	1,094	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,705	0	16,705	0	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	2	0	2	0	0
# of Elderly Program Participants (>62)	0	0	0	300	0	300	0	0
# of Disabled Families	0	0	0	367	0	367	0	0
# of Families requesting accessibility features	0	0	0	1,094	0	1,094	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	6	0	6	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	500	0	500	0	0	0
Black/African American	0	0	0	456	0	456	0	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	367	0	367	0	0	0
Not Hispanic	0	0	0	598	0	598	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

While the City of Pasadena does not administer a Public Housing Program, eligible residents are provided housing vouchers through the Housing Choice Voucher Program. The goal of this program is to promote participants to achieve self-sufficiency and obtain homeownership.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders.**

There are approximately 5,672 individuals on the waiting list for housing vouchers as of 2022. The City of Pasadena’s Housing Department plans to assist approximately 100 families from the waiting list for the upcoming year.

**How do these needs compare to the housing needs of the population at large?**

The needs of those on the waiting list for Housing Choice Vouchers are similar to the population at large in that the needs are associated with economic barriers that intensify the problem of housing affordability in Pasadena.

**Discussion**

In conclusion, the City of Pasadena offers Housing Choice Vouchers however the demand continues to overshadow the supply.

DRAFT

**Introduction:**

The City of Pasadena as part of Harris County, falls under the umbrella of the Coalition for the Homeless of Houston and Harris County. Each year the Coalition for the Homeless of Houston and Harris County (CFTH) performs a Point-In-Time Homeless (PIT) Count of sheltered and unsheltered homeless persons in the Houston, Harris County, Fort Bend County and Montgomery County areas. The Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community’s housing programs and homeless services. The most recent PIT Homeless Count was conducted on January 24, 2023 for sheltered persons experiencing homelessness and January 25-27, 2023 for unsheltered persons experiencing homelessness. The 2023 PIT count is the first year the CFTH was able to return to the methodology used prior to the pandemic, however some of the changes implemented during the pandemic years were kept due to the preference of partners and volunteers. The data is a combination of the results of the 2023 PIT count and data collected by local homeless shelters and service providers during the Program Year 2021 reporting period.

The following table provides an estimate of homeless individuals and families within several categories.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	690	3	289	0	0	0
Persons in Households with Only Children	10	0	4	0	0	0
Persons in Households with Only Adults	1328	1239	77	0	0	0
Chronically Homeless Individuals	365	360	2	0	0	0
Chronically Homeless Families	0	0	1	0	0	0
Veterans	195	87	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	61	12	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source: Coalition for the Homeless Houston/Harris County/Fort Bend County/Montgomery County 2023 PIT Count Report, 2021 Sage Report

\* Data in the table above for Estimated # of persons experiencing homelessness on a given night is based on the Houston/Harris County/Fort Bend County/Montgomery County 2023 PIT Count Report, whereas the data shown for Estimated # experiencing homelessness each year is based on local shelters in the Pasadena area, therefore the data does not correlate.

**Data Source Comments:** Note: Data incomplete due to the lack of specific Pasadena data from the Count.

Indicate if the homeless population is:	Has No Rural Homeless
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If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

## Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	220	0
Black or African American	129	0
Asian	6	0
American Indian or Alaska Native	1	0
Multiple Races	14	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	180	0
Not Hispanic	190	0

Data Source  
Comments:

Sage Reporting for Program Year 2021

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Those in need of housing assistance include those extremely low-income households with at least one severe housing problem who may become homeless, those who are sheltered but will leave shelter without a stable income to support independent living, and those who are unsheltered.

There were 282 veterans experiencing homelessness in the 2023 PIT count, representing an increase of 5% since the 2022 PIT count. Of the veterans included in the count, approximately two-thirds (69%) were in sheltered conditions. Of these veterans, approximately one-fifth (21%) were classified as chronically homeless and of these, 69 percent were unsheltered.

Data collected during the 2023 PIT count showed that the percent of those counted who were veterans remained basically stable (282 vs. 267), however the percent of veterans classified as chronically homeless increased slightly to 21% from 17% in 2022. In both years, the majority of veterans were in unsheltered situations. The Way Home CoC has a housing option for any veteran, no matter their discharge status.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As shown in the table above, based on information collected by a local shelter in Program Year 2021, 59% of Pasadena homeless persons were White and approximately half are of Hispanic descent.

Based on the 2023 PIT Count, the vast majority of those experiencing homelessness were White or Black/African-American. Approximately 41% of those experiencing homelessness were White and 15% were of Hispanic descent. The total of the Black/African-American population experiencing homelessness was 55%.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In the 2023 PIT Count there was a total of 3,270 sheltered and unsheltered homeless persons counted. According to the Coalition's 2023 Homeless Count Fact Sheet, there has been a 61% decrease in overall homelessness since 2011 and a 18% decrease compared to the 2020 count, the last count conducted prior to the pandemic. Of those counted, 1,242 (38%) were unsheltered, a 17% reduction from 2022. However, the percent of the total population in sheltered situations did significantly increase over that found in 2022, 62% vs. 53%, most likely due to increased number of shelter beds because of easing of pandemic restrictions on occupancy levels.

Among the unsheltered population, approximately 41% had been homeless for three years or longer, a similar percentage to that found in 2022 (38%). This year's count found 12% newly homeless (0-3 months) was also similar to last year's finding of 14%. One cause of homelessness found after interviewing those who were unsheltered was a natural disaster, most commonly Hurricane Harvey even though this occurred more than five years ago. Other individuals reported they were homeless due to the COVID pandemic. The primary reasons reported for homelessness were reduction in hours, job loss and family conflict.

Other subpopulations reported in the total adult populations experiencing homelessness include over 35 percent with self-reported serious mental illness and one in four (27%) with substance use disorder including alcohol and/or other drugs. Both mental illness and substance abuse were higher in the sheltered vs. the unsheltered populations during the current Count. Approximately 2% of the total population experiencing homelessness self-reported as HIV positive. Overall, approximately 11% of those experiencing homelessness had experienced domestic violence. This percentage was higher in the sheltered population (16% vs 5% among unsheltered), reflecting shelter beds specifically dedicated to survivors of domestic violence. Additionally, the majority of individuals experiencing unsheltered homelessness are men, and men are less likely to report domestic violence as the cause of their homelessness.

### **Discussion:**

The City of Pasadena continually increases the support for organizations who address the needs of homeless persons and assists this population in obtaining permanent housing.

The City of Pasadena provides funding to local shelters in support of their emergency shelter programs, serving those who have been forced into homelessness due to domestic violence while addressing the emergency shelter and transitional housing need. The emergency shelter provides services for all adults, families and youth including case management, crisis intervention, 24-hour hotline, domestic violence and sexual assault prevention presentations, food, clothing, child care, transportation and access to other mainstream resources designed to assist in the development of self-sufficiency, improvement in the quality of life and promote the transition from homelessness to permanent stabilized housing.

Based on the Analysis of Impediments to Fair Housing Choice, Summary of Identified Impediments, reduction in Federal Financial Assistance was identified as an impediment to fair housing. The City of Pasadena did not receive Emergency Solutions Grants (ESG) funding for Program Year 2023, which has been previously utilized to help provide shelter support and other services for vulnerable populations. When there is a lack of available resources to support these programs, people who are homeless may be forced to live in areas where they do not want to live, or they may be forced to live in overcrowded or substandard conditions.

**Introduction:**

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The special needs populations include:

- Elderly (defined as 62 and older)
- Frail Elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking and performing light housework)
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault and stalking

**Describe the characteristics of special needs populations in your community:**

Based on the results of the Pasadena 2023-2027 Needs Assessment, residents identified “accessible housing for disabled persons/elderly” as one of the top priorities for housing in the region.

**Elderly and Frail Elderly**

Based on the results of the Pasadena 2023-2027 Needs Assessment, supportive housing needs for the elderly and frail elderly continues to increase in Pasadena. Based on the 2017-2021 American Community Survey 5-Year Estimates (Table S0101), approximately 19,212 people (13%) of the population is elderly. Housing needs for senior citizens often include smaller units that have supportive services nearby or on-site. Deferred maintenance on homes is often an issue with elderly homeowners, and strengthens the need for housing rehabilitation assistance.

Housing is one of the most essential needs of the elderly because the affordability, location and accessibility of their residence will directly impact their ability to access health and social services – both in terms of financial cost and physical practicality. The availability of appropriate housing can be an impediment to fair housing choice. In Pasadena, the northern portion of the city has the lowest rate of residents over the age of 65.

**Persons with Disabilities**

According to the 2017-2021 American Community Survey 5-Year Estimates (Table S1810), approximately 11% of the population of Pasadena has some type of disability. Ambulatory difficulty is the most prevalent form of disability in the Pasadena area, followed by cognitive difficulty and independent living difficulty. Pasadena residents age 65 or older with a disability account for about 31% of all residents with a disability. Various methods of outreach are being explored to promote community involvement and enhanced communication with residents who have a disability. Persons with disabilities who are in need of supportive housing include those with physical and/or intellectual disabilities that limit their everyday activities including employment, transportation or medical services.

Based on the Analysis of Impediments to Fair Housing Choice, Summary of Identified Impediments, there is a shortage of affordable accessible housing for those with mobility and sensory disabilities. Difficulty finding landlords who accept vouchers or disability benefits as income amplifies the difficulty residents with disabilities face in finding suitable affordable housing. In addition, renters with disabilities face landlords who refuse to accommodate requests. Owners with disabilities need repairs they cannot afford to make.

### **Persons with Alcohol or other Drug Addictions**

Persons affected by alcohol or other drug addictions may need many different kinds of supportive services, including counseling and treatment. Due to methodological concerns, the Substance Abuse and Mental Health Services Administration (SAMHSA) has not released updated estimates on substance use disorders and mental illness in its National Survey on Drug Use and Health by Substate Regions since the 2016-2018 estimates.

### **Persons with HIV/Aids**

The Texas Department of State Health Services shows that Pasadena has 30 residents living with HIV/AIDS as of the most recent Texas HIV Surveillance Report. Pasadena is ranked as number 28 on the Top 50 HIV Diagnosis and AIDS Diagnoses by City of Residence.

### **Victims of Domestic Violence**

The Bridge Over Troubled Waters, Inc., a non-profit organization assisting victims of domestic violence assisted 370 persons during the 2021 reporting period. Housing needs for victims of domestic violence include shelter, transitional and long-term housing. The City of Pasadena plans to provide support to local emergency shelters to assist homeless women, children and victims of domestic violence and sexual abuse. Through case management, multiple services are provided to each homeless individual or family upon entry into the program to assess further needs, such as child care, transportation, counseling and support groups, legal aide, medical services and education services to promote self-sufficiency.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Many of the needs of these special populations are the same as the community as a whole. Needs are determined based on the results of the Pasadena 2023-2027 Needs Assessment, discussions with stakeholders, public service and housing program applicant agencies, and input from the Community Development Advisory Board.

The City will provide housing and supportive services that address the needs of various special needs populations who are not homeless through the following activities:

- Utilizing HOME funds to assist income-eligible Pasadena residents including seniors, persons with disabilities, or other special needs populations maintain their home through the Housing Rehabilitation Program. If rehabilitation is not considered cost reasonable, the City may offer to provide demolition and reconstruction of the existing single-family home. Participation in the demolition and reconstruction process is on a voluntary basis of the homeowner. Additionally, the HOME TBRA Security Deposit Program will provide financial assistance to participants of the HCV Program. Providing these families with affordable

housing options can help increase their financial stability and help them out of poverty, as well as lower the housing burden for those in need.

- Funds provided by CDBG will support affordable housing through the Housing Rehabilitation Program Administration and Public Service Activities, such as transportation services for special needs populations including elderly and persons with disabilities.
- Contingent upon receipt of ESG funds, rapid re-housing and stabilization services will be provided in the forms of deposits, rent and utility payments for victims of domestic violence. The City also plans to utilize CDBG and ESG funds to provide financial support to local emergency shelters to assist homeless women, children and victims of domestic violence and sexual abuse.

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The City strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals, and continues to enhance coordination among housing and service providers to better serve the community.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Texas Department of State Health Services shows that Pasadena has 30 residents living with HIV/AIDS, approximately 0.03% of the population. Although the City does not directly fund these services, the City plans to provide financial support to local emergency shelters who collaborate with many community partners including health services through the AIDS Foundation Houston.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii)):**

The City as the Participating Jurisdiction, does not anticipate limiting beneficiaries through a preference for persons with a specific category of disabilities, rather the City will rely on assisting clients through the determination of income-eligibility and using the PHA preference criteria outlined within the City of Pasadena Housing Choice Voucher Administration Plan, as amended.

**Discussion:**

The City will utilize all funding sources to best provide affordable housing opportunities throughout the community, primarily addressing the needs of non-homeless and special needs households. Various programs will provide these households with rental assistance, new units or rehabilitated units.

Additionally, the City will continue to build an even stronger partnership with the Coalition for the Homeless and other ESG grantees within the Continuum to develop community wide strategies to end and prevent homelessness throughout the community. The City's priorities will continue to evolve and align with the continuum-wide goals to address priority needs.

**Describe the jurisdiction’s need for Public Facilities:**

Public facilities are needed in neighborhoods throughout Pasadena to enhance the quality of life. Based on the results of the Pasadena 2023-2027 Needs Assessment, citizens ranked street and drainage improvements as a top priority. The City is committed to improving public facilities in the CDBG Target Area to increase accessibility and address the needs of the community.

**How were these needs determined?**

Feedback gathered from the Pasadena 2023-2027 Needs Assessment provided input and suggestions of residents’ community desired improvements. Respondents selected the top 3 services they felt were most important regarding infrastructure and area benefit in the City of Pasadena. The top 3 responses included street improvements, drainage improvements and water/sewer improvements. The City plans to address the needs desired by the community throughout the five year period of the Consolidated Plan and looks forward to creating and/or assisting activities that further the commitment to develop viable urban communities and expand economic opportunities each year.

**Describe the jurisdiction’s need for Public Improvements:**

Due to flooding and drainage problems, accentuated by the recent effects from major flood events the City’s drainage infrastructure, streets, sidewalks and street lighting are in great need of improvements. Infrastructure additions and improvements will assist in the City’s mission to provide suitable living environments.

**How were these needs determined?**

Feedback gathered from the Pasadena 2023-2027 Needs Assessment provided input and suggestions of residents’ community desired improvements. Respondents selected the top 3 services they felt were most important regarding infrastructure and area benefit in the City of Pasadena. The top 3 responses included street improvements, drainage improvements and water/sewer improvements. The City plans to address the needs desired by the community throughout the five year period of the Consolidated Plan and looks forward to creating and/or assisting activities that further the commitment to develop viable urban communities and expand economic opportunities each year.

**Describe the jurisdiction’s need for Public Services:**

A number of public services are viewed as important to City residents illustrated through the Pasadena 2023-2027 Needs Assessment including; Mental Health Services, Emergency Shelter, Food Banks, Transportation Services and Domestic Violence Services.

**How were these needs determined?**

Feedback gathered from the Pasadena 2023-2027 Needs Assessment provided input and suggestions of residents’ community desired improvements. Respondents selected the top 5 services they felt were most important regarding public services in the City of Pasadena. The City plans to address the needs desired by the community throughout

the five year period of the Consolidated Plan and looks forward to creating and/or assisting activities that further the commitment to develop viable urban communities and expand economic opportunities each year.

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# HOUSING MARKET ANALYSIS

## MA-05 OVERVIEW

### **Housing Market Analysis Overview:**

Based on American Community Survey data (Table S2506), housing market trends indicate that home prices in the rental and ownership markets are increasing faster than incomes, resulting in declines in affordability since 2010. As housing costs continue to increase in price, less housing stock is available for LMI households resulting in fewer opportunities for LMI households to purchase a home.

The Housing Market Analysis section will first review the general characteristics of the supply of housing by studying the number of housing units, the cost of housing, and the condition of housing. Next, information will be provided about existing public housing, assisted housing, and housing and services for homeless and non-homeless persons with special needs. This section will also review the barriers that may affect the cost to develop, maintain, or improve affordable housing. Lastly this section will provide an analysis and discussion of the housing market in Pasadena.

DRAFT

**Introduction**

The housing stock of Pasadena is heavily weighted toward single-family housing, with 59% of households residing in single-family detached structures. Approximately 57% of households are homeowners, with 88% of homeowners living in housing units with three or more bedrooms. Therefore, the need for larger single-family affordable housing exists.

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	31,804	59%
1-unit, attached structure	552	1%
2-4 units	1835	4%
5-19 units	8,275	15%
20 or more units	8,552	16%
Mobile Home, boat, RV, van, etc.	2,794	5%
<b>Total</b>	<b>53,812</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2017-2021 ACS 5 Year Estimates, DP04

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	368	1%	642	3%
1 bedroom	0	0%	6,097	28%
2 bedrooms	3,083	11%	7,923	37%
3 or more bedrooms	25,503	88%	6,982	32%
<b>Total</b>	<b>28,954</b>	<b>100%</b>	<b>21,644</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2017-2021 ACS 5 Year Estimates, B25042

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City of Pasadena utilizes the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grants (ESG) funds on projects. These programs have annual income limits that determine participation. The City of Pasadena focuses and serves areas designated by HUD as low-to-moderate income. From 2018-2022, the City of Pasadena completed rehabilitation/reconstruction on 10 owner-

occupied housing units with HOME dollars, and currently has three housing units in the reconstruction phase with anticipated completion dates during PY 2023. The City will use HOME funds to construct and rehab approximately 10 housing units over the next five years. CDBG funds will be utilized to support the Housing Rehabilitation Program under HOME through Housing Rehabilitation Administration.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are no units expected to be lost from inventory.

**Does the availability of housing units meet the needs of the population?**

The available housing units do not currently meet the needs of the population. The City consistently sees high rates of severe cost burden, meaning households are paying more than 50 percent of their monthly income for housing costs. Overcrowding is also a problem. The persistence of both of these housing problems indicates that the available housing stock is not meeting the needs of the residents. In addition, the interest in the City of Pasadena Public Housing Authority (PHA) Section 8 waiting list also illustrates that there is not enough affordable housing.

Based on the Analysis of Impediments to Fair Housing Choice, Housing Profile, since 2010 the housing stock in the City has grown by less than 1%; whereas the population has grown by 3.3%. The number of units available is not keeping pace with the population, which could lead to overcrowded units or other substandard living situations.

**Describe the need for specific types of housing:**

Due to the aging housing stock and the decline of opportunities available for low-income households to obtain affordable housing, there is a need for conserving and improving the existing single family residential housing units within the city as well as the construction of new single-family dwellings.

Based on the Analysis of Impediments to Fair Housing Choice, Housing Profile, the availability of single-family structures has remained stable over the last 10 years. However, the actual type of single-family structures has changed. The number of 1-unit attached structures has decreased by over 700 units while the number of 1-unit detached structures has increased. 1-unit detached structures are the most expensive housing type to produce and a lack of alternatives can contribute to rising housing costs.

An important group of property types are called the “Missing Middle” and represent those that are neither 1-unit structures nor large complexes with 20 or more units. These units tend to provide affordable housing options for many residents but are uncommon in many communities. They also tend to be overlooked when communities build new housing developments. In Pasadena, approximately 18.9% of all units are classified as missing middle. This is a decrease from 2010 when 22% of housing units were in this important category. In total, over 1,600 missing middle units were lost over the last 10 years. During this same period, there was a significant increase in the number of large multifamily structures with over 20 units. While large multifamily structures provide lower costs than single unit, they often lack variety and larger units desired by many families.

## Discussion

The City of Pasadena faces overwhelming housing needs. Based on recent Comprehensive Housing Affordability Strategy (CHAS) data from 2015 – 2019, approximately 35 percent of Pasadena households experience at least one of the four housing problems, with cost burden ranking as the highest problem. Pasadena requires more affordable housing as the demand for housing is outpacing supply, especially for renters. Low rent units are significantly less common in Pasadena than they were in 2010, with nearly 50% of renters paying over 30% of income towards housing costs. Additionally, as housing costs increase in price, less housing stock is available to low- to moderate-income (LMI) households allowing fewer opportunities for LMI households to purchase homes. All three funding sources will be utilized to best provide affordable housing opportunities throughout the community, primarily addressing the needs of non-homeless and special needs households. Various programs will provide these households with rental assistance, new units or rehabilitated units.

DRAFT

## Introduction

The City of Pasadena housing market trends indicate that home prices in the rental and ownership markets are increasing faster than incomes, resulting in declines in affordability since 2010. According to the data below, the median home values for the City of Pasadena shows a 72% increase since 2010. Rental costs had similar, though somewhat lower, increases rising 41% from \$631 in 2010 to \$954 in 2021. Less than 8% of the rental housing stock was affordable to the households earning less than 30% of the area median income. No homes were priced in a range that would be affordable for a household earning less than 30% of the area median income.

Rent limits for HUD’s housing programs reflect this change as well, with Fair Market Rents (FMRs) for 2022 at \$944, \$1,014 and \$1,208 for a one-, two-, and three-bedroom apartment, respectively an average 15 percent increase from 2018. Since HUD rental assistance programs are set to be at the 40<sup>th</sup> percentile gross rents for standard quality units within a metropolitan area, this indicates that the overall housing market has become significantly more expensive in the past five years.

## Cost of Housing

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Home Value	105,400	223,300	112%
Median Contract Rent	631	954	51%

Table 29 – Cost of Housing

Data Source: 2010 Census (Base Year), 2017-2021 ACS (Most Recent Year), B25058 and DP04

Rent Paid	Number	%
Less than \$500	725	3.5%
\$500-999	7,625	36.8%
\$1,000-1,499	9,092	43.9%
\$1,500-1,999	2,804	13.5%
\$2,000 or more	476	2.3%
<b>Total</b>	<b>20,722</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2017-2021 ACS 5 Year Estimates, K202507

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,615	No Data
50% HAMFI	7,255	15,915

% Units affordable to Households earning	Renter	Owner
80% HAMFI	11,245	6,490
100% HAMFI	1,890	1,630
<b>Total</b>	<b>22,005</b>	<b>24,035</b>

Table 31 – Housing Affordability

Data Source: CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 15A-15C

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1030	1095	1307	1722	2226
High HOME Rent	812	907	1104	1304	1435
Low HOME Rent	668	716	858	992	1107

Table 32 – Monthly Rent

Data Source: 2023 HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

As would be expected, low-income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning 30% of the area median income, rental properties are their only option. The data shows that less than 7% of rental units are affordable to those earning less than 30% of the area median income. With the limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30% of their household income on housing expenses. In many cases it creates an extreme cost burden, requiring more than 50% of their income for housing.

Based on CHAS Data from 2015-2019 ACS 5 Year Estimates, only 1,615 rental units were affordable to households with incomes under 30 percent of AMI, though there were a total of 9,765 households at that income range. This indicates that there was a deficit of 8,150 affordable rental units for this population. Of renter households, 7,255 (33%) are cost burdened and 13,135 (60%) are severely cost burdened.

## How is affordability of housing likely to change considering changes to home values and/or rents?

With the increase in median home value, homeownership is becoming less affordable, causing a large majority of the low-to-moderate-income households into rental housing. Despite the large and growing demand for more affordable units, the housing market is not responding to the acute needs of the lowest income renters. With an increasing lower income population, the affordable housing market is not keeping up with demand, especially the demand for affordable, accessible and larger units. As unit price increases, programs that preserve affordable

housing will be essential. Until the market begins addressing the need for more affordable units, affordable single-family rehabilitation and/or reconstruction will be needed to supplement the housing deficit.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

With nearly 43 percent of all households in the City of Pasadena being renters, the cost and affordability of multifamily housing and rental housing is of particular importance. HOME and Fair Market Rents compare favorably to the area median rent of \$954 in 2021. In almost all cases, the HOME and Fair Market Rents exceed the median rent and those that do not are efficiency or one-bedroom units, which are likely renting below the area median rent figure of \$954. Fair Market Rents for 3- and 4-bedroom units are sufficiently high to justify housing strategies that target the development of larger units for larger households looking for rental properties with Section 8 assistance.

While the City of Pasadena does not administer a Public Housing Program, eligible residents are provided housing vouchers through the Housing Choice Voucher Program. The goal of this program is to promote participants to achieve self-sufficiency and obtain homeownership. Additionally, the HOME funded Tenant Based Rental Assistance (TBRA) Security Deposit Program is a subsidy that can be used to help income qualified individuals participating in the City's Housing Choice Voucher Program to secure decent, safe and sanitary housing.

### **Discussion**

It is clear that affordability in both owner-occupied and renter housing faces affordability gaps within the city. The City will address these affordability issues found in the data with support for both renter and owner units and support for households that need resources to be able to afford current housing prices

## Introduction

Approximately 21 percent of homeowners and 45 percent of renter households in Pasadena experience at least one severe housing problem. HUD defines housing problems as units having incomplete kitchen facilities incomplete plumbing facilities, more than one person per room and households with cost burden greater than 30 percent of household income.

More than half of housing in Pasadena was built prior to 1980, approximately 59 percent for owner-occupied and 66 percent for renter-occupied. Older housing stock is at a greater risk of containing hazards, such as lead-based paint. Lead hazards can lead to a range of health problems, especially in young children.

## Definitions

For the purposes of the 2023-2027 Consolidated Plan, the City defines housing conditions as the following:

- Standard Condition – housing units that meet applicable federal standards and local building codes.
- Substandard Condition – housing unit which is deficient in any or all of the acceptable criteria of the City’s current building and property maintenance codes, Uniform Physical Conditions Standards, Section 8 Housing Quality Standards of HUD and other applicable housing and property standards.
- Substandard Condition but Suitable for Rehabilitation – any housing unit in need of rehabilitation in order to satisfy the City’s current building and property maintenance codes, Uniform Physical Conditions Standards, Section 8 Housing Quality Standards of HUD and other applicable housing and property standards. The property must be in such a condition as to be feasible for repair to property standards for a cost at, or below, \$50,000, plus 10% contingency.
- Substandard Condition and Not Suitable for Rehabilitation – housing unit neither structurally or financially feasible for rehabilitation.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,394	21%	10,092	45%
With two selected Conditions	307	1%	1,446	6%
With three selected Conditions	0	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20,406	78%	11,016	49%
<b>Total</b>	<b>26,107</b>	<b>100%</b>	<b>22,579</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2017-2021 ACS 5 Year Estimates, B25123

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,731	20%	4,501	21%
1980-1999	6,259	21%	2,769	13%
1950-1979	15,540	54%	12,677	58%
Before 1950	1,424	5%	1,697	8%
<b>Total</b>	<b>28,954</b>	<b>100%</b>	<b>21,644</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2017-2021 ACS 5 Year Estimates, B25036

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,964	59%	14,374	66%
Housing Units build before 1980 with children present	3,160	11%	3,949	18%

Table 35 – Risk of Lead-Based Paint

Data Source: 2017-2021 ACS 5 Year Estimates, B25036 (Total Units), CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, Table 13 (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: According to the 2017-2021 ACS 5 Year Estimate (Table B25004), the number of vacant housing units within Pasadena is 5,126, of which 428 are abandoned. Remaining data within Table 35 is not available.

## Need for Owner and Rental Rehabilitation

According to the 2017 – 2021 ACS and as shown in *Table 33 – Conditions of Units*, 21 percent of owner-occupied units and 45 percent of renter-occupied units have one or more selected housing conditions.

Due to the aging housing stock and damage caused by recent natural disasters, there is a need for conserving and improving the existing single family residential housing units within the City as well as the construction of new single family dwellings. More than three quarters of housing in Pasadena was built prior to 1980, approximately 80 percent for owner-occupied and 79 percent for renter-occupied. Older housing stock is at a greater risk of containing hazards, such as lead-based paint. Lead hazards can lead to a range of health problems, especially in young children. As a result of recent natural disasters, many homes were flooded and some were destroyed, removing them from the housing market.

Based on the Pasadena 2023-2027 Needs Assessment conducted by the City, Pasadena residents listed affordable housing as a top priority for the area.

### **Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

The data shows that the number of housing units in the City of Pasadena built prior to 1980, and potentially where lead-based paint hazards might be found, include 59 percent of all owner and 66 percent of all rental housing. According to the CHAS Data based on 2015-2019 ACS 5 Yr. Estimates, 52 percent of Pasadena households earn 80 percent or below HAMFI. As a result, it is reasonable to assume that the majority of the 31,338 homeowner and rental units in Pasadena, shown in *Table 34 – Risk of Lead-Based Paint*, are likely occupied by low- or moderate-income families. Additionally, approximately 23 percent of the housing units built prior to 1980 have children present.

### **Discussion**

The City of Pasadena's housing condition indicates a definite need for owner and rental rehabilitation. The age of the City's housing stock plays a vital role in the housing market. Older units can and will impact the longevity of a housing structure. Rehabilitation efforts will enhance the housing supply thus increasing the accessibility and affordability.

The Housing Rehabilitation Services Program, administered with HOME funds, provides rehabilitation, as well as demolition/reconstruction, of single-family homes owned and occupied by low- to moderate-income residents of Pasadena. These repairs include structural and cosmetic repairs both inside the unit and on the exterior and testing for and remediation of lead-based paint hazards for homes built prior to 1978.

Additional actions taken to reduce lead-based paint hazards include continued distribution of the "*Protect Your Family from Lead in Your Home*" pamphlet to program participants and interested parties, continued inspection for potential lead hazard for all houses which receive HUD funds for rehabilitation and rapid rehousing assistance, continued treatment of identified lead-based paint hazards, training and certification for staff supervising work on projects which requires lead-based paint reduction activities and enforcement of requirements for lead-based paint inspections by firms performing risk assessments for the City of Pasadena.

The City will expand its efforts in the current reporting period by more widely publicizing and distributing the "*Protect Your Family from Lead in Your Home*" pamphlet in English and Spanish to landlords, realtors, lenders and health care providers based in Pasadena.

**Introduction**

The City of Pasadena has no public housing developments it owns or administers. The City of Pasadena administers the Housing Choice Voucher Program which provides affordable housing for more than 1,000 families. While this program supports many households in finding affordable housing, there is need of subsidized housing. The City of Pasadena Housing Program (PHA TX440) is rated a HIGH Performer PHA in the HUD’s Section Eight Management Assessment Program (SEMAP) which provides a quality delivery of service to its participants. In addition, the City of Pasadena Housing Program (PHA TX440) ensures that all voucher program assisted units meet HUD’s Housing Quality Standards requirements by inspecting all units before occupancy and annually.

**Totals Number of Units**

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available				1,094			0	0	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The question above does not give a space to answer the following - "Describe the supply of public housing developments". The City's response to this question: The City of Pasadena Housing Assistance Program (PHA TX440) does not own or administer public housing developments.

The City of Pasadena Housing Assistance Program (PHA TX440) does not own or administer public housing developments.

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## Public Housing Condition

Public Housing Development	Average Inspection Score
Not applicable.	0

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City of Pasadena Housing Assistance Program (PHA TX440) does not own or administer public housing developments.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The mission of the City of Pasadena Housing Assistance Program is to *“promote quality, accessible, affordable housing, economic opportunity, and encourage families to achieve self-sufficiency.”*

The City of Pasadena Housing Assistance Program (PHA TX440) describes a number of goals and objectives in their 5-year PHA Plan that will enable to serve the needs and improve the living environment of low and moderate-income families.

**1. Goal: Improve the quality of assisted housing.**

Objective: Concentrate on efforts to improve specific management functions by maintaining as many vouchers under lease and assist as many families as allowed within the HUD approved voucher funding.

**2. Goal: Increase assisted housing choices.**

Objective: Increase new potential landlord participation in the Housing Choice Voucher Program.

**3. Goal: Promote self-sufficiency and asset development of assisted households.**

Objective: Increase the number and percentage of employed persons in assisted families.

**4. Goal: Ensure equal opportunity and affirmatively further fair housing.**

Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

### Discussion:

While the City of Pasadena does not own or operate public housing developments, the administration of HUD’s Housing Choice Voucher Program by the City of Pasadena Housing Assistance Program (PHA TX440) provides access to affordable housing to 1,094 families with 2,217 persons. This program supports greater mobility for families in choosing housing options. The City of Pasadena will continue to promote such programs as the Housing Choice Voucher Program in addition to the programs in the Community Development Grant Programs to help address the needs of the low to moderate-income families in Pasadena.

**Introduction**

The City of Pasadena assists local shelters and service providers by utilization of funding through the Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG). Shelters within Pasadena offer support including but not limited to homeless prevention, chronically homeless, domestic violence victims, child care, job searches, transportation and case management for guidance to self-sufficiency for homeless individuals and their families. Agencies working with homeless and at risk of homelessness, types of services provided and housing status in addition to basic demographic and income data.

The City of Pasadena Community Development Department also continues to work closely with the Continuum of Care (CoC). Based on the 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report for the City of Pasadena, City of Houston, Harris County, Fort Bend County, Montgomery County, there are 3,088 Emergency, Safe Haven and Transitional Housing year-round beds and 11,603 Permanent Housing year-round beds for a total of 14,691 beds available for occupancy. This data represents the number of beds and units available on the night of the Count during the last week of January 2022.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	100	0	25	66	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	100	0	25	66	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data Source: based on local shelters in the Pasadena area.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

Homeless service providers in Pasadena provide a wide range of housing and services to their clients, including shelters and transitional housing facilities, substance abuse treatment, case management, job training, clothes closets to provide clothing suitable for job interviews, food, and transportation. All depend, to some extent, on mainstream services to supplement those offered in-house. These include transportation services, health and mental health care, job training, and childcare. Some of these services are offered pro bono from caring professionals. Other services require some payment from the client.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City of Pasadena has two emergency shelters, Sarah's House and The Bridge Over Troubled Waters, located within the city limits.

Sarah's House provides shelter assistance for a capacity of 25 women and children in a dormitory setting. The focus of the program is to provide emergency shelter housing focusing on stabilizing the individual and/or family. Once stabilized, Sarah's House provides case management, job search and placement, referral and childcare services.

The Bridge Over Troubled Waters has a 100-bed emergency shelter (25 beds are used as Transitional Housing) for women and children experiencing domestic violence. The shelter has assistance for emergency crisis clients and provides emergency shelter, meals, clothing, personal necessities, counseling services, childcare services, transportation services, job search and placement; also provides public service for domestic violence prevention. The Bridge Over Troubled Waters has 66 units of permanent housing (30 units at The Bridge Over Troubled Waters operated apartment complex, Destiny Village, and 36 units located in apartment complexes within the community) are available for adult victims of domestic violence and/or sexual assault with a documented disability and at least one child in their care. The permanent housing program provides subsidized rent on a sliding scale, on-site children's services and counseling services.

## Introduction

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The City strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals, and continues to enhance coordination among housing and service providers to better serve the community.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

### Elderly and Frail Elderly

Supportive housing needs for the elderly and frail elderly continues to increase in Pasadena. Housing needs for senior citizens often include smaller units that have supportive services nearby or on-site. Deferred maintenance on homes is often an issue with elderly homeowners, and strengthens the need for housing rehabilitation assistance. The City of Pasadena provides rehabilitation and/or reconstruction for qualified participants through the HOME Program, which often targets seniors.

### Persons with Disabilities

According to the 2017-2021 American Community Survey 5-Year Estimates (Table S1810), approximately 11% of the population of Pasadena has some type of disability. Ambulatory difficulty is the most prevalent form of disability in the Pasadena area, followed by cognitive difficulty and independent living difficulty. Pasadena residents age 65 or older with a disability account for about 31% of all residents with a disability. Various methods of outreach are being explored to promote community involvement and enhanced communication with residents who have a disability. Persons with disabilities who are in need of supportive housing include those with physical and/or intellectual disabilities that limit their everyday activities including employment, transportation or medical services. The Transportation RIDES Program of the elderly and disabled is a public service provided within the City of Pasadena. This program is highly requested and supported by the citizens of the community.

### Persons with Alcohol or other Drug Additions

The City does not currently fund these services, but supports the submission of applications for funding from agencies with experience providing these special needs services. Although the City does not directly fund these services, the City plans to provide financial support to local emergency shelters who collaborate with many community partners including mental health services through the Bay Area Council on Drugs and Alcohol.

### Persons with HIV/Aids

The City does not currently fund these services, but supports the submission of applications for funding from agencies with experience providing these special needs services. Although the City does not directly fund these services, the City plans to provide financial support to local emergency shelters who collaborate with many community partners including health services through the AIDS Foundation Houston.

### **Victims of Domestic Violence**

Housing needs for victims of domestic violence include shelter, transitional and long-term housing. The City of Pasadena plans to provide support to local emergency shelters to assist homeless women, children and victims of domestic violence and sexual abuse. Through case management, multiple services are provided to each homeless individual or family upon entry into the program to assess further needs, such as child care, transportation, counseling and support groups, legal aide, medical services and education services to promote self-sufficiency.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Currently, there are no direct programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing in the City of Pasadena. However, the City of Pasadena is an active member of the Houston/Harris County Continuum of Care (CoC) serving on the CoC Steering Committee and ESG Funders Collaborative. The CoC has developed a community plan, *The Way Home*; its goals are aligned with the Opening Doors Federal Plan that is the nation's first comprehensive federal strategy to prevent and end homelessness. For the CoC, one of the ways to end homelessness includes expanding partnerships with behavioral health treatment services through the Harris Center and other state and local behavioral health providers to ensure permanent supportive housing units are paired with adequate support services.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).**

The City will provide housing and supportive services that address the needs of various special needs populations who are not homeless through the following activities:

- Utilizing HOME funds to assist income-eligible Pasadena residents including seniors, persons with disabilities, or other special needs populations maintain their home through the Housing Rehabilitation Services Program (HRSP). HRSP will provide rehabilitation to income eligible households that own and occupy a single-family home within the City of Pasadena. If rehabilitation is not considered cost reasonable, the City may offer to provide demolition and reconstruction of the existing single-family home. Participation in the demolition and reconstruction process is on a voluntary basis of the homeowner;
- The HOME Tenant-Based Rental Assistance (TBRA) Security Deposit Program will be leveraged with the City of Pasadena Housing Choice Voucher (HCV) Program by providing the security deposit that will enable participants of the City's HCV Program to lease an affordable rental unit. Requirements of the HOME TBRA Security Deposit Program will be modeled after the City's HCV Program. Households are selected from the City of Pasadena Public Housing Authority (PHA) Section 8 waiting list, using the PHA preference criteria outlined within the City of Pasadena HCV Program Administration Plan. It is anticipated that 150 households will be assisted during the five years, of which 100% will be extremely low-income and low-income; and
- CDBG funds will be provided for public services, such as transportation services for special needs populations including elderly and persons with disabilities.

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The City strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals, and continues to enhance coordination among housing and service providers to better serve the community.

Briefing packets are provided to all tenants and landlords who participate in the City's HCV Program and HOME Tenant-Based Rental Assistance (TBRA) Security Deposit Program. The handbook explains the rights and responsibilities of both the landlord and tenant, guidelines when entering into a new lease, tips for tenants and landlords, and explains the eviction process. Persons who are not homeless but have other special needs, such as a disability, who encounter landlords who may refuse to accommodate request may be assisted by this information.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).**

The City of Pasadena will continue to provide housing and supportive services that address the needs of various special needs populations who are not homeless through:

- Providing rehabilitation and/or demolition and reconstruction services to seniors, persons with disabilities, or other special needs populations through the Housing Rehabilitation Program administered under the HOME Program; and
- Providing security deposit that will enable participants of the City's HCV Program to lease an affordable rental unit, with a local preference for Veterans.

## **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The development of the 2023-2027 Consolidated Plan coincided with the drafting of the Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of public engagement, demographic research and analysis, program evaluation and development. Research has highlighted some of the following problems related to public policies:

The City of Pasadena does not have zoning. Therefore, the City does not have a zoning map. Land use development in Pasadena is governed by local codes, ordinances, and deed restrictions where applicable. Although the City has reviewed subdivision regulations to identify barriers to affordable housing, without zoning, the City's mixed land uses create unique challenges and reduce affordable housing opportunities. A review of the City's codes has found many inconsistencies within each other and with state statutes making it more difficult to address affordable housing challenges.

The Community Development Department will advocate for revisions to local ordinances that negatively impact affordable housing and residential investment and provide necessary City staff with recommendations made under the AI.

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**Introduction**

The non-housing community development plan section provides a brief summary of the City of Pasadena’s priority non-housing community development needs that are eligible for assistance under HUD’s community development program categories.

**Economic Development Market Analysis**

**Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	848	322	1	0	-1
Arts, Entertainment, Accommodations	5,438	4,905	8	8	0
Construction	11,046	11,816	16	18	2
Education and Health Care Services	11,375	15,988	17	25	8
Finance, Insurance, and Real Estate	3,212	2,152	5	3	-2
Information	617	147	1	0	-1
Manufacturing	8,363	3,794	12	6	-6
Other Services	3,910	5,456	6	8	2
Professional, Scientific, Management Services	6,318	4,226	9	6	-3
Public Administration	1,678	638	2	1	-1
Retail Trade	8,361	6,585	12	10	-2
Transportation and Warehousing	4,356	3,707	6	6	0
Wholesale Trade	1,902	5,513	3	8	5
Total	67,424	65,249	--	--	--

Table 40 - Business Activity

Data Source: 2017-2021 ACS (Workers) Table S2405, 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

<b>Total Population in the Civilian Labor Force</b>	<b>71,844</b>
Civilian Employed Population 16 years and over	63,455
Unemployment Rate	11.7
Unemployment Rate for Ages 16-24	42.10
Unemployment Rate for Ages 25-65	50.20

Table 41 - Labor Force

Data Source: 2017-2021 ACS 5 Year Estimates, DP03 and S2301

Occupations by Sector	Number of People
Management, business and financial	5,396
Farming, fisheries and forestry occupations	103
Service	6,842
Sales and office	9,767
Construction, extraction, maintenance and repair	11,049
Production, transportation and material moving	9,292

Table 42 - Occupations by Sector

Data Source: 2017-2021 ACS 5 Year Estimates, S2402

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	41,448	63%
30-59 Minutes	19,079	29%
60 or More Minutes	5,263	8%
<b>Total</b>	<b>65,790</b>	<b>100%</b>

Table 43 - Travel Time

Data Source: 2017-2021 ACS 5 Year Estimates, S0801

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,022	1,872	6,191

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	17,590	1,523	5,599
Some college or Associate's degree	14,583	1,052	3,643
Bachelor's degree or higher	8,739	480	1,712

Table 44 - Educational Attainment by Employment Status

Data Source: 2017-2021 ACS 5 Year Estimates, B23006

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	123	1,494	3,552	8,381	3,023
9th to 12th grade, no diploma	2,226	564	1,088	4,459	1,220
High school graduate, GED, or alternative	6,000	8,155	5,902	9,691	5,874
Some college, no degree	3,773	5,192	3,783	4,704	5,135
Associate's degree	948	2,752	2,527	2,267	1,357
Bachelor's degree	430	3,918	1,435	3,366	1,907
Graduate or professional degree	0	879	365	1,903	1,533

Table 45 - Educational Attainment by Age

Data Source: 2017-2021 ACS 5 Year Estimates, B15001

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,081
High school graduate (includes equivalency)	34,278
Some college or Associate's degree	38,786
Bachelor's degree	58,200
Graduate or professional degree	69,080

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2017-2021 ACS 5 Year Estimates, S1501

## **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Business Activity table shows the top three business sectors with the most jobs within our jurisdiction, which are:

- Education and Health Care Services (15,988)
- Construction (11,816)
- Retail Trade (6,585)

The Business Activity table shows the top three business sectors with the most workers within our jurisdiction, which are:

- Education and Health Care Services (11,375)
- Construction (11,046)
- Manufacturing (8,363)

## **Describe the workforce and infrastructure needs of the business community:**

- The workforce is primarily composed of construction, education and health care services, manufacturing and retail workers.
- The City of Pasadena does not have a Public Transportation System.
- Economic Development and transportation are often hindered due to flooding issues that affect the area.

## **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

With the construction of new restaurants and retail establishments, Pasadena is seeking more retail and construction applicants. This will create more jobs within Pasadena, strengthening the workforce attributes of the City. Most new jobs will be for skilled and unskilled laborers in the retail trade and construction arena. The City is also seeing major growth in the infrastructure development to alleviate drainage concerns and improve mobility.

In addition, the Pasadena Economic Development Corporation (PEDC) has partnered with the Houston-Galveston Area Council (H-GAC) to embark on a program called Livable Centers with a goal of designing a vibrant urban center for all ages that connects diverse housing and thriving parks with employment opportunities to support healthy lifestyles. The study was launched in September 2022 and is due to be completed by June 2023. The City will strive to apply the concepts from the HGAC Livable Centers Study during the strategic period.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Despite previous data, individuals with a high school diploma have the highest level of employment making up 33 percent of total civilians employed. Those with higher education levels are more likely to earn higher wages, with a significant increase for a Bachelor's degree or higher. The unemployment rate was higher for residents with less than

a high school diploma, compared to residents with some form of education. Those with less than a high school diploma have the lowest rate of participation in the labor force compared to other groups.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Gulf Coast Workforce Board and its operating affiliate Workforce Solutions, is the public workforce system located in the Pasadena surrounding area. Their Career Offices assist employers meet their human resource needs and individuals build careers, so both can compete in the global economy. Workforce training, technology and customized training, job search and job matching assistance is provided at these Career Offices.

San Jacinto Community College is located within the City of Pasadena and provides college and trade education with degrees and certifications in number of areas.

The Pasadena Independent School District has programs and campuses that provide workforce training. The Lewis Career Technical High School provides an array of opportunity in workforce training which encourages academic and career development in local sectors that offer self-sustaining opportunities.

The headquarters campus for the Houston Area Safety Council is located in Pasadena. This 68,000 square foot expansive training center assists to help the Houston Area Safety Council invest in the future of workforce training and development.

The Baker Ripley Neighborhood Center located in Pasadena provides adult education GED, English Literacy, Citizenship Classes, Career Development including partner trainings to the citizens of Pasadena.

These current initiatives with these organizations, assist the Citizens of Pasadena in workforce training and development for a greater sustainable community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Pasadena is within the Houston-Galveston Area Council (H-GAC), which supports a Comprehensive Economic Development Strategy for the 13-county region through its Gulf Coast Economic Development District. The most recent plan is for a five-year period of 2020-2024 and was approved by the Economic Development Administration on December 1, 2020.

The CEDS analyzes the regional economy, establishes regional economic goals and strategies, outlines a plan of action, and creates a framework for evaluation. The Gulf Coast Economic Development District Comprehensive

Economic Development Strategy plays a key role in ensuring the region is a great place to live and work, with a high quality of life for all. The following goals included with the CEDS aligns with the goals outlined with the City's 2023-2027 Consolidated Plan:

- Support the prioritization and allocation of transportation funding to maximize intermodal capabilities and improve the efficiency of good movement.
- Support efforts to obtain federal, state, and regional funding to upgrade aging infrastructure (water, sewer, drainage facilities) while support the expansion of infrastructure to underserved areas.

## Discussion

In 2018, Pasadena Economic Development Corporation (PEDC) partnered with TIP Strategies on the development of a community strategic plan, and finalized a 5-year update in June 2023. The plan serves the community as an organizational management tool used to set priorities, focus energy and resources, strengthen operations and ensure key entities are working toward a common goal. The six major goals include:

- Business Development
- Marketing and Image
- Workforce
- Support Structures for Economic Development
- Catalyst Projects
- Tourism and Retail

Additionally, the plan focuses on the main functions in which PEDC holds the greatest potential to effect positive change within the City of Pasadena, including generating new private sector investment, business growth, job creation and a growing local tax base.

PEDC has partnered with H-GAC to embark on a program called Livable Centers with a goal of designing livable communities for people to live, work and play with healthier lifestyles. Some objectives of the study, including improving quality of life, overlap with the Consolidated Plan public service goals.

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The Census tracts that are identified as eligible for CDBG area benefit include some of the oldest neighborhoods in the City. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households live. The housing stock in these areas are in poor condition and therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentration is defined as an area in which a large portion of the neighborhood shows the impact of housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) is a neighborhood with a poverty rate of 40 percent and a racial and ethnic concentration (non-white populations of 50% or more). Households within R/ECAP census tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. Based on HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T), Version AFFHT0006 released on July 10, 2020, 5,540 Pasadena residents live in R/ECAPs; 85 percent of R/ECAPs residents are Hispanic, 12 percent are non-Hispanic white and 1 percent are black. The northern sections of Pasadena are more densely populated than the City as a whole. In this case, concentration is defined as an area in which a large portion of the neighborhood shows a majority of racial or ethnic minorities.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas of concentration have significantly older housing stock, a greater population of renter households and a higher percentage of low-to moderate-income households. Generally, these areas also contain households with low adult education and higher proportions of persons with disabilities. As such, area needs include: residential rehabilitation, lead-based paint abatement, access to education, workforce training initiatives, access to public services, and reliable transportation to area job centers outside of the target area.

Based on the AI, statewide housing stock is newer than the housing stock in Pasadena. Nearly 60% of the City's housing stock was built prior to 1980. At the state level, only one-third of the housing stock was built prior to 1980. Units built prior to 1980 are at risk of having lead-based paint in them and require special care during rehabilitation. That means that nearly 32,000 units in Pasadena could have a lead-based paint hazard.

### **Are there any community assets in these areas/neighborhoods?**

Community assets in these areas include: a thriving petrochemical industry, community/senior centers, access to nearby job centers and the City's focus for increasing infrastructure improvements. In many neighborhoods, there is a strong sense of community with many residents that act as advocates for the neighborhood. A large group of involved residents is an important community asset. In addition, Pasadena has educational institutions nearby including one of the largest school districts in Texas (Pasadena ISD) and San Jacinto College, Central Campus. Given

the severe and widespread impact of the COVID-19 pandemic, the importance of the healthcare industry has never been more clear. Pasadena has several significant assets within its own borders; including, HCA Houston Healthcare Southeast (formerly Bayshore Medical Center), St. Luke’s Health – Patients Medical Center, Pasadena Health Center, Dynacq Healthcare and Kindred Hospital – Bay Area.

**Are there other strategic opportunities in any of these areas?**

CDBG funding has focused on the target areas to alleviate hazardous conditions and increase mobility through infrastructure improvements. The City has partnered with local agencies and City departments to provide funding for special needs services to foster community welfare, expand opportunity, and address essential needs. The Transportation RIDES Program provides resources to elderly and disabled clients to maintain an independent lifestyle and facilitate essential services. With the limited/lack of public transit being a disparity, this program is an asset to Pasadena. The City’s Housing Rehabilitation Services Program (HRSP), administered through HOME, provides minor to moderate rehabilitation of homes owned and occupied by low to moderate income residents of Pasadena. If rehabilitation needs are too excessive, the City will provide demolition and reconstruction of single – family homes owned and occupied by low to moderate income residents of Pasadena. The HOME Tenant-Based Rental Assistance (TBRA) Security Deposit Program will be leveraged with the City of Pasadena Housing Choice Voucher (HCV) Program by providing the security deposit that will enable participants of the City’s HCV Program to lease an affordable rental unit. HRSP and TBRA activities help to preserve and expand the supply of affordable housing in Pasadena.

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**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband is no longer a luxury that only a few people need; it is a critical service that supports Americans’ economic opportunity, health, education, recreation, and well-being. According to Pew’s Research Center, the COVID-19 pandemic made addressing residents’ broadband access challenges a necessity as Americans pivoted to online work, learning, health care services, social events, and other essential activities. The pandemic lockdowns also accelerated the transition away from community technology centers—which provide computer and Wi-Fi access to community residents in a shared accessible location.

Based on the 2021 American Community Survey (ACS) 1-Year Estimates (Table B28003), 96 percent of the City have computing devices such as desktops, laptops, smartphones, tablets, etc. Of those individuals with a computing device, 94 percent have a broadband internet subscription, 0 percent have dial-up internet and 6 percent have a computer with no internet subscription. Broadband or high-speed internet access allows users to access the internet at significantly higher speeds than those with dial up services.

According to the 2017-2021 ACS 5-Year Estimates (Table B28004), access to internet increases as income increases. While approximately 56 percent of households with income above \$50,000 have internet access, only 34 percent of households making below \$50,000 have internet access. The digital inequity amongst households is due to several barriers in obtaining broadband internet, including service costs and available computing devices. Equitable access to digitally provided services in all neighborhoods would particularly benefit LMI households.

Additionally, many new employment opportunities are only available online, meaning applying for a job will require access to internet and computing devices. Households who do not own a computing device or have internet access will not have the advantage of finding employment or gaining new career skills without broadband. While most people rely on mobile devices, such as smartphones and tablet, these computing devices are not the best tools for building a resume or completing applications that require extensive text entry.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The City’s broadband access is mainly served by Comcast Cable and AT&T Services. According to the Federal Communications Commissions, the City has four other companies (ViaSat, Inc., Space Exploration Holdings, LLC, Hughes Network Systems, LLC and VSAT Systems, LLC) that provide satellite services.

Since monthly service costs is a leading cause for not having access to internet, introducing more competition amongst internet service providers would help drive costs down and increase availability.

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Harris County is vulnerable to a wide range of natural hazards including flooding, tornadoes, tropical storms, and hurricanes. These hazards threaten the safety of residents and have the potential to damage property, disrupt the local economy, and impact the quality of life of residents of Harris County. While we cannot eliminate natural hazards, there is much we can do to lessen their potential impact upon our community and residents. Hazard mitigation planning identifies ways to reduce risk from natural hazards that may impact the County. Pasadena, as a member of the Planning Committee, helped develop the 2020 Harris County Multi-Hazard Mitigation Action Plan approved by the Federal Emergency Management Agency (FEMA) on July 28, 2020.

Upon a review of the full range of possible natural disasters, the primary and most occurring hazards facing Pasadena are flooding, hurricane/coastal storms and severe weather. The City has experienced several natural disasters, including Winter Storm Uri, Hurricane Imelda and a Tornado Emergency in January 2023. With each of these disasters, Pasadena has experienced associated non-climate risks such as damage to homes, homelessness, short- and long-term displacement, food insecurities, unemployment and transportation shortages.

The City of Pasadena participates in the National Flood Insurance Program (NFIP) which provides federally supported flood insurance in communities that regulate development in floodplains. Based on the 2020 Annual Progress Report for Hazard Mitigation Action Items, the City meets and exceeds the NFIP requirements of floodplain management by maintaining and updating the flood damage prevention ordinance. The City recently passed a compliance assistance visit (CAV) from FEMA in renewing the City’s Community Rating System (CRS) Program rating. The City far exceeds the minimum FEMA NFIP standards and was awarded an improvement in the City CRS rating. CRS Communities are considered in high regards by FEMA and is demonstration of compliance and exceedance of the NFIP standards.

Furthermore, the City of Pasadena has established cooling centers throughout the City. During Winter Storm Uri, it was determined that the City needed to increase power generation to City facilities, public facilities that have been identified as a potential warming center, and the animal shelter. The City intends to submit a grant through the Hazard Mitigation Grant Program (HMPG) that is solely focused on purchasing permanent power generation for the City and public facilities that were identified above. In addition, the City is developing a plan to retrofit and purchase emergency power generation for the Pasadena Convention Center.

Other noted vulnerabilities for Pasadena include, the City’s proximity to chemical plants and refineries along the Ship Channel, putting Pasadena at high risk to environmental and hazardous materials incidents due to impacts caused by natural and human-caused hazards. Hazardous results from chemical releases include contamination of water supply, radiological emergencies, public health emergencies and utility failure.

While it may not be possible to prevent certain hazards from adversely affecting critical infrastructure, having the capability to quickly augment those facilities with back-up power is vital to the quick response capability of the community.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The Centers for Disease Control and Prevention (CDC) has developed the Social Vulnerability Index (SVI) using 16 U.S. census variables to help local officials identify communities that may need support before, during, or after disasters. The 16 census variables are grouped into four related themes including, Socioeconomic Status, Household Characteristics, Racial and Ethnic Minority Status and Housing Type/Transportation. The overall ranking of each group helps public health officials and local planners better prepare for and respond to emergency events such as hurricanes, disease outbreaks and exposure to dangerous chemicals. Based on the CDC/ATSDR Social Vulnerability Index for 2020, Pasadena's level of vulnerability is as follows:

- Overall SVI – High
- Socioeconomic Status – High
- Household Characteristics – Medium-High
- Racial and Ethnic Minority Status – High
- Housing Type and Transportation – Medium-High

With more than half of households in Pasadena occupied by low- and moderate-income individuals, it is likely LMI households are more vulnerable to housing, health and safety challenges during flooding events. Neighborhoods of concentrated vulnerability to natural disasters require more resources and concentrated efforts to rebuild communities. When natural disasters like flooding events or tornadoes occur, immediate impacts like restricted access to health care, limited grocery stores, or resource scarcity become more imperative issues. Low- and moderate-income households may need food and water along with other functional needs.

### **Strategic Plan Overview**

The Consolidated Plan objectives represent high priority needs for the City of Pasadena and serve as the basis for the strategic actions used to meet these needs. These goals are listed below in no particular order or ranking:

- Rehabilitate degrading infrastructure to improve mobility and reduce hazardous conditions for Pasadena residents;
- Develop and maintain an adequate supply of safe, sanitary and decent housing that are affordable and accessible to residents within low-income guidelines by utilizing CDBG and HOME funds to assist with housing rehabilitation services, tenant based rental assistance and homebuyer opportunities to eligible low-income households;
- Reduce homelessness by providing supportive services through local shelters and non-profit agencies; and
- Strengthen neighborhoods by investing in public service activities benefiting the community, including those with special needs.

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**Geographic Area**

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	CDBG Low/Mod Income Tracts
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	CDBG Eligible Areas
	<b>Identify the neighborhood boundaries for this target area.</b>	<p>The CDBG Low/Mod Target Area includes all of the concentrated low-income census tracts within the Pasadena City limits. Boundaries of the geographic area coincide with the boundaries of the census tracts which have been identified through examination of the 2011-2015 U.S. Census Data as having median incomes below 80 percent of the area median income. These tracts are located throughout the City and include census tract numbers 3212, 3216, 3219, 3220, 3221, 3222, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3241, 3242, 3412, 3413, 3422, 3423, 3424 and 3429.</p> <p>In general, the CDBG Low/Mod Target Area is bound by State Highway 225 in the north and the corporate limits to the west. The eastern boundary begins at the intersection of Highway 225 and Louisiana, south to Red Bluff, southeast to Fairmont, proceed north to Spencer to Preston, Preston south to Vista, then west to Allen Genoa then Shaver, west towards Allen Genoa, northwest to Shaver, then Shaver to north Allendale and proceed west on Allendale to the western corporate limits. A map illustrating the boundaries is attached and located within the Appendices.</p>
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of the target area is residential with a mix of commercial properties and parts of the target area are located adjacent to refineries.

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The target area was identified by using the U.S. Census Bureau data to determine block groups, within the City's service area, where 51 percent or greater of the residents are classified as low- to moderate-income. A majority of the low-to moderate-income population makes the area eligible for use of federal funds. Also, the Community Development Advisory Board members reside in or work nearby these target areas and are available to report citizen requests and concerns regarding needed improvements to the Community Development Department.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The priorities of this target area follow the general needs described in the previous section, NA-05, and citizen responses to the Pasadena 2023-2027 Needs Assessment. The target area is comprised of low-to-moderate income households living in unsuitable living conditions. Based on the Pasadena 2023-2027 Needs Assessment received by Pasadena residents, the area has a strong need for Affordable Housing, Homeless and Public Service Needs, Job Creation and Infrastructure Improvements (Drainage/Street Improvements).</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>CDBG funds are utilized towards revitalization and improvements of infrastructure and to address public service needs. HOME Program dollars support affordable housing projects through the Housing Rehabilitation Services Program and Tenant Based Rental Assistance Security Deposit Program. The Homelessness goals are supported through ESG components, Emergency Shelter and Rapid Re-housing. Contingent upon receipt, ESG funds will provide support to local emergency shelters by assisting with costs related to shelter operations and essential services. Rapid re-housing and stabilization services will be provided through financial assistance in the form of deposits, short- and medium-term rent and utility payments.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The primary obstacle to meeting underserved needs is limited availability of federal and local funding. The needs of the community are greater than the available funds. The aging of residential units and increased numbers of under-resourced residents in conjunction with a lack of public housing leads to limited housing stock available to low-to-moderate income residents. Additionally, the City has a high demand to find qualified agencies with the capacity to operate programs efficiently and within compliance of applicable federal regulations. Although the City is trying to improve outreach strategies to gain more public response, there is still a lack of citizens becoming involved in the decision-making process.</p>

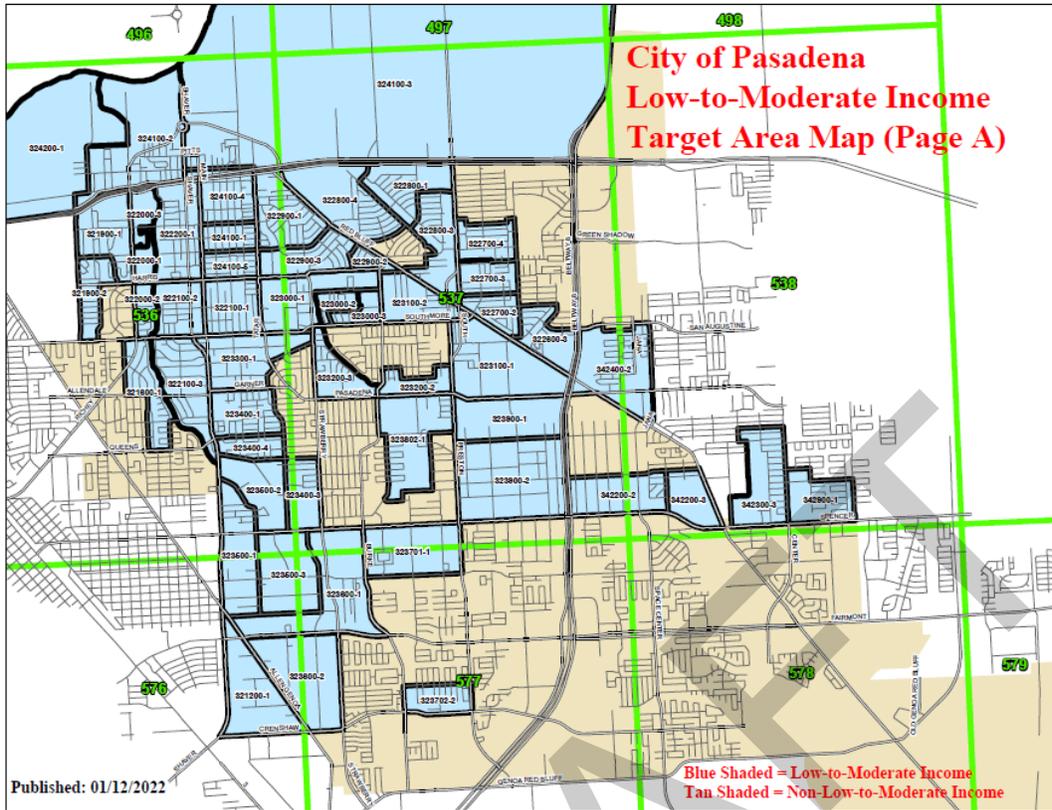
2	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Activity is available to all eligible Pasadena residents.
	<b>Identify the neighborhood boundaries for this target area.</b>	The borders of the City of Pasadena.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This is a general designation that is inclusive of all areas within the City's jurisdiction; including eligible and ineligible CDBG target areas.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	No consultation necessary - entire City jurisdiction.
	<b>Identify the needs in this target area.</b>	The priorities of this target area follow the general needs described in the previous section, NA-05, and citizen responses to the Pasadena 2023-2027 Needs Assessment. Based on the results of the Needs Assessment by Pasadena residents, the area has a strong need for Affordable Housing, Homeless and Public Service Needs, Job Creation and Infrastructure Improvements (Drainage/Street Improvements).
	<b>What are the opportunities for improvement in this target area?</b>	CDBG funds are utilized towards revitalization and improvements of infrastructure and to address public service needs. HOME Program dollars support affordable housing projects through the Housing Rehabilitation Services Program and Tenant Based Rental Assistance Security Deposit Program. The Homelessness goals are supported through ESG components, Emergency Shelter and Rapid Re-housing. Contingent upon receipt, ESG funds will provide support to local emergency shelters by assisting with costs related to shelter operations and essential services. Rapid re-housing and stabilization services will be provided through financial assistance in the form of deposits, short- and medium-term rent and utility payments.

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The primary obstacle to meeting underserved needs is limited availability of federal and local funding. The needs of the community are greater than the available funds. The aging of residential units and increased numbers of under-resourced residents in conjunction with a lack of public housing leads to limited housing stock available to low-to-moderate income residents. Additionally, the City has a high demand to find qualified agencies with the capacity to operate programs efficiently and within compliance of applicable federal regulations. Although the City is trying to improve outreach strategies to gain more public response, there is still a lack of citizens becoming involved in the decision-making process.</p>
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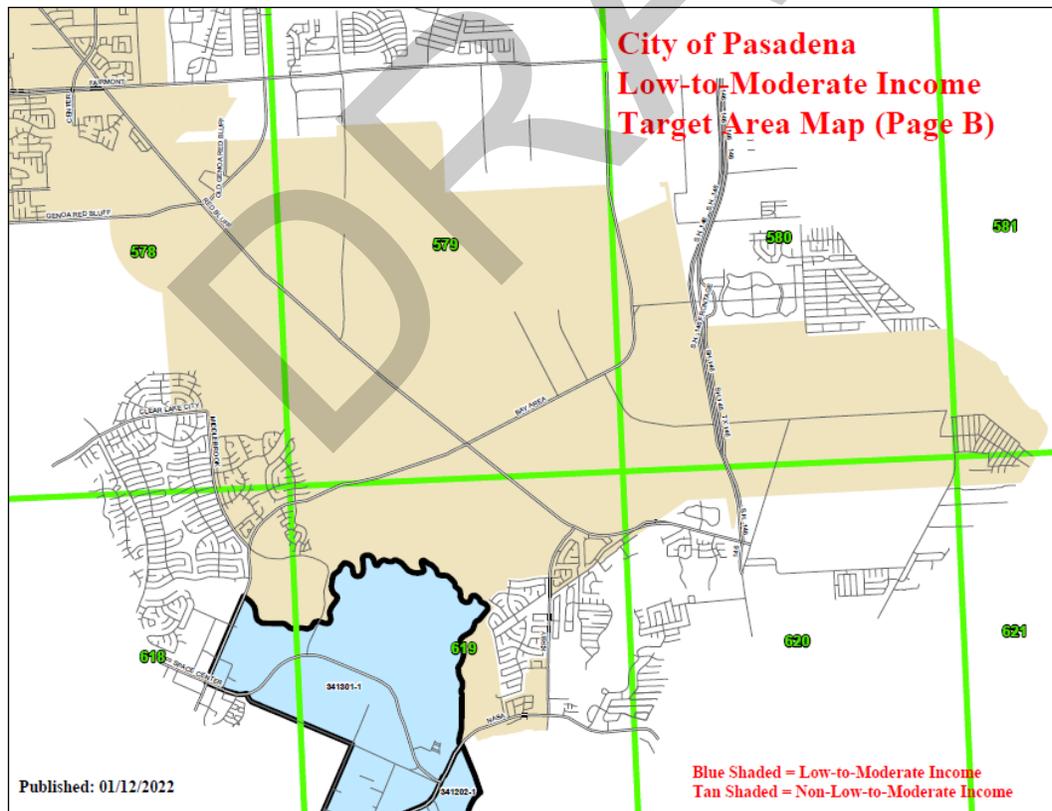
**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Pasadena is mindful of the location of services and seeks to ensure equitable distribution of funding to serve families in need across the City. Although the CDBG Low/Mod Income Target Area is the primary service area, additional target areas will be identified. Target areas are identified based on income determination data and revitalization efforts needed. The City allocates funding based on priorities identified in the Pasadena 2023-2027 Needs Assessment and proposals submitted in its annual application process.



Low/Mod Income Target Area - Map A



Low/Mod Income Target Area - Map B

**Priority Needs**

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Infrastructure Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Low/Mod Income Tracts
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	Infrastructure/Public Facility Improvements include street replacement, sidewalk repairs and waterline replacement services to increase mobility and reduce hazardous conditions for Pasadena residents. Additional projects will include construction/rehabilitation to public facilities to better the overall community welfare.
	<b>Basis for Relative Priority</b>	Based on the Pasadena 2023-2027 Needs Assessment received by Pasadena residents, the top services regarding infrastructure and area benefit included street improvements, drainage improvements and water/sewer improvements.
2	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	Housing Rehabilitation Homeownership Tenant Based Rental Assistance
	<b>Description</b>	The City will strive to utilize all three funding sources to best provide affordable housing opportunities throughout the community. Funds provided by CDBG will support affordable housing with Housing Rehabilitation Program Administration. The HOME Program will support affordable housing by providing housing rehabilitation services, tenant based rental assistance and homebuyer opportunities to eligible low-income households. Contingent upon receipt, the ESG Program will provide housing opportunities to homeless households through the facilitation of the Rapid Re-housing Program Component administered by subrecipient agencies.
	<b>Basis for Relative Priority</b>	Based on the Pasadena 2023-2027 Needs Assessment received by Pasadena residents, the City has a strong need for Affordable Housing, with it ranking as the second highest priority.
<b>3</b>	<b>Priority Need Name</b>	Homeless Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Reduce Homelessness

<b>Description</b>	<p>Contingent upon receipt of ESG funds, the City of Pasadena plans to provide financial support to local emergency shelters to assist homeless women, children and victims of domestic violence and sexual abuse. Through case management, multiple services are provided to each homeless individual or family upon entry into the program to assess further needs, such as child care, transportation, counseling and support groups, legal aide, medical services and education services to promote self-sufficiency.</p> <p>CDBG funding will also be used to support essential needs and operational costs of the local shelters of Pasadena.</p>
<b>Basis for Relative Priority</b>	<p>Based on the Pasadena 2023-2027 Needs Assessment received by Pasadena residents, the City has a strong need for Homeless Needs. Emergency shelters and domestic violence services both ranked in the top five priorities under the public service category.</p>
<b>4</b>	<b>Priority Need Name</b> Public Service Needs
<b>Priority Level</b>	High
<b>Population</b>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  Veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and Their Families  Victims of Domestic Violence  Non-Housing Community Development</p>
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Enhance quality of life through Public Services

<b>Description</b>	Providing and maintaining a high quality of life for all citizens is a high priority for the City. The following are the priority Community Development needs the City will address in the next five years: Senior Services, Transportation Services, Food Banks and Emergency Shelter.
<b>Basis for Relative Priority</b>	Based on the Pasadena 2023-2027 Needs Assessment received by Pasadena residents, the top services regarding public services included mental health services, emergency shelters, food banks, transportation services and domestic violence services.

## Narrative

The 2023-2027 Consolidated Plan represents the City's ambition to improve the quality of life for residents, primarily in the low-income areas of Pasadena. As required by HUD, each activity is linked to at least one of three federal program objectives: 1) decent housing, 2) suitable living environments, or 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability. The City looks forward to achieving these objectives and outcomes within the next five years through:

- Rehabilitation of degrading infrastructure to improve mobility and reduce hazardous conditions for Pasadena residents;
- Develop and maintain an adequate supply of safe, sanitary and decent housing that are affordable and accessible to residents within low-income guidelines by utilizing funds to assist with housing rehabilitation and tenant based rental assistance efforts;
- Reduce homelessness by providing supportive services through local shelters and non-profit agencies;
- Provide a high quality of life to all citizens through the facilitation of public service needs.

In order to address these needs, the City of Pasadena has developed goals and measurable outcomes in infrastructure improvements, affordable housing, homeless needs and public service needs.

The City is committed to the proper implementation of a balanced Community Development Program that maximizes benefit to low-income persons both directly and through the improvements of their neighborhoods. By providing decent housing, suitable living environments and supportive services, the City of Pasadena intends to improve our low-income neighborhoods and provide our citizens with the needed resources to assist them in breaking both generational and circumstantial poverty.

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>Based on American Community Survey data (Table S2506), housing market trends indicate that home prices in the rental and ownership markets are increasing faster than incomes, resulting in declines in affordability since 2010. As housing costs continue to increase in price, less housing stock is available for LMI households resulting in fewer opportunities for LMI households to purchase a home.</p> <p>As many households have a severe cost burden, TBRA is needed to prevent some households from losing their home. Also, illustrative of the market need for rental assistance is the demand in requests to be added to the Housing Choice Voucher waitlist. Currently, the City of Pasadena’s Housing Department administers 1,094 housing vouchers and there are more than 5,672 individuals on the waiting list.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>The City of Pasadena does not anticipate funding TBRA for Non-Homeless Special Needs in the near future.</p> <p>Contingent upon receipt of funds, the City of Pasadena provides rental assistance under the ESG Program Component of Rapid Re-housing. Services provided under rapid re-housing include financial assistance in the form of deposits, short- and medium-term rental assistance and utility payments to victims of domestic violence transitioning from shelter to independent living.</p>
<p>New Unit Production</p>	<p>The aging of residential units and increased numbers of under-resourced residents in conjunction with a lack of public housing leads to a limited housing stock available to low-to-moderate income residents. As a result of recent natural disasters, many homes were flooded and some were destroyed, removing them from the housing market.</p> <p>As Pasadena seeks to build out, new and expanded development puts more pressure on how its land is used. The fallout from Hurricane Harvey in August 2017 exacerbated the problem by driving higher standards for construction, which limit land use even more.</p>
<p>Rehabilitation</p>	<p>Based on the 2015-2019 ACS data (Table S2504), nearly 80% of Pasadena’s housing stock was built 40 years ago or more. Some aging units may be too expensive for the owner to maintain or improve due to new building codes or environmental regulations, therefore there is a need for rehabilitation in order to maintain the existing units of affordable housing in Pasadena.</p> <p>The City of Pasadena Housing Rehabilitation Services Program (HRSP) will be provided to income-eligible households that own and occupy a single-family home within Pasadena. If rehabilitation is not considered cost reasonable, the City may offer to provide demolition and reconstruction of the existing single-family home. Participation in the demolition and reconstruction process is on a voluntary basis of the homeowner.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, Including Preservation	<p>As housing prices in Pasadena have climbed over the past several years, so have land, labor and material costs for housing developments. Providing funds for acquisition can help lower the total cost of development and leverage limited funding to create much need affordable housing units.</p> <p>Although there is a need, the City has a high demand to find qualified agencies with the capacity to operate programs efficiently and within compliance of applicable federal regulations. The City of Pasadena does not anticipate funding Acquisition, including preservation in the near future.</p>

Table 49 – Influence of Market Conditions

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## Introduction

The City of Pasadena (the City) is an entitlement jurisdiction that receives federal funds annually through the U.S. Department of Housing and Urban Development including Community Development Block Grant Funds (CDBG), Emergency Solutions Grant Funds (ESG) and HOME Investment Partnerships Program (HOME). Through the use of federal, state and local funds the City plans to carry out the objectives set forth in the 2023-2027 Consolidated Plan.

Entitlement grant resources totaling \$2,299,596 are estimated for the next fiscal year (October 1, 2023 through September 30, 2024) to address obstacles to meet underserved needs, foster decent housing, support public services and improve public facilities, while enhancing the coordination between public and private agencies. The results of these activities will be reported in the Consolidated Annual Performance and Evaluation Report, to be published in December 2024.

The City proposes to amend its approved 2018 Annual Action Plan to reallocate \$90,000 in prior year resources, including \$90,000 in HOME funds to an eligible activity to be undertaken during Program Year 2023. In accordance with regulations 24 CFR 91.505, the jurisdiction shall amend its approved plan to permit changes in the use of federal funded activities. Further guidance on original allocations and the proposed changes can be found in Appendix V of this document.

The City proposes to amend its approved 2018 Annual Action Plan to reallocate an additional \$103,000 in prior year resources, including \$103,000 in HOME funds to an eligible activity to be undertaken during Program Year 2023. In accordance with regulations 24 CFR 91.505, the jurisdiction shall amend its approved plan to permit changes in the use of federal funded activities. Further guidance on original allocations and the proposed changes can be found in Appendix V of this document.

The City proposes to amend its approved 2019 Annual Action Plan to reallocate an additional \$23,897.62 in prior year resources, including \$23,897.62 in CDBG funds to an eligible activity to be undertaken during Program Year 2023. In accordance with regulations 24 CFR 91.505, the jurisdiction shall amend its approved plan to permit changes in the use of federal funded activities. Further guidance on original allocations and the proposed changes can be found in Appendix V of this document.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,687,329	0	23,898	1,711,227	6,720,000	The CDBG allocation for Program Year 2023 is anticipated in the amount of \$1,687,329. The City is proposing to reallocate an additional \$23,897.62 in prior year resources from Program Year 2019.
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA	612,267	0	193,000	805,267	2,400,000	The HOME allocation for Program Year 2023 is anticipated in the amount of \$612,267. The City is proposing to reallocate \$90,000 in prior year resources from Program Year 2018. The City is proposing to reallocate an additional \$103,000 in prior year resources from Program Year 2018.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	Conversion and Rehab for Transitional Housing Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	0	0	0	0	280,000	Although the City is not anticipating receiving the ESG allocation for Program Year 2023, Expected Amount Available Remainder of ConPlan is based on history of grant allocation.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Community Development Block Grant (CDBG) funds will leverage City General Fund, Bond Fund dollars and/or private sources for any of the following: infrastructure, revitalization, park and public facilities projects.

HOME Investment Partnerships (HOME) Program partners are required to provide matching contributions of \$0.25 for every \$1.00 of funding expended. This is usually achieved through volunteer hours worked, donation of funds, supplies and equipment.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

N/A

**Discussion**

N/A

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SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pasadena	Government	Affordable Housing – Ownership Rental Non-Homeless Special Needs Community Development – Neighborhood Improvements Public Facilities Public Services Economic Development Planning	Jurisdiction
The Bridge Over Troubled Waters	Non-Profit Organizations	Homelessness	Jurisdiction
Sarah's House	Non-Profit Organizations	Homelessness	Jurisdiction
North Pasadena Community Outreach	Non-Profit Organization	Public Services	Jurisdiction
Coalition for the Homeless of Houston/Harris County	Non-Profit Organizations	Homelessness	Region
Habitat for Humanity – Pasadena	Non-Profit Organizations	Ownership	Jurisdiction
Pasadena Housing Authority	Departments and Agencies	Public Housing	Jurisdiction

Table 51 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

The greatest strength of the institutional delivery system is the long-term relationship between the City of Pasadena and its coordination with outside agencies. Internally, the City of Pasadena Community Development Department works in conjunction with other City departments including, but not limited to, the City Controller’s Office, Planning, Housing, Purchasing and Public Works. The City’s current structure highlights commitment to ensuring that all functions perform in a concerted manner to guarantee an efficient and effective 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.

The City of Pasadena Community Development Department will address gaps and improve institutional structure using the following strategies:

- Identify, work with, and financially support community housing development organizations (CHDOs) to develop or rehabilitate affordable housing within the community. CHDOs are certified annually or at the

time of a project application. In order for an agency to qualify as a CHDO, they must have staff with housing experience appropriate to their role as a project developer, sponsor or owner;

- Use high level communication and project coordination among City departments and support the City’s efforts to revitalize and/or stabilize low- and moderate-income neighborhoods; and
- Reduce and/or alleviate gaps in services and expedite the delivery of community development services to eligible residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services.**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

Table 52 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

The service delivery system in Pasadena meets the needs of homeless persons through regular and ongoing coordination among partner organizations, local governments, service providers, and interested stakeholders. A combination of resources is used to address the needs of chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth and others in need. The City is part of the Houston/Harris County Continuum of Care which brings together organizations with a broad range of services, to focus on a variety of target groups that experience homelessness. Regular meetings are supplemented with targeted training sessions and in-depth initiatives, designed to address and end homelessness for veterans, families, and youth.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The supportive service agencies in Pasadena are well established and successful in accessing public and private funds. However, there are very few agencies, as most housing and social service nonprofits are located within Houston where there is a much higher concentration of need.

The City of Pasadena Community Development Department is working to improve coordination with various public, private, and non-profit groups in the Pasadena community to address the community's priority needs, especially those of targeted low-income persons and special needs populations. The City strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals, and continues to enhance coordination among housing and service providers to better serve the community.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

It has always been and remains a priority for the City of Pasadena to develop and enhance an effective and efficient program delivery system for the use of federal funds. Even though the system has been improved in recent years, the City continues to monitor, assess, and seek ways to further improve its performance. Solid relationships have been built with public institutions, private and nonprofit partners, to implement activities and projects that require multiple funding sources. All partners are encouraged to share their thoughts on how the delivery system and programs could be made better.

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements	2023	2027	Non-Housing Community Development	CDBG Low/Mod Income Tracts	Infrastructure Improvements	CDBG: \$5,900,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
2	Housing Rehabilitation	2023	2027	Affordable Housing	Citywide	Affordable Housing	CDBG: \$75,000 HOME: \$1,800,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Reduce Homelessness	2023	2027	Homeless	Citywide	Homeless Needs	CDBG: \$200,000	Homeless Person Overnight Shelter: 200 Persons Assisted
4	Enhance Quality of Life Through Public Services	2023	2027	Non-Housing Community Development	CDBG Low/Mod Income Tracts Citywide	Public Service Needs	CDBG: \$875,000	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
5	Tenant Based Rental Assistance	2023	2027	Affordable Housing	Citywide	Affordable Housing	HOME: \$500,000	Tenant-based rental assistance / Rapid Rehousing: 750 Households Assisted
6	Homeownership	2023	2027	Affordable Housing	Citywide	Affordable Housing	HOME: \$459,200	Homeowner Housing Added: 3 Household Housing Unit

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The City will rehabilitate degrading infrastructure to improve mobility and reduce hazardous conditions for Pasadena residents by supporting activities that will enhance and preserve neighborhoods.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Develop and maintain an adequate supply of safe, sanitary and decent housing that are affordable and accessible to residents within low-income guidelines by utilizing CDBG and HOME funds to assist with housing rehabilitation efforts.
3	<b>Goal Name</b>	Reduce Homelessness
	<b>Goal Description</b>	Reduce Homelessness by providing supportive services through local shelters and non-profit agencies.
4	<b>Goal Name</b>	Enhance quality of life through Public Services
	<b>Goal Description</b>	Strengthen neighborhoods by investing in public service activities benefiting the community, including those with special needs.
5	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	HOME funds will be leveraged with the City of Pasadena Housing Choice Voucher (HCV) Program by providing the security deposit that will enable participants of the City's HCV Program to lease an affordable rental unit. Requirements of the HOME TBRA Security Deposit Program will be modeled after the City's HCV Program. Households are selected from the City of Pasadena Public Housing Authority (PHA) Section 8 waiting list, using the PHA preference criteria outlined within the City of Pasadena HCV Program Administration Plan.
6	<b>Goal Name</b>	Homeownership
	<b>Goal Description</b>	Homebuyer programs may be offered to assist low- to moderate-income homebuyers with down payment and closing cost assistance to transition low-to moderate-income families from renter status to homeownership. Homeownership counseling courses are provided for these activities through the subrecipient agencies. Construction of new, quality and affordable single family detached homes is also a goal.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).**

Over the next five years, the City of Pasadena expects to provide affordable housing as defined by HOME 91.315(b)(2) in the following ways:

- The Housing Rehabilitation Services Program (HRSP) will provide rehabilitation to income-eligible households that own and occupy a single-family home within the City of Pasadena. If rehabilitation is not considered cost reasonable, the City may offer to provide demolition and reconstruction of the existing single-family home. It is anticipated that 10 households will be assisted during the five years, of which 20% will be extremely low-income, 50% low-income and 30% moderate-income.
- The HOME Tenant-Based Rental Assistance (TBRA) Security Deposit Program will be leveraged with the City of Pasadena Housing Choice Voucher (HCV) Program by providing the security deposit that will enable participants of the City's HCV Program to lease an affordable rental unit. Requirements of the HOME TBRA Security Deposit Program will be modeled after the City's HCV Program. Households are selected from the City of Pasadena Public Housing Authority (PHA) Section 8 waiting list, using the PHA preference criteria outlined within the City of Pasadena HCV Program Administration Plan. It is anticipated that 750 households will be assisted during the five years, of which 100% will be extremely low-income and low-income.
- It is anticipated that two affordable housing units will be developed and then sold to program-eligible, first time homebuyer households.

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement) .**

The City of Pasadena’s Housing Program is a voucher program only PHA. The City of Pasadena does not own nor does it administer a Public Housing Program.

**Activities to Increase Resident Involvements**

The City of Pasadena does not own, nor does it administer a Public Housing Program for residents. However, the City of Pasadena encourages families to achieve self-sufficiency and homeownership through the Family Self Sufficiency Program, available to current Housing Choice Voucher Program participants.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

N/A

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## **Barriers to Affordable Housing**

The development of the 2023-2027 Consolidated Plan coincided with the drafting of the Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of public engagement, demographic research and analysis, program evaluation and development. Research has highlighted some of the following problems related to public policies:

The City of Pasadena does not have zoning. Therefore, the City does not have a zoning map. Land use development in Pasadena is governed by local codes, ordinances, and deed restrictions where applicable. Although the City has reviewed subdivision regulations to identify barriers to affordable housing, without zoning, the City's mixed land uses create unique challenges and reduce affordable housing opportunities. A review of the City's codes has found many inconsistencies within each other and with state statutes making it more difficult to address affordable housing challenges.

The Community Development Department will advocate for revisions to local ordinances that negatively impact affordable housing and residential investment and provide necessary City staff with recommendations made under the AI.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Pasadena has developed specific goals and objectives to address the housing needs of low-income populations within the City's jurisdiction. These housing goals are aimed at creating the opportunity for adequate, affordable, accessible housing for low-income households through the elimination of lead based-paint hazards, encouragement of homeownership, minor home repairs, rehabilitation of single-family dwellings, provision of rental assistance, new construction and development of partnerships.

The City will continue to utilize all funding sources to best provide affordable housing opportunities throughout the community. The HOME Program will support affordable housing by providing housing rehabilitation services and homebuyer opportunities to eligible low-income households that own and occupy a single-family home within the City of Pasadena. If rehabilitation is not considered cost reasonable, the City may offer to provide demolition and reconstruction of the existing single-family home. Participation in the demolition and reconstruction process is on a voluntary basis of the homeowner. The Community Development Department is committed to assisting these low-income homeowners repair and rehabilitate their deteriorating homes. Additionally, the HOME funded Tenant Based Rental Assistance (TBRA) Security Deposit Program is a subsidy that can be used to help income qualified individuals participating in the City's Housing Choice Voucher Program to secure decent, safe and sanitary housing. Lastly, the City plans to identify, work with and financially support community housing development organizations (CHDOs) to develop or rehabilitate affordable housing within the community. Funds provided by CDBG will support affordable housing with Housing Rehabilitation Administration. Housing Rehabilitation Administration funds will support administration, inspection and management costs necessary to administer the Housing Rehabilitation Services Program. Contingent upon receipt, the ESG Program will provide housing opportunities to homeless households through the facilitation of the Rapid Re-housing Program Component administered by subrecipient agencies. Rapid re-housing and stabilization services will be provided through financial assistance in the form of deposits, rent, and utility payments.

The City of Pasadena Housing Department plans to continue to assist and administer the allocated 1,094 voucher participants with their rental assistance within the Housing Choice Voucher HUD requirements, in accordance with 24 CFR 982, during the next year while maintaining a High Performer PHA Rating with the U.S. Department of Housing and Urban Development (HUD) in the Section Eight Management Assessment Program (SEMAP) report in management of the program. The goal of this program is to promote participants to achieve self-sufficiency and obtain homeownership.

The development of the 2023-2027 Consolidated Plan coincided with the drafting of the Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of public engagement, demographic research and analysis, program evaluation and development. Research has highlighted some of the following goals to address fair housing issues:

- Reform, Remove or Modify Regulatory Barriers to Additional Affordable Housing
- Consider New Financial Incentives for Affordable Housing
- Identify and Make Available Surplus Public Lands for Affordable Housing
- Expand Tenant Outreach and Adopt Eviction Assistance and Prevent Measures
- Continue to Inspect, Encourage and Promote Lead-based Paint Removal
- Increase Funding for Local Homeless Programs
- Expand Owner and Rental Rehabilitation Programs
- Continue Promotion of Fair Housing

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

The City of Pasadena does not currently receive Emergency Solutions Grants (ESG) Program funding to allocate towards street outreach activities, but will instead support the needs of local emergency shelter and transitional housing organizations that provide services to homeless individuals. Furthermore, homeless service providers within the area network with mainstream resources including, but not limited to, medical facilities, financial institutions, housing providers, law enforcement, childcare facilities and education systems, to help spread awareness and assess needs of homeless individuals.

In addition, the City supports efforts of the Coalition of the Homeless Houston/Harris County and the Houston/Harris County Continuum of Care (CoC) in their outreach and assessment efforts for homeless persons in its community by participating in meetings.

**Addressing the emergency and transitional housing needs of homeless persons.**

The City of Pasadena plans to provide financial support to local emergency shelters to assist homeless women, children and victims of domestic violence and sexual abuse. Through case management, multiple services are provided to each homeless individual or family upon entry into the program to assess further needs, such as child care, transportation, counseling and support groups, legal aide, medical services and education services to promote self-sufficiency.

**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.**

Contingent upon receipt of funds, rapid re-housing assistance will be supported through use of ESG funds to provide rental, utility, and/or financial assistance. Homeless individuals or families will receive case management to ensure effective transitioning from shelter to independent living. Clients will also receive supportive services to promote self-sufficiency to assist in achieving the goal of permanent housing.

During Program Year 2023, funds will not be expended on activities to facilitate homeless individuals and families transition to permanent housing, however the City will continue to support the needs of local agencies that provide transitional housing services to homeless individuals.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and**

**private agencies that address housing, health, social services, employment, education or youth needs.**

Although the City does not directly fund these services, the City plans to provide continued support to local emergency shelters who collaborate with many community partners to ensure high-quality, cost-effective services are available for clients including partners associated with law enforcement, health services, mental health services, child and family services, legal services, employment assistance and mainstream resources.

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**Actions to address LBP hazards and increase access to housing without LBP hazards.**

Goal: Increase the inventory of lead safe housing units.

Strategies:

1. Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
2. Continue to ensure that housing units entering the Section 8 program meet lead-based paint guidelines found in HQS regulations.
3. Expand the stock of lead safe housing units through continuation of the reconstruction program and other new home construction efforts.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

The effectiveness of the programs operated by the City of Pasadena work through the City's housing rehabilitation program. This program targets some of the oldest housing stock in the city, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly.

The City of Pasadena addresses lead-based paint hazards on all rehabilitation projects that it undertakes. When lead-based paint is found to be present, the City notifies the occupants of the lead hazard assessment provides the household with the lead hazard information pamphlet in accordance with 24 CFR 35.130. The household will acknowledge the receipt of the pamphlet by signing and dating the Lead Hazard Information Pamphlet Affidavit.

**How are the actions listed above integrated into housing policies and procedures?**

The City's policies and procedures manual regarding housing rehabilitation contains procedures to be followed regarding the assessment and remediation of lead-based paint hazards. All housing rehabilitation projects follow the current policies and procedures.

For properties receiving up to and including \$5,000 per unit in rehabilitation assistance, the City will authorize a State licensed Lead Risk Assessor to conduct testing in accordance with 24 CFR 35.930 (a) and will implement action as follows: 1. If paint testing indicates that the painted surfaces are not coated with lead-based paint, then safe work practices will not be required and the City will proceed with the rehabilitation; 2. If lead-based paint is present, then the City will require the contractor to implement safe work practices in accordance with 24 CFR 35.1350 and repair any paint that is disturbed and 3. After the work is completed conduct a clearance examination of the worksite(s) pursuant to 24 CFR 35.1340. Clearance will not be required the disturbance of painted surfaces fall below the total area as set forth in 24 CFR 35.1350 (d).

Properties receiving more than \$5,000 and up to and including \$25,000 per unit in rehabilitation assistance, the City will authorize a State licensed Lead Risk Assessor to perform a lead-paint risk assessment in the interior and exterior of the dwelling unit pursuant to 24 CFR 35.1320 (b) before the rehabilitation begins. The City will require the

contractor to perform interim controls in accordance with 24 CFR 35.1330 of all lead-based paint hazards identified and any lead-based paint hazards created as a result of the rehabilitation work.

Properties receiving more than \$25,000 per unit in rehabilitation assistance, the City will authorize a State licensed Lead Risk Assessor to perform a lead-paint risk assessment in the interior and exterior of the dwelling unit pursuant to 24 CFR 35.1320 (b) before the rehabilitation begins. The City will require the contractor to abate all lead-based paint hazards and any lead-based paint hazards created as a result of the rehabilitation work in accordance with 24 CFR 35.1325, except that interim controls are acceptable on exterior surfaces that are not disturbed by the rehabilitation.

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### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.**

Based on the U.S. Census Bureau, 2021 American Community Survey 1 Year Estimates, approximately 15 percent of Pasadena’s population was documented as living below the poverty level, which translates to 22,794 residents. The City of Pasadena plans to reduce the number of poverty-level families through the coordination of efforts among City departments and local businesses and service providers. To assist families, achieve financial stability, the City of Pasadena Housing Department administers the Family Self-Sufficiency Program to current HCV residents. Additionally, the HOME funded Tenant Based Rental Assistance (TBRA) Security Deposit Program is a subsidy that can be used to help income qualified individuals participating in the City’s HCV Program to secure decent, safe and sanitary housing. The City will explore ways to collaborate with local agencies to promote financial literacy and reduce the number of persons in poverty.

The City of Pasadena has developed specific goals and objectives to address the housing needs of low-income populations within the City's jurisdiction. These housing goals are aimed at creating the opportunity for adequate, affordable, accessible housing for low-income households through the elimination of lead based-paint hazards, encouragement of homeownership, rehabilitation and/or reconstruction of single-family dwellings, provision of rental assistance, new construction and development of partnerships.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.**

The City of Pasadena will assist with reducing the number of residents living below the poverty level through the following programs:

- The HOME Program will support affordable housing by providing housing rehabilitation and/or reconstruction services to eligible low-income households. Housing Rehabilitation provides minor to moderate rehabilitation of homes owned and occupied by low to moderate income residents of Pasadena. If rehabilitation needs are too excessive, the City will provide demolition and reconstruction of single – family homes owned and occupied by low to moderate income residents of Pasadena. Additionally, the HOME TBRA Security Deposit Program will provide financial assistance to participants of the HCV Program. Providing these families with affordable housing options can help increase their financial stability and help them out of poverty, as well as lower the housing burden for those in need.
- Dependent upon the receipt of funds, the ESG Program will provide housing opportunities to homeless households through the facilitation of the Rapid Re-housing Program Component administered by subrecipient agencies. Homeless individuals or families will receive case management to ensure effective transitioning from shelter to independent living. Clients will also receive supportive services to promote self-sufficiency to assist in achieving the goal of permanent housing.

The City of Pasadena also plans to continue to assist and administer the allocated 1,079 voucher participants with their rental assistance within the Housing Choice Voucher Program. Families are also encouraged to achieve self-sufficiency and homeownership through the Family Self Sufficiency Program, available to current Housing Choice Voucher Program participants.

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

Program monitoring is a continuous process for all programs. Compliance is emphasized at the beginning of each contract period or program year, and assessed throughout the duration of the activity. Training and technical assistance is provided to all staff, subrecipients and partners to ensure compliance is of the utmost priority. The monitoring process is similar to an audit; however, monitoring should be viewed as a guide for improved compliance and program performance. Through the experience of monitoring visits, the Community Development Department has gained an understanding of HUD's expectations and standards for the administration of community development activities and programs. By mirroring similar processes, the Community Development Department now utilizes HUD's CPD monitoring exhibits to conduct internal self-monitoring and monitoring of subrecipients. All monitoring conducted shall be guided and governed by all applicable laws and regulations relating to the Community Development Block Grant Program (24 CFR Part 570), the Emergency Solutions Grants Program (24 CFR 576, as amended by the HEARTH Act), HOME Investment Partnerships (HOME) Program (24 CFR 92, also known as the HOME Final Rule), Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards; Final Rule (2 CFR 200), and all other applicable federal laws and regulations, as well as all city and state laws and ordinances.

Each program administered through the Community Development Department has an individual policy manual to assist in the oversight and management of the program. Subrecipients and City departments administering HUD-funded programs are monitored by the Community Development Department based on a performed risk analysis. A risk analysis will assist to determine how often a subrecipient shall be monitored, the program components to be reviewed, and procedures to be evaluated. Beneficiaries of the HOME Program and HOME Program partners are monitored on an annual basis to ensure affordability requirements are upheld and HOME-assisted units remain affordable. It is the responsibility of the Community Development Department to advocate compliance with all applicable federal requirements and ensure federal funds are used properly and with purpose.

In addition, the City of Pasadena Compliance Group ensures compliance with Section 504 of the Rehabilitation Act of 1973, the Davis-Bacon Act and Related Acts and the Housing and Urban Development Act of 1968 Section 3 requirements are met and maintained. Progress meetings are held between the Compliance Group and contractor to discuss reporting requirements. Quarterly Activity Reports are submitted by the Compliance Group to the Community Development Department.

## EXPECTED RESOURCES

### AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

#### Introduction

The City of Pasadena (the City) is an entitlement jurisdiction that receives federal funds annually through the U.S. Department of Housing and Urban Development including Community Development Block Grant Funds (CDBG) and HOME Investment Partnerships Program Funds (HOME). Through the use of federal, state and local funds the City plans to carry out the objectives set forth in the 2023 – 2027 Consolidated Plan.

Entitlement grant resources totaling \$2,299,596 are estimated for the next fiscal year (October 1, 2023 through September 30, 2024) to address obstacles to meet underserved needs, foster decent housing, support public services and improve public facilities, while enhancing the coordination between public and private agencies. The results of these activities will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER), to be published in December 2024.

The City proposes to amend its approved 2018 Annual Action Plan to reallocate \$90,000 in prior year resources, including \$90,000 in HOME funds to an eligible activity to be undertaken during Program Year 2023. In accordance with regulations 24 CFR 91.505, the jurisdiction shall amend its approved plan to permit changes in the use of federal funded activities. Further guidance on original allocations and the proposed changes can be found in Appendix V of this document.

The City proposes to amend its approved 2018 Annual Action Plan to reallocate an additional \$103,000 in prior year resources, including \$103,000 in HOME funds to an eligible activity to be undertaken during Program Year 2023. In accordance with regulations 24 CFR 91.505, the jurisdiction shall amend its approved plan to permit changes in the use of federal funded activities. Further guidance on original allocations and the proposed changes can be found in Appendix V of this document.

The City proposes to amend its approved 2019 Annual Action Plan to reallocate an additional \$23,897.62 in prior year resources, including \$23,897.62 in CDBG funds to an eligible activity to be undertaken during Program Year 2023. In accordance with regulations 24 CFR 91.505, the jurisdiction shall amend its approved plan to permit changes in the use of federal funded activities. Further guidance on original allocations and the proposed changes can be found in Appendix V of this document.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,687,329	0	23,898	1,711,227	6,720,000	The CDBG allocation for Program Year 2023 is anticipated in the amount of \$1,687,329. The City is proposing to reallocate an additional \$23,897.62 in prior year resources from Program Year 2019.
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA	612,267	0	193,000	805,267	2,400,000	The HOME allocation for Program Year 2023 is anticipated in the amount of \$612,267. The City is proposing to reallocate \$90,000 in prior year resources from Program Year 2018. The City is proposing to reallocate an additional \$103,000 in prior year resources from Program Year 2018.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	Conversion and Rehab for Transitional Housing Financial Assistance Overnight shelter Rapid Re-Housing (Rental Assistance) Rental Assistance Services Transitional Housing	0	0	0	0	280,000	The City did not receive ESG funding for Program Year 2023, however Expected Amount Available Remainder of Con Plan is based on history of ESG allocations.

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Community Development Block Grant (CDBG) funds will leverage City General Fund, Bond Fund dollars and/or private sources for any of the following: infrastructure, revitalization, park and public facilities projects.

HOME Investment Partnerships (HOME) Program partners are required to provide matching contributions of \$0.25 for every \$1.00 of funding expended. This is usually achieved through volunteer hours worked, donation of funds, supplies and equipment.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

N/A

**Discussion**

N/A

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## ANNUAL GOALS AND OBJECTIVES

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**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements	2023	2027	Non-Housing Community Development	CDBG Low/Mod Income Tracts	Infrastructure Improvements	CDBG: \$1,164,863	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2005 Persons Assisted
2	Housing Rehabilitation	2023	2027	Affordable Housing	Citywide	Affordable Housing	CDBG: \$33,898 HOME: \$459,200	Homeowner Housing Rehabilitated: 2 Household Housing Unit
3	Reduce Homelessness	2023	2027	Homeless	Citywide	Homeless Needs	CDBG: \$0	Other: 0 Other
4	Enhance Quality of Life Through Public Services	2023	2027	Non-Housing Community Development	CDBG Low/Mod Income Tracts Citywide	Public Service Needs	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 6350 Persons Assisted
5	Tenant Based Rental Assistance	2023	2027	Affordable Housing	Citywide	Affordable Housing	HOME: \$90,000	Tenant-based rental assistance / Rapid Rehousing: Households Assisted: 150 Households Assisted
6	Homeownership	2023	2027	Affordable Housing	Citywide	Affordable Housing	HOME: \$194,840	Homeowner Housing Added: 2 Other

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Infrastructure improvements include street replacement, sidewalk repairs and waterline replacement services to increase mobility and reduce hazardous conditions for Pasadena residents. Need is based upon the evaluation of service improvements within the CDBG target areas.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Housing Rehabilitation provides minor to moderate rehabilitation of homes owned and occupied by low to moderate income residents of Pasadena. If rehabilitation needs are too excessive, the City will provide demolition and reconstruction of single – family homes owned and occupied by low to moderate income residents of Pasadena. If applicable, lead based paint assessment and abatement, is also required for all housing rehabilitation activities. Prospective applicants may contact the City of Pasadena's Community Development Department to obtain information about assistance provided by the HOME Program. The HOME Program waiting list is opened periodically to receive applications for assistance based on the City's receipt of HOME funding allocations. Prior to opening the waiting list, the Community Development Department will notify the public by means of a public notice, social media, flyers, mail outs to community residents, and on the City of Pasadena website. Assistance shall be provided on a first come, first serve basis.
3	<b>Goal Name</b>	Reduce Homelessness
	<b>Goal Description</b>	This goal will not correspond with a project in IDIS, however CDBG administration funding will be used to carry out this goal through continued support for local agencies who provide services to homeless individuals.  Furthermore, the City will continue to build an even stronger partnership with the Coalition for the Homeless and other grantees within the Continuum to develop community wide strategies to end and prevent homelessness throughout the community.
4	<b>Goal Name</b>	Enhance quality of life through Public Services
	<b>Goal Description</b>	The City 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. Activities include the Transportation RIDES Program and Food Pantry Program. Based on the results of the Pasadena 2023-2027 Needs Assessment, services are also needed for mental health and emergency shelters. Although the City will not directly fund these services during the current reporting period, the City plans to provide support to local emergency shelters who collaborate with many community partners including mental health services.

5	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	HOME funds will be leveraged with the City of Pasadena Housing Choice Voucher (HCV) Program by providing the security deposit that will enable participants of the City's HCV Program to lease an affordable rental unit. Requirements of the HOME TBRA Security Deposit Program will be modeled after the City's HCV Program. It is planned to assist at least 150 eligible households with HOME TBRA services. Households are selected from the City of Pasadena Public Housing Authority (PHA) Section 8 waiting list, using the PHA preference criteria outlined within the City of Pasadena HCV Program Administration Plan.
6	<b>Goal Name</b>	Homeownership
	<b>Goal Description</b>	Homeownership opportunities may be supported by the development or rehabilitation of affordable housing units to be sold to eligible homebuyers. Down payment and closing cost assistance may be provided to further enable households to obtain homeownership. The City is currently in the process of identifying and certifying a Community Housing Development Organization (CHDO) Project.

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# PROJECTS

## AP-35 PROJECTS – 91.220(D)

### Introduction

Below is a summary of eligible projects that will take place during the program year that address a portion of the City's priority needs. Specific objectives are detailed in the individual project descriptions below. The Community Development Department captures the accomplishments of its activities and projects through a reporting process which requires City Departments and partner agencies to report on the beneficiaries of HUD-funded activities.

### Projects

#	Project Name
1	CDBG Program Administration
2	<a href="#">Housing Rehabilitation Administration</a>
3	Dabney Storm Interconnect Project
4	Transportation RIDES Program
5	Food Pantry
6	HOME Program Administration
7	Housing Rehabilitation Services Program
8	CHDO Housing Set Aside
9	HOME TBRA Security Deposit Program
10	Freedom Lane Subdivision

Table 56 – Project Information

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

The allocated priorities were determined through a combination of the results of the Pasadena 2023-2027 Needs Assessment Survey, discussions with stakeholders; public service and housing program applicant agencies; and input from the Community Development Advisory Board.

The annual projects, along with the annual goals, do not address all of the strategic plan goals due to insufficient funds to address all community needs and the high demand to find qualified agencies with the capacity to operate programs efficiently and within compliance of applicable federal regulations.

The City is proposing an amendment to reallocate \$103,000 in 2018 HOME funds to Project No. 10 – Freedom Lane Subdivision.

[The City is proposing an amendment to reallocate \\$23,897.62 in 2019 CDBG funds to Project No. 2 – Housing Rehabilitation Administration.](#)

**Project Summary Information**

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1	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Infrastructure Improvements Housing Rehabilitation Reduce Homelessness Enhance quality of life through Public Services
	<b>Needs Addressed</b>	Infrastructure Improvements Affordable Housing Homeless Needs Public Service Needs
	<b>Funding</b>	CDBG: \$337,466
	<b>Description</b>	The Community Development Department has the primary responsibility for the administration, planning, organizing and monitoring of the City's Community Development Block Grant (CDBG) Program. In addition, the Community Development Department is responsible for implementing required procedures to ensure City compliance with specific U.S. Department of Housing and Urban Development (HUD) and other federal regulations.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration will serve all programs and projects.
	<b>Location Description</b>	The Community Development Department is located in Pasadena City Hall: 1149 Ellsworth Drive, Pasadena, Texas, 77506.
	<b>Planned Activities</b>	CDBG funds will be used to support full time staff and administrative costs associated with the monitoring and oversight of the CDBG program including contracting, compliance, grant management, monitoring and fiscal related activities. Program administration costs are limited to 20% of the Program Year 2023 CDBG allocation.
2	<b>Project Name</b>	Housing Rehabilitation Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$33,898

	<b>Description</b>	Housing Rehabilitation Program Administration will support administration, inspection and management costs necessary to administer the Housing Rehabilitation Services activities as needed. Amount funded includes \$10,000.00 CDBG funds. <a href="#">The City is proposing to reallocate an additional \$23,897.62 of CDBG funds from Program Year 2019.</a>
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that a minimum of two eligible households will be assisted.
	<b>Location Description</b>	The City of Pasadena Community Development Department will administer the Housing Rehabilitation Services Program. The Community Development Department is located in Pasadena City Hall: 1149 Ellsworth Drive, Pasadena, Texas 77506.
	<b>Planned Activities</b>	Housing Rehabilitation Program Administration will support administration, inspection, and management costs necessary to administer the Housing Rehabilitation Services activities as needed. Amount funded includes \$10,000 CDBG funds. <a href="#">The City is proposing to reallocate an additional \$23,897.62 of CDBG funds from Program Year 2019.</a>
<b>3</b>	<b>Project Name</b>	Dabney Storm Interconnect Project
	<b>Target Area</b>	CDBG Low/Mod Income Tracts
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Infrastructure Improvements
	<b>Funding</b>	CDBG: \$1,164,863
	<b>Description</b>	The Dabney Storm Interconnect Project will assist 2,005 Pasadena residents by improving drainage conditions and reduce flooding potential. The service area will include census tract 323802-1, which is approximately 60.03% low-to-moderate income.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The area served by the Dabney Storm Interconnect Project includes low-to-moderate income individuals, who's living conditions will be improved by better drainage conditions and the reduction of flooding potential. Approximately 2,005 persons will benefit from this activity. Goal Outcome Indicator beneficiary data derives from Census Tract Information: 323802-1.
	<b>Location Description</b>	Construction oversight will be provided by the City of Pasadena Public Works Department, located at 1149 Ellsworth Drive, Pasadena, Texas 77506, in the City of Pasadena City Hall.  The census tract served is 323802-1.

	<b>Planned Activities</b>	Dabney Storm Interconnect Project includes installing storm drainage along Dabney Drive, east under Maguire Baseball Field and across two privately held backyards. The closed conduit system will outfall to open channel flow in an unimproved City right-of-way and route flood waters to the existing 10' by 6' storm sewer system on Wichita Street. The project will reduce flooding potential to over 200 homes in the Parkview Estates Subdivision.
4	<b>Project Name</b>	Transportation RIDES Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Enhance quality of life through Public Services
	<b>Needs Addressed</b>	Public Service Needs
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The City of Pasadena Parks and Recreation Department, specifically the Madison Jobe Senior Center, works in conjunction with RIDES (Specialized Transportation for Harris County) to provide free FARE Card loads to eligible elderly and/or disabled residents of Pasadena. The transportation services provided by the program allow clients to make medical appointments, go grocery shopping and conduct errands necessary to meet life needs.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 unduplicated clients will benefit from transportation services. Elderly and disabled clients must meet program eligibility requirements to receive a transportation service voucher (FARE Card through the City of Pasadena Transportation RIDES Program.
	<b>Location Description</b>	The Transportation RIDES Program is administered by the Madison Jobe Senior Center located at 1700 E. Thomas Ave. Pasadena, Texas 77506.
	<b>Planned Activities</b>	CDBG funds will be utilized to support staff costs directly related to the administration of the Transportation RIDES Program. Funds will also pay for transportation service vouchers (FARE Card) to eligible elderly and/or disabled persons residing within Pasadena.
5	<b>Project Name</b>	Food Pantry Program
	<b>Target Area</b>	CDBG Low/Mod Income Tracts
	<b>Goals Supported</b>	Enhance quality of life through Public Services
	<b>Needs Addressed</b>	Public Service Needs
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	The Food Pantry Program will provide emergency food assistance to low- and moderate-income individuals.
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number of individuals to be served is 6,100. The service area will include Census Tract 322900-3 and other tracts within a 5-mile radius. The service area has a LMI average of 54.69%.
	<b>Location Description</b>	The Food Pantry Program is administered by North Pasadena Community Outreach located at 705 1/2 Williams Street, Pasadena, Texas 77504.
	<b>Planned Activities</b>	CDBG Funds will be utilized to support costs directly related to the operation of the Food Pantry Program.
<b>6</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation Tenant Based Rental Assistance Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$61,227
	<b>Description</b>	The Community Development Department has the primary responsibility for planning, organizing, monitoring and administering the City's HOME Investment Partnerships (HOME) Program activities. In addition, the Community Development Department is responsible for developing and implementing required procedures to ensure City compliance with specific U.S. Department of Housing and Urban Development (HUD) and other federal regulations.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration will serve all programs and projects.
	<b>Location Description</b>	The Community Development Department is located in Pasadena City Hall: 1149 Ellsworth Drive, Pasadena, Texas 77506.
	<b>Planned Activities</b>	HOME funds will be used to support full time staff and administrative costs associated with the monitoring and oversight of the HOME program including contracting, compliance, grant management, monitoring and fiscal related activities. Program administration costs are limited to 10% of the Program Year 2023 HOME allocation.
<b>7</b>	<b>Project Name</b>	Housing Rehabilitation Services Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	HOME: \$459,200
	<b>Description</b>	Housing rehabilitation will be provided to income-eligible households that own and occupy a single-family home within the City of Pasadena. If rehabilitation is not considered cost reasonable, the City may offer to provide demolition and reconstruction of the existing single-family home. Participation in the demolition and reconstruction process is on a voluntary basis of the homeowner. In addition, an environmental review, lead-based paint assessment, and a historical preservation consultation is required for all housing rehabilitation projects. Temporary relocation and storage is provided, as necessary, to participants of the Housing Rehabilitation Services Program. The City as the Participating Jurisdiction, does not anticipate limiting beneficiaries through preferences, rather the City will rely on assisting clients through the determination of income-eligibility.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number of income-eligible households to be served is two.
	<b>Location Description</b>	The Housing Rehabilitation Services Program will be administered directly by the City of Pasadena Community Development Department, located at:  City of Pasadena City Hall 1149 Ellsworth Drive, 5th Floor Pasadena, TX 77506 (713) 475-7294  CommDev@pasadenatx.gov
	<b>Planned Activities</b>	It is planned to assist at least two eligible households with rehabilitation services. Households must be income-eligible, single-family and owner-occupied. Rehabilitation may consist of minor or moderate repairs; depending on the severity of the home's condition, cost reasonableness, demolition and reconstruction of the existing home may be proposed.
8	<b>Project Name</b>	CHDO Housing Set Aside
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$91,840
	<b>Description</b>	The City is currently in the process of identifying and certifying a Community Housing Development Organization (CHDO) Project. Activity will commence after selection and certification has been completed and is finalized.
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Not applicable.
9	<b>Project Name</b>	HOME TBRA Security Deposit Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$90,000
	<b>Description</b>	HOME funds will be leveraged with the City of Pasadena Housing Choice Voucher (HCV) Program by providing the security deposit that will enable participants of the City's HCV Program to lease an affordable rental unit. Requirements of the HOME TBRA Security Deposit Program will be modeled after the City's HCV Program.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number of income-eligible households to be served is 150.
	<b>Location Description</b>	The HOME TBRA Security Deposit Program will be administered directly by the City of Pasadena Community Development Department, in conjunction with the Housing Department, located at:  City of Pasadena City Hall 1149 Ellsworth Drive, 5th Floor Pasadena, TX 77506 (713) 475-7294 CommDev@pasadenatx.gov
	<b>Planned Activities</b>	The City is proposing \$90,000 of HOME funds from Program Year 2018 be reallocated to support an eligible TBRA Security Deposit activity to be undertaken during Program Year 2023. It is planned to assist at least 150 eligible households with HOME TBRA services. Households are selected from the City of Pasadena Public Housing Authority (PHA) Section 8 waiting list, using the PHA preference criteria outlined within the City of Pasadena HCV Program Administration Plan.
	<b>Project Name</b>	Freedom Lane Subdivision

10	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$103,000
	<b>Description</b>	HOME funds will be provided directly to developer (Habitat for Humanity) to pay for development cost, and related soft cost. The purpose of the program is to increase homeownership opportunities to low and moderate-income resident within the City of Pasadena.
	<b>Target Date</b>	09/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that two affordable housing units will be developed and then sold to program-eligible, first time homebuyer households
	<b>Planned Activities</b>	The City is proposing \$103,000 of HOME funds from Program Year 2018 be reallocated to support an eligible affordable housing activity to be undertaken during Program Year 2023. It is anticipated that two affordable housing units will be developed and then sold to program-eligible, first time homebuyer households. Households are selected from Habitat for Humanity's waiting list.

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

Generally, the CDBG and HOME programs benefit the entire City of Pasadena in accordance with program requirements of each grant.

The CDBG Low/Mod Income Target Area includes all of the concentrated low-income census tracts within the Pasadena City limits. Approximately 73% (\$1,239,863.20) of the anticipated CDBG funds will be utilized to benefit this geographic area. Projects and programs that are counted in the calculation for the percentage of funds include the Dabney Storm Interconnect Project and Food Pantry Program. Please see the map, titled City of Pasadena 2023 Program Year CDBG Projects and Programs, found in the Appendix III Section.

Approximately 6% (\$100,000.00) will be utilized to benefit client-based activities that are available to any income-eligible resident of Pasadena, regardless of whether they reside within a low-income census tract.

The boundaries of the geographic area coincide with the boundaries of the census tracts which have been identified through examination of the U.S. Census Data and the American Community Survey 2011-2015 information as having median incomes below 80 percent of the area median income, see the City of Pasadena Low-to-Moderate Target Area Map A & B in Appendix III for reference.

The majority of the target area is residential with a mix of commercial properties and parts of the target area are located adjacent to refineries. Area-based CDBG projects are allocated geographically within the target areas delineated in the target area map, while beneficiary-based projects are allocated city-wide.

At this time the City is not requesting approval of a Neighborhood Revitalization Strategy Area.

**Geographic Distribution**

Target Area	Percentage of Funds
CDBG Low/Mod Income Tracts	73
Citywide	6

Table 57 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically.**

The City of Pasadena Community Development Department solicits competitive applications for the receipt and use of CDBG and HOME Program funds to address specific objectives and priority needs. The City does not prescribe a specific percentage of funding to target areas. However, the City has identified target areas within the corporate limits that have 51% or greater low- to moderate-income populations. Additionally, areas within the target area that possess aging infrastructure or lack community resources are prioritized for investments. During Program Year 2023,

one public facility improvement project will be funded through CDBG. Please refer to the attached maps, within the Appendix III Section, with census tracts and block group numbers, and the associated chart with related data.

## **Discussion**

The City of Pasadena is mindful of the location of services and seeks to ensure equitable distribution of funding to serve families in need across the City. Although the CDBG Low/Mod Income Target Area is the primary service area, additional target areas will be identified. Target areas are identified based on income determination data and revitalization efforts needed. The City allocates funding based on priorities identified in its 2023-2027 Five Year Consolidated Plan and proposals submitted in its annual application process.

DRAFT

# AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

## Introduction

Affordable housing activities undertaken by the City of Pasadena will primarily address the needs of non-homeless and special needs households. Various programs will provide these households with rental assistance, new units or rehabilitated units. The City's affordable housing goals and projects are detailed below.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	154
Special-Needs	0
Total	154

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	2
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	154

Table 59 - One Year Goals for Affordable Housing by Support Type

## Discussion

The City will strive to utilize both funding sources to best provide affordable housing opportunities throughout the community. Funds provided by CDBG will support affordable housing with Housing Rehabilitation Program Administration. The HOME Program will support affordable housing by providing housing rehabilitation and/or reconstruction services and homebuyer opportunities to eligible low-income households. Additionally, the HOME TBRA Security Deposit Program will provide financial assistance to participants of the HCV Program.

## **Introduction**

The City of Pasadena strives to ensure that all residents have decent and affordable housing. This goal is facilitated through the Pasadena Housing Department’s Housing Choice Voucher (HCV) Program (TX440).

### **Actions planned during the next year to address the needs to public housing.**

The City of Pasadena’s Housing Program is a voucher program only. The City of Pasadena does not own nor does it administer a Public Housing Program. However, for the Housing Choice Voucher Program, the City of Pasadena plans to continue to assist and administer the allocated 1,094 voucher participants with their rental assistance within the Housing Choice Voucher HUD requirements, in accordance with 24 CFR 982, during the next year while maintaining a High Performer PHA Rating with the U.S. Department of Housing and Urban Development (HUD) in the Section Eight Management Assessment Program (SEMAP) report in management of the program.

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

The City of Pasadena does not own, nor does it administer a Public Housing Program for residents. However, the City of Pasadena encourages families to achieve self-sufficiency and homeownership through the Family Self Sufficiency Program, available to current Housing Choice Voucher Program participants.

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

Not Applicable.

## **Discussion**

While the City of Pasadena does not administer a Public Housing Program, eligible residents are provided housing vouchers through the Housing Choice Voucher Program. The goal of this program is to promote participants to achieve self-sufficiency and obtain homeownership.

## **Introduction**

The City upholds a strong partnership with the Coalition for the Homeless Houston/Harris County and with other members of the Houston/Harris County Continuum of Care (CoC) to align priorities and funding to address the needs of residents experiencing or at-risk of homelessness.

## **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

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

The City of Pasadena does not currently receive Emergency Solutions Grants (ESG) Program funding to allocate towards street outreach activities, but will instead support the needs of local emergency shelter and transitional housing organizations that provide services to homeless individuals. Furthermore, homeless service providers within the area network with mainstream resources including, but not limited to, medical facilities, financial institutions, housing providers, law enforcement, childcare facilities and education systems, to help spread awareness and assess needs of homeless individuals.

In addition, the City supports efforts of the Coalition of the Homeless Houston/Harris County and the Houston/Harris County Continuum of Care (CoC) in their outreach and assessment efforts for homeless persons in its community by participating in meetings.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

During Program Year 2023, funds will not be expended on activities to address the emergency shelter and transitional housing needs of homeless persons, however the City will continue to support the needs of local agencies that provide emergency shelter and transitional housing services to homeless individuals.

### **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.**

During Program Year 2023, funds will not be expended on activities to facilitate homeless individuals and families transition to permanent housing, however the City will continue to support the needs of local agencies that provide transitional housing services to homeless individuals.

### **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.**

Although the City does not directly fund these services, the City plans to provide continued support to local emergency shelters who collaborate with many community partners to ensure high-quality, cost-effective services are available for clients including partners associated with law enforcement, health services, mental health services, child and family services, legal services, employment assistance and mainstream resources.

### **Discussion**

The City will continue to build an even stronger partnership with the Coalition for the Homeless and other ESG grantees within the Continuum to develop community wide strategies to end and prevent homelessness throughout the community. The City's priorities will continue to evolve and align with the continuum-wide goals to address priority needs.

DRAFT

**Introduction:**

The development of the 2023-2027 Consolidated Plan coincided with the drafting of the Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of public engagement, demographic research and analysis, program evaluation and development. Research has highlighted some of the following barriers related to fair housing and affordable housing:

- Limited Incentives for Lower Cost Housing
- Barriers For People with Disabilities
- No Land Use Zoning
- High Number of Households with Severe Housing Problems
- Large Number of Housing Cost Burdened Households
- Above Average Amount of Crowding
- Reductions in Federal Financial Assistance
- Shortage of Housing Vouchers
- Inadequate Staffing for Housing Rehabilitation Program
- Large Homeless Population
- Declining Housing Affordability

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

The development of the 2023-2027 Consolidated Plan coincided with the drafting of the Analysis of Impediments to Fair Housing Choice (AI) allowing for coordination of public engagement, demographic research and analysis, program evaluation and development. Research has highlighted some of the following problems related to public policies:

The City of Pasadena does not have zoning. Therefore, the City does not have a zoning map. Land use development in Pasadena is governed by local codes, ordinances, and deed restrictions where applicable. Although the City has reviewed subdivision regulations to identify barriers to affordable housing, without zoning, the City's mixed land uses create unique challenges and reduce affordable housing opportunities. A review of the City's codes has found many inconsistencies within each other and with state statutes making it more difficult to address affordable housing challenges.

The Community Development Department will advocate for revisions to local ordinances that negatively impact affordable housing and residential investment and provide necessary City staff with recommendations made under the AI.

**Discussion:**

The City of Pasadena has developed specific goals and objectives to address the housing needs of low-income populations within the City's jurisdiction. These housing goals are aimed at creating the opportunity for adequate,

affordable, accessible housing for low-income households through the elimination of lead-based paint hazards, encouragement of homeownership, minor home repairs, and rehabilitation of single-family dwellings, provisions of rental assistance, new construction and development of partnerships.

DRAFT

**Introduction:**

The following describes the planned actions or strategies that the City of Pasadena 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 institutional structure
- Enhance coordination

**Actions planned to address obstacles to meeting underserved needs.**

The underserved population includes low- to moderate-income (LMI) households that have a member that is elderly, disabled, is a child, has a disability, or has a medical condition that limits the quality of life. Underserved persons also include individuals experiencing homelessness or victims of domestic violence. Characteristics of the underserved population may include households with fixed incomes, unemployment or underemployment, residing in aging housing stock, language barriers, and physical limitations to access necessary services.

To address obstacles to meeting underserved needs, the Community Development Department will leverage resources by partnering with housing and service organizations to provide permanent supportive housing assistance to homeless individuals. Additionally, the City has adopted the Section 3 Plan to promote employment and contract opportunities to low-income residents and Section 504 Rehabilitation Act of 1973 and Americans with Disability Act (ADA) Accessibility Policy to protect individuals with disabilities against discrimination. The City's Compliance Group facilitates training and monitors routinely for contractual compliance to ensure that contracts are adhering to Section 3 guidelines to provide job training and employment and contract opportunities to low-income residents. This Group will also enforce the Davis Bacon Act to ensure contractors and subcontractors pay prevailing wage rates to employees. The Community Development Department will prioritize housing and services to those in need including populations with special needs. Public Service activities using CDBG funds will be used for transportation services to elderly and/or disabled persons.

The Community Development Department is continuously advertising services to the underserved. Translated material is available to persons with limited English proficiency, to assist non-English speaking residents to become aware of programming and services available. Various methods of outreach are being explored to promote community involvement and enhanced communication with residents who have a disability or underserved need.

**Actions planned to foster and maintain affordable housing.**

The City of Pasadena plans to foster and maintain affordable housing by providing housing rehabilitation services for low- to moderate-income homeowners. Additionally, the HOME TBRA Security Deposit Program will provide financial assistance to participants of the HCV Program. Providing these families with affordable housing options can help increase their financial stability and help them out of poverty, as well as lower the housing burden for those in need.

Pasadena has implemented a range of public policies that encourage affordable housing opportunities through a variety of programs. A few key policies and programs which are most relevant and beneficial to support the expansion of affordable and fair housing in Pasadena include an Anti-NIMBYism Plan, Language Access Plan, Accessibility Policy and Flood Plain Management Plan.

### **Actions planned to reduce lead-based paint hazards.**

The City continues to take actions to ensure that all housing programs meet the lead-based paint and disclosure provisions required under Title X. Plans to address lead-based paint hazards include:

- Continued distribution of the "*Protect Your Family from Lead in Your Home*" pamphlet to program participants and interested parties;
- Continued inspection for potential lead hazard for all houses which receive HUD funds for rehabilitation and households receiving rapid re-housing assistance;
- Continued treatment of identified lead-based paint hazards;
- Consults with the Harris County Department of Public Health, Environmental Public Health Division on a quarterly basis to request the names and addresses of all children under the age of six who may have been affected and have Environmental Intervention Blood Lead Levels (EIBLL);
- Training and certification for staff supervising work on projects which require lead-based paint reduction activities; and,
- Enforcement of requirements for lead-based paint inspections by firms performing risk assessments for the City of Pasadena to include a copy of certification to perform risk assessments, copies of risk assessor's state/EPA certification license, copy of analytical laboratory EPA recognition, and copy of risk assessment firm's radiation safety license or registration.

The City will expand its efforts in the current reporting period by more widely publicizing and distributing the "*Protect Your Family from Lead in Your Home*" pamphlet in English and Spanish to landlords, realtors, lenders and health care providers based in Pasadena.

### **Actions planned to reduce the number of poverty-level families.**

In efforts to address and reduce the number of poverty-level families, the City coordinates with other City departments, local businesses, service providers, and surrounding jurisdictions. By collaborating with local agencies, additional resources may be secured and duplicated efforts may be reduced. To assist families achieve financial stability, the City of Pasadena Housing Department administers the Family Self-Sufficiency Program to current HCV residents and previous public service activities administered by CDBG have increased literacy and marketability of participants.

In addition, the Section 3 Plan adopted by the City will assist in creating economic opportunities. The plan allows preferences to Section 3 Workers, Targeted Section 3 Workers and Section 3 Business Concerns, thereby creating contract opportunities for businesses comprised of low-income residents. As the community is educated regarding Section 3, potential contractors, businesses and low-income residents can access available opportunities to reduce poverty in their household.

Lastly, the City will support economic development and neighborhood redevelopment programs through City

general funds to create job opportunities to low and moderate income and poverty-level families, support small business retention, expansion and recruitment through the Pasadena Economic Development Corporation (EDC). Strategies to meet goals noted with the Pasadena EDC Strategic Plan include:

- Expanding awareness of the Pasadena EDC and Pasadena Chamber of Commerce collaboration on the Business Retention and Expansion Program initiated in 2021;
- Ensuring Pasadena ISD Career and Technical High School and San Jacinto College Continuing and Professional Development Program have the capacity and resources to offer training and certifications in all target areas;
- Taking an active role in regional workforce development and training initiatives;
- Collaborating with San Jacinto College and the University of Houston – Clear Lake to enhance recruitment and retention of higher education students and young professionals; and
- Developing new incentives focused on retaining and expanding existing Pasadena employers.

### **Actions planned to develop institutional structure.**

The City's current structure highlights commitment to ensuring that all functions perform in a concerted manner to guarantee an efficient and effective 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. Additionally, the Community Development Department will continue to address gaps and improve institutional structure by promoting training related to Fair Housing, Section 3 and Davis Bacon Labor Standards. Increased coordination with surrounding jurisdictions such as the City of Houston, Harris County, Brazoria County and Fort Bend County has improved the administration and understanding of requirements to allow a streamlined execution of federal programs.

Additionally, the City of Pasadena and the Houston-Galveston Area Council (H-GAC) have embarked on a program called Livable Centers with a goal of designing livable communities for people to live, work, and play with healthier lifestyles. The overall goal of the study is to create a vibrant urban center for all ages that connects diverse housing and thriving parks with employment opportunities to support healthy lifestyles. The study will result into a forward-looking vision and conceptual plan with tactical implementation strategies for catalyst projects that encourage walkability, connections within and between nodes of community activity, and build environment strategies that support local economic development and employment.

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

The City evaluates all opportunities to leverage resources to maximize program outcomes to increase opportunities and recognize accomplishments of the City of Pasadena Community Development Department and its partners in the public and private housing and social service sectors. Coordination with the Coalition for the Homeless Houston/Harris County, Continuum of Care (CoC), Community Development Advisory Board, and various City departments has continued to expand opportunity and enhance services provided throughout the community.

### **Discussion:**

While continuously refining its program strategies, the City of Pasadena Community Development Department will

address obstacles to meet underserved needs, like poverty, and foster affordable housing by enhancing coordination and developing greater collaboration with local providers and surrounding communities.

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# PROGRAM SPECIFIC REQUIREMENTS

## AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

### Introduction:

The following provides details on program specific requirements for both entitlement programs: Community Development Block Grant and HOME Investment Partnerships Program.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

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	0
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
3. The amount of surplus funds from urban renewal settlements	0
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
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
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.	79.41%

### HOME Investment Partnership Program (HOME)

#### Reference 24 CFR 91.220(I)(2)

### 1. A description of other forms of investment being used beyond those identified in Section

## **92.205 is as follows:**

The City of Pasadena is not utilizing other forms of investment beyond those identified in Section 92.205.

## **2. 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:**

### ***Recapture Provisions:***

The City of Pasadena will enforce the Recapture Provisions in cases where HOME funds are provided as a direct subsidy to a homebuyer. Recaptured funds as a result of property being sold, rented, or vacated within the affordability period must be used for HOME eligible projects. Recaptured funds are not considered program income and cannot be used for planning and administrative costs. *Direct HOME subsidy* is the entire amount of HOME assistance that enabled the homebuyer to purchase the home. The direct subsidy includes down payment assistance, closing cost, rehabilitation costs or other HOME assistance provided directly to the homebuyer or homeowner.

The HOME rule limits recapture to available net proceeds. Therefore, the City can only recapture what is available from net proceeds. Net proceeds is the sales price minus superior loan repayment (other than HOME funds) and any closing costs. The City of Pasadena will reduce the amount of direct HOME subsidy on a prorate basis for the time the original homebuyer has owned and occupied the home, measured against the required affordability period.

### ***Resale Provisions:***

The resale policy ensures that HOME-assisted units remain affordable over the entire affordability period. The resale policy will be used in cases where HOME funds are provided directly to a developer to reduce development costs, thereby, making the price of the home affordable to the buyer. Referred to as “development subsidy”, these funds are not repaid by the developer to the City, but remain with the property for the length of the affordability period. Specific examples where the resale policy will be implemented include:

- Funds are provided to developers for acquisition and development of property or to acquire affordable ownership units;
- Funds are provided for site preparation or improvement, including demolition; and,
- Funds are provided for construction materials and labor.

The City of Pasadena will administer its resale provisions by ensuring that if the property is sold during the period of affordability, the price at resale provides the original HOME-assisted homebuyer with a fair return on investment. It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment because the home sold for less or the same price as the original purchase price.

All HOME-assisted units "designated as affordable units" shall meet the following criteria:

- The subsequent purchaser must be low-income as defined by HOME and occupy the home as the

- principal residence;
- The sales price must be affordable to the subsequent purchaser. Affordable is defined as limiting the principal, interest, taxes and insurance (PITI) amount to no more than 30 percent of the new purchaser's household monthly income;
- Under no circumstances may the "affordable" sales price exceed 95 percent of the median purchase price for the area; and,
- The City of Pasadena's definition of reasonable range of low-income homebuyers are families between 60 to 80 percent of area median income.

Recapture or resale provisions must be detailed and outlined in accordance with 24 CFR 92.254 in marketing brochures, written agreements, and all legal documents with homebuyers. Recapture or resale provisions may be used within a project, but not both. Combining provisions to create hybrids is not allowed.

**3. 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:**

Affordability for homeownership projects undertaken using the recapture provision shall be ensured through the use of real estate lien notes and/or restrictive covenants outlining the City's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability is based on the total amount of HOME funds invested in the housing project. Recapture and resale provisions adopted by the City of Pasadena are included within Appendix III, Unique Appendices.

**4. 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:**

The City of Pasadena does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

**5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

The City as the Participating Jurisdiction, does not anticipate limiting beneficiaries through a preference for persons with a specific category of disabilities, rather the City will rely on assisting clients through the determination of income-eligibility and using the PHA preference criteria outlined within the City of Pasadena Housing Choice Voucher Administration Plan, as amended.

**6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and**

**91.220(l)(2)(vii).**

Not Applicable.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a)**

Not Applicable.

**Emergency Solutions Grant (ESG)**

**Reference 91.220(l)(4)**

- 1. Include written standards for providing ESG assistance (may include as attachment).**

N/A; The City did not receive Emergency Solutions Grants (ESG) funds to be administered during Program Year 2023.

- 2. 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 assessment system that meets HUD requirements. The Coordinated Access System (CAS) institutes consistent and uniform assessment and referral processes to determine and secure the most appropriate response to each individual or family's immediate and long-term housing needs. The Coordinated Access System is designed to 1) allow anyone who needs assistance to know where to go to get that assistance, to be assessed in a standard and consistent way, and to connect with the housing /services that best meet their needs; 2) ensure clarity, transparency, consistency and accountability for homeless clients, referral sources and homeless service providers throughout the assessment and referral process; 3) facilitate exits from homelessness to stable housing in the most rapid manner possible given available resources; 4) ensure that clients gain access as efficiently and effectively as possible to the type of intervention most appropriate to their immediate and long-term housing needs; 5) ensure the people who have been homeless the longest and/or are the most vulnerable have priority access to scarce permanent supportive housing resources.

Several roles play a part in the operation of the Coordinated Access System. These roles include; the Coordinating Entity, which is responsible for the daily administration of the Coordinated Access System (The Coalition for the Homeless Houston/Harris County serves as the Coordinated Entity); the Project Manager (staffed by the Coordinating Entity); Assessment Hubs, which are selected agency sites that provide prompt access to intake and assessments; Housing Assessors, who complete the Coordinated Access Housing Assessment using HMIS; Housing Navigators, who begin the process of securing an identified, available unit; Receiving Programs, which are all Permanent Supportive Housing , Rapid Re-Housing, and Transitional Housing programs and have responsibilities that include reporting vacancies to the Coordinated Entity and responding to referrals from the Coordinated Access System; and Authorized User Agencies; which are housing providers

that choose to or are required to participate in the Coordinated Access System and have access to the Homeless Management Information System (HMIS) database.

The pathway through the Coordinated Access System includes the following steps:

- 1) Connecting to the Coordinated Access System/Initial Requests for Services
- 2) Housing Assessment
- 3) Housing Match
- 4) Housing Referral
- 5) Housing Navigation

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

N/A; The City did not receive Emergency Solutions Grants (ESG) funds to be administered during Program Year 2023.

**4. 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.**

N/A; The City did not receive Emergency Solutions Grants (ESG) funds to be administered during Program Year 2023.

**5. Describe performance standards for evaluating ESG.**

N/A; The City did not receive Emergency Solutions Grants (ESG) Program funds to be administered during Program Year 2023.

The City of Pasadena will continue to partner with the Coalition for the Homeless and other ESG grantees within the Continuum to end and prevent homelessness.